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

6:00 PM SPECIAL MEETING

Tuesday, June 16, 2026
Glendora Public Library Bidwell Forum
140 Glendora Avenue, Glendora

AGENDA

CALL TO ORDER

ROLL CALL

NEW BUSINESS

1. **Workshop 1: Foundation and Funding**

   Recommended Action for the City Council:

   — 1. Provide direction on how one-time funds should be allocated among major categories, specific projects or priorities, or a combination of both.

ADJOURNMENT

Date Posted: June 10, 2026 03:46 pm

STAFF REPORT

TO:	**Mayor and Council Members**	**DATE:**	**June 16, 2026**
FROM:	**Public Works**	**DISTRICT(S):**	**Citywide**
SUBJECT:	**Workshop 1: Foundation and Funding**		

RECOMMENDATION

That the City Council:

1. Provide direction on how one-time funds should be allocated among major categories, specific projects or priorities, or a combination of both.

STRATEGIC FOCUS AREAS

Goal 3 - New + Revitalized Facilities
Goal 4 - Sustainable Infrastructure

EXECUTIVE SUMMARY

Over the past several years, the City has restored financial stability through organizational modernization reforms, voter-approved Measures E and Z, pension restructuring, and strengthened reserve / capital funding policies. These actions helped the City address a prior structural deficit of $3.5-$4 million, earn a AAA bond rating, and make targeted generational investments in infrastructure, public safety, homelessness response, technology, and capital projects. Despite these efforts, significant facility, street/road, and infrastructure needs remain. The City's fiscal prudence will allow the City Council to make decisions on the use of one-time funding opportunities to partially address these infrastructure challenges. The one-time funds must be evaluated carefully because the use at significant levels may reduce future fiscal flexibility, limit the City's ability to respond to economic downturns, or affect future borrowing costs.

Community survey results have also shaped this discussion. The 2024 True North Research survey showed 53% initial support for a Citywide facility bond measure and 45% support for a Library-specific bond measure. The same survey identified infrastructure/roads and homelessness as the top two quality-of-life improvement priorities. However, the 53% support level was below the two-thirds threshold required for a City-initiated general obligation bond. A citizen-led effort would have required only a simple majority if it qualified for the ballot; however, the citizen-led effort that had begun to explore a potential facilities measure has since ceased. As a result, the City's near-term discussion is focused on how to responsibly use available one-time resources, while continuing to evaluate longer-term funding options.

At the April 28, 2026 City Council meeting, the City Council approved the format of a three-workshop series intended to assist the City Council in evaluating the use of one-time funds, address current facility, street/road needs, identify major projects (e.g. Library), discuss funding opportunities, and discuss the establishment of a citizen advisory committee. The workshop series is intended to break a multi-year, complex discussion into three focused meetings.

- *Workshop 1: Foundation & Funding* will focus on how the City arrived at this point, including prior strategic planning efforts, community surveys, facility assessments, infrastructure studies, pavement management data, capital improvement planning, and City Council direction. Workshop 1 will also include review of one-time funding and a preliminary list of project options and estimated costs for City Council consideration.
- *Workshop 2: Library & Public Works Yard* will focus primarily on the Library and Corporate Yard/Public Works Yard, two of the City's most significant facility needs. This discussion is expected to include structural assessments, updated facility condition information, estimated costs, potential phasing opportunities, service continuity considerations, and any remaining follow-up items from Workshop 1.
- *Workshop 3: Funding Options & Next Steps* will focus on grants, land sales, debt issuance, other potential funding strategies, implementation of next steps, and the potential structure of a future citizen-led advisory committee, if desired. Workshop 3 would also provide an opportunity to address any follow-up items from Workshops 1 and 2.

The City Council has previously discussed an $8 million to $12 million range for use of one-time funds, aimed at facility and street/road issues; specific direction was provided to not utilize one-time funds for the Library and Public Works Yard. Those facilities will be discussed separately during Workshop 2 due to their larger scope, structural considerations, phasing needs, and long-term funding implications. Therefore, the primary policy question for Workshop 1 is how those funds should be prioritized on facilities and streets/roads.

To support the discussion on street/roads and facilities, staff will provide preliminary project options and estimated costs to help the City Council determine whether the one-time funding should be weighted toward streets/roads, existing facilities, or other City Council priorities. These materials are intended to help the City Council provide policy direction on the specific projects or project areas that should be prioritized for one-time funding.

Staff is seeking direction on which projects or project areas the City Council would like included in the one-time funding package, such as specific street segments, facility maintenance priorities, or categories of work identified in the Facility Condition Assessment. Following City Council direction, staff will refine project scopes, cost estimates, sequencing, funding sources, and delivery timelines for future budget, CIP, or project-specific actions.

LEGISLATIVE HISTORY / PREVIOUS ACTIONS

Over the past several years, the City Council has received multiple reports and presentations related to facility conditions, infrastructure needs, community priorities, funding options, pavement needs, and the use of one-time resources. Attachments A to N, included detailed information about much of the information previously presented to the City Council and Glendora Community, through council meetings and workshops. Rather than restating each prior report in full, staff has summarized the key actions below:

Date	Action/Topic	Summary
01/10/2023	Library Structural Analysis	City Council awarded a contract to Myers Houghton and Partners, Inc. to perform an in-depth structural analysis and evaluation of the Library's suitability for major renovations and initial visioning activities. (Attachment A)
09/12/2023	Water System Assessment	City Council received an update on the comprehensive Water System Assessment, which identified more than $350 million in projects needed over the next 30 years, with approximately $30 million programmed over the first five years. (Attachment B)

01/09/2024	Library Assessment/Facility Needs	City Council discussed the MHP Library assessment and directed staff to complete an overall condition analysis of major City facilities and undertake a community survey regarding a possible revenue measure. (Attachment C)
01/30/2024	GUSD Master Joint Use Agreement	City Council approved a Master Joint Use Agreement with Glendora Unified School District, including a partnership methodology for joint capital upgrades such as the Glendora High School Aquatics Center. (Attachment D)
08/27/2024	True North Community Survey	City Council received community survey results regarding potential Citywide and/or Library-specific revenue measure options and broader quality-of-life priorities. (Attachment E)
11/05/2024	ACA 5 Statewide Ballot Measure	Statewide ballot measure ACA 5 failed. The measure would have lowered the voter threshold for certain local facility bond measures from two-thirds to 55%
11/12/2024	Corporate Yard Design Contract	City Council approved an agreement with IDS Group, Inc. for architectural, engineering, and consultant services for the design and construction plans of the City Corporate Yard Improvement Project. (Attachment F)
02/25/2025	FY 24/25 Mid Year Budget Update	City Council received information documenting approximately $50 million in current facility needs and more than $250 million in estimated modernization needs. (Attachment G)
03/11/2025	City Facilities capital Needs and Funding Options	City Council received a comprehensive report regarding facility capital needs, deferred maintenance, cost increases, capital projects, and funding options. (Attachment H)
04/22/2025	FY 2025-2027 Strategic Plan	City Council approved the Strategic Plan, including goals related to New + Revitalized Facilities and Sustainable Infrastructure. (Attachment I)
12/09/2025	2025 Pavement Management Program	City Council received the 2025 Pavement Management Program Update prepared by Bucknam Infrastructure Group, Inc; City Council direction for staff to identify additional funding opportunities of $3 to 3.5 million annually to increase the City's PCI score from a 63 to a 70 over the next 7 years. (Attachment J)

01/13/2026	Civic Center Revitalization and Funding Methodology	City Council received updated Civic Center renderings, rough order of magnitude cost estimates, and funding scenarios. The City Council unanimously adopted the Civic Center renderings as starting point for future public engagement ad directed staff to seek grant opportunities for the project. (Attachment K)
02/24/2026	Use of One-Time Funds	City Council received a report on one-time funding opportunities and voted 5–0 to receive and file the report. (Attachment L)
03/24/2026	Advisory Group Options and One-Time Funds	City Council discussed citizen ad hoc committees, City Council subcommittees, and the use of one-time funds. Council unanimously directed staff to conduct a series of three workshops. (Attachment M)
04/28/2026	Workshop Framework and One-Time Funding Direction	Staff presented the proposed workshop framework and available one-time funding information. The City Council approved the use of one-time funding in the amount of $8-12 million. (Attachment N)

DISCUSSION

The City's facility, street, and infrastructure needs have been discussed through multiple staff reports, public meetings, strategic planning sessions, community surveys, facility assessments, pavement management updates, and capital planning efforts. As the needs are significant and involve multiple funding sources, policy trade-offs, and timing considerations, the City Council directed staff to structure the discussion into three workshops rather than one single City Council meeting. Below is a summary of each workshop:

- *Workshop 1: Foundation & One-Time Funding (June 16):* This kickoff session reviews how five years of strategic planning, public engagement, and facility assessments have shaped the conversation around one-time spending priorities. The City Council will provide staff direction on how to spend approximately $8-$12 million on street/road and facility projects.
- *Workshop 2: Library & Public Works Yard (July 21):* Building on the first workshop, this meeting digs into the specifics of the Library and Public Works Yard building, covering past and current structural assessments, estimated costs for repair/replacement, and possible phasing approaches.
- *Workshop 3: Funding Options & Next Steps (September 15):* The final workshop explores how to pay for the infrastructure and facility work needed in Glendora — including grants, land sales, and debt issuance. This workshop will also explore the possibility of establishing a citizen's advisory committee, and the role they may play.

Purpose of Workshop 1

Workshop 1 is intended to answer two primary questions.

1. How did the City get here?

The first part of the workshop will summarize the City's prior work, including strategic planning, community surveys, facility assessments, infrastructure studies, pavement management data, prior capital improvement planning, and City Council direction.

This background is important because the current discussion is not the beginning of a policy discussion. For the last several years, in conjunction with strategic planning efforts, the City has completed multiple studies and assessments that have identified significant needs across City facilities, streets, water infrastructure, parks, trails, trees, technology, and other capital assets. The City has also increased its investment in capital improvements and maintenance over time, including increased appropriations to preventative street maintenance, the Capital Improvement Program and the creation of a dedicated Facilities Division.

The Bureau Veritas Facility Condition Assessment is one of the primary tools used to understand and prioritize City facility maintenance needs. The assessment identified deferred maintenance and capital repair needs across City facilities and is available on the City website at https://www.cityofglendora.gov/City-Hall/Facility-Documents. Attachments O, P, Q, R, and S show the priority items identified for each facility over the next five years, work that has already been completed, dollar amounts by category and task, and remaining needs.

As noted in the presentation and attachments, not every facility repair completed in recent years was specifically identified in the assessment. Some projects arose unexpectedly or became necessary due to safety, operational, code, or service delivery needs. Those completed projects will be identified separately so the City Council and public can see both the planned assessment-driven work and the additional work that has been completed as needs arose.

2. How should the $8 million to $12 million one-time funding package be allocated?

The second part of the workshop will focus on allocation strategy. The City Council has already discussed a general one-time funding range of approximately $8 million to $12 million. Workshop 1 is intended to help determine how that funding should be divided among competing capital needs.

The City Council has options on how to allocate the $8 million to $12 million. The City Council could direct that a certain amount be allocated toward facilities, a certain amount toward streets, and a certain amount toward other capital priorities. The City Council could also identify specific projects it wants included, such as a particular street segment, facility repair, or capital project. Or, it could be a combination of both.

Once that direction is provided, staff would prepare or refine the project list, confirm cost estimates, evaluate sequencing, coordinate with operational needs, and return with any required budget amendments, CIP updates, or project approvals.

Community Survey and Public Funding Context

The City periodically commissions independent, scientifically representative community surveys from True North Research to understand resident priorities and satisfaction across the community as a whole, rather than relying on the views of those most motivated to speak at any given moment. Because these surveys have been conducted consistently since 2011, they provide a reliable multi-year record for guiding capital and budget decisions. The two most recent studies, the 2025 Community Opinion Survey and the 2024 Facility and Bond Feasibility Survey, show that residents continue to rate Glendora's quality of life highly (84% excellent or good).

In all surveys undertaken since 2011, improving streets, roads, and infrastructure stands out as the community's most durable priority, ranking among residents' top five unprompted quality of life concerns in six of the seven surveys. Predictably, satisfaction with street and road maintenance has fallen, down eight points since 2022 to 55%; this measure is one of the strongest drivers in the recent weakening of the overall quality of life score in the City. The 2024 public survey work also found the City's facilities to be well beyond their service life, with residents most strongly favoring basic repairs, safety, and code compliance over expansion.

Infrastructure priorities exist alongside clear cost sensitivity. Despite high confidence that the City manages its finances well (70% excellent or good), "taxes are already too high" was the leading reason residents hesitated to support a bond measure (53% overall support for citywide facilities). This is precisely why one-time funding, available through the City's fiscal prudence and efficiency measures, is well suited to the decision before the City Council at the first workshop. Directing funds to streets/roads, and aging facilities would respond to the community's most consistent and enduring priorities, target the area most closely tied to overall satisfaction, and do so without the new tax burden residents have signaled reluctance to accept. The survey evidence does not dictate how to split the funding between facilities and streets, but it strongly affirms that both rank among the community's highest priorities for investment.

Available One-Time Funding

On February 24, 2026, staff presented a comprehensive overview of anticipated one-time discretionary funding opportunities. The funding categories included available fund balance/reserves, potential reallocation of CIP funding, property sales, pension set-aside funds, and OPEB set-aside funds. That analysis documented cumulative one-time funds of $41.2 million would be available by the end of FY 2030-31.

With the completion of the FY 2024-25 audited financial statements recently presented to the City Council, the Finance and Public Works Departments are presenting an updated listing of available one-time funding:

Funding Source (FY27 Mid-Cycle Budget, with FY25 Audit Completion)	**FY 2025 - 2027**	**FY 2027 - 2029**	**FY 2029 - 2031**
Available Fund Balance/Reserve	$7,020,000	$376,030	$470,000
Reallocation of CIP / Re-prioritization	$5,900,000	-	-
Property Sales	$5,120,000	$4,000,000	$4,000,000
Pension Set-Aside	$14,500,000	$215,000	$210,000
OPEB Set-Aside	$4,360,000	$78,000	$90,000
Totals	**$36,900,000**	**$4,669,030**	**$4,770,000**

If no action is taken, estimated one-time available funds at the end of FY 2031 would be approximately $46.3 million ($36.90M+4.67M+$4.77M). This represents an increase of approximately $5.1 million over the February 2026 figures.

The largest change is a reallocation of $4.13 million of existing capital projects. Specifically, given the workshop is focused on facility and street/road projects, staff wanted the to provide the City Council with a chance to re-allocate facility projects that are not currently underway. As this funding is available now, it was important to present this opportunity to the City Council for consideration. The projects and amounts are as follows:

- HVAC Replacements ($556,000)
- Future Parks Projects ($750,000)
- Library Plaza/HVAC ($1,000,000)
- Citywide Roof Replacement ($1,265,000)
- Rock House ($555,500)

With the close of FY 2024-25, the City's financial policies dictate unspent funding in the General Fund is allocated to reserves, future pension obligations, and capital projects. Following this process, the City's set aside for future pension obligations and reserves increased by approximately $1 million.

Although these amounts identify potential one-time funding capacity, not all sources carry the same level of flexibility, timing, or risk. Some funds may be more readily available, while others may be tied to future property sales, future development activity, pension-related liabilities, OPEB obligations, reserve policy considerations, or replacement funding strategies. As specific projects are identified, staff will further evaluate the appropriate funding source or combination of sources.

Facility Assessment and Facility Investment

The Bureau Veritas Facility Condition Assessment (FCA) was prepared to help the City understand the condition of its facilities, identify deferred maintenance, and prioritize repair and replacement needs over time. The assessment reviewed major facility components to assess the current condition and project future maintenance costs related to various building systems including roofing, exterior conditions, accessibility, safety, electrical systems, HVAC, plumbing, site improvements, and other facility components. The work program outlined in the FCA is to maintain the facilities in their current configuration and for their current uses. Upgrades required for new or expanded programs or services is not included in the FCA. The FCA assumed 3% annual inflation for construction costs and identified maintenance needs totaling approximately $50 Million over twenty years (Attachment O).

The FCA Recommended Maintenance Summary (Attachment P) identifies approximately $10.5 million in recommended maintenance needs for the 2026–2030 period across multiple City facilities. Since the FCA was prepared, staff has completed approximately $4 million of work across multiple facilities (Attachment Q). Based on actual costs from recently completed projects, staff has found that the original FCA estimates, which used a 3% annual escalation factor, were too low when compared to actual current project pricing. For planning purposes, the five-year recommended maintenance summary has been adjusted using a higher escalation factor (8%) to better reflect recent construction cost experience and current market conditions.

The current FCA summary includes recommended maintenance needs for facilities such as City Hall, the Library/Police Station, La Fetra Center, Finkbiner Park facilities, Crowther Teen and Family Center, Big Dalton facilities, and other City-owned sites. These recommendations are not intended to represent every future facility need, but they provide a structured starting point for prioritizing near-term maintenance and repair work over the next five years.

Moving forward, staff intends to use the FCA as a more formal work planning tool. The Facilities Division will be directed to spend approximately 75% of its time addressing items identified in the assessment, while maintaining flexibility to respond to urgent, safety-related, operational, or unforeseen facility needs. At full staffing, the Facilities Division consists of a five-person team: one Supervisor, who manages projects, work planning, and field assignments; one Lead Maintenance Worker; and three Maintenance Workers. The City is currently recruiting for one Maintenance Worker position; otherwise, the team is substantially in place. It should be noted that the Facilities Division was created and staffed through reinvestment of efficiency savings experienced through city modernization efforts completed in 2019 through 2021.

This approach is intended to move the City from a largely reactive facility maintenance model toward a more planned, prioritized, and assessment-driven model over time.

Streets and Pavement Management

The 2025 Pavement Management Program (PMP) provides the City with updated pavement condition data and helps guide the selection of future street improvement projects. The PMP evaluates the pavement condition of the City’s street network, identifies the Citywide Pavement Condition Index, and provides a data-driven basis for selecting streets for rehabilitation, preservation, and reconstruction.

The City's pavement network has an estimated replacement value of approximately $439 million and includes approximately 163.4 centerline miles of streets and alleys. The 2025 PMP identified a Citywide weighted PCI of 63.2, compared to 62.5 in 2015, 59 in 2018, and 65.4 in 2020, keeping the network in the "Fair" range. Earlier assessments in 2015 and 2018 did not include alleys, which would have slightly lowered those PCI scores. The report also notes that 32% of streets are in Good to Very Good condition, 22% are Fair, and 46% are Poor to Very Poor, reinforcing the need for continued reinvestment.

Maintaining an annual investment near $8.4M would allow the City to improve PCI, slow deterioration, and reduce long-term costs. Current pavement funding averages $5.4 million per year, creating an annual $3 to $3.5 million shortfall compared to what is needed to reach PCI 70 over the next seven years. In addition to the annual funding of $5.4 million, an additional $1 million was allocated for annual preventative maintenance was added to the budget since 2018; it was previously $15,000. Similar to the facilities investments, these additional funding amounts are a direct result of City Council approved reinvestment of savings achieved through organizational modernization efforts undertaken in 2019-2021.

Pavement conditions continue to deteriorate over time, making it essential for staff to take a strategic approach to project selection. The City cannot rely solely on a "worst-first" approach. Instead, staff must balance streets with low PCI scores, streets that are good candidates for cost-effective preservation, major corridors that provide broader community-wide benefits, and opportunities to coordinate street work with other infrastructure needs.

Proposed Street Improvement Segments

The preliminary proposed street segments included for Workshop 1 (Attachment S) were selected using a coordinated infrastructure approach that considers pavement condition, community-wide benefit, project readiness, available funding, and the timing of future underground utility work. Staff reviewed the 2025 PMP data, including PCI scores and recommended treatment types, together with known water infrastructure priorities and planned capital projects.

A key consideration in selecting the street segments presented is whether a street is expected to require near-term water main replacement or other underground utility work. When feasible, the City combines street and water projects so that water infrastructure can be replaced before pavement improvements are completed. This approach avoids the inefficient practice of paving a street only to later cut into the new pavement for utility work. Coordinating these projects allows the City to stretch limited ratepayer, transportation, and capital funds further by reducing duplicate construction costs, minimizing repeated disruption to residents and businesses, and extending the useful life of the completed street improvement.

The proposed street segments generally fall into one or more of the following categories: streets with low PCI scores that should be addressed before they deteriorate further; major corridors and community connectors that provide broader citywide benefit; and street segments where no near-term water project is currently anticipated, making them more appropriate candidates for standalone pavement investment. In contrast, some streets with poor pavement conditions may not be recommended for immediate standalone paving if water infrastructure work is anticipated in the near future.

Several of the proposed segments, including Route 66 and Grand Avenue, serve a broad cross-section of residents, businesses, commuters, and visitors. Improvements to these corridors would provide a community-wide benefit beyond a localized residential street improvement. The list also includes segments with very low PCI scores, including portions of Route 66 and Valley Center Avenue, where timely investment can help address deteriorated pavement conditions before costs increase further.

The preliminary street project list is not intended to represent a final recommendation or a commitment to fund all listed segments. Rather, the list provides the City Council with a menu of street options, estimated costs, current segment PCI values, treatment types, pavement areas, and estimated Citywide PCI impacts to support discussion regarding how much of the $8 million to $12 million one-time funding package should be allocated toward streets.

The estimated citywide PCI impact shown in the table may appear modest when compared to the level of investment. This is because the proposed street segments represent only a portion of the City's overall pavement network, which includes approximately 163.4 centerline miles and more than 30.6 million square feet of pavement. While improved segments may be restored to a higher PCI, the much larger portion of the network not included in the project continues to age and deteriorate by approximately [1% / year]. As a result, even meaningful investments in major corridors may have only a modest visible impact on the citywide PCI average unless the City continues making sustained annual investments in pavement maintenance and rehabilitation.

The estimated PCI impacts shown in Attachment S are based on the 2025 PMP Citywide PCI baseline, adjusted to account for street projects completed after the PMP field assessment, projects currently in design and programmed to be completed before the end of 2027, the proposed segment improvements and continued deterioration of the overall street network. The estimated PCI shown, however, does not include the future positive impact of the FY 2026-2027 annual slurry seal project funded with Road Maintenance and Rehabilitation Account (RMRA) funds because the specific street segments for that project have not yet been identified. Once those streets are selected, the Citywide PCI would be expected to be further positively impacted by approximately 0.6 to 0.9 PCI points.

In addition to the annual RMRA-funded slurry seal program, the City Council may also choose to allocate a portion of the one-time funding toward expanded preventive maintenance. An additional allocation of approximately $500,000 toward slurry seal could treat an additional estimated 800,000 to 1,000,000 square feet of pavement and could further improve the Citywide PCI by approximately another 0.6 to 0.9 PCI points, depending on the final street segments selected, existing pavement conditions, bid pricing, and total square footage treated. This additional slurry seal option is not included in the Citywide PCI After Segment Improvement estimates shown in Attachment S.

The full list of proposed street options totals approximately $18.175 million, which exceeds the currently discussed one-time funding range. This is intentional, as it provides the City Council with a broader set of options to consider rather than limiting discussion to a single staff-selected package.

Based on City Council direction, staff will further refine the proposed street package, confirm utility coordination, evaluate project sequencing, and return with any necessary budget, CIP, or project-specific actions.

Preliminary Project Options for One-Time Funding Consideration

As part of this report and Workshop 1 discussion, staff has prepared preliminary project options for City Council consideration. The options are intended to support discussion regarding how the previously discussed $8 million to $12 million in one-time funds should be prioritized among streets, facilities, and other capital needs.

The project options include estimated costs and general project descriptions. They are not intended to represent a final staff recommendation at this stage. Rather, they provide the City Council with a practical framework to compare potential investments and provide policy-level direction on the preferred allocation of funds.

Following City Council discussion and direction, staff will prepare and refine the project list, confirm cost estimates where needed, identify potential funding sources, and return with implementation options as part of the remaining workshop series or future City Council actions.

FISCAL IMPACT

There is no immediate fiscal impact associated with receiving this report or participating in Workshop 1. However, future City Council direction regarding the use of one-time funds will require fiscal analysis based on the amount, source, timing, and purpose of the funding.

ENVIRONMENTAL DETERMINATION

This workshop and staff report are not a project under the California Environmental Quality Act because the action consists of receiving information, discussing priorities, and providing direction to staff. Any future project approvals will be evaluated for environmental review as required.

Prepared By:	Valerie Velasquez-Santoya, Assistant Public Works Director
Concurs With:	Not Applicable
Reviewed By:	Moises Lopez, Assistant City Manager/Interim Public Works 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_City_Council_Staff_Report_January_10_2023_Approve_a_Contract_with_Myers_Houghton_Partners_for_Libr.pdf
B_City_Council_Staff_Report_September_12_2023_Update_on_the_Water_Infrastructure_Assessment_and_Rate.pdf
C_City_Council_Staff_Report_January_9_2024_Discussion_of_Library_Structural_Assessment_Visioning_and.pdf
D_City_Council_Staff_Report_January_30_2024_Consideration_of_a_Master_Joint_Use_Agreement_between_th.pdf
E_City_Council_Special_Item-Presentation_August_27_2024_Bond_Feasibility_Survey_Presentation.pdf
F_City_Council_Staff_Report_November_12_2024_Approve_an_Agreement_with_IDS_Group_Inc_for_Architectur.pdf
G_City_Council_Staff_Report_February_25_2025_Conduct_a_Mid-Year_Budget_Review_and_Adopt_a_Joint_Reso.pdf
H_City_Council_Staff_Report_March_11_2025_City_Facilities_Capital_Needs_and_Funding_Options.pdf
I_City_Council_Staff_Report_April_22_2025_Consideration_of_Approval_of_the_2025-2027_Strategic_Plan.pdf
J_City_Council_Staff_Report_December_9_2025_Update_on_Citywide_Pavement_and_Sign_Study_and_Review_of.pdf
K_City_Council_Staff_Report_January_13_2026_Update_on_Civic_Center_Revitalization_and_City_Council_D.pdf
L_City_Council_Staff_Report_February_24_2026_Use_of_One-Time_Funds.pdf
M_City_Council_Staff_Report_March_24_2026_Information_on_Citizen_Ad-Hoc_Committees_City_Council_Sub-.pdf
N_City_Council_Staff_Report_April_28_2026_Workshop_Framework_and_One-Time_Funding_Direction.pdf
O_Facility_Condition_Assessment_Expenditure_Forecast_by_Facility_2026_2030.pdf
P_Facility_Condition_Assessment_Recommended_Maintenance_by_Facility_with_Detail_2026_2030.pdf
Q_Completed_Facility_Projects_Fiscal_Year_2023-24_through_FY_2025-26.pdf
R_Active_Facilities_Streets_and_Water_Projects.pdf
S_Proposed_Street_Segments_and_Estimated_PCI_Impact.pdf
T_Workshop1_Presentation_Final.pdf

STAFF REPORT

TO:	**MAYOR AND COUNCIL MEMBERS**	**DATE:**	**JANUARY 10, 2023**
FROM:	**PUBLIC WORKS**	**DISTRICT(S):**	**CITYWIDE**
SUBJECT:	**APPROVE A CONTRACT AGREEMENT WITH MYERS HOUGHTON & PARTNERS, INC. FOR THE LIBRARY STRUCTURAL ANALYSIS AND OPTIONS FOR VERTICAL EXPANSION PROJECT (STRATEGIC PLAN ITEM 46-IMCIF)**		

RECOMMENDATION

That the City Council:

1. Approve an Agreement with Myers Houghton & Partners, Inc. for the Library Structural Analysis and Options for Vertical Expansion project in the amount of $215,941 and a 10% contingency in the amount of $21,595, for a total contract not to exceed $237,536;
2. Authorize the City Manager or his designee to execute the Agreement with Myers Houghton & Partners, Inc., including minimal and/or non-substantive changes; and
3. Approve a supplemental appropriation from the Capital Projects Fund 321 to the project in the amount of $88,651.

EXECUTIVE SUMMARY

The Glendora Public Library (Library) was built in 1972, and various studies have been conducted to address structural deficiencies and recommend repairs. Most recently, a preliminary assessment was conducted on the roof framing system and slab that form the base of the Bidwell Plaza (Plaza). Based on the issues identified, and long-term planning discussions, it was decided that more in-depth assessment was necessary to better inform decisions around the Library building's future.

A Request for Proposals (RFP) process was conducted for in-depth structural analysis and evaluation of the Library's suitability for major renovations, including a potential second-story addition. Five proposals were received, and based on evaluations and interviews, staff determined Myers Houghton and Partners, Inc.'s (MHP) proposal best meets the City's needs.

Staff recommends that City Council award MHP an agreement in the amount of $215,941.00, authorize staff to execute the agreement and any change orders in an amount not to exceed 10% of the original contract sum, for a potential total of $237,535.10, and authorize staff to appropriate an additional $88,650.81 towards the project budget from Capital Projects Fund 321.

LEGISLATIVE HISTORY / PREVIOUS ACTIONS

The Library is a two-story reinforced concrete and concrete masonry structure with 27,000ft^2 of covered area next to Glendora City Hall. The Bidwell Plaza serves as the majority of the lower floor's roof. Construction was completed in 1972, and since then various studies have been conducted to address structural deficiencies and recommend repairs. Issues with water infiltrating the main Library floor after rain events have existed essentially since the Library's initial construction, with notes from as early as 1978 referencing ongoing repairs to the Plaza and water leaks being less than in previous years. The most recent major exterior renovations were completed in 2004, reinforcing the north-side load-bearing wall and supporting columns, and resurfacing the Plaza.

2004 Rear Wall Reinforcement



2004 Column Reinforcement





2004 Plaza Resurfacing





2004 Plaza Resurfacing





2004 Plaza Resurfacing





2004 Plaza Resurfacing





2004 Plaza Resurfacing





2004 Plaza Resurfacing





DISCUSSION

As an initial design step for the planned Bidwell Plaza Renovation and Library Building Exterior Weather Proofing capital improvement project, City staff contracted with JMDiaz, Inc. in 2021 to assess the feasibility of adding a shade structure to the Plaza. While conducting the first site visit, visible cracking was noted in the beam system of the Library ceiling. Based on discussions, a decision was made to modify the scope of the existing assessment to perform a preliminary evaluation of the entire structure.

This was completed in June 2022, and based upon its findings, a more comprehensive evaluation of the Library is recommended, including more in-depth structural analysis with material testing. Beyond potential structural issues, other infrastructure improvements, remodeling, and modernization needs have also already been identified, and should be considered when evaluating the building's overall suitability for major renovations from a functional and financial standpoint. They include but are not limited to an anticipated overhaul of the entire heating, ventilation, and air conditioning (HVAC) system, significantly reconfiguring the interior, at minimum effectively repairing the Plaza area, or more ideally either adding a second floor where the current Plaza is, or enriching it with shade and other amenities that would bring additional loading and anchoring requirements.

On September 22, 2022, a Request For Proposals (RFP) was issued via QuestCDN with a due date of October 20,2022. Along with the typical public advertising, staff directly contacted all on-call consultant companies to make them aware of the RFP, as well as other qualified firms with whom the City had past positive experiences.

On October 5, 2022, staff conducted a pre-submittal job walk with 15 representatives from 12 different consultant firms. During this walk, City staff and prospective consultants physically visited the Library, visually inspected the building, and clarified any inquiries regarding the project scope of work raised at that time. Subsequently, five qualified firms submitted proposals. Interviews with the submitting firms' representatives were conducted by Public Works and Library staff during the first week of November, and the overall proposals were then independently evaluated based on experience, project understanding, and deliverability of the project, as well as responses to any follow up questions.

Based on the evaluation, MHP's proposal was selected as best meeting the needs of the City. MHP will work with the City to develop the scope and estimated costs for:

(1) Repair, seismic strengthening, and renovation of the existing Library and Plaza,

(2) Repair, seismic strengthening, and renovation of the existing Library structure, including added support for the addition of a second floor and/or other potential structurally significant Plaza improvements, and

(3) Demolition and construction of a new Library.

MHP will collaborate with the City to understand the existing conditions, and the needs and goals of the City for the Library. Existing space utilization mapping, shelving footprint mapping, and Building Code assessment will be completed as part of project. A final report, including cost estimates is anticipated by the end of April 2023.

FISCAL IMPACT

Sufficient funding is available in the Capital Projects Fund Reserve to fund the additional appropriation in the amount of $88,651.

ENVIRONMENTAL DETERMINATION

This project is categorically exempt from the California Environmental Quality Act provisions pursuant to Section 15302(c). The Notice of Categorical Exemption is attached for City Council as Attachment A.

Prepared By	Michael Mai, Associate Civil Engineer
Concurs With	Not Applicable
Reviewed By	Michael Sledd, Assistant Public Works Director
Certified to Availability of Funds	Marie Ricci, Administrative Services Director/City Treasurer
Approved By	Adam Raymond, City Manager
Legal Review	William W. Wynder, City Attorney
CEQA Review	Not Applicable

ATTACHMENTS:

A. MHP Proposal
B. Glendora-MHP Agreement
C. Preliminary Assessment
D. Presentation

REQUEST FOR PROPOSAL

QuestCDN#: 8299133

FOR

LIBRARY STRUCTURAL ANALYSIS AND OPTIONS FOR VERTICAL EXPANSION

STRUCTURAL ENGINEERS

THE CITY OF GLENDORA
ATTN: MICHAEL MAI, ASSOCIATE CIVIL ENGINEER
116. E. Foothill Boulevard
Glendora, CA 91741

MHP STRUCTURAL ENGINEERS

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Fee Proposal……....See Exhibit A

MHP
STRUCTURAL ENGINEERS

October 20, 2022

CITY OF GLENDORA
ATTN: Desiree Hernandez
116 E Foothill Blvd, Glendora, CA 91741

Primary MHP Contact & Project Manager for Solicitation:
Lance Kenyon, S.E., President & Principal, lkenyon@mhpse.com
Kyle White, S.E., Project Manager, kwhite@mhpse.com
Phone: (562) 985-3200 | 3900 Cover Street, Long Beach, CA 90808

Re: Request for Proposal – Library Structural Analysis and Options for Vertical Expansion

MHP, Inc. Structural Engineers (MHP) is pleased to submit our response to RFP Quest No. 8299133 for professional services to conduct an in-depth structural analysis of the existing library structure including material testing, geotechnical investigation, and assessment of the feasibility of a second-floor addition. We are confident the enclosed Statement of Qualifications with our team of sub-consultants will thoroughly highlight our ability to support The City of Glendora in fulfilling the outlined scope of services.

MHP, Inc. Structural Engineers is a Long Beach based structural engineering consulting firm that provides a broad range of services, including structural design, seismic risk assessment, and seismic strengthening for commercial, institutional, education, and civic buildings. MHP has an experienced staff of 43 professionals including 24 licensed Civil & Structural Engineers. We have a high-level of structural engineering expertise in areas such as seismic evaluation and strengthening, structural condition assessment, computer modeling, non-linear analysis, code development, peer review, and performance-based engineering (such as ASCE/SEI 41).

MHP has extensive experience working with institutional and government clients and is aware of the responsibilities our civic clients have to their constituents and the necessary oversight and demands on the City's consultants. As with our on-call contract for Glendora, MHP holds several other on-call contracts for public agencies and institutions such as NASA-JPL, County of Los Angeles, and several California State Universities, providing valuable experience for our service to cities like Glendora. The proposed library feasibility assessment is perfectly aligned with our particular experience in seismic evaluation and strengthening projects for various cities throughout Southern California.

MHP's Lead Project Manager, Kyle White will be responsible for overseeing the project team and will maintain primary knowledge and control of all tasks associated with the project. He will participate in all meetings and discussions and will be very well-versed in the details and specifics of the project. Kyle will interact directly with City staff and our team of subconsultants to ensure conformance with the project guidelines, schedules, and applicable code requirements. Kyle has extensive experience in evaluation and retrofit of all building types, including many complex projects, from the conceptual design stage involving extensive material testing and geotechnical investigation, selection of a strengthening approach, and through construction completion. Kyle is an excellent communicator and facilitator, and has experience presenting seismic evaluation, retrofit, and feasibility study findings and recommendations to City Councils.

In order to fulfill the outlined scope of services for the City of Glendora Library project, MHP has assembled a team of subconsultants that will assist us in meeting the project needs. Our consultant team is as follows:

- **Pfeiffer Architects** will serve as Project Architect. Pfeiffer's planners and designers are among the most experienced professionals focused on academic libraries in practice in the U.S. today. Led by Gili Meerovitch and Stephanie Kingsnorth, this practice has experience in strategic facilities planning for a broad spectrum of libraries for public and private institutions across North America.

- **P2S, Inc.** will provide Mechanical, Electrical, and Plumbing consultation. Their expertise in providing sustainable engineering solutions throughout California and beyond for over 31 years make them an asset to the team. They have specific project experience with library renovations and seismic strengthening.
- **ENGEO** will provide Geotechnical and Site Seismic Hazard analysis. The engineers and semiologists at ENGEO have developed precise methodologies for performing seismic hazard and site-response analyses for new structures and existing buildings. Their approach allows structural engineers to provide optimized earthquake engineering, typically resulting in significantly more efficient superstructure designs in seismically active urban environments.
- **Accu-Test Structural Laboratories of Calabasas** will provide materials testing and laboratory services. For the last 30 years, day or night, Accu-Test have been actively involved in structural testing, investigations, inspections, and building construction related operations for Commercial, Industrial, and Historical buildings.
- **Cumming** will serve as Cost Estimator for the project. Cumming has completed more than 2,100 projects for city- and county-operated facilities. These projects have involved parks, public spaces, city halls, civic centers, libraries, offices, community centers, public works, among many others.

The Project Team is available to commence the project immediately upon approval by the City Council and Notice to Proceed.

MHP looks forward to utilizing our past 49 years of experience, and our commitment to safe buildings, to provide Structural Engineering and Project Management Services for the City of Glendora. All information included in this SOQ is accurate and current.

Sincerely,

Lance Kenyon

Lance Kenyon, M.S., S.E, CA S3399
President and Principal

2. Work Experience

1. **Project Name: Beverly Hills City Hall – Seismic Evaluation & Strengthening**
   - **Description:** Starting in 2018, MHP has supported the City of Beverly Hills through the development of a phased seismic strengthening program for the historic City Hall. MHP conducted an initial ASCE/SEI 41-13 seismic evaluation and developed a conceptual phased strengthening design which was presented to and accepted by City Council. The first phase of strengthening, which addresses the stability of the central tower and included materials testing scope, was completed in 2022. City Hall remained operational throughout the strengthening work. Included in the project were substantial non-structural upgrades and the addition of a new rooftop event space. The second phase of strengthening will incorporate base isolation to enhance resiliency and protect the historic structure.
   - **References:** RAW Intl, Roland Wiley, rwiley@rawinternational.com, (213) 622-4993
     City of Beverly Hills, Mandana Motahari, AIA, mmotahari@beverlyhills.org, (310) 288-2866
   - **Final Contract Amount:** $11M
   - **Duration:** 2018-present

2. **Project Name: CSULB Center for Student Success – Seismic Evaluation & Strengthening**
   - **Description:** The project consisted of the evaluation, renovation, and addition to a two-story classroom/science building over basement, constructed in the 1950s and enclosing approximately 80,000 sq. ft. The structure is split into seismically separated West and East wings. MHP provided detailed ASCE/SEI 41-13 seismic evaluation, feasibility study and retrofit concept development, support for major renovation, and overall seismic strengthening. Detailed structural analysis and strategic strengthening through shotcrete and fiber-reinforced polymer overlay permitted the addition of a new second story classroom and gathering space.
   - **References:** AECOM, Mark McVay, Design Principal, Mark.McVay@aecom.com, (714) 567-2400
     CSU Long Beach, Mark Zakhour, Associate Vice President, Beach Building Services,
     mark.zakhour@csulb.edu, (562) 985-7592
   - **Final Contract Amount:** $29M
   - **Duration:** 2 years

3. **Project Name: 100 Wilshire – Seismic Evaluation Using Non-Linear Methods**
   - **Description:** The project consisted of the ASCE/SEI 41-17 seismic evaluation of a 255,000-sq. ft., 21-story office tower over three levels of subterranean parking. The project objective was to demonstrate compliance with the City of Santa Monica mandatory seismic retrofit ordinance for non-ductile concrete (NDC) buildings. Initial linear analysis indicated substantial strengthening needs. Ultimately, an ASCE/SEI 41-17 Tier 3 comprehensive non-linear dynamic analysis was completed to evaluate the structure and establish compliance. Materials testing was conducted within the occupied building to determine existing construction details and material properties.
   - **References:** Douglas Emmett, Robert Lutes, Senior Vice President, rlutes@douglasemmett.com, (310) 985-0726
   - **Final Contract Amount:** $230,000 (SE Fee)
   - **Duration:** 1 year

4. **Project Name: Jet Propulsion Laboratory Bldg. 183 Seismic Evaluation & Strengthening**
   - **Description:** Bldg. 183 is a nine-story building constructed in the late 1960's. Starting in 2016, MHP has provided evaluation and feasibility study services for the project to establish an efficient strengthening design which could be implemented for the building to achieve Immediate Occupancy structural performance without impacting operations within this Mission Critical structure. The seismic strengthening approach consists of the addition of external buckling-restrained braced frames, shotcrete overlay on the existing masonry walls, and the addition of a 60-foot-tall concrete buttress shear wall. The project is currently permitted and awaiting the start of construction.
   - **References:** Jet Propulsion Laboratory, Daniel Novak, Facilities Engineering & Construction Daniel.Novak@parsons.com, (818) 354-2396
   - **Final Contract Amount:** $466,000 (SE Fee)
   - **Duration:** 2 years

5. **Project Name: 1202 3rd Street Promenade – Seismic Evaluation & Strengthening**
   - **Description:** MHP supported the Client, Federal Realty, in evaluating code seismic retrofit requirements for repositioning an existing retail/office building in Santa Monica. The scope included code review, feasibility studies for various proposed occupancies, meetings with the head of building and safety, and ultimately resulted in a major seismic upgrade and replacement of the first and second floors of the building to accommodate a heavier live load for the fitness tenant and to facilitate the seismic retrofit design.
   - **References:** Adam Van Dale, Federal Realty avandale@federalrealty.com , (310) 414-5287
   - **Final Contract Amount:** $14M
   - **Duration:** 18-months

6. **Project Name: Long Beach Police Department East Division Police Department Substation**
   - **Description:** The project consists of a comprehensive seismic evaluation and complete renovation of a 1960's brick and masonry L-shaped building with one and two-story portions, including a high roof assembly space. The structure was converted from an Army Reserve office/classroom building to the new Long Beach Police Department East Division Sub-Station.
   - **References:** Environ Architecture, Alan Burks, alan@environarch.com, (562) 495-7110 x2
   - **Final Contract Amount:** $4.5M
   - **Duration:** 3 years

7. **Project Name: Armory Arts Collective – Seismic Evaluation & Strengthening**
   - **Description:** MHP has completed code research, discussions with the City of Long Beach building department and preliminary design for a major renovation to the National Guard Armory at 854 E. 7th Street. The proposed mixed residential/education project does not increase the code Risk Category for the building, therefore per the Existing Building Code only a wall anchorage seismic upgrade is required. A preliminary design for the renovation and strengthening has been completed.
   - **References:** Studio One Eleven, Michael Bohn, Senior Principal, mbohn@studio-111.com (562) 901-1500
   - **Final Contract Amount:** Pending
   - **Duration:** Construction pending

8. **Project Name: 9665 Wilshire – Seismic Evaluation & Strengthening**
   - **Description:** MHP conducted an ASCE/SEI 41 Tier 3 comprehensive evaluation of the building during acquisition and subsequently completed a performance-based, non-linear analysis for the building using time-history records for the specific site conditions. In addition, MHP designed a fluid viscous damper retrofit, exterior modernizations of the lobby, and exterior plaza and ground floor elevations of the building. The retrofit approach was strategically selected to allow the building to remain occupied and operational during construction.
   - **References:** Douglas Emmett, Robert Lutes, Senior Vice President, rlutes@douglasemmett.com, (310) 985-0726
   - **Final Contract Amount:** $2.6M
   - **Duration:** 2 years

9. **Project Name: The Pacifican – Seismic Strengthening**
   - **Description:** The project consists of a six-story non-ductile concrete condominium building encompassing a total of 32-units constructed circa 1977 in Santa Monica, California. The building has two parking levels below street level, and an outdoor, in-ground pool. Total lot square footage is approximately 22,484 square feet. Initial linear analysis indicated substantial strengthening needs to attain compliance with the Santa Monica Seismic Retrofit Ordinance. MHP has undertaken non-linear dynamic analysis including the effects of soil-structure interaction to assist in reducing the extent and impacts of strengthening.
   - **References:** Pacifican Homeowner's Association, Bruce Weyne, bruceweyne@hotmail.com (310) 999-5134
   - **Final Contract Amount:** TBD
   - **Duration:** 2019-present

10. **Project Name: 16633 Ventura Blvd, Encino, CA – Seismic Strengthening**
    - **Description:** The project consists of a 14-story office building constructed circa 1970. 14 elevated floors are comprised of ten office levels stacked over three parking levels and one at-grade parking level. The project is subject to the requirements of the Los Angeles Non-Ductile Concrete Ordinance. Initial linear analysis methods indicated substantial strengthening needs which would have impacted tenant operations. To mitigate this, MHP is employing non-linear analysis methods to assist in reducing strengthening needs and facilitate the use of fluid viscous dampers. This approach allows nearly the entirety of the strengthening work to be completed outside of tenant and office spaces. The adjacent parking structure is being retrofit to allow the addition of a new parking level while attaining compliance with the Ordinance.
    - **References:** Michael John Klein, mike@mkjk.net, (818) 707-0433
    - **Final Contract Amount:** TBD
    - **Duration:** 2019-present

3. Project Understanding & Approach

Overall

This important project consists of two distinct phases, each with unique needs. The City will benefit greatly by selecting a team of design professionals with both significant seismic retrofit experience and experience with library design and programming. The team will work with the City to develop the scope and estimated cost for each of the following three options: repair and seismic strengthening of the existing library structure, repair and strengthening of the library structure including support for the addition of a second floor, and construction of a new standalone library. Based on the study outcomes and in further consultation with the design professionals, the City will be able to objectively weigh the options and determine the optimal path forward for their needs.

Phase 1 - Evaluation of Existing Structure

The first phase of the project primarily includes structural evaluation of the existing library structure. The goal of this study is to provide a comprehensive structural evaluation per ASCE/SEI 41-17 methodology and a technical report that describes to the City the current condition of the library building and any repair or strengthening work required to meet the City's continued use and seismic resiliency goals. This phase will include development and implementation of a Materials Testing and Condition Assessment Program and completion of an appropriate Geological Investigation and report. The Structural Engineer must have significant experience conducting building assessments, performing comprehensive seismic evaluations, coordinating development of geotechnical/site seismic hazard analysis scope and materials testing programs to facilitate an efficient strengthening design. Clear and accessible communication is a must to ensure that the City understands the range of options for seismic performance goals, where the existing building stands with respect to those goals, and the potential options for enhancing the seismic performance of their building. MHP has extensive and demonstrated experience facilitating similar successful projects with public and private entities.

In addition to the structural scope, other infrastructure, remodeling and modernization considerations will be addressed by the consultant team. Architectural and MEP systems affected by strengthening or repair scope will be evaluated, as will potential upgrades to HVAC systems and desired reconfiguring of the main floor spaces, upstairs meeting room and kitchen area, and enriching the existing roof plaza area with shade and other amenities.

Conceptual plans for the seismic and structural work, a technical report and a professional cost estimate for the work will be deliverables to the city, along with all supporting materials (geotechnical report, testing results, photos).

Phase 2 – Feasibility of Second Story Addition

The second phase or task (which is anticipated to overlap the first phase) includes determining the feasibility and cost of expanding the second floor with an addition. The scope of the second phase is currently broadly defined, as numerous options exist to configure the new and existing spaces, and the implications to structural and seismic systems, MEP systems, accessibility, exiting and sustainability are unknown. While this scope includes detailed and complex structural and seismic evaluation per ASCE/SEI 41-17 methodology, successful completion will require significant expertise, leadership, and experience of the Project Architect and MEP Engineers as well. The project team will work with the City to refine and develop the City's vision for the future of the library and addition, including infrastructure, remodeling and modernization needs.

Architectural scope will include visioning workshops, information gathering, program analysis and concept development to identify an expanded facility and program in line with current library standards and the City's needs. MEP scope will consider system capacities for both the second floor addition and existing floor areas as a new system may be sized to serve the entire building.

Deliverables to the City will include:

- Conceptual plans for the addition and for repairs/modifications to the existing building. Plans shall include conceptual level architectural, structural and seismic systems, and MEP systems for the expanded building (AutoCAD and pdf).
- Technical report with structural analysis of the building per ASCE/SEI 41 methodology (Draft and Final, word and pdf).
- Geotechnical report.
- Materials Testing report and results.
- Additional supporting materials as requested (photos, meeting notes, inspection reports).
- Professional cost estimates for the work including:
    - Mitigation of Existing Building Structure items
    - Second Story Addition
    - Construction of a brand new library of similar size

Recommended Deviations from RFP General Scope of Work

- It is recommended that the Geotechnical and Material Testing scopes of work be considered as estimated budgets, pending the development of formal scope of work documents for these team members (fixed fee quotes have been received for Material Testing and Cost Estimating).
- It is recommended that the fee structure for Phase 2 include an Optional Scope for Concept Development of the Addition Exterior Aesthetic (see Pfeiffer Proposed Optional Services III F). Development of Exterior Aesthetics for the addition could be extended to a future phase.
- The proposed Scopes of Service are comprehensive and may be appropriate for this complex project. However, adjustments in proposed scopes and fees to fit within the City's anticipated budget can be accommodated.

4. Scope and Services

The scope and services to be provided during the course of the project are described below. The project is divided into two phases or tasks: Evaluation of the Existing Structure and Feasibility of Second Story Addition. Timing and duration of some tasks will overlap as depicted in the Project Schedule.

Phase 1: Evaluation of Existing Structure

Prior to starting Phase 1, an ASCE/SEI 41 Structural Performance Objective will be established for the existing library building in consultation with the City. The Performance Objective consists of a pairing of one or more Seismic Hazard Levels with Structural and Non-Structural Performance Levels. This will be discussed in detail at the initiation of the project.

a. Preparation of Condition Assessment and Material Testing Program

In-situ material properties often vary from those specified on original design drawings. For example, concrete continues to cure well after the 28-day strength has been confirmed and may have considerable additional compressive strength. Additionally, it is common to discover that conditions in the field do not perfectly match the conditions depicted on the available design drawings. Due to these facts, a Material Testing and Condition Assessment Program ("MTCAP") in accordance with ASCE/SEI 41 will be developed in order to confirm in-situ material properties and existing construction detailing. The extent of the MTCAP is defined by ASCE/SEI 41 based on the Performance Objective for the project and is typically subject to Plan Review to attain concurrence on the extent of testing.

- **Deliverable:** Structural Testing Plan

b. Site Visit

Site visits will be conducted along with City representatives and Accu-Test to facilitate preparation of a detailed bid for the testing and laboratory work. Sampling locations will be confirmed along with testing schedule (confirm if off-hours/overnight work will be required).

- **Deliverable:** Fee Proposal from Accu-Test

c. Execute Material Testing Program

Upon NTP for testing contract, Accu-Test will complete core extraction and compressive strength laboratory testing.

d. Geotechnical Investigation & Seismic Hazard Analysis

Based on the project Performance Objective and preliminary seismic evaluation findings, a geotechnical scope of work will be developed in consultation with the City. At this time, it is anticipated that Geotechnical work will consist of limited confirmatory borings, shear wave velocity profiling for site classification, and site-specific ground motion hazard assessment. Further scope may be added at a later date, pending the findings of the evaluation and feasibility study.

- **Deliverables:** Geotechnical Scope of Work (by MHP), Fee Proposal from ENGEO, Geotechnical Investigation Report from ENGEO

e. Complete Structural Analysis and Evaluation, Prepare Conceptual Repair and Retrofit Drawings, Prepare Evaluation Report & Cost Estimate

A Tier 3 comprehensive seismic evaluation will be completed using the linear analysis provisions of ASCE/SEI 41-17 to establish current anticipated seismic performance of the existing building. Where required to meet the selected project Performance Objective, conceptual plans for strengthening will be provided. A cost estimate will be prepared based on the conceptual strengthening plans. The findings and basis for the recommended strengthening approach will be documented in an engineering report. Draft documents will be provided to the City for review and comment. Final documents will be issued once City comments have been incorporated.

- **Deliverables:** Conceptual Strengthening Plans, Cost Estimate, and Engineering Report

Phase 2: Feasibility of Second Story Addition
The project team will work with the City to refine and develop the City's vision for the future of the library and addition, including infrastructure, remodeling and modernization needs. Conceptual plans will be developed and cost estimates will be completed. Phase 2 scope of services is subject to further evaluation in consultation with the City prior to finalizing. It is anticipated that the City and project team will have consistent communication via virtual and in-person meetings during this phase, eliminating the need for numerous intermediate deliverables.

a. **Discovery – Visioning, Information Gathering, Programming**
The Project Architect will collaborate with the City to understand the existing conditions, and the needs and goals of the City for the existing library and second story addition. Existing space utilization mapping, shelving footprint mapping, and Building Code Assessment will be completed. Review library findings, reports, and recommendations made to date. Establish programming needs.

b. **Structural Evaluation of Existing Structure and Second Story Addition**
A Tier 3 comprehensive seismic evaluation will be completed using the linear analysis provisions of ASCE/SEI 41-17 for the retrofit structure with second story addition. Material properties and geotechnical and seismic hazard findings from Phase 1 will be utilized.

c. **Mechanical, Electrical, and Plumbing systems Assessment and Scoping**
Infrastructure and systems upgrade needs for both existing library and addition will be defined.

d. **Prepare Conceptual Repair, Strengthening, and Addition Drawings, Final Report & Cost Estimate**
Based on the results of items "a" through "c", conceptual Architectural, Structural, and MEP drawings will be developed as appropriate. A cost estimate will be prepared based on the conceptual plans. The findings and basis for the recommended approach will be documented in a project report. Draft documents will be provided to the City for review and comment. Final documents will be issued once City comments have been incorporated.
    - **Deliverables:** Conceptual Strengthening Plans, Cost Estimate, and Engineering Report

5. Schedule

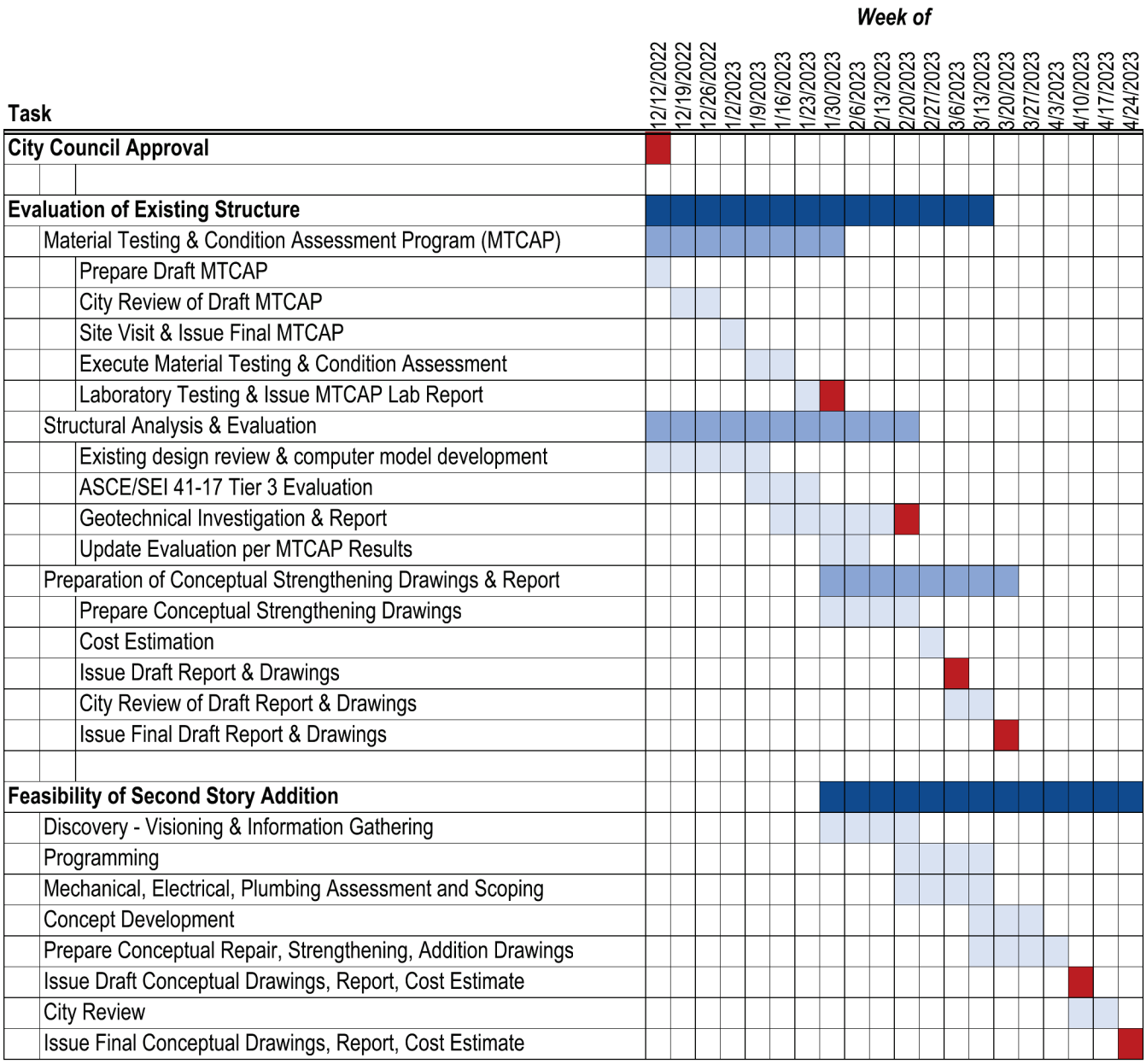
The Project Team is available to commence the project immediately upon approval by the City Council and notice to proceed (NTP). A detailed draft project workplan and schedule is provided below for both the Evaluation of Existing Structure scope and the Feasibility of Second Story Addition Scope. The overall schedule proposes completion of both Scopes in April of 2023, assuming a December 13, 2022 NTP date. This proposed schedule is provided as a draft, subject to review and acceptance by the City. Some portions of the schedule can be shortened or modified as desired to fit the City's needs. Project dates are listed on a weekly basis, with Monday's date listed.

The draft schedule proposes 14 weeks for the Evaluation of the Existing Structure Scope, including site visit, Material Testing and Condition Assessment Program ("MTCAP", completed after hours), structural evaluation, reporting, retrofit concept drawings, cost estimation, and City review periods at designated milestones. This phase will predominantly involve Structural, Testing, Geotechnical, and Cost Estimation consultants.

The draft schedule proposes 13 weeks for the Feasibility of Second Story Addition Scope. This scope requires the full services of an Architect to understand and develop the City's goals, assess current building conditions, desired improvements, programming, accessibility, and space planning needs. The schedule also considers assessment and consultation to be provided by Mechanical, Electrical, and Plumbing consultant to assess the City's needs for new systems within the existing Library in support of a potential added story.

The Feasibility of Second Story Addition Scope overlaps somewhat with the Evaluation of Existing Structure Scope. This is based on the expectation that the structural needs for the strengthening of the existing library will be well-understood toward the end of the Evaluation phase, allowing for knowledgeable discussion of the potential options for the Second Story Addition.

DRAFT PROJECT WORKPLAN AND SCHEDULE



Library Planners & Designers

pfeiffer — A PERKINS EASTMAN STUDIO

Pfeiffer, a Perkins Eastman Studio, is an architectural studio offering architecture, interior design, planning and programming services to create buildings and environments that strengthen community of learners through inclusive and equitable learning experiences.

Pfeiffer's planners and designers are among the most experienced of those focused on academic libraries in practice in the U.S. today. Led by Gili Meerovitch, this practice has experience in strategic facilities planning for a broad spectrum of libraries for public and private institutions across North America.

Our experience with an array of higher education institutions such as the *University at Buffalo*, *UCLA*, *Yale*, *University of Washington*, *University of Oklahoma*, *Illinois State University* and *Georgia State University*, informs our understanding of advanced research, learning support, academic integration, and collection management initiatives that universities are undertaking, along with their associated service and space implications.

Our active involvement with ALA/Core and ACRL, including facilities committee leadership, and continual participation in industry conferences, keeps us in touch with library colleagues, abreast of the challenges libraries are facing and solutions that may have broader applicability.

Our Services

Our proven design process is characterized by a collaborative approach with our clients and consultants, based on experience and driven by exploration.

We offer a comprehensive set of services to take a project from a client's need to a built reality:

- Visioning
- Programming
- Feasibility Studies & Cost Analysis
- Strategic Master Planning
- Implementation Planning
- Test-fits
- Architectural & Interior design
- Space Planning
- Historic Renovation & Preservation
- Adaptive Reuse
- Construction Administration
- Furniture, Furnishings and Equipment (FF&E)
- Art & Signage Selection & Installation Support





FIRM PROFILE
P2S INC.

Designing a better future, every day.

P2S Inc. has brought forward-thinking, sustainable engineering solutions to California and beyond for over 31 years. We take client dreams and make them reality with inventive, sustainable solutions fueled by the desire to make the future a better place. We believe innovative, responsible design is more than cost savings and efficiency, it's the promise of a brighter, greener future that begins today.

One-Stop Resource

P2S INC

- P2S ENG — Mechanical, Electrical, Plumbing & Technology Design
- P2S CX — Commissioning Services
- P2S CM — Construction Management

ENG Services

- Building systems design
- Central utility plants
- Utility master plans
- Infrastructure design
- Feasibility studies
- Energy audits

Sample Projects

City of La Mirada
- Library Energy Upgrade

City of Long Beach
- Civic Center Library IBE Design Review & Cx

City of Pasadena
- Central Library MEP Critical Needs Assessment

City of Santa Clara
- Mission Branch Library LEED Cx

County of Los Angeles
- Live Oak Library Renovation
- Iacoboni Library
- San Dimas Library

County of Orange
- Costa Mesa Library Restroom ADA Upgrades

County of Riverside
- Nuview Library

East Los Angles College
- LEED Silver Bailey Library

Fullerton College
- Library Learning Resource Center

Los Angeles Harbor College
- LEED Gold Library & Learning Resource Center

Long Beach City College
- Building P Modernization

Compton Community College
- Library Learning Resource Center

Loyola Marymount
- LEED Gold University William H. Hannon Library

Huntington Library
- Art Collections and Botanical Garden Boone Gallery HVAC Evaluation
- Art Collections and Botanical Garden Red Car Café

CSU Fullerton
- Library Renovation & Seismic Upgrades

CSU Northridge
- Oviatt Library Special Collections Room Expansion

Humboldt State University
- University Library Seismic Retrofit

UC Los Angeles
- Powell Library Energy Audit & Upgrades

Los Angeles Unified School District
- Sutter Elementary School Library
- Porter Ranch Community School Library
- Stanley Mosk Elementary School Library

Los Nietos USD
- Aeolian Elementary School Library

Our Locations

Long Beach (HQ) // Irvine // San Diego // San Jose // Los Angeles // Seattle

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Expect Excellence

EARTHQUAKE ENGINEERING

Founded in 1971, ENGEO has helped companies and public agencies manage their project development risk, drive down construction costs, and improve schedules. ENGEO is an employee-owned firm of approximately 350 geotechnical and civil engineers, geologists, hydrologists, water resources engineers and other specialists. The company serves a diverse range of public and private clients on very complex projects across the world.

Design and retrofit of buildings in the urban cores of seismically vulnerable regions present a number of unique seismic, geotechnical, geologic, and constructability challenges. The engineers and semiologists at ENGEO developed precise methodologies for performing seismic hazard and site-response analyses for new structures and existing buildings. These approaches allow us to provide optimized earthquake engineering, typically resulting in much more efficient superstructure designs in seismically active urban environments.

ENGEO provides earthquake engineering services, including ergodic and non-ergodic seismic-hazard analysis, site-response analysis, ground-motion studies, and soil-structure interaction evaluation to support performance-based design of high-rise buildings.

50+
YEARS IN BUSINESS

400+
GLOBAL STAFF

14
US OFFICE LOCATIONS

7
ACCREDITED IN-HOUSE LABORATORIES

15+
YEARS VOTED BEST PLACE TO WORK

PROJECT EXPERIENCE

- Atlas Block, San Francisco, CA
- Kaiser Center, Oakland, CA
- The Shores, Santa Monica, CA
- Multiple Google Campuses, Mountain View, Sunnyvale and San Jose, CA
- Multiple YouTube Campuses, San Bruno, CA
- Facebook Campus, Menlo Park, CA
- UC Berkeley Hesse-O'Brien Seismic Replacement Building, Berkeley, CA
- Elk Grove Hospital, Elk Grove, CA
- Taranaki Base Hospital, New Plymouth, New Zealand
- Santa Rosa College Student Housing, Santa Rosa, CA
- Sutter Santa Rosa Medical Center Expansion, Santa Rosa, CA
- Mahany Library and Education Utility Center, Roseville, CA
- Public Safety Academy, Fairfield, CA
- Martha Riley Community Library and Education Center, Roseville, CA
- Pleasant Hill Library, Pleasant Hill, CA
- City of San Jose Library, San Jose, CA
- Dougherty Valley Community Center and Library, San Ramon, CA

ACCU-TEST STRUCTURAL LABORATORIES, INC.
TESTING • INSPECTION • ENGINEERS • RESEARCH Tel: 818.591.3555
23915 Ventura Boulevard • Calabasas, California 91302 Admin Fax: 818.591.3557

CURRICULUM VITAE OF: SATINDER S. SETHEE, Ph.D.
SSethee@AccuTestSL.com

POSITION: Principal Testing Engineer

EDUCATION: Ph.D. Structural Engineering, University of Toronto 1974
M.S. Structural Engineering, University of Toronto 1968

PROFESSIONAL AFFILIATIONS

Member Special Committee: ASTM C15.04.06 "Nondestructive Structural Evaluation of Masonry" Task Group
Structural Engineers Association of Southern California
American Standards Testing and Materials (ASTM)
American Society of Civil Engineers (ASCE)
American Concrete Institute (ACI)
Association of Professional Engineers of B.C. Canada 1975
Association of Professional Engineers of Ontario, Canada 1969
Member of Technical Paper Selection Committee for "Conference of Nondestructive Evaluation of Civil Structures and Materials," May 1992.

BACKGROUND

45-years' experience in the field of Civil/Structural Engineering and Construction. For the last 30 years actively involved in structural testing, investigations, inspections, and building construction related operations for Commercial, Industrial, and Historical buildings. Prior 15 years devoted to structural design, construction project engineer, application of computer programs for structural analysis, teaching, and research.

PROFESSIONAL EXPERIENCE

Principal Testing Engineer; Accu–Test Structural Laboratories, Inc., L.A. (1987 – present)

Responsible for the management and operation of the independent testing laboratory. Supervise the work of staff engineers, construction inspectors, and testing technicians. The company provides laboratory testing, on–site testing and investigations, and construction inspection services. Primary activities relate to testing of structural elements and construction materials, such as concrete, masonry, steel, welds, tiles, and composites.

Define and implement standard testing procedures in accordance with ASTM, UBC, AWS, LA Building Code, and given engineering specifications. Direct testing operations, data analysis, computations, and comparison of test results to required standards. Instruct and train engineers, inspectors, and testing technicians to gain proficiency in their respective roles.

Formulated and supervised specialized testing programs for over 30 historical buildings; directed investigative testing for over 200 significant buildings; supervised inspection and testing services for over 50 construction projects. In connection with the seismic retrofit projects, have directed testing of numerous masonry, concrete, and steel structures. Authored over 70 important technical reports.

Direct failure analyses studies and forensic examinations. Provide research and consulting services to investigate excessive distress situations in buildings, structural elements, and mechanical parts. Render expert testimony for legal cases.

CUMMING
Building Value Through Expertise

Firm Profile

Cumming Management Group, Inc. (Cumming) is a privately held corporation founded in California in 1996. Cumming is a leader in providing project consulting services to the A/E/C industry, including cost and project management, planning and scheduling, and construction dispute resolution. Now in its 26th year of business, Cumming has more than 1,400 team members within 52 office locations, which provide services to clients around the world. Throughout its history, the company has remained focused on one goal: to assist its clients in managing the critical issues of time and cost from conception through closeout. With an understanding of program goals and expectations, a suite of solution-oriented services is provided to meet the project needs.

For this project, Cumming will serve as cost consultant. Cumming's cost group is one of the largest providers of cost estimating and management services in the U.S., including a skilled team of in-house MEP cost specialists. Cumming works on more than 400 estimates each month, delivering unparalleled experience in this discipline. Core cost management services include budgeting, milestone cost estimating, value analysis, cost validation, peer review, and change order evaluation.

Project Experience – Municipal

Cumming's project experience includes the completion of assignments in support of architects, engineers, owners, and others. Specifically, Cumming has completed **more than 2,100 projects for city- and county-operated facilities**. These projects have involved parks, public spaces, city halls, civic centers, police/fire facilities, libraries, offices, community centers, animal shelters, transit centers, operations and maintenance facilities, and public works, among others.

Representative Experience List

Chaffey College, New Library/Learning Resource Center, Rancho Cucamonga, CA
City of El Centro, Former Shopping Center Repurposing Master Development Plan & New City Library, El Centro, CA
City of Long Beach, Bayshore Library/Blair Field/Silverado Park Facilities Condition Assessments & Master Plan Review, Long Beach, CA
City of National City, New Multi-Use Community Center with e-Library & Fire Station 33 at El Toyon Park, National City, CA
City of Roseville, Martha Riley Community Library & Utility Education Center Office Space/Workroom TI, Roseville, CA
City of South San Francisco, Convert City Library into New Licensed Pre-School Feasibility Study, So. San Francisco, CA
County of San Bernardino, Various Projects incl. Fire Stations-Airport-Library-Offices, San Bernardino, CA
County of San Diego, El Cajon Library HVAC Equipment Replacement, El Cajon, CA
County of San Diego, South Bay Regional Center - Law Library Renovation, Chula Vista, CA
Gavilan College, New Library & Student Resource Center/Student Services Building, Gilroy, CA
Gavilan Community College, New Library & Student Resource Center, Gilroy, CA
Holy Names University, Cushing Library Renovation, Oakland, CA
Irvine Valley College, Library Improvements, Irvine, CA
LA County DPW, Paramount Library Full Renovation, Paramount, CA
Mission College, Library Building Renovation, Santa Clara, CA
Pleasanton USD, Harvest Park Library Renovation, Pleasanton, CA
Ronald Reagan Presidential Library & Museum, Food Venue Renovation, Simi Valley, CA
Santa Rosa Junior College, Doyle Library 1st & 3rd Floors Renovation, Santa Rosa, CA
Santa Rosa Junior College, Doyle Library 2nd Floor Renovation for Computer Lab, Santa Rosa, CA
SBCUSD Bonnie Oehl Elementary School, Library-Media Space Remodel & Campus Security Fencing, Highland, CA
SDUSD Barnard Elementary School, Whole Site Modernization incl. Auditorium/Cafeteria/Library/Parking/Fields Improvements & New 2-Story Classroom Bldg., San Diego, CA
Solano County, Fairfield Library Literacy Program Renovation Project, Fairfield, CA
South Sutter Charter School, New Learning Center/Library, East Nicolaus, CA
Stanislaus County, New Empire Branch Library, Empire, CA

Exhibit A

STRUCTURAL ENGINEERS
LONG BEACH • SAN DIEGO

SUMMARY

GLENDORA LIBRARY FEASIBILITY STUDY - TEAM FEES

MHP		**Hours**	**FEE**	
I	PROJECT LAUNCH	8	1,720	
II	DISCOVERY	44	8,760	
III	ANALYSIS	344	60,460	
IV	DOCUMENTATION	32	6,480	
	REIMBURSABLE EXPENSES - Allowance		0	
	SUBTOTAL MHP FEE	428		**77,420**

PFEIFFER		**Hours**	**FEE**	
I	PROJECT LAUNCH	8	2,400	
II	DISCOVERY	166	38,920	
III	ANALYSIS	126	22,440	
IV	DOCUMENTATION	48	8,000	
	REIMBURSABLE EXPENSES - Allowance		2,153	
	SUBTOTAL PFEIFFER FEE	348		**73,913**

P2S		**Hours**	**FEE**	
I	PROJECT LAUNCH	4	795	
II	EVALUATION OF EXISTING STRUCTURES & STRUCTURAL COMPONENTS	65	12,581	
III	FEASIBILITY OF SECOND STORY ADDITION	62	11,232	
	REIMBURSABLE EXPENSES - Allowance		0	
	SUBTOTAL P2S FEE	131		**24,608**

OTHER SERVICES	**Allowance**	
COST ESTIMATING (Cumming) – Quote	16,000	
MATERIAL TESTING (Accu-Test) – Quote	12,000	
GEOTECHNICAL (ENGEO) – Allowance	12,000	
SUBTOTAL OTHER SERVICES (ALLOWANCE / FIXED QUOTE)		**40,000**

TOTAL PROPOSED FEE	**215,941**

General Exclusions

* Detailed Project Program and Room Data Sheets
* Library Collection Analysis
* Tours/Site visits to other libraries
* Extensive Code Analysis
* Hazardous Materials Evaluation & Testing
* Sustainability Checklist
* Technical specifications
* Fundraising Materials

Exclusions (MEP)

* Electrical, plumbing, technology, & fire protection upgrade scope/costs (other than work required to accommodate structural work) will be covered by cost estimator with allowance.
* Electrical service for library and site water, sewer, and storm drain utilities are assumed adequate to serve the proposed expansion. In the event existing service(s) is(are) near capacity, an allowance(s) can be made by cost estimator for service upgrade(s).
* Schematic design & study for exterior site elements beyond the second floor expansion scope are excluded.

NOTE

The Fee Proposal is "not-to-exceed" and includes all direct and indirect costs including labor, employee benefits, mileage, equipment, materials, insurance, and reproduction costs

GLENDORA LIBRARY FEASIBILITY STUDY - MHP TEAM

Part	Task	MHP Team				Task Fee Subtotal
		LK	KW	SA	Task Hours Subtotal	
I	**PROJECT LAUNCH**	**4**	**4**	**0**	**8**	**$1,720**
	Kick-off Meeting w/Library	*4*	*4*	*0*		
II	**DISCOVERY**	**8**	**36**	**0**	**44**	**$8,760**
A.	**Documentation of Existing Structure**	**8**	**36**	**0**	**44**	*8760*
	Site Visits to Observe Existing Conditions	*4*	*12*	*0*		
	Review of Existing Construction Documents	*2*	*12*	*0*		
	Participation in Visioning & Programming Meetings	*2*	*12*	*0*		
III	**ANALYSIS**	**32**	**212**	**100**	**344**	**$60,460**
A.	**Evaluation of Existing Structure**	**16**	**124**	**60**	**200**	*34900*
	Coordinate Material Testing Program (MCTAP)	*2*	*16*	*0*		
	Coordinate Geotechnical Scope & Criteria	*2*	*8*	*0*		
	Complete ASCE/SEI 41-17 Tier 3 Evaluation	*8*	*80*	*0*		
	Prepare Conceptual Strengthening Plans	*4*	*20*	*60*		
B.	**FEASIBILITY OF SECOND STORY ADDITION**	**16**	**88**	**40**	**144**	*25560*
	Develop Framing & Seismic Options & Coordinate with Team	*8*	*64*	*0*		
	Prepare Conceptual Strengthening Plans	*4*	*20*	*40*		
	Participation in Workshops & Meetings	*4*	*4*	*0*		
IV	**DOCUMENTATION**	**8**	**24**	**0**	**32**	**$6,480**
A.	**FINAL REPORT**	**8**	**24**	**0**	**32**	*6480*
SUB-TOTAL HOURS		**52**	**276**	**100**	**428**	
BILLING RATES		**240**	**190**	**125**		
SUBTOTAL FEES		**12,480**	**52,440**	**12,500**	**$77,420**	
PROPOSED REIMBURSABLE EXPENSES					**$0**	
TOTAL PROPOSED FEE & EXPENSES					**$77,420**	

GLENDORA LIBRARY FEASIBILITY STUDY - PFEIFFER TEAM

Part	Task	Pfeiffer Team GM	SK	RR	Task Hours Subtotal	Task Fee Subtotal
I	**PROJECT LAUNCH**	**4**	**4**	**0**	**8**	**$2,400**
	Kick-off Meeting w/Library	*4*	*4*	*0*		
II	**DISCOVERY**	**68**	**30**	**68**	**166**	**$38,920**
A.	**VISIONING**	**16**	**8**	**0**	**24**	*7200*
	Workshop 1: Strategic Thinking	*8*	*4*	*0*		
	Workshop 2: Vision Verification / Setting Goals	*8*	*4*	*0*		
	Library Visioning Statement (By Library)	*0*	*0*	*0*		
B.	**INFO GATHERING: EXISTING FACILITY**	**20**	**16**	**16**	**52**	*13040*
	Detailed Building Walkthrough / On-site Investigation	*4*	*8*	*0*		
	Existing Space Utilization Mapping (Per Floor Plans)	*4*	*0*	*16*		
	Shelving Footprint Mapping (Diagrams)	*8*	*0*	*0*		
	Building Code Assessment	*0*	*4*	*0*		
	Prepare Summary (What Do We Have to Work With)	*4*	*4*	*0*		
C.	**PROGRAMING**	**4**	**2**	**0**	**6**	*1800*
	Review Library Findings, Reports, Recommendations Made to Date	*4*	*2*	*0*		
D.	**PROGRAM DOCUMENT (SPREADSHEET MATRIX)**	**28**	**4**	**52**	**84**	*16880*
	Program Matrix Development (Existing vs Proposed)	*8*	*2*	*36*		
	Update Per Library Review & Comments	*8*	*0*	*8*		
	Program Analysis - Refine	*6*	*1*	*0*		
	Program Synthesis - Finalize	*4*	*1*	*0*		
	Library Final Review & Approval	*0*	*0*	*0*		
	Program Final Document	*2*	*0*	*8*		
III	**ANALYSIS**	**20**	**10**	**96**	**126**	**$22,440**
E.	**CONCEPT DEVELOPMENT (INTERIOR LAYOUT & SPACE PLANNING)**	**20**	**10**	**96**	**126**	*22440*
	Workshop 5: Explore the Options	*8*	*4*	*40*		
	Workshop 6: Refine / Preferred Option	*8*	*4*	*40*		
	Workshop 7: Final Concept Diagram	*4*	*2*	*16*		
IV	**DOCUMENTATION**	**4**	**4**	**40**	**48**	**$8,000**
G.	Final Report	*4*	*4*	*40*		
	SUB-TOTAL HOURS	**96**	**48**	**204**	**348**	
	BILLING RATES	**300**	**300**	**140**		
	SUBTOTAL FEES	**28,800**	**14,400**	**28,560**	**$71,760**	
	PROPOSED REIMBURSABLE EXPENSES				**$2,153**	
	TOTAL PROPOSED FEE & EXPENSES				**$73,913**	

PROPOSED OPTIONAL SERVICES						
III	***F. CONCEPT DEVELOPMENT (3RD FLOOR ADDITION EXTERIOR)***	***6***	***20***	***96***	***122***	***21240***
	Workshop 5: Explore the Options	*2*	*8*	*40*		
	Workshop 6: Refine / Preferred Option	*2*	*8*	*40*		
	Workshop 7: Final Concept	*2*	*4*	*16*		
	SUB-TOTAL OPTIONAL HOURS	***6***	***20***	***96***	***122***	
	BILLING RATES	*300*	*300*	*140*		
	SUBTOTAL FEES	***1,800***	***6,000***	***13,440***	***$21,240***	
	PROPOSED REIMBURSABLE EXPENSES				***$0***	
	TOTAL PROPOSED FEE & EXPENSES				***$21,240***	

GLENDORA LIBRARY FEASIBILITY STUDY - P2S TEAM

Part	Task	P2S Team					Task Fee Subtotal
		EN5	DE3	DE2	BIM	Task Hours Subtotal	
I	**PROJECT LAUNCH**	**1**	**1**	**2**	**0**	**4**	**$795**
	Kick-off Meeting w/Library	*1*	*1*	*2*	*0*		
II	**EVALUATION OF EXISTING STRUCTURES & STRUCTURAL COMPONENTS**	**13**	**21**	**29**	**2**	**65**	**$12,581**
	Review of Available As-built Documentation & Maps	*1*	*2*	*2*	*0*		
	Perform Site Visit to Identify Existing Conditions & Evaluate Proposed Locations	*5*	*5*	*10*	*0*		
	Review Proposed Structural Upgrades from Architectural & Structural Plans	*1*	*1*	*2*	*0*		
	Provide PDF Sketches and Narrative of MEP Adjustments	*5*	*8*	*13*	*2*		
	Develop Condition Assessment of HVAC System Only	*0*	*4*	*0*	*0*		
	Review & Respond to Owner Comments	*1*	*1*	*2*	*0*		
III	**FEASIBILITY OF SECOND STORY ADDITION**	**5**	**30**	**21**	**6**	**62**	**$11,232**
	Develop Preliminary Load Estmates for HVAC System	*1*	*6*	*0*	*0*		
	Propose HVAC System Types & Coordinate Major Equipment Locations with A/E Team	*1*	*8*	*0*	*0*		
	Develop Schematic Design Level Drawings (HVAC Replacement, Tie to Building Replacement)	*1*	*14*	*0*	*2*		
	Develop Schematic Design Level Drawings (Electrical/Plumbing Systems for 2nd Fl Expansion)	*1*	*0*	*18*	*4*		
	Review & Respond to Owner Comments	*1*	*2*	*3*			
SUB-TOTAL HOURS		**19**	**52**	**52**	**8**	**131**	
BILLING RATES		**276**	**187**	**166**	**126**		
SUBTOTAL FEES		**5,244**	**9,724**	**8,632**	**1,008**	**$24,608**	
PROPOSED REIMBURSABLE EXPENSES							**$0**
TOTAL PROPOSED FEE & EXPENSES							**$24,608**

GLENDORA LIBRARY FEASIBILITY STUDY - OTHER SERVICES

Part	Task	Task Fee Allowance
I	COST ESTIMATING (Cumming) – Quote	$16,000
II	MATERIAL TESTING (Accu-Test) – Quote	$12,000
III	GEOTECHNICAL (ENGEO) – Allowance	$12,000
TOTAL PROPOSED FEE (ALLOWANCE OR FIXED QUOTE)		$40,000

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CONTRACT SERVICES AGREEMENT

By and Between

CITY OF GLENDORA

and

MYERS HOUGHTON & PARTNERS, INC.

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AGREEMENT FOR CONTRACT SERVICES
BETWEEN THE CITY OF GLENDORA AND
MYERS HOUGHTON & PARTNERS, INC.

THIS AGREEMENT FOR CONTRACT SERVICES (herein "Agreement") is made and entered into this _____ day of _____ by and between the CITY OF GLENDORA, a California municipal corporation ("City") and MYERS HOUGHTON & PARTNERS, INC., a California Corporation ("Consultant"). City and Consultant may be referred to, individually or collectively, as "Party" or "Parties."

RECITALS

A. City has sought, by issuance of a Request for Proposals or Invitation for Bids, the performance of the services defined and described particularly in Article 1 of this Agreement.

B. Consultant, following submission of a proposal or bid for the performance of the services defined and described particularly in Article 1 of this Agreement, was selected by the City to perform those services.

C. Pursuant to the City of Glendora's Municipal Code, City has authority to enter into and execute this Agreement.

D. The Parties desire to formalize the selection of Consultant for performance of those services defined and described particularly in Article 1 of this Agreement and desire that the terms of that performance be as particularly defined and described herein.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the mutual promises and covenants made by the Parties and contained herein and other consideration, the value and adequacy of which are hereby acknowledged, the parties agree as follows:

ARTICLE 1. SERVICES OF CONSULTANT

1.1 Scope of Services.

In compliance with all terms and conditions of this Agreement, the Consultant shall provide those services specified in the "Scope of Services" attached hereto as Exhibit "A" and incorporated herein by this reference, which may be referred to herein as the "services" or "work" hereunder. As a material inducement to the City entering into this Agreement, Consultant represents and warrants that it has the qualifications, experience, and facilities necessary to properly perform the services required under this Agreement in a thorough, competent, and professional manner, and is experienced in performing the work and services contemplated herein. Consultant shall at all times faithfully, competently and to the best of its ability, experience and talent, perform all services described herein. Consultant covenants that it shall follow professional standards in performing the work and services required hereunder and that all materials will be both of good quality as well as fit for the purpose intended. For purposes of this Agreement, the phrase "professional standards" shall mean those standards of practice customarily exercised by reputable engineers performing similar work under similar circumstances.

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1.2 Consultant's Proposal.

The Scope of Service shall include the Consultant's scope of work or bid which shall be incorporated herein by this reference as though fully set forth herein. In the event of any inconsistency between the terms of such proposal and this Agreement, the terms of this Agreement shall govern.

1.3 Compliance with Law.

Consultant shall keep itself informed concerning, and shall render all services hereunder in accordance with, all ordinances, resolutions, statutes, rules, and regulations of the City and any Federal, State or local governmental entity having jurisdiction in effect at the time service is rendered.

1.4 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, including the following requirements:

(a) Public Work. The Parties acknowledge that some or all of the work to be performed under this Agreement is a "public work" as defined in Labor Code Section 1720 and that this Agreement is therefore subject to the requirements of Division 2, Part 7, Chapter 1 (commencing with Section 1720) of the California Labor Code relating to public works contracts and the rules and regulations established by the Department of Industrial Relations ("DIR") implementing such statutes. The work performed under this Agreement is subject to compliance monitoring and enforcement by the DIR. Consultant shall post job site notices, as prescribed by regulation.

(b) Prevailing Wages. Consultant shall pay prevailing wages to the extent required by Labor Code Section 1771. Pursuant to Labor Code Section 1773.2, copies of the prevailing rate of per diem wages are on file at City Hall and will be made available to any interested party on request. By initiating any work under this Agreement, Consultant acknowledges receipt of a copy of the Department of Industrial Relations (DIR) determination of the prevailing rate of per diem wages, and Consultant shall post a copy of the same at each job site where work is performed under this Agreement.

(c) Penalty for Failure to Pay Prevailing Wages. Consultant shall comply with and be bound by the provisions of Labor Code Sections 1774 and 1775 concerning the payment of prevailing rates of wages to workers and the penalties for failure to pay prevailing wages. The Consultant shall, as a penalty to the City, forfeit two hundred dollars ($200) for each calendar day, or portion thereof, for each worker paid less than the prevailing rates as determined by the DIR for the work or craft in which the worker is employed for any public work done pursuant to this Agreement by Consultant or by any subcontractor.

(d) Payroll Records. Consultant shall comply with and be bound by the provisions of Labor Code Section 1776, which requires Consultant and each subconsultant to: keep accurate payroll records and verify such records in writing under penalty of perjury, as specified in Section 1776; certify and make such payroll records available for inspection as provided by Section 1776; and inform the City of the location of the records.

(e) Apprentices. Consultant shall comply with and be bound by the provisions of Labor Code Sections 1777.5, 1777.6, and 1777.7 and California Code of Regulations Title 8, Section 200 *et seq.* concerning the employment of apprentices on public works projects. Consultant shall be responsible for compliance with

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these aforementioned Sections for all apprenticeable occupations. Prior to commencing work under this Agreement, Consultant shall provide City with a copy of the information submitted to any applicable apprenticeship program. Within sixty (60) days after concluding work pursuant to this Agreement, Consultant and each of its subconsultants shall submit to the City a verified statement of the journeyman and apprentice hours performed under this Agreement.

(f) Eight-Hour Work Day. Consultant acknowledges that eight (8) hours labor constitutes a legal day's work. Consultant shall comply with and be bound by Labor Code Section 1810.

(g) Penalties for Excess Hours. Consultant shall comply with and be bound by the provisions of Labor Code Section 1813 concerning penalties for workers who work excess hours. The Consultant shall, as a penalty to the City, forfeit twenty-five dollars ($25) for each worker employed in the performance of this Agreement by the Consultant or by any subcontractor for each calendar day during which such worker is required or permitted to work more than eight (8) hours in any one calendar day and forty (40) hours in any one calendar week in violation of the provisions of Division 2, Part 7, Chapter 1, Article 3 of the Labor Code. Pursuant to Labor Code section 1815, work performed by employees of Consultant in excess of eight (8) hours per day, and forty (40) hours during any one week shall be permitted upon public work upon compensation for all hours worked in excess of 8 hours per day at not less than one and one-half (1½) times the basic rate of pay.

(h) Workers' Compensation. California Labor Code Sections 1860 and 3700 provide that every employer will be required to secure the payment of compensation to its employees if it has employees. In accordance with the provisions of California Labor Code Section 1861, Consultant certifies as follows:

> "I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract."

Consultant's Authorized Initials _____DS lk_____
Lance Kenyon, President

(i) Consultant's Responsibility for Subcontractors. For every subcontractor who will perform work under this Agreement, Consultant shall be responsible for such subcontractor's compliance with Division 2, Part 7, Chapter 1 (commencing with Section 1720) of the California Labor Code, and shall make such compliance a requirement in any contract with any subcontractor for work under this Agreement. Consultant shall be required to take all actions necessary to enforce such contractual provisions and ensure subcontractor's compliance, including without limitation, conducting a review of the certified payroll records of the subcontractor on a periodic basis or upon becoming aware of the failure of the subcontractor to pay his or her workers the specified prevailing rate of wages. Consultant shall diligently take corrective action to halt or rectify any such failure by any subcontractor.

1.5 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 this Agreement. Consultant shall have the sole obligation to pay for any fees, assessments and taxes, plus applicable penalties and interest, which may be imposed by law and arise from or are necessary for the Consultant's performance of the services required by this Agreement, and

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shall indemnify, defend and hold harmless City, its officers, employees or agents of City, against any such fees, assessments, taxes, penalties or interest levied, assessed or imposed against City hereunder.

1.6 Familiarity with Work.

By executing this Agreement, Consultant warrants that Consultant (i) has thoroughly investigated and considered the scope of services to be performed, (ii) has carefully considered how the services should be performed, and (iii) fully understands the facilities, difficulties and restrictions attending performance of the services under this Agreement. If the services involve work upon any site, Consultant warrants that Consultant has or will investigate the site and is or will be fully acquainted with the conditions there existing, prior to commencement of services hereunder. Should the Consultant discover any latent or unknown conditions, which will materially affect the performance of the services hereunder, Consultant shall immediately inform the City of such fact and shall not proceed except at Consultant's risk until written instructions are received from the Contract Officer.

1.7 Care of Work.

The Consultant shall adopt reasonable methods during the life of the Agreement to furnish continuous protection to the work, and the equipment, materials, papers, documents, plans, studies and/or other components thereof to prevent losses or damages, and shall be responsible for all such damages, to persons or property, until acceptance of the work by City, except such losses or damages as may be caused by City's own negligence.

1.8 Further Responsibilities of Parties.

Both parties agree to use reasonable care and diligence to perform their respective obligations under this Agreement. Both parties agree to act in good faith to execute all instruments, prepare all documents and take all actions as may be reasonably necessary to carry out the purposes of this Agreement. Unless hereafter specified, neither party shall be responsible for the service of the other.

1.9 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 for the actual costs 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 or $50,000, whichever is less; or, in the time to perform of up to one hundred eighty (180) days, may be approved by the Contract Officer. Any greater increases, taken either separately or cumulatively, must be approved by the City Council. It is expressly understood by Consultant that the provisions of this Section shall not apply to services specifically set forth in the Scope of Services. Consultant hereby acknowledges that it accepts the risk that the services to be provided pursuant to the Scope of Services may be more costly or time consuming than Consultant anticipates and that Consultant shall not be entitled to additional compensation therefor. City may in its sole and absolute discretion have similar work done by other Consultants. No claims for an increase in the Contract Sum or time for performance shall be valid unless the procedures established in this Section are followed.

1.10 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

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of a conflict between the provisions of Exhibit "B" and any other provisions of this Agreement, the provisions of Exhibit "B" shall govern.

ARTICLE 2. COMPENSATION AND METHOD OF PAYMENT.

2.1 Contract Sum.

Subject to any limitations set forth in this Agreement, City agrees to pay Consultant the amounts specified in the "Schedule of Compensation" attached hereto as Exhibit "C" and incorporated herein by this reference. The total compensation, including reimbursement for actual expenses, shall not exceed **$215,941.00 (Two-Hundred Fifteen Thousand, Nine-Hundred Forty-One Dollars)** (the "Contract Sum"), unless additional compensation is approved pursuant to Section 1.9.

2.2 Method of Compensation.

The method of compensation may include: (i) a lump sum payment upon completion; (ii) payment in accordance with specified tasks or the percentage of completion of the services, less contract retention; (iii) payment for time and materials based upon the Consultant's rates as specified in the Schedule of Compensation, provided that (a) time estimates are provided for the performance of sub tasks, (b) contract retention is maintained, and (c) the Contract Sum is not exceeded; or (iv) such other methods as may be specified in the Schedule of Compensation.

2.3 Reimbursable Expenses.

Compensation may include reimbursement for actual and necessary expenditures for reproduction costs, telephone expenses, and travel expenses approved by the Contract Officer in advance, or actual subcontractor expenses of an approved subcontractor pursuant to Section 4.5, and only if specified in the Schedule of Compensation. The Contract Sum shall include the attendance of Consultant at all project meetings reasonably deemed necessary by the City. Coordination of the performance of the work with City is a critical component of the services. If Consultant is required to attend additional meetings to facilitate such coordination, Consultant shall not be entitled to any additional compensation for attending said meetings.

2.4 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 this Agreement, Consultant is certifying compliance with all provisions of the 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, or as provided in Section 7.3, 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

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correction and resubmission. Review and payment by City for any invoice provided by the Consultant shall not constitute a waiver of any rights or remedies provided herein or any applicable law.

2.5 Waiver.

Payment to Consultant for work performed pursuant to this Agreement shall not be deemed to waive any defects in work performed by Consultant.

ARTICLE 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 one hundred eighty (180) days cumulatively.

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, except as otherwise provided in the Schedule of Performance (Exhibit "D").

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ARTICLE 4. COORDINATION OF WORK

4.1 Representatives and Personnel of Consultant.

The following principals of Consultant ("Principals") are hereby designated as being the principals and representatives of Consultant authorized to act in its behalf with respect to the work specified herein and make all decisions in connection therewith:

Lance Kenyon, President

Ken O'Dell, Secretary

It is expressly understood that the experience, knowledge, capability and reputation of the foregoing principals were a substantial inducement for City to enter into this Agreement. Therefore, the foregoing principals shall be responsible during the term of this Agreement for directing all activities of Consultant and devoting sufficient time to personally supervise the services hereunder. All personnel of Consultant, and any authorized agents, shall at all times be under the exclusive direction and control of the Principals. For purposes of this Agreement, the foregoing Principals may not be replaced nor may their responsibilities be substantially reduced by Consultant without the express written approval of City. Additionally, 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, if any, assigned to perform the services required under this Agreement. Consultant shall notify City of any changes in Consultant's staff and subcontractors, if any, assigned to perform the services required under this Agreement, prior to and during any such performance.

4.2 Status of Consultant.

Consultant shall have no authority to bind City in any manner, or to incur any obligation, debt or liability of any kind on behalf of or against City, whether by contract or otherwise, unless such authority is expressly conferred under this Agreement or is otherwise expressly conferred in writing by City. Consultant shall not at any time or in any manner represent that Consultant or any of Consultant's officers, employees, or agents are in any manner officials, officers, employees or agents of City. Neither Consultant, nor any of Consultant's officers, employees or agents, shall obtain any rights to retirement, health care or any other benefits which may otherwise accrue to City's employees. Consultant expressly waives any claim Consultant may have to any such rights.

4.3 Contract Officer.

The Contract Officer shall be **Associate Civil Engineer** or such person as may be designated by the City Manager. It shall be the Consultant's responsibility to assure that the Contract Officer is kept informed of the progress of the performance of the services and the Consultant shall refer any decisions which must be made by City to the Contract Officer. Unless otherwise specified herein, any approval of City required hereunder shall mean the approval of the Contract Officer. The Contract Officer shall have authority, if specified in writing by the City Manager, to sign all documents on behalf of the City required hereunder to carry out the terms of this Agreement.

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 herein.

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City shall have no voice in the selection, discharge, supervision or control of Consultant's employees, servants, representatives or agents, or in fixing their number, compensation or hours of service. Consultant shall perform all services required herein as an independent contractor of City and shall remain at all times as to City a wholly independent contractor with only such obligations as are consistent with that role. Consultant shall not at any time or in any manner represent that it or any of its agents or employees are agents or employees of City. City shall not in any way or for any purpose become or be deemed to be a partner of Consultant in its business or otherwise or a joint venturer or a member of any joint enterprise with Consultant.

4.5 Prohibition Against Subcontracting or Assignment.

The experience, knowledge, capability and reputation of Consultant, its principals and employees were a substantial inducement for the City to enter into this Agreement. Therefore, Consultant shall not contract with any other entity to perform in whole or in part the services required hereunder without the express written approval of the City. In addition, neither this Agreement nor any interest herein may be transferred, assigned, conveyed, hypothecated or encumbered voluntarily or by operation of law, whether for the benefit of creditors or otherwise, without the prior written approval of City. Transfers restricted hereunder shall include the transfer to any person or group of persons acting in concert of more than twenty five percent (25%) of the present ownership and/or control of Consultant, taking all transfers into account on a cumulative basis. In the event of any such unapproved transfer, including any bankruptcy proceeding, this Agreement shall be void. No approved transfer shall release the Consultant or any surety of Consultant of any liability hereunder without the express consent of City.

ARTICLE 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 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).

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(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 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.

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(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 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 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 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 project who is brought onto or involved in the project 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 project will be submitted to City for review.

(n) Agency's right to revise specifications. The City reserves the right at any time during the term of the contract 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) Self-insured retentions. Any self-insured retentions must be declared to and approved by City. City reserves the right to require that self-insured retentions be eliminated, lowered, or replaced by a deductible. Self-insurance will not be considered to comply with these specifications unless approved by City.

(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.

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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, or 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, and in connection therewith:

(a) Consultant will defend any action or actions filed in connection with any of said claims or liabilities and will pay all costs and expenses, including legal costs and attorneys' fees incurred in connection therewith;

(b) Consultant will promptly pay any judgment rendered against the City, its officers, agents or employees for any such claims or liabilities arising out of or in connection with the negligent performance of or failure to perform such work, operations or activities of Consultant hereunder; and Consultant agrees to save and hold the City, its officers, agents, and employees harmless therefrom;

(c) In the event the City, its officers, agents or employees is made a party to any action or proceeding filed or prosecuted against Consultant for such damages or other claims arising out of or in connection with the negligent performance of or failure to perform the work, operation or activities of Consultant hereunder, Consultant agrees to pay to the City, its officers, agents or employees, any and all costs and expenses incurred by the City, its officers, agents or employees in such action or proceeding, including but not limited to, legal costs and attorneys' fees.

Consultant shall incorporate similar indemnity agreements with its subcontractors and if it fails to do so Consultant shall be fully responsible to indemnify City hereunder therefore, and failure of City to monitor compliance with these provisions shall not be a waiver hereof. This indemnification includes claims or liabilities arising from any negligent or wrongful act, error or omission, or reckless or willful misconduct of Consultant in the performance of professional services hereunder. The provisions of this Section do not apply to claims or liabilities occurring as a result of City's sole negligence or willful acts or omissions, but, to the fullest extent permitted by law, shall apply to claims and liabilities resulting in part from City's negligence, except that design professionals' indemnity hereunder shall be limited to claims and liabilities arising out of the negligence, recklessness or willful misconduct of the design professional. The indemnity obligation shall be binding on successors and assigns of Consultant and shall survive termination of this Agreement.

ARTICLE 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. Any and all such documents shall be maintained in accordance with generally accepted accounting principles and shall be complete and detailed. The Contract Officer shall have full and free access to such books and records at all times during

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normal business hours of City, including the right to inspect, copy, audit and make records and transcripts from such records. Such records shall be maintained for a period of three (3) years following completion of the services hereunder, and the City shall have access to such records in the event any audit is required. In the event of dissolution of Consultant's business, custody of the books and records may be given to City, and access shall be provided by Consultant's successor in interest. Notwithstanding the above, the Consultant shall fully cooperate with the City in providing access to the books and records if a public records request is made and disclosure is required by law including but not limited to the California Public Records Act.

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 as the Contract Officer shall require. Consultant hereby acknowledges that the City is greatly concerned about the cost of work and services to be performed pursuant to this Agreement. For this reason, Consultant agrees that if Consultant becomes aware of any facts, circumstances, techniques, or events that may or will materially increase or decrease the cost of the work or services contemplated herein or, if Consultant is providing design services, the cost of the project being designed, Consultant shall promptly notify the Contract Officer of said fact, circumstance, technique or event and the estimated increased or decreased cost related thereto and, if Consultant is providing design services, the estimated increased or decreased cost estimate for the project being designed.

6.3 Ownership of Documents.

All drawings, specifications, maps, designs, photographs, studies, surveys, data, notes, computer files, reports, records, documents and other materials (the "documents and materials") prepared by Consultant, its employees, subcontractors and agents in the performance of this Agreement shall be the property of City and shall be delivered to 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 City of its full rights of ownership use, reuse, or assignment of the documents and materials hereunder. Any use, reuse or assignment of such completed documents for other projects and/or use of uncompleted documents without specific written authorization by the Consultant will be at the City's sole risk and without liability to Consultant, and Consultant's guarantee and warranties shall not extend to such use, reuse or assignment. Consultant may retain copies of such documents for its own use. Consultant shall have the right to use the concepts embodied therein. All subcontractors shall provide for assignment to City of any documents or materials prepared by them, and in the event Consultant fails to secure such assignment, Consultant shall indemnify City for all damages resulting therefrom. 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.

6.4 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 City without prior written authorization from the Contract Officer.

(b) Consultant, its officers, employees, agents or subcontractors, 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 City notice of such court order or subpoena.

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(c) If Consultant, or any officer, employee, agent or subcontractor of Consultant, provides any information or work product in violation of this Agreement, then 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 City should Consultant, its officers, employees, agents or subcontractors 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 there under. 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 City and to provide City with the opportunity to review any response to discovery requests provided by Consultant. However, this right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response.

ARTICLE 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, or any other appropriate court in such county, and Consultant covenants and agrees to submit to the personal jurisdiction of such court in the event of such action. 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, though not reduced, if circumstances warrant. 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. In the alternative, the City may, in its sole discretion, elect to pay some or all of the outstanding invoices during the period of default. If Consultant does not cure the default, the City may take necessary steps to terminate this Agreement under this Article. Any failure on the part of the City to give notice of the Consultant's default shall not be deemed to result in a waiver of the City's legal rights or any rights arising out of any provision of this Agreement.

7.3 Retention of Funds.

Consultant hereby authorizes City to deduct from any amount payable to Consultant (whether or not arising out of this Agreement) (i) any amounts the payment of which may be in dispute hereunder or which are necessary to compensate City for any losses, costs, liabilities, or damages suffered by City, and (ii) all amounts for which City may be liable to third parties, by reason of Consultant's acts or omissions in performing or failing to perform Consultant's obligation under this Agreement. In the event that any claim is made by a third party, the amount or validity of which is disputed by Consultant, or any indebtedness shall exist which shall appear to be the basis for a claim of lien, City may withhold from any payment due, without liability for interest because of such withholding, an amount sufficient to cover such claim. The failure of City to exercise such right to deduct

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or to withhold shall not, however, affect the obligations of the Consultant to insure, indemnify, and protect City as elsewhere provided herein.

7.4 Waiver.

Waiver by any party to this Agreement of any term, condition, or covenant of this Agreement shall not constitute a waiver of any other term, condition, or covenant. Waiver by any party of any breach of the provisions of this Agreement shall not constitute a waiver of any other provision or a waiver of any subsequent breach or violation of any provision of this Agreement. Acceptance by City of any work or services by Consultant shall not constitute a waiver of any of the provisions of this Agreement. No delay or omission in the exercise of any right or remedy by a non-defaulting party on any default shall impair such right or remedy or be construed as a waiver. Any waiver by either party of any default must be in writing and shall not be a waiver of any other default concerning the same or any other provision of this Agreement.

7.5 Rights and Remedies are Cumulative.

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.

7.6 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 a legal action under this Agreement.

7.7 Termination Prior to Expiration of Term.

This Section shall govern any termination of this Contract except as specifically provided in the following Section for termination for cause. The City reserves the right to terminate this Contract 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 Contract 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, except as provided in Section 7.3. 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. 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.

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7.8 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.

7.9 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 may be granted, whether legal or equitable, shall be entitled to reasonable attorney's fees. Attorney's fees shall include attorney's fees on any appeal, and in addition a party entitled to attorney's fees shall be entitled to all other reasonable costs for investigating such action, taking depositions and discovery and all other necessary costs the court allows which are incurred in such litigation. All such fees shall be deemed to have accrued on commencement of such action and shall be enforceable whether or not such action is prosecuted to judgment.

ARTICLE 8. CITY OFFICERS AND EMPLOYEES: NON-DISCRIMINATION

8.1 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.

8.2 Conflict of Interest.

Consultant covenants that neither it, nor any officer or principal of its firm, has or shall acquire any interest, directly or indirectly, which would conflict in any manner with the interests of City or which would in any way hinder Consultant's performance of services under this Agreement. Consultant further covenants that in the performance of this Agreement, no person having any such interest shall be employed by it as an officer, employee, agent or subcontractor without the express written consent of the Contract Officer. Consultant agrees to at all times avoid conflicts of interest or the appearance of any conflicts of interest with the interests of City in the performance of this Agreement.

No officer or employee of the City shall have any financial interest, direct or indirect, in this Agreement nor shall any such officer or employee participate in any decision relating to the Agreement which affects her/his financial interest or the financial interest of any corporation, partnership or association in which (s)he is, directly or indirectly, interested, in violation of any State statute or regulation. The Consultant warrants that it has not paid or given and will not pay or give any third party any money or other consideration for obtaining this Agreement.

8.3 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 insure

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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.

8.4 Unauthorized Aliens.

Consultant hereby promises and agrees to comply with all of the provisions of the Federal Immigration and Nationality Act, 8 U.S.C. § 1101 *et seq.*, as amended, and in connection therewith, shall not employ unauthorized aliens as defined therein. Should Consultant so employ such unauthorized aliens for the performance of work and/or services covered by this Agreement, and should any liability or sanctions be imposed against City for such use of unauthorized aliens, Consultant hereby agrees to and shall reimburse City for the cost of all such liabilities or sanctions imposed, together with any and all costs, including attorneys' fees, incurred by City.

ARTICLE 9. MISCELLANEOUS PROVISIONS

9.1 Notices.

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.

9.2 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.

9.3 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.

9.4 Integration; Amendment.

This Agreement including the attachments hereto is the entire, complete and exclusive expression of the understanding of the parties. 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. No amendment to or modification of this Agreement shall be valid unless made in writing and approved by the Consultant and by the City Council. The parties agree that this requirement for written modifications cannot be waived and that any attempted waiver shall be void.

9.5 Severability.

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In the event that any one or more of the phrases, sentences, clauses, paragraphs, or sections contained in 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 phrases, sentences, clauses, paragraphs, or sections 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.

9.6 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_____

Lance Kenyon, President

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) that entering into this Agreement does not violate any provision of any 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 ON 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

Adam Raymond
City Manager

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

DocuSigned by:
William Wynder
9F096A23BACC45F...
William W. Wynder
City Attorney

CERTIFY AVAILABILITY OF FUNDS:

DocuSigned by:
Marie Ricci
A98B6D9025C448A...
Marie Ricci
Administrative Services Director/City Treasurer

ATTEST:

Kathleen R. Sessman
City Clerk/Communications Director

CONTRACTOR:
MYERS HOUGHTON & PARTNERS, INC.

DocuSigned by:
Lance Kenyon
62F9C6A838C0456...
Name: Lance Kenyon
Title: President
Email Address: lkenyon@mhpse.com
Jan 4, 2023 | 12:15 PM PST

DocuSigned by:
829DF7BD46D44D3...
Name: Ken O'Dell
Title: Secretary
Email Address: kodell@mhpse.com
Jan 4, 2023 | 12:49 PM PST

Address: 3900 Cover Street, Long Beach, California 90808

Two corporate officer signatures required when Contractor 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. CONTRACTOR'S SIGNATURES SHALL BE DULY NOTARIZED UNLESS EXECUTED UTILIZING DOCUSIGN. IN ADDITION, THE APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO CONTRACTOR'S BUSINESS ENTITY.

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EXHIBIT "A"

SCOPE OF SERVICES

I. Consultant will perform the following Services:

A. Phase 1: Evaluation of Existing Structure

Prior to starting Phase 1, an ASCE/SEI 41 Structural Performance Objective will be established for the existing library building in consultation with the City. The Performance Objective consists of a pairing of one or more Seismic Hazard Levels with Structural and Non-Structural Performance Levels. This will be discussed in detail at the initiation of the project.

a. Preparation of Condition Assessment and Material Testing Program

A Material Testing and Condition Assessment Program ("MTCAP") in accordance with ASCE/SEI 41 will be developed in order to confirm in-situ material properties and existing construction detailing. The extent of the MTCAP is defined by ASCE/SEI 41 based on the Performance Objective for the project and is typically subject to Plan Review to attain concurrence on the extent of testing.

b. Site Visit

Site visits will be conducted along with City representatives and Accu-Test to facilitate preparation of a detailed bid for the testing and laboratory work. Sampling locations will be confirmed along with testing schedule (confirm if off-hours/overnight work will be required).

c. Execute Material Testing Program

Upon NTP for testing contract, Accu-Test will complete core extraction and compressive strength laboratory testing.

d. Geotechnical Investigation & Seismic Hazard Analysis

Based on the project Performance Objective and preliminary seismic evaluation findings, a geotechnical scope of work will be developed in consultation with the City. At this time, it is anticipated that Geotechnical work will consist of limited confirmatory borings, shear wave velocity profiling for site classification, and site-specific ground motion hazard assessment. Further scope may be added at a later date, pending the findings of the evaluation and feasibility study.

e. Complete Structural Analysis and Evaluation, Prepare Conceptual Repair and Retrofit Drawings, Prepare Evaluation Report & Cost Estimate

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A Tier 3 comprehensive seismic evaluation will be completed using the linear analysis provisions of ASCE/SEI 41-17 to establish current anticipated seismic performance of the existing building. Where required to meet the selected project Performance Objective, conceptual plans for strengthening will be provided. A cost estimate will be prepared based on the conceptual strengthening plans. The findings and basis for the recommended strengthening approach will be documented in an engineering report. Draft documents will be provided to the City for review and comment. Final documents will be issued once City comments have been incorporated.

B. Phase 2: Feasibility of Second Story Addition

The project team will work with the City to refine and develop the City's vision for the future of the library and addition, including infrastructure, remodeling and modernization needs. Conceptual plans will be developed and cost estimates will be completed. Phase 2 scope of services is subject to further evaluation in consultation with the City prior to finalizing. It is anticipated that the City and project team will have consistent communication via virtual and in-person meetings during this phase, eliminating the need for numerous intermediate deliverables.

a. Discovery – Visioning, Information Gathering, Programming

The Project Architect will collaborate with the City to understand the existing conditions, and the needs and goals of the City for the existing library and second story addition. Existing space utilization mapping, shelving footprint mapping, and Building Code Assessment will be completed. Review library findings, reports, and recommendations made to date. Establish programming needs.

b. Structural Evaluation of Existing Structure and Second Story Addition

A Tier 3 comprehensive seismic evaluation will be completed using the linear analysis provisions of ASCE/SEI 41-17 for the retrofit structure with second story addition. Material properties and geotechnical and seismic hazard findings from Phase 1 will be utilized.

c. Mechanical, Electrical, and Plumbing systems Assessment and Scoping

Infrastructure and systems upgrade needs for both existing library and addition will be defined.

d. Prepare Conceptual Repair, Strengthening, and Addition Drawings, Final Report & Cost Estimate

Based on the results of items "a" through "c", conceptual Architectural, Structural, and MEP drawings will be developed as appropriate. A cost estimate will be prepared based on the conceptual plans. The findings and basis for the recommended approach will be documented in a project report. Draft documents will be provided to the City for review and comment. Final documents will be issued once City comments have been incorporated.

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e. New Standalone Library Building Comparative Cost Estimate

Scoping narrative and conceptual cost estimate will be prepared for a new standalone library building. The cost estimate will be used for comparison to the cost of the retrofit/addition to the existing library building.

II. As part of the Services, Consultant will prepare and deliver the following tangible work products to the City:

- Develop and execute the Structural Testing Plan.
- Geotechnical Investigation Report.
- Conceptual Strengthening Plans, Cost Estimate, and Engineering Report for Existing Library Building.
- Conceptual Strengthening Plans, Cost Estimate, and Engineering Report in consideration of second- story addition.
- Cost Estimate for a new standalone building.

Detailed deliverables are included in the proposal.

III. In addition to the requirements of Section 6.2, during performance of the Services, Consultant will keep the City appraised of the status of performance by delivering the following status reports:

A. N/A

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. N/A

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EXHIBIT "B"

SPECIAL REQUIREMENTS

(Superseding Contract Boilerplate)

Added text is indicated in ***bold italics***, deleted text is indicated in ~~strikethrough~~.

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EXHIBIT "C"

SCHEDULE OF COMPENSATION

I. Consultant shall perform the following tasks at the following rates:

GLENDORA LIBRARY FEASIBILITY STUDY - TEAM FEES				
MHP		**Hours**	**FEE**	
I	PROJECT LAUNCH	8	1,720	
II	DISCOVERY	44	8,760	
III	ANALYSIS	344	60,460	
IV	DOCUMENTATION	32	6,480	
	REIMBURSABLE EXPENSES - Allowance		0	
	SUBTOTAL MHP FEE	428		**77,420**
PFEIFFER		**Hours**	**FEE**	
I	PROJECT LAUNCH	8	2,400	
II	DISCOVERY	166	38,920	
III	ANALYSIS	126	22,440	
IV	DOCUMENTATION	48	8,000	
	REIMBURSABLE EXPENSES - Allowance		2,153	
	SUBTOTAL PFEIFFER FEE	348		**73,913**
P2S		**Hours**	**FEE**	
I	PROJECT LAUNCH	4	795	
II	EVALUATION OF EXISTING STRUCTURES & STRUCTURAL COMPONENTS	65	12,581	
III	FEASIBILITY OF SECOND STORY ADDITION	62	11,232	
	REIMBURSABLE EXPENSES - Allowance		0	
	SUBTOTAL P2S FEE	131		**24,608**
OTHER SERVICES			**Allowance**	
	COST ESTIMATING (Cumming) – Quote		16,000	
	MATERIAL TESTING (Accu-Test) – Quote		12,000	
	GEOTECHNICAL (ENGEO) – Allowance		12,000	
	SUBTOTAL OTHER SERVICES (ALLOWANCE / FIXED QUOTE)			**40,000**
TOTAL PROPOSED FEE				**215,941**

III. Within the budgeted amounts for each Task, and with the approval of the Contract Officer, funds may be shifted from one Task subbudget to another so long as the Contract Sum is not exceeded per Section 2.1, unless Additional Services are approved per Section 1.9.

IV. The City will compensate Consultant for the Services performed upon submission of a valid invoice. Each invoice is to include:

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A. Line items for all personnel describing 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.

V. The total compensation for the Services shall not exceed the Contract Sum as provided in Section 2.1 of this Agreement.

VI. The Consultant's billing rates for all personnel are attached as Exhibit C-1.

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EXHIBIT "D"

SCHEDULE OF PERFORMANCE

I. Consultant shall perform all services timely in accordance with the following schedule:

	Description	Days to Perform	Deadline Date
A.	**All Tasks**	100 Working Days	TBD

II. Consultant shall deliver the following tangible work products to the City by the following dates.

A. TBD upon award of the project.

III. The Contract Officer may approve extensions for performance of the services in accordance with Section 3.2.

Line

City of Glendora
Glendora Public Library/Bidwell Plaza
Preliminary Condition Assessment

April 11, 2022



Cho Design Associates, Inc.
3601 W. MacArthur Boulevard, #903
Santa Ana, California 92704

City of Glendora
Glendora Public Library/Bidwell Plaza
Preliminary Condition Assessment

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APPENDICES

Appendix A Photo Location Record and Photo Log
Appendix B As-Builts

Introduction

The City of Glendora (City) has requested that JMD and Cho Design Associates, Inc. (CDA), review and provide a preliminary assessment of the structural elements of the City's Public Library roof slab and framing system that forms the base of the Bidwell Plaza. It is our understanding that the City desires to add a permanent shade structure to the existing Bidwell Plaza that is on top of the roof of the Glendora Public Library. During the initial investigation to add a shade structure to the existing roof, it was noted that there were some cracks in the existing concrete roof system and some water intrusion into the library. A preliminary assessment of the concrete roof system was requested by the City. This assessment includes the plaza deck and library roof system.

Purpose and Scope

The goal of the project is to provide the City with a preliminary structural engineering assessment/investigation of the City's existing Public Library roof slab and framing system that forms the base of the Bidwell Plaza in terms of its utility and possible hazards. CDA conducted a site visit to assess the overall structural condition of the library's roof framing system and slab. A summary of our findings and recommendations is included in this Preliminary Condition Assessment Report.

Description

Based on as-built plans provided by the City, the existing library facility and Bidwell Plaza was completed in 1972. The library is a two-story reinforced concrete and concrete masonry (CMU) structure located next to the City of Glendora City Hall at the southeast corner of Glendora Boulevard and W. Foothill Avenue.

Data Collection and Review

The following documents and information have been received from the City and reviewed in association with this project:

- As-built plans for *Glendora Public Library*, prepared by Anthony & Langford Architects, dated September 5, 1970, consisting of 30 sheets.
- As-built plans for *Glendora Public Library – Voluntary Upgrade*, dated June 2003 prepared by Jeff Coronado, S.E.
- As-built plans for *Glendora Public Library – Plaza Demo and Resurfacing*, undated, prepared by Jeff Coronado, S.E.

No other plans or reports are available for our review.

Review of As-Built Plans and Reports

Cho Design Associates conducted a review of the as-built plans provided by City. According to the as-built plans for the facility, the main floor and structure was designed utilizing concrete with a required minimum compressive strength of 3,000 psi at 28 days and Grade 40 reinforcing steel. The building envelope consists of cast-in-place concrete and CMU walls with a wood roof framing system. No structural calculations or geotechnical reports were available for our review as a part of this project.

In 2003 and 2004 the library went through extensive structural modifications to reinforce the structure and its foundation to bring the building into compliance with the current codes and standards at the

time. The 2003 project reinforced the north wall and the supporting columns. The 2004 project addressed the plaza's deteriorating concrete surface and water infiltration by replacing its water-proof membrane and adding a lightweight concrete topping on the existing deck. It appears that the 2004 project may have also repaired some roof slab cracks with epoxy injection. We did not find any plans or specifications to document that this was to be done as a part of the project, only what we observed in some project construction photos provided by the City.

Based on information from the City, the concrete deterioration at the library has been an ongoing for some time and generally consist of cracks in the concrete beams and roof slab surfaces. There appears to be some water infiltration into the main library after rain events, located primarily in the north-east section of the library ceiling. This study only includes a representative visual assessment of the surface defects, a review of the as-built plans and evaluation of the City's historical observations.

Preliminary Condition Assessment

A visual condition assessment of the surface defects was conducted at the library on March 29, 2022 and was limited to a representative sampling of the beams and slabs above the drop ceiling.

Our preliminary investigation consisted of physically accessing each area by removing the drop ceiling panels and visually inspecting the surfaces for deterioration. Most of the concrete deterioration consisted of minimally to moderately cracked concrete surfaces. We did not observe anything that would indicate an immediate underlying structural problem in the areas with the deteriorated concrete surface areas. We also employed the use of a rotary percussion hammer to check for areas of delamination or other structural defects that were not noticeably visible. Generally, the underlying surface of the concrete was found to be sound, with no visual evidence of delamination or spalling. The main area of obvious deterioration are the numerous superficial cracks throughout the roof beams and roof slabs of the library (Figures 1 and 2). The majority of these are not thought to be a serious issue since they were small and there was no evidence of major seepage, leakage or corrosions stains that were noted on the concrete. There are however several locations where the epoxy repaired cracks are exhibiting some sort of leakage and staining (Figures 5 and 6). There also appears to be some new cracks that may have occurred after the 2004 repairs. Some of these new cracks in the slab are showing signs of water infiltration and staining, but there was no indication of corrosion of the beam or slab reinforcing from the water infiltration (Figures 7, 8, 9 and 10). These cracks are thought to be new because they are large enough so they should have been repaired during the epoxy injection process of the other cracks, or they were smaller back then and have developed into larger cracks since the 2004 project.

There are also several areas where there are large cracks in the main girders. These cracks exceed 0.06" (1.5mm) in width which is the accepted threshold for a reasonable crack width of 0.016" (0.41mm) (Figures 3 and 4). No other significant structural issues were noted during our representative assessment of the library beams and slab system.

The following are some representative photos of the typical cracks and other defects that were found during our preliminary visual assessment. A complete set of photos taken during our visual assessment is included in Appendix "A" of this report.



Figure 1 - Typical Cracking in Slab (minor)



Figure 2 – Typical Concrete Cracks at Beam and Slab (minor)



Figure 3 – Large Girder Crack, > 0.016"



Figure 4 - Close-up of Girder Crack, > 0.016"

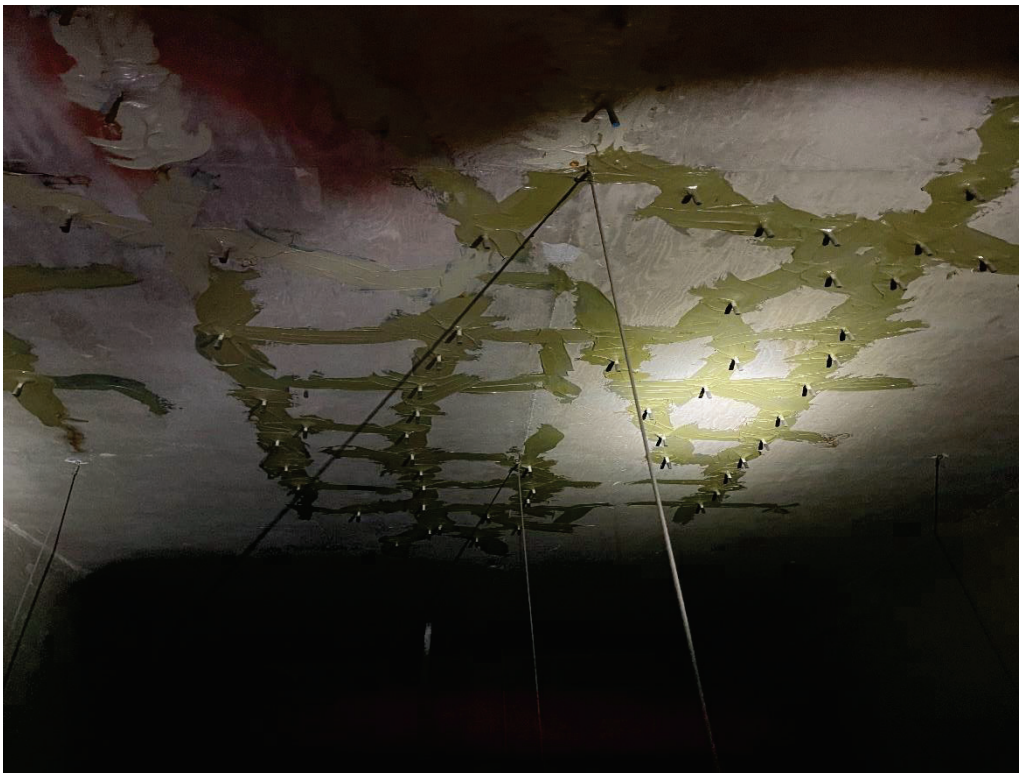


Figure 5 – Epoxy Injection Repaired Area



Figure 6 – Leakage at Epoxy Repair



Figure 7 – Leakage at Slab Crack (unrepaired)



Figure 8 – Leakage and Staining at Beam (unrepaired)



Figure 9 – Crack at Waffle Slab (Main Reading Area)



Figure 10 – Close-up of Waffle Slab Crack (Main Reading Area)

Conclusions

In summary, the concrete beams, roof slab and overall structural systems of the library and plaza base are generally in sound structural condition, but there are some issues that needs to be addressed to maintain the structural integrity of the facility. Based on our initial visual inspection and evaluation, the library roof and slab and plaza base needs to have the crack issues addressed. These repairs should not require the library to be shut down.

The American Concrete Institute (ACI) publishes document ACI 224R-01 "Control of Cracking in Concrete Structures". Table 4.1 from that document provides a general guideline for reasonable crack widths for reinforced concrete elements under service loads. Acceptable crack widths range from 0.004 in. (0.1 mm) to 0.016 in. (0.41 mm), with smaller widths for concrete in wet or aggressive environments and larger crack widths for drier exposures. For the City's library, the 0.016" (0.41 mm) is considered an acceptable crack width.

Table 4.1—Guide to reasonable* crack widths, reinforced concrete under service loads

Exposure condition	Crack width	
	in.	mm
Dry air or protective membrane	0.016	0.41
Humidity, moist air, soil	0.012	0.30
Deicing chemicals	0.007	0.18
Seawater and seawater spray, wetting and drying	0.006	0.15
Water-retaining structures†	0.004	0.10

* It should be expected that a portion of the cracks in the structure will exceed these values. With time, a significant portion can exceed these values. These are general guidelines for design to be used in conjunction with sound engineering judgement.
†Exclusing nonpressure pipes.

There are numerous cases where the crack width exceeds the reasonable limit of 0.016" as presented in the table above and needs to be addressed. Many of the cracks are less than that and do not pose any real issues.

The condition of the unexposed reinforcing steel could not be assessed, because the level of inspection for this project did not include destructive testing, no conclusion was drawn for the condition of the unexposed reinforcing steel.

No visual evidence of carbonation or alkali-silica reactivity or other issues were apparent. Laboratory testing for these issues is beyond the scope for this project.

A plot showing the approximate locations of the representative photos and cracks is included in Appendix "A" along with a complete photo log.

Recommendations

We recommend that City initiate a full extensive survey of the roof and slab of the library to fully document the repair needs for this facility as soon as possible to minimize any further damage.

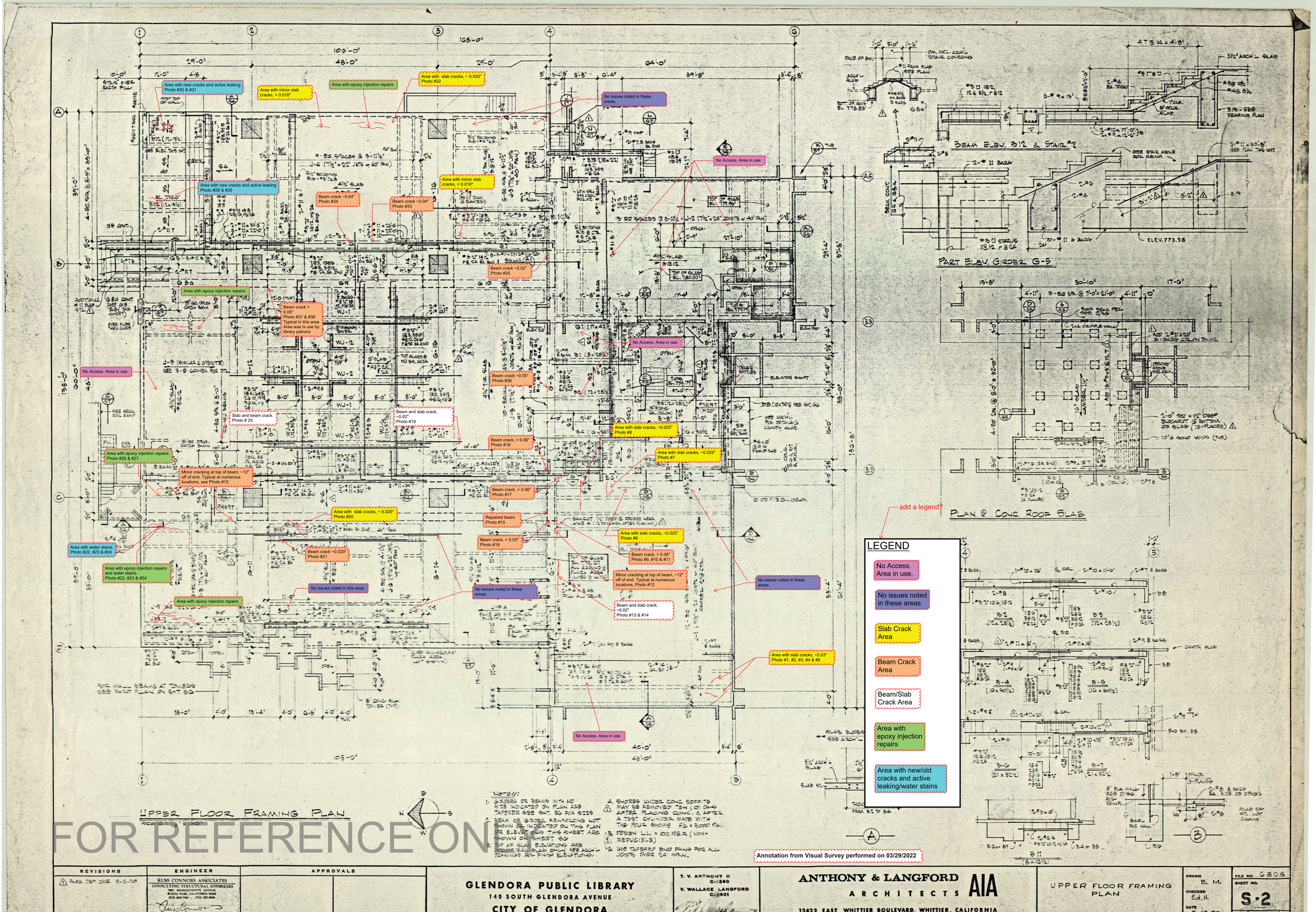
At this time, the following items are recommended:

- Comprehensive Field Survey: Perform a comprehensive field survey, assessment and evaluation of the entire library roof slab and beam system. This survey should fully document the size and location of all cracks. Any additional defects such as spalling, delamination or pop-outs should also be noted.
- Final Repair Plans: Prepare comprehensive plans, details and specifications for the repair and rehabilitation of all defects noted in the Comprehensive Field Survey above.

Appendix A

Photo Location Record
and
Photo Log

Photo Location Record



FOR REFERENCE ONLY

REVISIONS	ENGINEER	APPROVALS
1 PLANS, TEST CORE, 9-15-70	RUSS CONNORS ASSOCIATES CONSULTING STRUCTURAL ENGINEERS 780 ORANGETHORPE AVENUE BUENA PARK, CALIFORNIA 90620 (213) 868-7766 (714) 521-2606	

GLENDORA PUBLIC LIBRARY
140 SOUTH GLENDORA AVENUE
CITY OF GLENDORA

T. V. ANTHONY II C-11260
V. WALLACE LANGFORD C-11801

ANTHONY & LANGFORD ARCHITECTS AIA
12422 EAST WHITTIER BOULEVARD, WHITTIER, CALIFORNIA

UPPER FLOOR FRAMING PLAN

DRAWN B. M.
CHECKED Ed. H.
DATE 8-17-70

FILE NO. 6808
SHEET NO. S-2

Photo Log

Photo #	Description
1	Slab cracks, < 0.03"
2	Slab cracks, < 0.03"
3	Slab cracks, < 0.03"
4	Slab cracks, < 0.03"
5	Slab cracks, < 0.03"
6	Slab cracks, ~0.025"
7	Slab cracks, ~0.025"
8	Slab cracks, ~0.025"
9	Beam cracks, >0.06"
10	Beam cracks, >0.06"
11	Beam cracks, >0.06"
12	Minor beam crack approximately 12" from end, typical at numerous beams
13	Beam and slab cracks, ~0.02"
14	Beam and slab cracks, ~0.02"
15	Repaired beam
16	Beam cracks, >0.03"
17	Beam cracks, >0.06"
18	Beam cracks, >0.06"
19	Beam and slab cracks, ~0.02"
20	Slab cracks, ~0.02"
21	Beam cracks, ~0.02"
22	Epoxy injection repaired area with water stains
23	Epoxy injection repaired area with water stains
24	Epoxy injection repaired area with water stains
25	Beam and slab crack
26	Epoxy injection repaired area
27	Epoxy injection repaired area
28	Area with new cracks and active water infiltration
29	Area with new cracks and active water infiltration
30	Area with new cracks and active water infiltration
31	Area with new cracks and active water infiltration
32	Slab cracks, ~0.02"
33	Beam crack, ~0.04"
34	Beam crack, ~0.04"
35	Beam crack, ~0.02"
36	Beam crack. ~0.05"
37	Beam crack @ waffle slab, >0.05" (typical)
38	Beam crack @ waffle slab, >0.05" (typical)

Photos

Appendix B
As-Built Plans

- As-built plans for *Glendora Public Library*, prepared by Anthony & Langford Architects, dated September 5, 1970, consisting of 30 sheets.
- As-built plans for *Glendora Public Library – Voluntary Upgrade*, dated June 2003 prepared by Jeff Coronado, S.E.
- As-built plans for *Glendora Public Library – Plaza Demo and Resurfacing*, undated, prepared by Jeff Coronado, S.E.

AWARD A CONTRACT AGREEMENT TO MYERS HOUGHTON & PARTNERS, INC. FOR IN-DEPTH LIBRARY STRUCTURAL ANALYSIS & LONG-TERM FUTURE ASSESSMENT

Public Works, Engineering

City Council
Item #
January 10, 2023
Michael Sledd, Assistant Public Works Director

CityOfGlendora.org

Background

- Built in 1972
- Bidwell Plaza serves as majority of lower/main floor's roof
- Historic and ongoing water infiltration issues on main library floor



2004 Renovations



2004 Renovations





2004 Renovations





2004 Renovations





2004 Renovations





2004 Renovations





2004 Renovations





2004 Renovations



Preliminary Assessment





Preliminary Assessment



Request For Proposals (RFP)

- September 22, 2022, released on QuestCDN
- October 5, 2022, pre-submittal job walk conducted w/12 different consultant firms
- October 20, 2022, proposal due date
- 5 proposals were submitted
- Based on proposal evaluation and interviews by Library and Public Works staff, Myers Houghton & Partners, Inc (MHP) was recommended as best meeting City's needs.

Proposal Cost Summary & Draft Workplan

SUMMARY

GLENDORA LIBRARY FEASIBILITY STUDY - TEAM FEES

MHP		Hours	FEE	
I	PROJECT LAUNCH	8	1,720	
II	DISCOVERY	44	8,760	
III	ANALYSIS	344	60,460	
IV	DOCUMENTATION	32	6,480	
	REIMBURSABLE EXPENSES - Allowance		0	
	SUBTOTAL MHP FEE	428		**77,420**

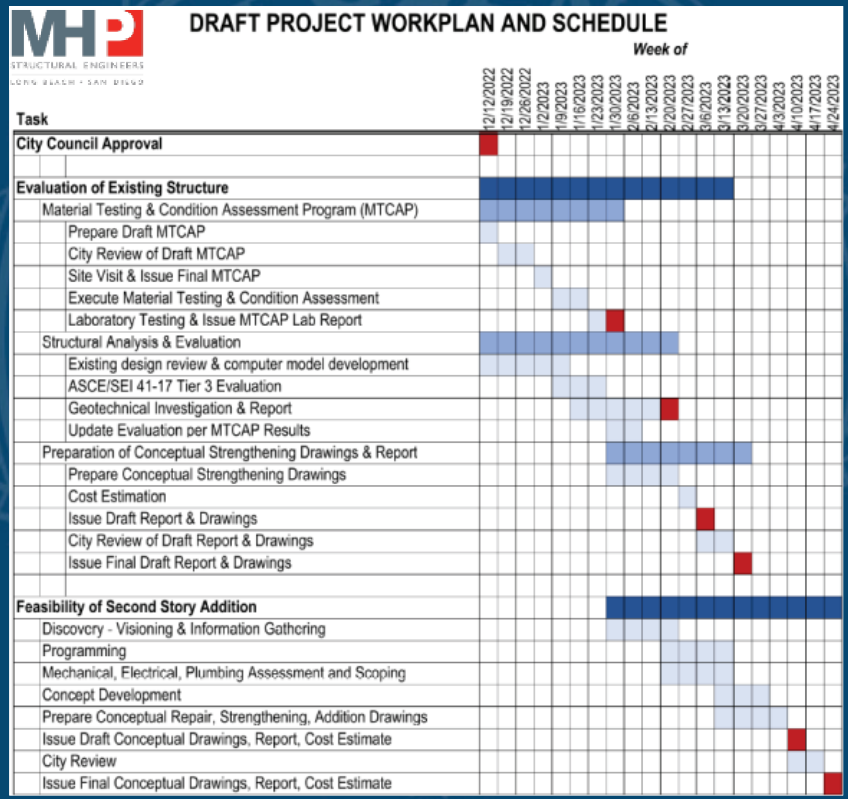
PFEIFFER		Hours	FEE	
I	PROJECT LAUNCH	8	2,400	
II	DISCOVERY	166	38,920	
III	ANALYSIS	126	22,440	
IV	DOCUMENTATION	48	8,000	
	REIMBURSABLE EXPENSES - Allowance		2,153	
	SUBTOTAL PFEIFFER FEE	348		**73,913**

P2S		Hours	FEE	
I	PROJECT LAUNCH	4	795	
II	EVALUATION OF EXISTING STRUCTURES & STRUCTURAL COMPONENTS	65	12,581	
III	FEASIBILITY OF SECOND STORY ADDITION	62	11,232	
	REIMBURSABLE EXPENSES - Allowance		0	
	SUBTOTAL P2S FEE	131		**24,608**

OTHER SERVICES	Allowance	
COST ESTIMATING (Cumming) – Quote	16,000	
MATERIAL TESTING (Accu-Test) – Quote	12,000	
GEOTECHNICAL (ENGEO) – Allowance	12,000	
SUBTOTAL OTHER SERVICES (ALLOWANCE / FIXED QUOTE)		**40,000**

TOTAL PROPOSED FEE **215,941**

DRAFT PROJECT WORKPLAN AND SCHEDULE



FISCAL IMPACTS

Item (All amounts from Fund 321 – Capital Projects Fund)	Item Amount
Preliminary condition assessment total costs (completed)	($41,115.71)
MHP Proposal Amount	($215,941.00)
MHP Agreement Contingency (10%)	($21,594.10)
Total Costs	($278,650.81)
FY2021/23 Adopted Two-Year Budget Project Funding	$190,000.00
Appropriation Needed	$88,650.81

RECOMMENDATIONS

That the City Council:

1. Award an agreement with Myers Houghton & Partners, Inc. for the Library Structural Analysis and Options for Vertical Expansion project in the amount of $215,941.00;
2. Authorize the City Manager or his designee to execute the agreement with Myers Houghton & Partners, Inc., including minimal and/or non-substantive changes;
3. Authorize the Public Works Director to execute any necessary change orders in an amount not to exceed 10% ($21,594.10) of the original contract amount, for a potential total agreement amount of $237,535.10; and
4. Authorize the Administrative Services Director to appropriate $88,650.81 using Capital Projects Fund 321 towards project budget.

STAFF REPORT

TO:	**Mayor and Council Members**	**DATE:**	**September 12, 2023**
FROM:	**City Clerk**	**DISTRICT(S):**	**CITYWIDE**
SUBJECT:	**Update on the City of Glendora Water Infrastructure Assessment and Rate Study**		

RECOMMENDATION

That the City Council:

1. Adopt the Water Master Plan; and
2. Provide direction for the consideration of water rates.

STRATEGIC FOCUS AREAS

- Goal 5: Improve and Maintain the City's Infrastructure and Facilities (IMCIF)

EXECUTIVE SUMMARY

Over the past year, the City has been conducting a water utility infrastructure assessment to identify and prioritize the maintenance and repairs of water utility pipelines and facilities. Based on the information gathered, it has been determined that the City's water system needs nearly $350 million in repairs and replacements. In order to fund these projects and ongoing operations, a rate study was completed to establish a fair and equitable distribution of costs to the consumers. The findings of these studies are outlined in the report for the City Council and Water Commission to consider and provide staff with direction to move forward.

LEGISLATIVE HISTORY / PREVIOUS ACTIONS

Resolution CC2016-32

On September 12, 2016, the City mailed customer notices regarding Resolution No. CC2016-32, which included water rate adjustments to occur between 2017 and 2021.

Proposition 218

Proposition 218, (California Constitution Article XIII D), was enacted in 1996 for the purpose of setting rates and fees which are reasonable and proportional to the cost of providing service. The requirements for fairness are:

a. Revenues derived from fees and charges (such as water and sewer rates) shall not exceed the funds required to provide the property related service.

b. Fees and charges shall not be used for any purpose other than that for which they were imposed.

c. Fees and charges shall not exceed the proportional cost of service attributable to the parcel upon which it is imposed.

d. Service for which a fee is being imposed must actually be used by, or immediately available to the owner of the property in question.

e. A written notice of the proposed fees and charges shall be mailed to the record owner of each parcel at least 45 days prior to the public hearing, when the agency considers all written protests the charge.

   - A public agency cannot adopt increases in fees and charges above those included in

Proposition 218 notice

California Assembly Bill 1668

Assembly Bill 1668 (AB1668) requires reduction in indoor residential water use:

- Until January 1, 2025: 55 gallons per capita per day
- Beginning January 1, 2025: 52.5 gallons per capita per day
- Beginning January 1, 2030: 50.0 gallons per capita per day

DISCUSSION

The City of Glendora (City) owns and operates a potable water system serving an area of approximately 11 square miles and provides water service to a population of about 45,550. The primary source of supply is local groundwater from the Upper San Gabriel Canyon Sub-basin and the Glendora Sub-basin of the Main San Gabriel Basin (Main Basin). The supply is supplemented with imported water from Three Valleys Municipal Water District. The City's existing potable water system consists of the following:

- Seventeen (17) hydraulic pressure zones (12 open, 3 on hydropneumatic systems, and two closed)
- Approximately 210 miles of pipeline, 1-inch to 30-inch
- Eight (8) Active Groundwater Wells
- 29 Storage Reservoirs
- 20 Pump Stations (45 pumps)
- Three (3) Hydropneumatic Systems
- Three (3) Pressure Regulating Stations
- 1,760 Fire Hydrants
- 13,500 customer meters

Water Master Plan

In April 2023, the Water Master Plan was finalized by AKM Consulting Engineers. The document is a comprehensive planning guide for improving and upgrading the City's existing water system. In doing so, it identifies and prioritizes $350 Million in Capital Improvement Projects.

Vertical Facility Assessments were conducted as part of the master plan effort to evaluate the condition and to develop recommendations for each well, pump station, and storage reservoir. As-built plans, maintenance records, pump curves and efficiency tests, reservoir dive reports, and other available historical information were reviewed as part of the assessments. City staff members were interviewed by and accompanied AKM staff on tours of each facility. The Vertical Facility Assessments resulted in the recommendation of improvement projects with a total estimated cost of $158M.

The Water Master Plan effort also included the development of a Pipe Replacement Program. Pipe improvement projects were developed based on a comprehensive risk assessment, discussion with operation and maintenance staff, review of main break data, and review of pipes that provide service to facilities where water service is essential (hospitals, fire facilities, dialysis centers etc). The risk assessment included the use of artificial intelligence and machine learning (AI-ML) technology to develop the Likelihood of Failure (LoF) and the evaluation of the Consequence of Failure (CoF). The Pipe Replacement Program included recommendations for pipe replacement projects with a total estimated cost of $183M.

Hydraulic Analyses were conducted to assess the water system's ability to meet average day, maximum day, peak hour, and maximum day plus fire flow demands. A hydraulic model was developed and calibrated to field conditions. The model was utilized to identify system hydraulic deficiencies. Recommended improvements based on the hydraulic analyses included projects with a total estimated cost of $9M.

Water Rate Study

The proposed water rate was developed to ensure the City is able to deliver clean, safe, and reliable water on demand. The proposed rate structure is designed to be fair and equitable while also encouraging water conservation. The water rates are an investment back into the system to make critical upgrades and repairs to the water infrastructure as identified in the Water Master Plan.

Fund Analysis

Although the City has made many efforts to improve operations by leveraging technology to make certain operations more efficient, the cost of doing business has increased significantly. The Consumer Price Index (CPI) increased 5.9% in January 2021 and 7.2% for January 2022, for a combined inflation rate of approximately 13% just in the last two years. The last rate study was conducted in 2016 and was implemented between January 2017 through January 2022. However, rates have not increased since January 2021. Bids for capital improvement projects are coming in over budget by 5%-10%. The shortage of materials and the demand for labor has had a major impact on the cost of infrastructure improvements. On top of the cost of doing business, scarce supplies and the cost of water over the last two years from Metropolitan Water District has increased 11% for Tier 1 treated water and 24% for Tier 2 treated water. The following table is the adopted FY 2024 Operating Budget for the Water Fund:

	Adopted FY 2024 Budget
REVENUES	
Water Charges	$ 19,115,500
Purchased Water	2,030,000
Energy	1,700,000
Misc Revenue Interest	332,375
Total Revenues	$ 23,177,875
EXPENDITURES	
Production	$ 4,102,519
Transmission & Distribution	2,911,479
Customer Service	1,307,261
Administration	2,327,399
Support	3,505,197
Conservation	1,120,432
Replenishment/Import Water	3,648,950
Energy	1,700,000
Debt Service	2,584,222
Transfers Out CIP	3,000,000
Total Expenditures	$ 26,207,459
Gain (Loss)	$ (3,029,584)

Additionally, historical data from Fiscal Year 2020-2021 was reviewed when developing the expenditures for this study. Projections were made with the best available planning data. The future expenditures were developed from the utility agencies (Three Valleys Municipal Water District, Main San Gabriel Valley Watermaster, Southern California Edison, Azusa Light and Water) projections and the consumer price index (CPI). The expenditures include the following:

a. Groundwater: The City's eight (8) wells extract groundwater from the Main Basin. The Main San Gabriel Valley Watermaster manages the Operating Safe Yield (OSY) that regulates the allowable groundwater extractions. The City's groundwater supply was based on 6,408 AFY (4.75% of OSY).

b. Imported Water: The City can supplement the groundwater supply with imported water from Three Valleys Municipal Water District (TVMWD) and/or Covina Irrigating Company. The imported water supply was based on 1,916 AFY from TVMWD.

c. Energy Supply: Southern California Edison (SCE) and Azusa Light and Water provide power to the booster pump stations and wells.

d. Debt Service: The City's existing water fund debt service includes the 2012 Series A CSCDA Revenue Bonds, 2016 Series A Water Revenue Bond, and 2019 Pension Obligation Series A Bond. The proposed rate structure also includes the issuance of a new bond totaling $15M, which will fund part of the future CIP.

e. Historical Water Fund Expenditures: The remaining water expenditures were based on historical Water Fund expenditures and include: Water Administration, Water Customer Service, Support, Transmission and Distribution, Production, and Water Conservation.

f. Capital Improvement Program: The rate structure is based on $30M of improvement projects being implemented over the next five years. The improvement project cost estimates are based on 2023 projections and were increased by the CPI for the next five years. $15M of the projects are planned to be funded through future bond issuance, and $15M are planned to be funded through revenue generated from the consumption charges.

Proposed Rate Structure

The updated revenue model was used to project revenues using various rate structures. The scenarios evaluated included: various consumption tiers, various CIP project implementation schedules, elevation charges for operation and maintenance expenses for customers in hydraulic zones at higher elevations; and different rates for customers with very high-water consumption. The proposed bi-monthly rate structure was developed to be fair and equitable and to encourage water conservation. The proposed rate structure includes the following:

a. Meter Connection Charge is a fixed charge based on the equivalent residential units (ERUs). ERUs represent the average water usage by a single-family residential dwelling unit (customers with 5/8-inch and 3/4-inch meters). Customers with larger meter sizes were assigned ERUs reflecting the ratio of the average water usage by meter size to that of average usage for customers with 5/8-inch and 3/4-inch meters. The revenue generated for the meter connection charge was developed to fund the fixed expenditures, existing and future debt service, and 50% of the operation and maintenance related expenditures. The proposed bi-monthly Meter Connection Charges are summarized in Table 1.

Table 1: Bi-Monthly Meter Connection Charge

Meter Size	Current Rate	Proposed 2024	Proposed 2025	Proposed 2026	Proposed 2027	Proposed 2027
5/8 & 3/4 inch	$88.57	$85.38	$87.94	$90.58	$93.30	$96.10
1 inch	$115.14	$134.23	$138.26	$142.40	$146.68	$151.08
1.5 inch	$191.20	$257.07	$264.78	$272.73	$280.91	$289.33
2 inch	$274.57	$413.67	$426.08	$438.86	$452.03	$465.09
3 inch	$407.43	$984.31	$1,013.84	$1,044.25	$1,075.58	$1,107.85
4 inch	$620.04	$984.31	$1,013.84	$1,044.25	$1,075.58	$1,107.85
6 inch	$1,080.63	$2,160.61	$2,225.43	$2,292.19	$2,360.96	$2,431.79
8 inch	$1,523.49	$2,160.61	$2,225.43	$2,292.19	$2,360.96	$2,431.79

b. Consumption Rates are based on the amount of water used and the cost of energy to pump water to higher elevations.

The proposed rate structure includes four (4) consumption tiers to promote water conservation. The estimated revenue will fund the expenditures for groundwater, purchased water, production, water conservation, and 50% of the capital improvement projects. The consumption thresholds between each tier were based on the SB1668 indoor water use goal, minimum month consumption by meter size, and the existing rate structure's Baseline Allocation Threshold Units. The proposed consumption thresholds are summarized in Table 2.

Elevation Rates are broken up by four (4) zone classes, which were established as part of this study to assign the costs fairly and equitably. Each Zone consists of the following hydraulic zones:

Zone A: 1, 1RB, 1RA
Zone B: 2, 1A, 1B
Zone C: 3, 1BH1, 2H1, 2H2

The energy expenditures that are required to pump water to the higher zone classes and 50% of the operation and maintenance expenditures are expected to be funded through the elevation rates. The development of the elevation rates included the evaluation of historical energy expenditures by zone class, operation and maintenance expenditures, and consumption data by zone class.

The cost per CCF for water and energy is summarized in Table 3.

Table 2: Bi-Monthly Consumption Tiers (CCF)

	CURRENT		PROPOSED			
Meter Size	Tier 1	Tier 2	Tier 1	Tier 2	Tier 3	Tier 4
5/8 & 3/4 inch	1 - 38	39+	1 - 12	13 - 38	39 - 76	77+
1 inch	1 - 67	68+	1 - 18	19 - 67	68 - 134	135+
1.5 inch	1 - 134	135+	1 - 42	43 - 134	135 - 268	269+
2 inch	1 - 220	221+	1 - 64	65 - 220	221 - 440	441+
3 inch	1 - 838	839+	1 - 181	182 - 419	420 - 838	839+
4 inch	1 - 1,316	1,317+	1 - 181	182 - 658	659 - 1,316	1,317+
6 & 8 inch	1 - 4,682	4,683+	1 - 328	329 - 2,341	2,342 - 4, 682	4,683+

Table 3: Consumption Rates for Water & Elevation (CCF)

	CURRENT			**PROPOSED**				
Zone	Tier 1	Tier 2	Elevation	Tier 1	Tier 2	Tier 3	Tier 4	Elevation
A	$2.98	$4.90	$0.24	$1.75	$2.68	$3.61	$4.54	0.22
B	-	-	$0.36	-	-	-	-	$1.02
C	-	-	$0.58	-	-	-	-	$2.06
D	-	-	$1.41	-	-	-	-	$3.41

Table 4 below provides for the total cost per unit of water used in each zone. The amount per unit of water used is calculated by adding the water cost and the elevation cost as provided in the tables above.

Table 4: Total Consumption Rates for 5/8 & 3/4 inch meter (Tier + Elevation)

	CURRENT		PROPOSED			
Zone	Tier 1 (0-38)	Tier 2 (39+)	Tier 1 (0-12)	Tier 2 (13-38)	Tier 3 (39-76)	Tier 4 (77+)
A	3.22	5.14	$1.97	$2.90	$3.83	$4.76
B	3.34	5.26	$2.77	$3.70	$4.63	$5.56
C	3.56	5.48	$3.81	$4.74	$5.67	$6.60
D	4.39	6.31	$5.16	$6.09	$7.02	$7.95

Water bills are calculated by adding the Meter Charge and calculating the amount of water used based on the cost per unit. For example, the bill for a single-family residence located in Zone A with a 3/4 inch meter who used 45 units of water over two months, would be calculated at the proposed rate as follows:

Meter Charge		Zone A Tier 1 (0-12)		Zone A Tier 2 (13-38)		Zone A Tier 3 (39-45)		Total Bi-Monthly
$85.38	+	(12*$1.97)	+	(26*$2.90)	+	(7*$3.83)	+	$211.23

Master Fee Schedule

In June 2021, the City last updated the Master Fee Schedule, per City Resolution CC-2021-33. The City currently has 29 master fees to recover the cost of the services provided. The proposed master fee schedule is based on the estimated cost of service and includes 46 fees from 11 fee categories. The recommended fees were developed from the projected time to provide the services and the City's staff hourly rates. Meters, meter boxes, locks, and other material fees were based on actual costs. All fees are projected to be increased by the CPI, for each fiscal year. The proposed master fee schedule is included in Attachment B.

Next Steps and Timeline

If the City Council and the Water Commission are in agreement with the proposed adjustments to the water rate, the next steps would be to direct staff to begin the process of implementing the water rate plan. The tentative timeline would be:

End of September - Mail out Proposition 218 Notices
October 2023 - Conduct Community Workshops as necessary
November 2023 - Conduct Public Hearing to adopt proposed water rates
January 1, 2024 - New water rates to go into effect.

FISCAL IMPACT

The proposed rate structure included $30M in CIP projects that are to be implemented over the next five years. The updated revenue model was used to calculate the average bills for each customer using the existing and proposed rate structures.

ENVIRONMENTAL DETERMINATION

This activity is not a "project" as defined by Section 21065 of the Public Resources Code or Sections 15060(c)(2), 15060(c)(3), and 15378 of the CEQA Guidelines.

Prepared By	Chisom Gregory Obegolu, Assistant PW Director - Water
Concurs With	Not Applicable
Reviewed By	Moises Alvarez Lopez, Deputy City Manager
Certified to Availability of Funds	Marie Ricci, Administrative Services Director/City Treasurer
Approved By	Adam Raymond, City Manager
Legal Review	Not Applicable
CEQA Review	Not Applicable

ATTACHMENTS:

A. Presentation - Water Rate Study Update
B. Water Master Plan – 2023

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



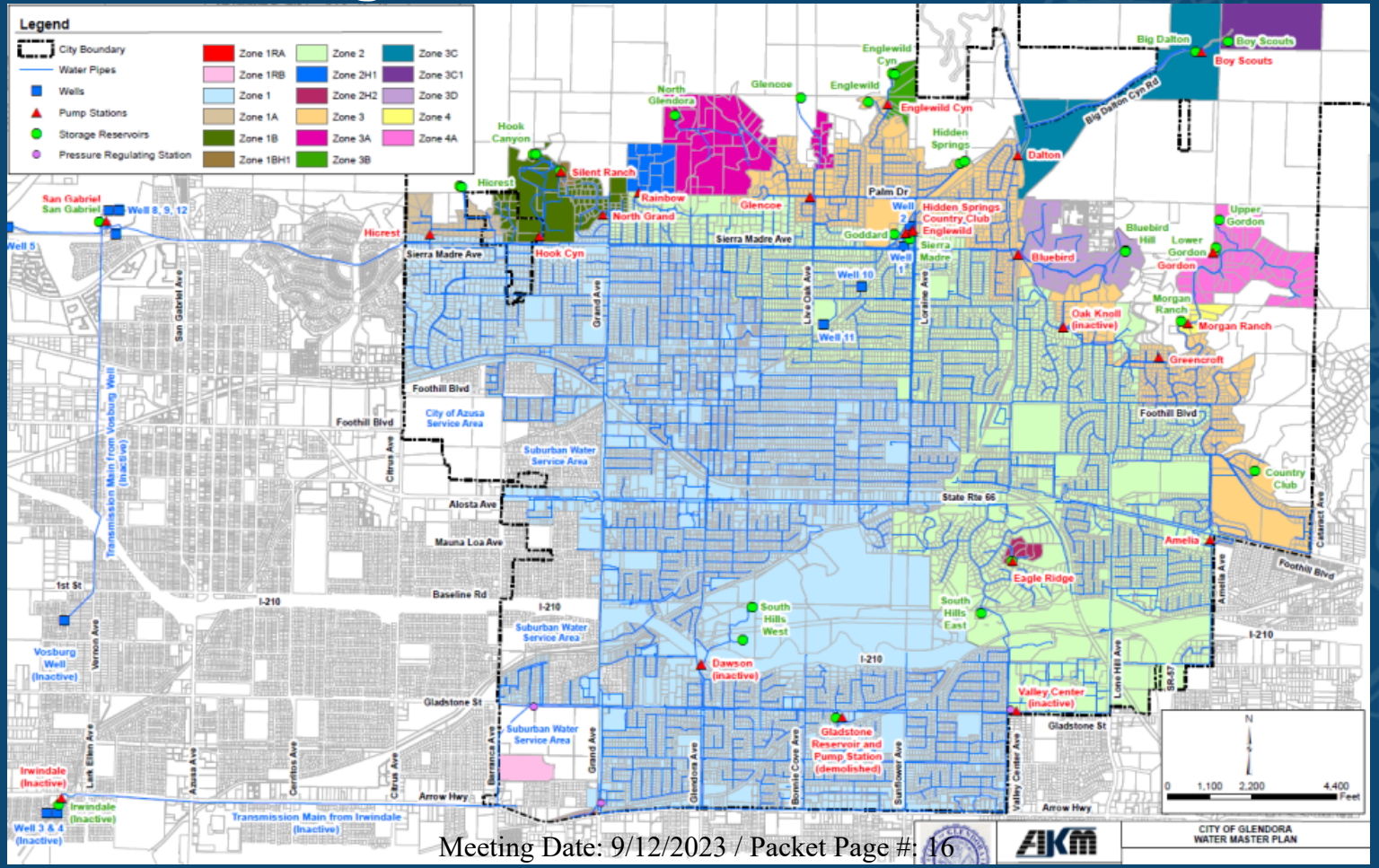
Glendora's Water Supply

- 90-95% local groundwater from the Main San Gabriel Basin
  - Pumping rights
  - Basin El: 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)*

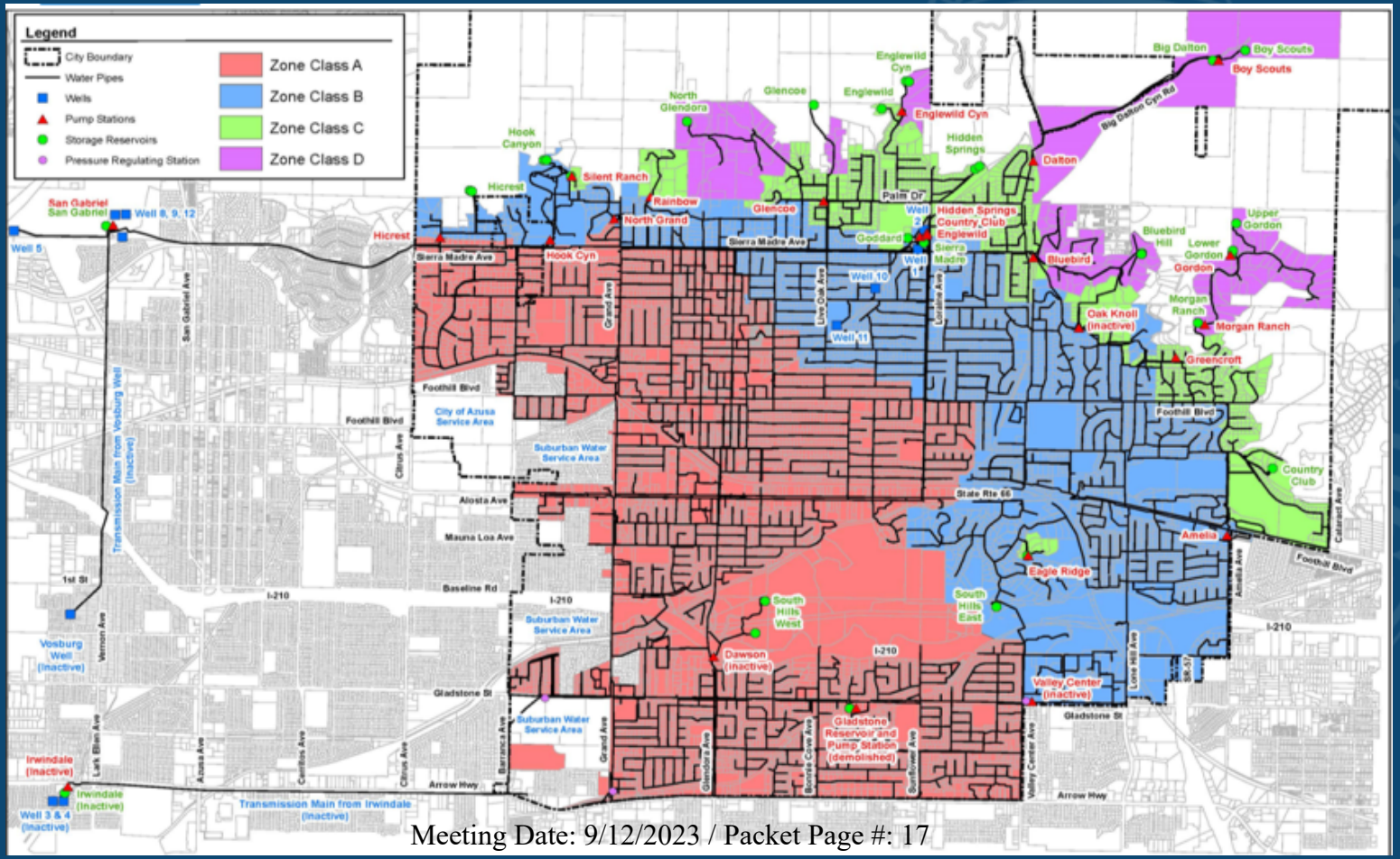
- 5-10% imported from Metropolitan Water District ("MWD")

- Western states water supplies challenged by prolonged drought

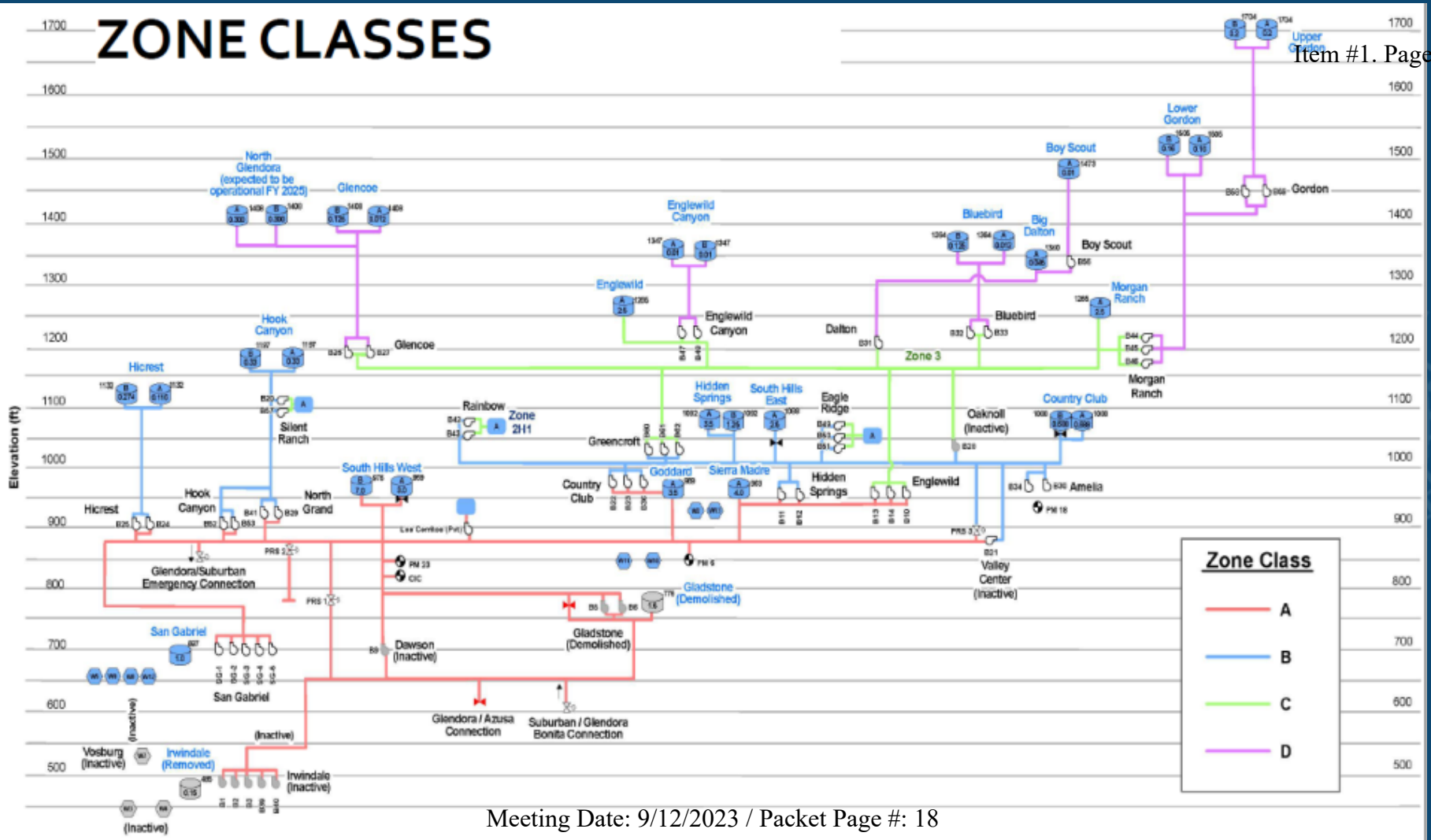
Existing Pressure Zones – 17 Zone Classes



Proposed Pressure Zones – 4 Primary Zone Classes

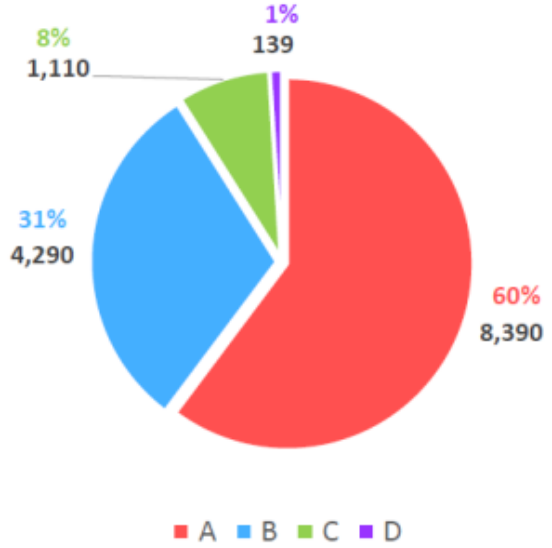


ZONE CLASSES



Total Facilities by Zone Class

METER COUNT BY ZONE CLASS (TOTAL 13,929)



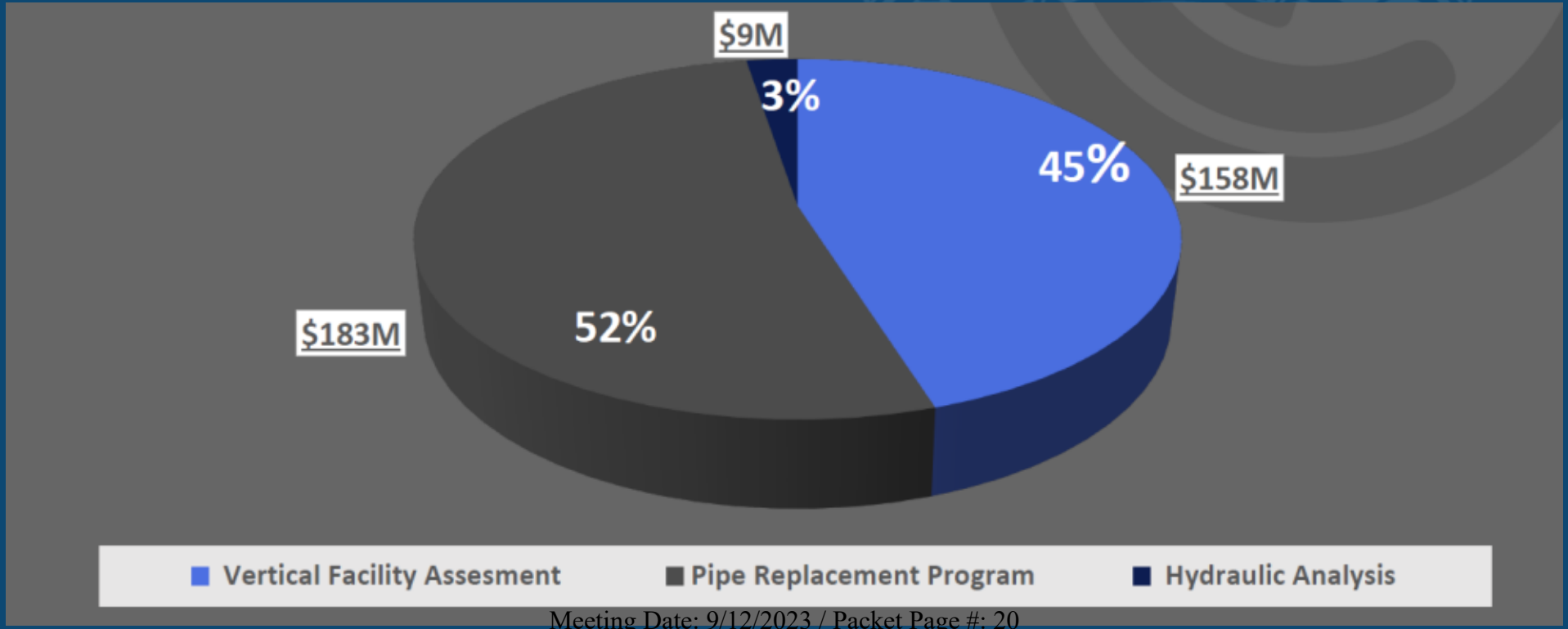
Total Facilities: Wells, Pumps, & Reservoirs



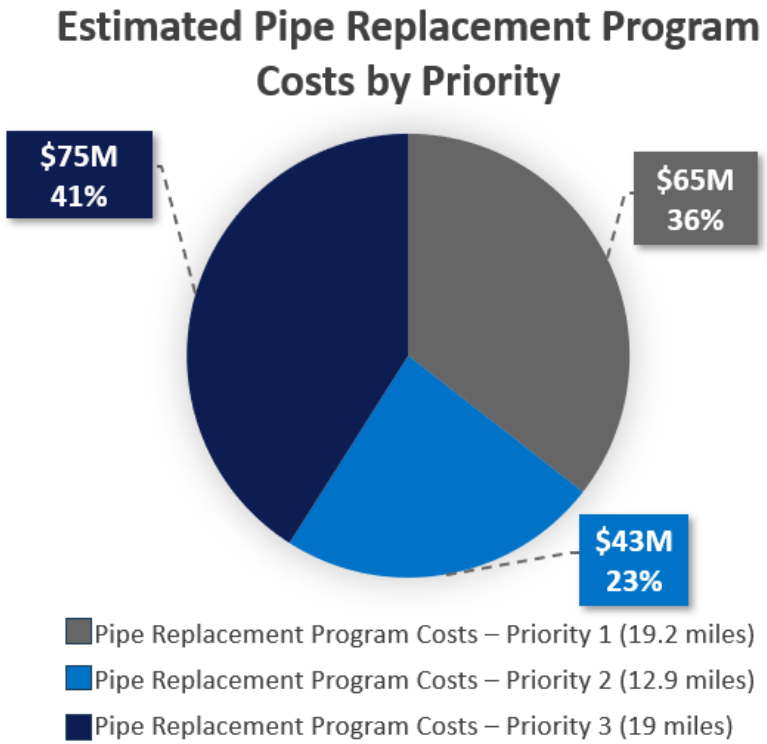
CUMULATIVE FACILITIES SERVING ZONE CLASSES

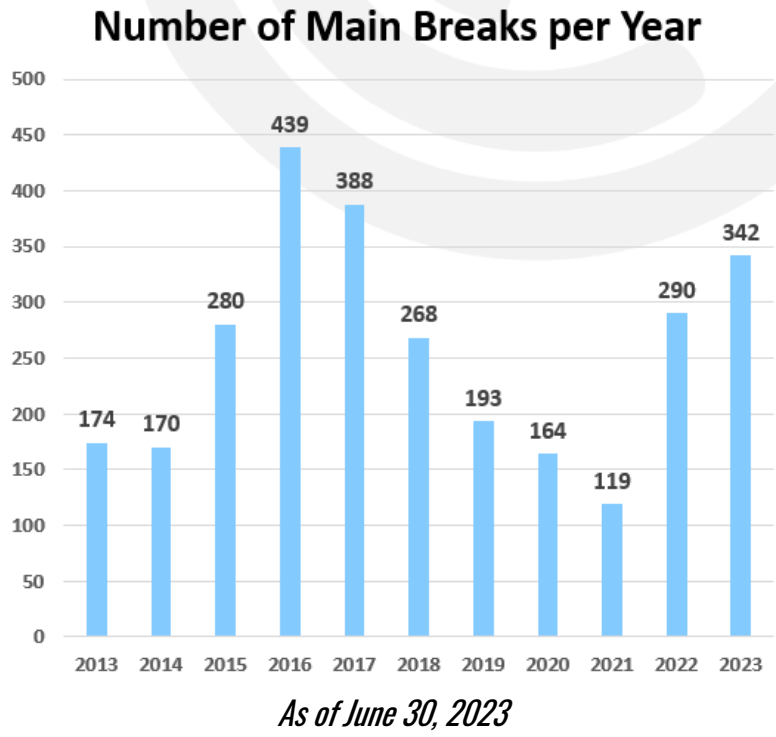
Water Master Plan- CIP Components

Total Proposed CIP: $350M



Pipeline Replacement Program ($183M)

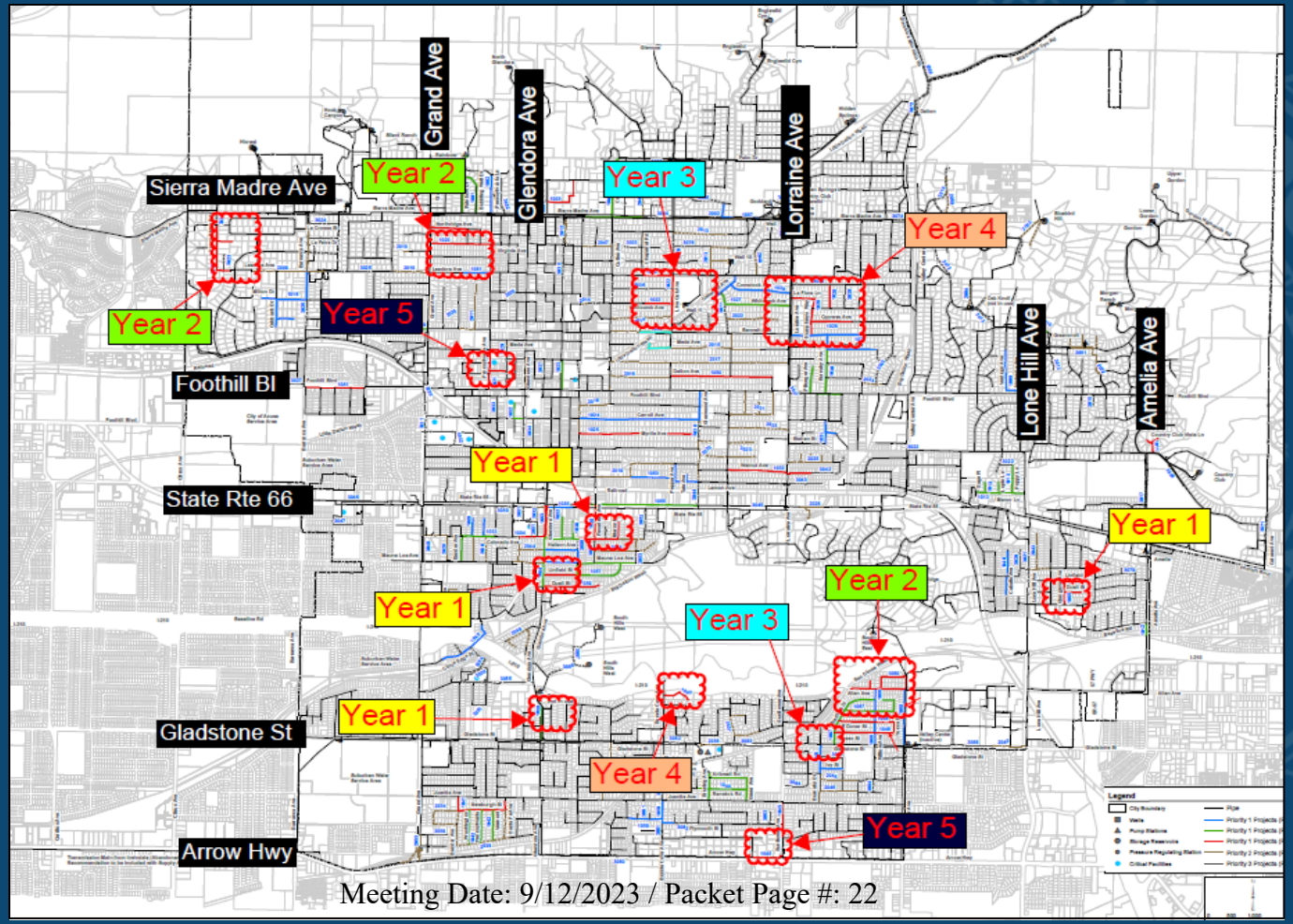




As of June 30, 2023

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

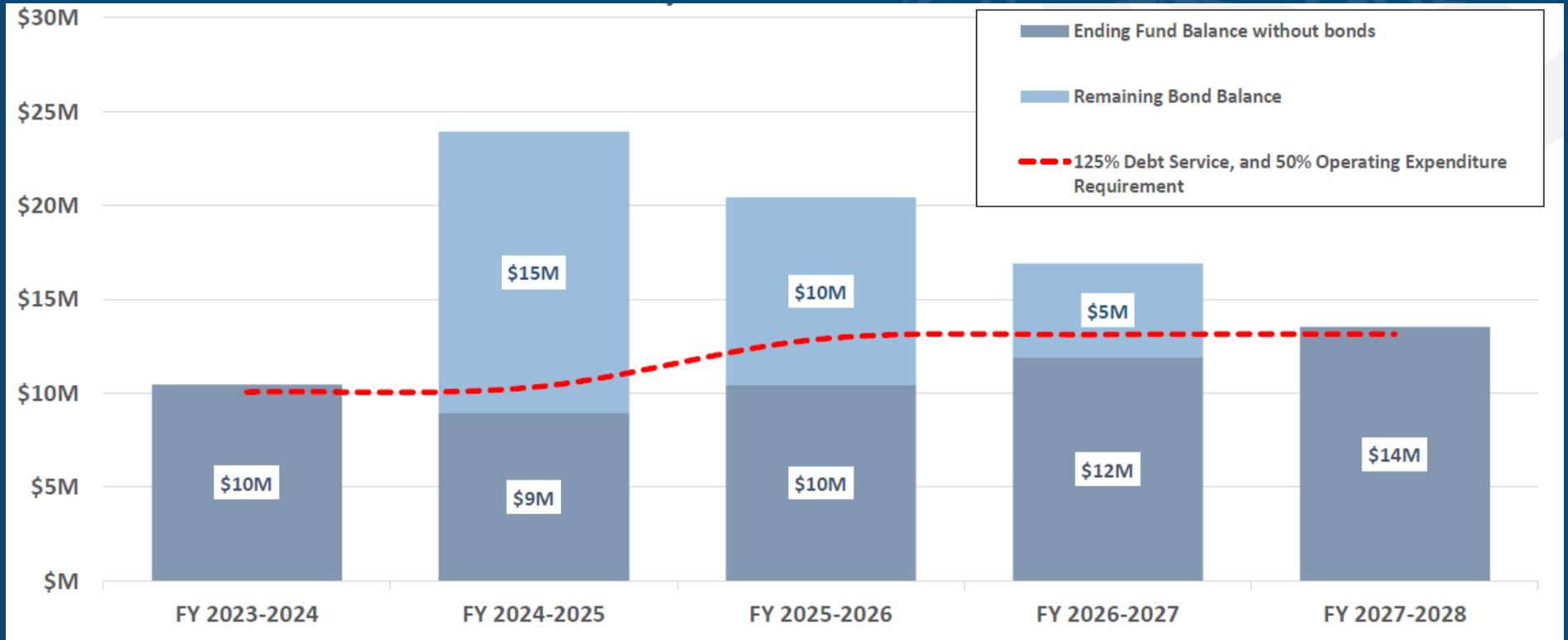
Revenues	Amount
Water Charges	$15,274,287
Replenish/Import Water	$3,648,950
Energy	$1,700,000
Total Revenues	**$23,177,875**

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%

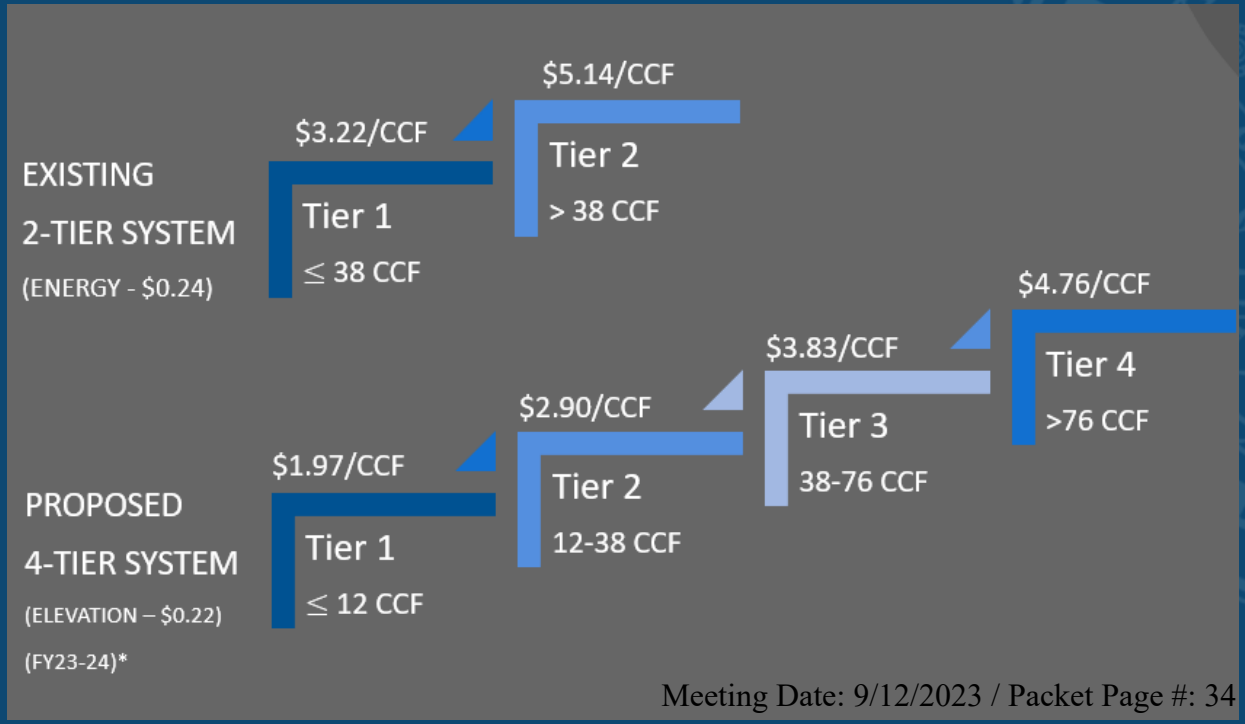
Elevation Charges

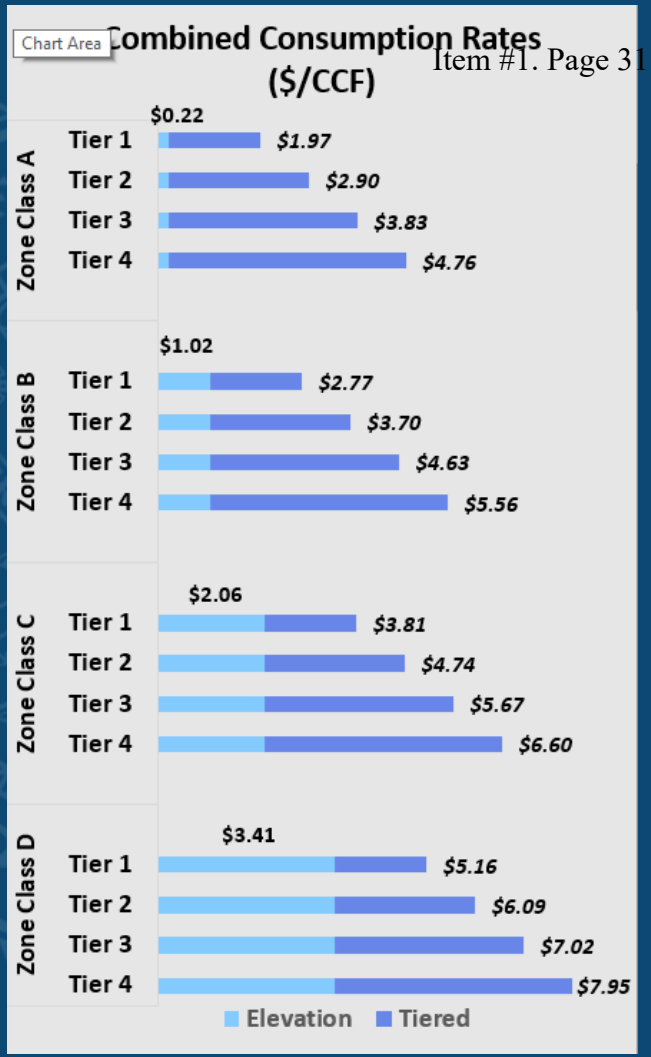
All Meter Sizes

		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

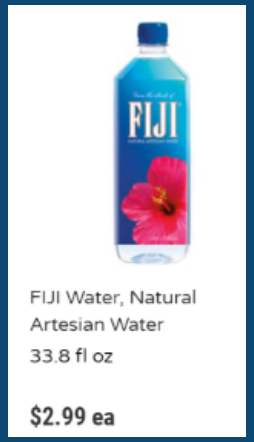
5/8” & 3/4” Customer in Zone Class A





What is a “Billing Unit”

- 748 Gallons



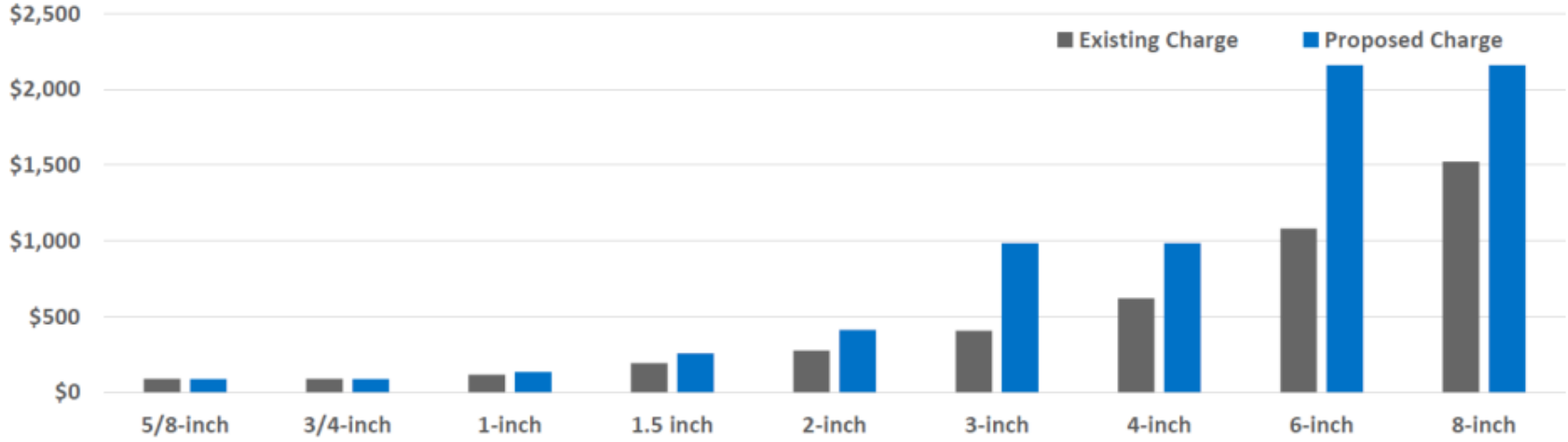






Meter Connection Rates

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



City of Glendora
Water Master Plan

April 2023
Final Report







Submitted to:
City of Glendora
116 E. Foothill Blvd.
Glendora, CA 91741

CITY OF GLENDORA

WATER MASTER PLAN UPDATE

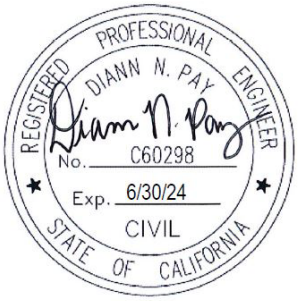
Submitted to:
City of Glendora
116 E. Foothill Boulevard
Glendora, California 91741

Submitted by:
AKM Consulting Engineers
553 Wald
Irvine, California 92618
(949) 753-7333

April 2023



Date of Signing: 04/18/23



Date of Signing: 04/18/23



Date of Signing: 04/18/23



Date of Signing: 04/18/23

ABBREVIATIONS

Abbreviation	Explanation
Ac, ac	Acre
ADD	Average Day Demand
ADU	Accessory Dwelling Units
AF	Acre-Foot or Acre Feet
AFY	Acre Feet per Year
AI-ML	Artificial Intelligence, Machine Learning
AMI	Advanced Metering Instrumentation
amsl	Above Mean Sea Level
AWWA	American Water Works Association
BPS	Booster Pump Station
CC&R	Covenants Conditions, and Restrictions
ccf	Hundred Cubic Feet
cfs	Cubic Feet per Second
CIC	Covina Irrigating Company
CIP	Capital Improvement Program
City	City of Glendora
CoF	Consequence of Failure
Const.	Construction
County	Los Angeles County
CRA	Colorado River Aqueduct
CVP	Central Valley Project
DDW	Department of Drinking Water
Dia	Diameter
DU, du	Dwelling Unit
DWR	State of California, Department of Water Resources
ENR	Engineering News Record
ENRLA	Index for the Los Angeles area
ft	Feet
ft/s; fps	Feet per Second
ft^3	Cubic Feet
FY	Fiscal Year
GIS	Geographic Information System
gpcd, GPCD	Gallons per Capita per Day
gpd, GPD	Gallons per Day
gpm	Gallons per Minute
GWGP	Groundwater Grant Program
HGL	Hydraulic Grade Line
HOA	Home Owners Associations
HP	Horsepower

ABBREVIATIONS

Abbreviation	Explanation
HWL	High Water Level
HWU	High Water User
ID	Identification
in	Inch
IRP	Integrated Resource Plan
JADU	Junior Accessory Dwelling Units
JWPCP	Joint Water Pollution Control Plant
Key Well	Baldwin Park Key Well
KWB	Kern Water Bank
LACFCD	Los Angeles County Flood Control District
LACSD	Los Angeles County Sanitation District
LoF	Likelihood of Failure
LRP	Local Resources Program
Main Basin	Main San Gabriel Basin
Max	Maximum
MBR	Membrane Bioreactors
MCL	Maximum Contaminant Level
MDD	Maximum Day Demand
Mfg	Manufacturer
MG	Million Gallons
mg/l	Milligrams per Liter
mgd, MGD	Million Gallons per Day
Min	Minimum
mm	Millimeter
MWD	Metropolitan Water District of Southern California
NA	Not Applicable
OSY	Operating Safe Yield
PDR	Preliminary Design Report
PHD	Peak Hour Demand
PoF	Probability of Failure
PRS	Pressure Regulating Station
Pure Water	Pure Water Southern California
psi	Pounds per Square Inch
RTS	Readiness-to-Serve
Saas	Software as a Service
SB	Senate Bill
SCADA	Supervisory Control and Data Acquisition
SCWC	Southern California Water Coalition
SCWP	Safe Clean Water Program
SDCWA	San Diego County Water Authority

ABBREVIATIONS

Abbreviation	Explanation
SGVMWD	San Gabriel Valley Municipal Water Districct
SJV Basin	San Joaquin Valley's Groundwater Basin
SWP	State Water Project
SWRCB	State Water Resources Control Board
SWSD	Semitropic Water Storage District
TBL	Triple Bottom Line
TDH	Total Dynamic Head
TIGER	Topologically Integrated Geographic Encoding and Referencing
TVMWD	Three Valley's Municipal Water District
USGVMWD	Upper San Gabriel Valley Municipal Water District
UNK, unk	Unknown
USDA	U.S. Department of Agriculture
USEPA	United States Environmental Protection Agency
USGS	U.S. Geological Survey
UWMP	Urban Water Management Plan
VFD	Variable Frequency Drive
Water Master	Main San Gabriel Basin Water Master
WMP	Water Master Plan
WSAP	Water Supply Allocation Plan
WSCP	Water Shortage Contigency Plan

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SECTION ES
EXECUTIVE SUMMARY

ES-1 Introduction

The City of Glendora (City) provides potable water service to residential, commercial, industrial, public parks and schools. The City recognizes its responsibility to efficiently meet the customers' needs with long range planning efforts. By reviewing its existing water system and future needs, the City can continue to maintain a high service level and reliability in its water system in a cost effective and fiscally responsible manner. This report is intended to update the domestic water analysis and to provide a comprehensive planning guide for improving and upgrading the City's domestic water system through the year 2040.

ES-2 Water Service Area

The City's water service area, shown on Figure ES-1, covers approximately 11 square miles, predominantly within the City of Glendora corporate boundaries. The southwesterly portion of the City, generally south of Foothill Boulevard and west of Grand Avenue is served water by the City of Azusa or Suburban Water Systems.

The service area is comprised of residential, commercial, and industrial land uses with most of the available flat land developed. The majority of the developed area consists of residential single-family homes. Currently, there are about 26 future developments/re-developments planned. Most are multi-family residential, mixed use developments, or medical/commercial building expansions (see Table 2-1).

Per the City's 2020 Urban Water Management Plan (UWMP, 2020), the water service area population was 45,551 in 2020 and is projected to have a growth of 5.6% from 2020 to 2045. The 2045 service area population is expected to be about 48,093.

ES-3 Water Supply Analysis

The City maintains a diverse water supply portfolio to be able to meet its regular and peak demands while ensuring all water quality requirements and regulations are met. The City's water supply portfolio consists primarily of groundwater and is supplemented with imported water. The City's annual water production and purchase for the past ten years is shown on Figure ES-2.

Groundwater

The City has 8 active wells with a total capacity of 9,254 gpm (14,927 AFY). The groundwater is extracted from the Main San Gabriel Basin (Main Basin) and associated sub-basins. The City currently has 6,178 acre-feet per year (4.75261 percent of the annual safe yield of the basin as determined by the Water Master) of prescribed groundwater rights as part of the 1973 Main Basin Adjudication. In 2021, the City pumped 8,447 acre-feet, which represents approximately 81% of its demands.

Details of the City's groundwater rights are provided in Section 3-2, San Gabriel Basin hydrogeologic conditions in Section 3-3;

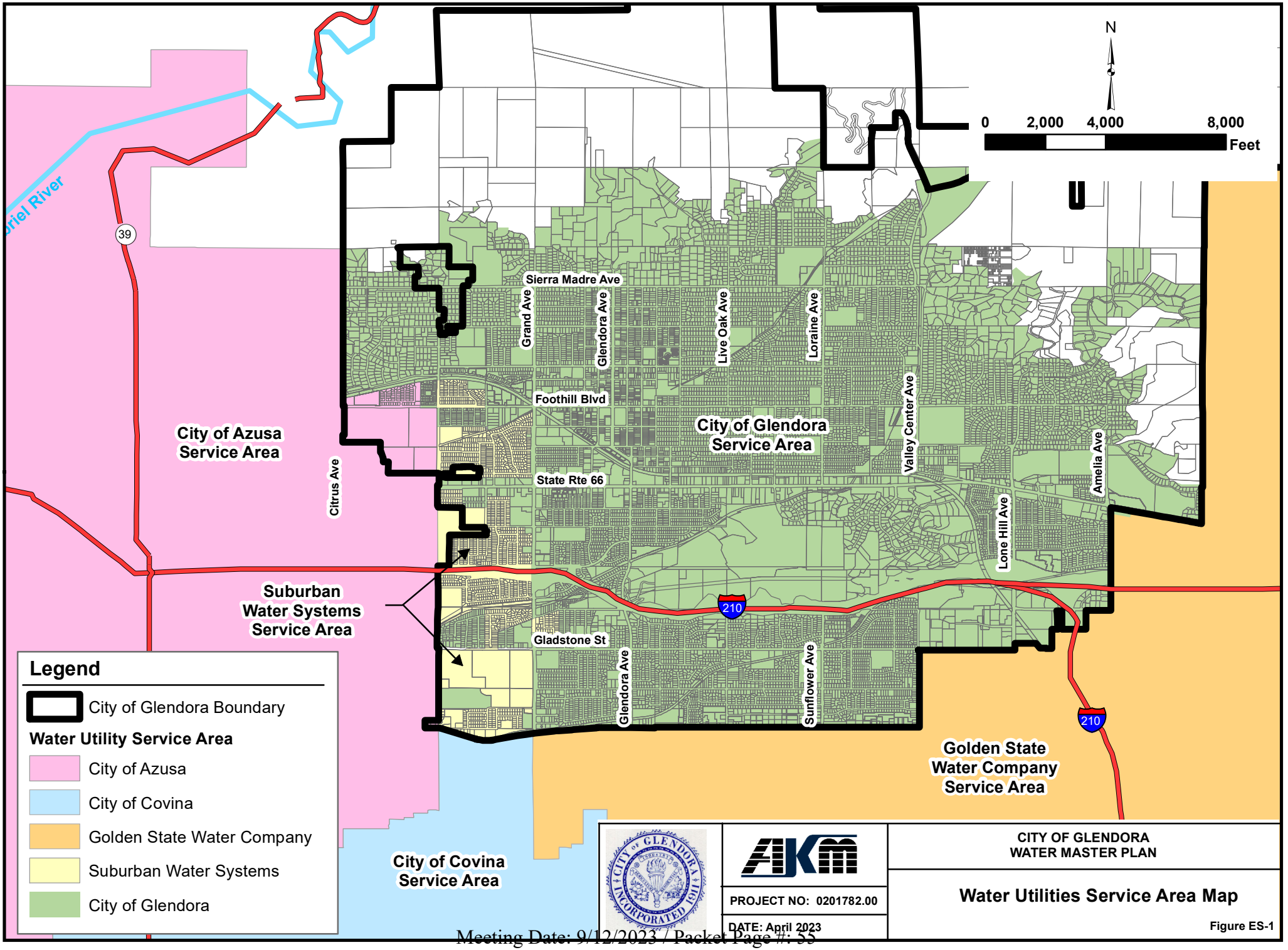
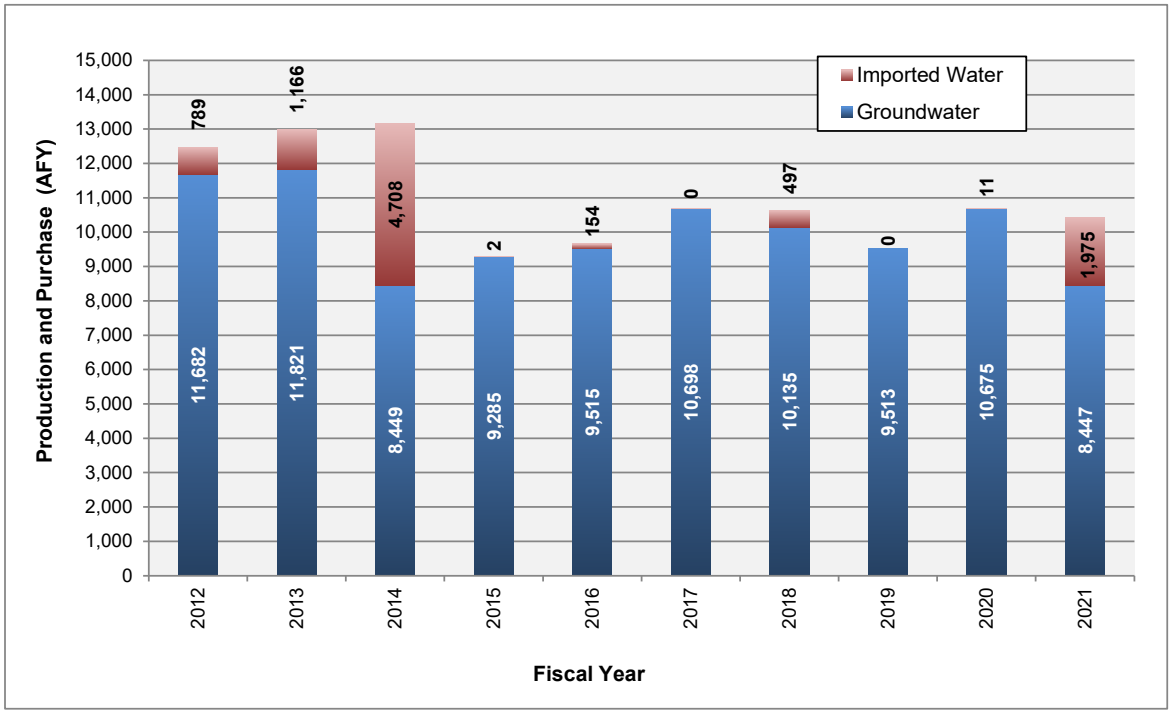

N
0
2,000
4,000
8,000
Feet
Sierra Madre Ave
Grand Ave
Glendora Ave
Live Oak Ave
Loraine Ave
Foothill Blvd
Valley Center Ave
Amelia Ave
State Rte 66
Citrus Ave
Lone Hill Ave
Gladstone St
Sunflower Ave
210
39
City of Azusa
Service Area
City of Glendora
Service Area
Suburban
Water Systems
Service Area
City of Covina
Service Area
Golden State
Water Company
Service Area
Legend
City of Glendora Boundary
Water Utility Service Area
City of Azusa
City of Covina
Golden State Water Company
Suburban Water Systems
City of Glendora
CITY OF GLENDORA
WATER MASTER PLAN
Water Utilities Service Area Map
PROJECT NO: 0201782.00
DATE: April 2023
Figure ES-1

Figure ES-2
Annual Water Production and Purchase



Imported Water

The City is a member agency of the Three Valley's Municipal Water District (TVMWD). TVMWD is one of twenty-six-member agency wholesalers of Metropolitan Water District of Southern California (MWD) that provides imported water to the Southern California region via the Colorado River Aqueduct (CRA) and the State Water Project (SWP) systems.

The City has three active turnout connections (PM-6, PM-18, and PM-23) that is fed from MWD's Upper Feeder. PM-6, PM-18, and PM-23 have maximum capacities of 15 cfs, 10 cfs, and 15 cfs, respectively, for a total maximum capacity of 40 cfs (28,979 AFY). In 2021, the City used 1,975 acre-feet, which represents approximately 19% of its demands.

Covina Irrigating Company

The City owns a connection with the Covina Irrigating Company (CIC) with a maximum capacity of 3.3 cfs (2,390 AFY). CIC can provide supplemental water to the City via treated surface water and pumped groundwater from the Main Basin. In 2021, the City did not use any water from CIC, but has a historical average use of 22 AFY.

Potential Local Groundwater Supply Development

The City's existing average day water demands of 10,390 AFY closely approximate the current well field system production capacity (14,927 AFY per efficiency tests). With the increasing cost of imported water and increasing demands, it is advantageous for the City to maximize its groundwater pumping to meet the average day and peak season demands through enhanced groundwater pumping and evaluate other groundwater supply development options.

The City should consider Well 3, Well 4, and Well 7 (Vosburg) as potential future supply sources to provide redundancy and offset the cost of using treated imported water. The City is currently working with TVMWD on an updated study with the most current information. The updated study should be based on:

- Constructing two (2) new wells to replace the existing Well 3 and Well 4, which are over 100 years old.
- Abandonment of the existing Wells 3 and 4
- Constructing a new nitrate and perchlorate treatment plant based on the most current water quality data
- Constructing a new forebay reservoir
- Constructing a new booster pump station to pump the effluent to the San Gabriel Plant
- Constructing a new discharge pipe to the San Gabriel Plant, utilizing rehabilitated portions of the existing Vosburg Well discharge pipe at the 210 Freeway crossing, as well as channel and railroad crossings. The existing 18-inch discharge line is abandoned due to its deteriorated condition and the Gladstone Reservoir has been demolished
- Constructing a standby generator with an automatic transfer switch to operate the facility during commercial power outages
- Constructing a new well to replace Well 7 (Vosburg Well)
- Abandonment of Well 7
- Constructing a new discharge pipe from the new Well 7 to the Irwindale Treatment Plant

Cost estimates for the possible future well development and associated facilities are estimated at $85 Million without Well 7 (see Table 3-3) and $125 Million with Well 7 (see Table 3-4). Grant and loan options for the project are discussed in detail in Section 3-4.1.

Water Supply Reliability

Over the past several years, the Main Basin has experienced a reduction in groundwater levels due to decreased stormwater replenishment and longer lasting droughts. The Water Master estimates that local runoff used for groundwater replenishment has decreased over the last 10 years on average to about 55,000 acre-feet per year when compared to the historical 40-year average (years 1970 to 2010) of 111,000 acre-feet per year. In consideration of water supply reliability, cyclic storage and conjunctive use agreements are discussed Section 3-5.1.2; MWD untreated water availability is discussed in Section 3-5.1.3; recharge using recycled water and stormwater capture is discussed in Section 3-6; water banking is discussed in Section 3-7; water conservation and rationing is discussed in Section 3-8; and Main Basin water rights purchases is discussed in Section 3-9.

Recommendations

Water supply reliability is a critical component to the City's future water portfolio. Managing all the integrated parts of this portfolio will establish the most cost-effective approach to ensuring reliable service to the customers. The following are recommendations for the City to consider in implementing the City's future water supply portfolio:

1. Construction of additional groundwater wells

2. Support of projects that increase the Main Basin OSY
3. Maximize the City's cyclic storage account
4. Continue to consider replacing Well 3, Well 4, and Well 7 (Vosburg) as potential future supply source
5. Continue to work with its customers to ensure mandatory conservation restrictions are implemented and conservation rebates are readily available
6. Reach out to the non-municipal Main Basin Groundwater right holders to gage their interest in selling their groundwater rights.
7. Actively participate in TVMWD and Main Basin Water Policy decisions

ES-5 Water Use

The City of Glendora's total annual water production and purchase from 2012 to 2021, shown on Figure ES-1, ranged from 9,288 AFY to 13,156 AFY. The Governor declared a State of Emergency in January 2014 due to severe drought conditions in California. As a result, water conservation measures were implemented and the City's water demand began to decline due to its customers conscientious water conservation efforts. The drought emergency declaration was lifted in April 2017. However, California soon fell back into drought conditions in 2018 and 2020-2021. In the last five years, the demands have rebounded slightly, but not to the same level as it had once been in the early 2010's. Over the past five years, the total production and purchase has stayed relatively steady and averaged about 10,390 AFY (9.28 mgd).

The City's annual non-revenue water has been declining over the base five years. Since 2018-2019, the non-revenue water percentage has been within industry standard (10 percent or less). It is assumed that as the City completes more and more replacement of pipe, this will reduce the number of water line breaks each year and possible undetected leaks, which in turn will reduce the non-revenue water volume.

Water Demand Variation

Demand variations through a year are influenced by seasonal effects such as temperature, humidity, and precipitation. System demand variations throughout a day are influenced by the customer base and the daily lifestyles of the customers.

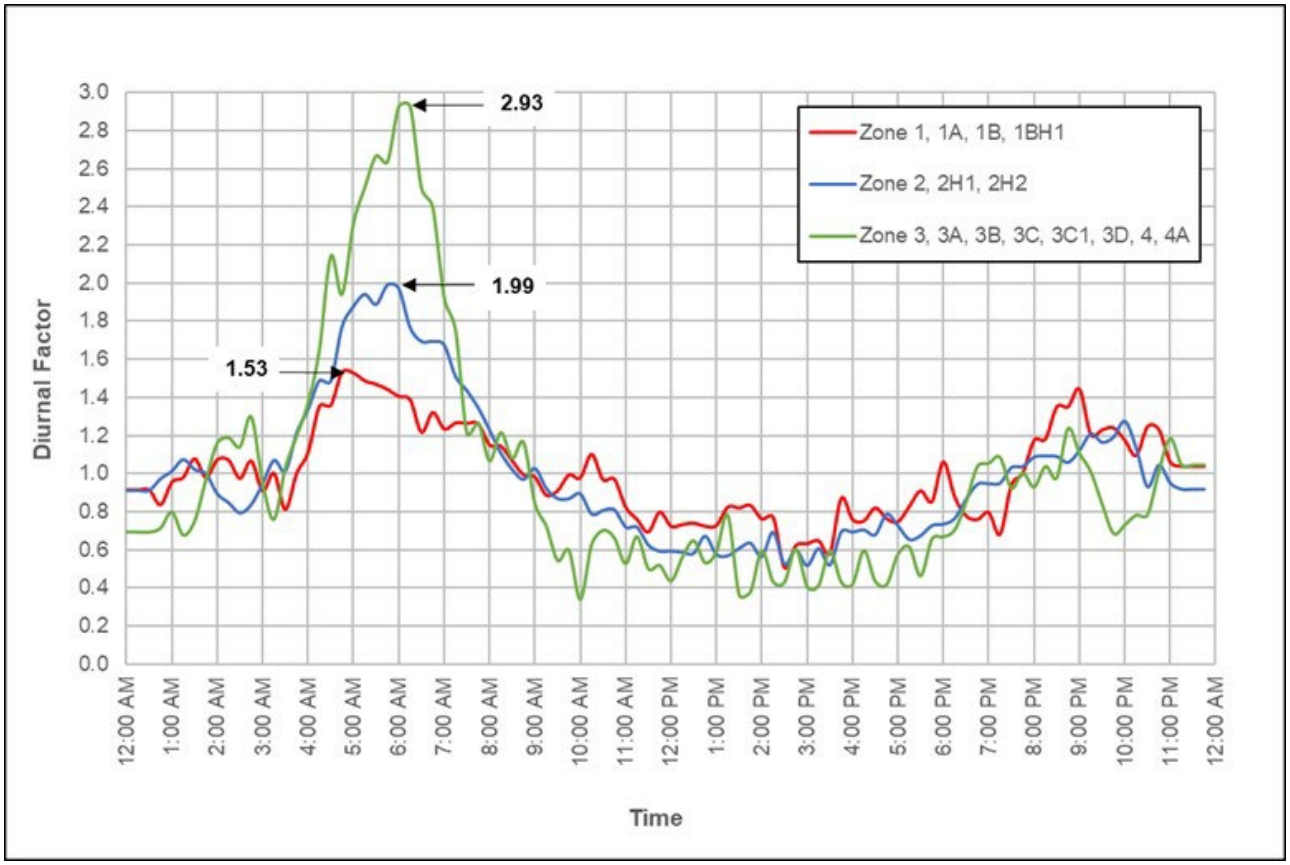
Typical of most Southern California communities, the City's water consumption exhibits a distinct seasonal pattern. Peak and low monthly consumption occur during the dry summer months and wet winter months, respectively. The maximum month and minimum month factors are estimated to be 1.40 and 0.44 times the average day demand, respectively.

Within any given month, demand can vary based on usage patterns (i.e., weekend usage is typically different than weekdays) and other factors such as irrigation schedules. The maximum demand day occurring over the course of the year is an important parameter for planning purposes as required source of supply is based on this demand. The maximum day demand factor is estimated to be 1.50 times the average day demand. The maximum day demand is therefore estimated to be about 15,585 AFY (9,664 gpm or 13.92 MGD).

Knowledge of accurate demand variations over a 24-hour period is essential for proper analysis of water systems. For this study, hourly demand variations were represented by the development of

diurnal demand curves for various hydraulic zones. The diurnal demand curves were employed in determining the adequacy of the sources of supply, pumping facilities, reservoirs, and the transmission/distribution facilities. The average weekday diurnal demand curves developed for this study are shown on Figure ES-3.

Figure ES-3
Diurnal Demand Curves



Future Demands

A total of 223,840 gpd of average water use is estimated to be added throughout the service area in the future. This is based on future known developments (see Table 4-7) and developed water unit demand factors (see Table 4-6).

A summary of the existing and future water system demands is shown in Table ES-1.

Table ES-1
Water System Demands and Peaking Factors

Demand Description	Existing Demand			Future Demand			Peaking Factor[1]
	(gpm)	(mgd)	(AFY)	(gpm)	(mgd)	(AFY)	
Minimum Month[2]	2,835	4.08	4,572	2,903	4.18	4,682	0.44
Average Day[3]	6,442	9.28	10,390	6,598	9.50	10,641	1.00
Maximum Month[4]	9,019	12.99	14,546	9,237	13.30	14,897	1.40
Maximum Day[5]	9,663	13.92	15,585	9,897	14.25	15,961	1.50
Maximum Day, Peak Hour[6]	16,828	24.23	27,140	17,234	24.82	27,795	2.61

[1] *Specific Demand = Average Day Demand x Peaking Factor*

[2] *Minimum Month Factor is the lowest factor from 2012-2021*

[3] *Average Day Demand is the average from 2017-2021*

[4] *Maximum Month Factor is the highest factor from 2012-2021*

[5] *Maximum Day Factor in 2021 was 1.43 based on water meter data. A slightly conservative factor of 1.5 was selected for planning purposes.*

[6] *Maximum Day, Peak Hour Demand is calculated in hydraulic model utilizing developed diurnal patterns for each zone*

ES-6 Existing System

The existing water system is shown on Figure ES-4. The hydraulic schematic of the existing system is shown on Figure ES-5. The City operates and maintains the following potable water facilities:

- Four (4) primary pressure zones; Thirteen (13) secondary zones
- 210 miles of water mains (including hydrant laterals), 1-inch through 30-inches in diameter
- About 1,800 Fire hydrants
- 13,483 water meters (Table 5-1)
- Eight (8) active wells
- Twenty-nine (29) storage reservoirs with a total volume of 34.6 MG
- Twenty (20) booster pump station (3 of them serve hydropneumatic systems)
- Three (3) hydropneumatic tanks
- Three (3) pressure regulating stations
- Four (4) imported water connections
- Four (4) inter-agency connections

Transmission and Distribution System

The existing water system includes approximately 210 miles of transmission and distribution pipe that ranges in size from 1-inch through 30-inches. The majority of the pipe is 6-inches (36.9%) or 8-inches (29.4%) in diameter. Most of the pipe is made of ductile iron (39.6%). The pipes date back to the early 1900's with most of it constructed in the 1950's and 1960's (41.8%).

Wells

The total well capacity is currently about 11,800 gpm or 17.0 mgd. Well information and characteristics are provided in Table 5-3.

Legend

- City Boundary
- Water Pipes
- Wells
- Pump Stations
- Storage Reservoirs
- Pressure Regulating Station

- Zone 1RA
- Zone 1RB
- Zone 1
- Zone 1A
- Zone 1B
- Zone 1BH1
- Zone 2
- Zone 2H1
- Zone 2H2
- Zone 3
- Zone 3A
- Zone 3B
- Zone 3C
- Zone 3C1
- Zone 3D
- Zone 4
- Zone 4A

San Gabriel
San Gabriel
Well 8, 9, 12
Well 5
Hicrest
Sierra Madre Ave
Hook Cyn
Hook Canyon
Silent Ranch
Rainbow
North Grand
North Glendora
Glencoe
Englewild
Englewild Cyn
Hidden Springs
Dalton
Big Dalton
Boy Scouts
Big Dalton Cyn Rd
Palm Dr
Well 2
Hidden Springs Country Club
Englewild
Goddard
Sierra Madre
Well 1
Well 10
Well 11
Live Oak Ave
Loraine Ave
Grand Ave
Bluebird
Bluebird Hill
Upper Gordon
Lower Gordon
Gordon
Morgan Ranch
Oak Knoll (inactive)
Greencroft
Foothill Blvd
City of Azusa Service Area
Suburban Water Service Area
Citrus Ave
Alosta Ave
Mauna Loa Ave
Baseline Rd
I-210
State Rte 66
Country Club
Cataract Ave
Amelia
Amelia Ave
Eagle Ridge
South Hills West
South Hills East
Dawson (inactive)
Valley Center (inactive)
Lone Hill Ave
SR-57
Gladstone St
Gladstone Reservoir and Pump Station (demolished)
Glendora Ave
Bonnie Cove Ave
Sunflower Ave
Valley Center Ave
Arrow Hwy
Barranca Ave
Transmission Main from Vosburg Well (Inactive)
Vosburg Well (Inactive)
1st St
Vernon Ave
San Gabriel Ave
Lark Ellen Ave
Azusa Ave
Cerritos Ave
Irwindale (Inactive)
Irwindale (Inactive)
Well 3 & 4 (Inactive)
Transmission Main from Irwindale (Inactive)

N

0 1,100 2,200 4,400 Feet

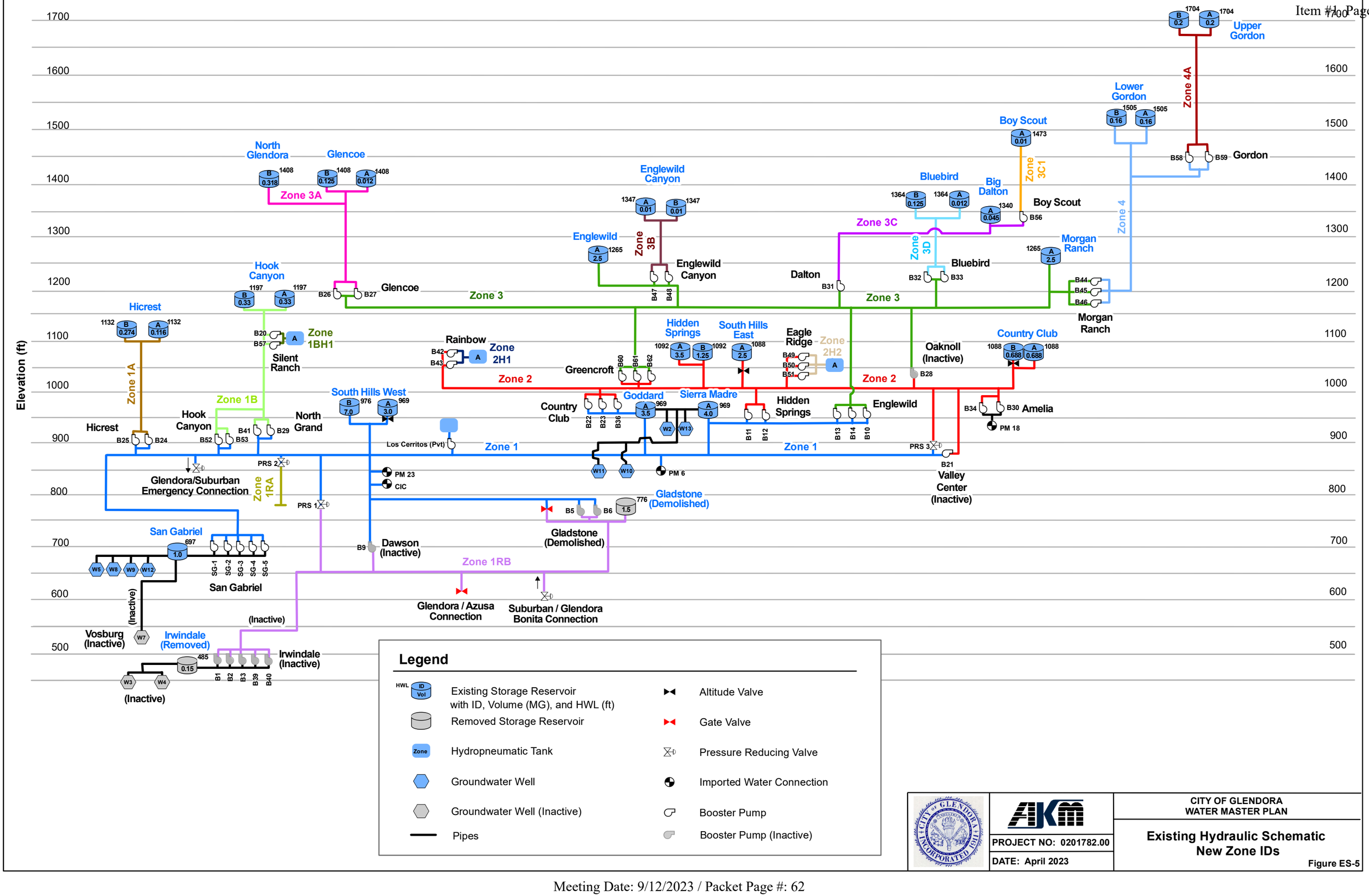
CITY OF GLENDORA
WATER MASTER PLAN

PROJECT NO: 0201782.00

DATE: April 2023

Existing System

Figure ES-4



Legend

- Existing Storage Reservoir with ID, Volume (MG), and HWL (ft)
- Removed Storage Reservoir
- Hydropneumatic Tank
- Groundwater Well
- Groundwater Well (Inactive)
- Pipes
- Altitude Valve
- Gate Valve
- Pressure Reducing Valve
- Imported Water Connection
- Booster Pump
- Booster Pump (Inactive)

CITY OF GLENDORA
WATER MASTER PLAN

Existing Hydraulic Schematic
New Zone IDs

PROJECT NO: 0201782.00
DATE: April 2023

Figure ES-5

Storage Tanks

The City's water system includes twenty-nine (29) active storage reservoirs ranging in capacity from 10,000 gallons to 7.00 million gallons (MG). There are three (3) hydropneumatic tanks ranging in size from 3,000 gallons to 10,000 gallons. The total reservoir capacity is about 34.6 MG. The characteristics of each existing storage reservoirs and hydropneumatic tanks are shown in Table 5-4.

Booster Pump Stations

There are twenty (20) booster pump stations in existing water system. Three of the stations serve water to hydropneumatic systems. Details of each booster pump station are summarized in Table 5-5.

Pressure Regulating Stations

The City's water system consists of three (3) pressure regulating stations as listed in Table 5-6. PRS2 is regularly operating to feed lower pressure Zone 1RA from pressure Zone 1. The other two facilities normally remain closed.

Imported Water Connections

The City has access to imported water through the four (4) connections listed in Table 5-7. The City's goal is to maximize the use of groundwater to the extent possible and limit the amount of imported water that is drawn from these connections.

Emergency Connections

The City's water system has four (4) emergency connections with neighboring cities or water utilities. These inter-agency connections allow the City to obtain water from or provide water to adjacent water systems. The inter-agency connections and their locations are listed in Table 5-8. Each connection has to be manually activated.

ES-6 Performance Evaluation Criteria

Performance criteria are established to evaluate the adequacy of various water system components through a systematic analysis, and to identify necessary improvements to the system for inclusion in a Capital Improvement Program (CIP). For the City's water system, these criteria are generally in accordance with the California Code of Regulations, Title 22. This includes service pressures, storage capacity, and sources of supply. Other criteria are based on federal, state and local jurisdictional requirements. The performance evaluation criteria is summarized in Table ES-2. Details of the criteria can be found in Section 6.

Table ES-2
Performance Evaluation Criteria

Item	Description	Criteria	Existing Requirement	Future Requirement
1	Source of Supply	Maximum Day Demand from Groundwater Sources	13.27 mgd	13.57 mgd
2	a. Operational Storage	30% of Maximum Day Demand	3.98 MG	4.07 MG
	b. Emergency Storage	100% Average Day Demand	9.28 MG	9.49 MG
	c. Fire Suppression Storage	Highest Fire Flow Requirement		
	Single Family Residential	1,250 gpm for 2 hours	0.15 MG	0.15 MG
	Single Family Residential with Hillside Exposure	2,500 gpm for 2 hours	0.30 MG	0.30 MG
	Multi-Family Residential	2,500 gpm for 2 hours	0.30 MG	0.30 MG
	Commercial	3,500 gpm for 3 hours	0.63 MG	0.63 MG
	Industrial	4,000 gpm for 4 hours	0.96 MG	0.96 MG
3	Wells	Casing and screen sizing should meet maximum velocity requirements		
		Flow meters, discharge pressure gauges, and telemetry equipment for alarm and status notification at each site.		
4	Booster Pump Stations	For open zones with sufficient fire demand storage, the pump capacity into the zone must meet maximum day demands for the zone itself as well as any zones it provides water to. Well supply and imported water directly supplying the zone can be included in the pump capacity.		
		For open zones that do not have sufficient fire demand storage, the pump capacity into the zone must meet maximum day plus fire demands for the zone itself as well as any zones it provides water to. Well supply and imported water directly supplying the zone can be included in the pump capacity.		
		For closed zones, the pump capacity into the zone must meet maximum day plus fire demands or peak hour demands, whichever is greater. A separate fire pump can be installed to meet the fire flow requirements.		
		Stand-by pump equal in size to the largest duty pump		
		Flow meters, suction and discharge pressure gauges, and telemetry		
		Provisions for emergency power at all stations		
5	Static Pressures	Minimum 40 psi		
		Desired 50-70 psi		
		Maximum 80 psi		
6	Dynamic Pressures	Minimum 40 psi during Maximum Day and Peak Hour Demand		

Table ES-2 (Continued)
Performance Evaluation Criteria

Item	Description	Criteria	Existing Requirement	Future Requirement
7	Minimum Pipe Size (New Mains and Replacement Mains)	8-inch to the last hydrant		
8	Maximum Velocities	7 fps at Maximum Day and Peak Hour Demand		
		10 fps at Maximum Day plus Fire Flow Demand		
9	Fire Flow Demand and Pressures[1]	Single Family Residential	1,500 gpm for 2 hours	
		Single Family Residential with Hillside Exposure (located within LA County Very High Fire Hazard Severity Zone)	2,500 gpm for 2 hours	
		Multi-Family Residential	2,500 gpm for 2 hours	
		Commercial	3,500 gpm for 3 hours	
		School	3,500 gpm for 3 hours	
		Industrial/Manufacturing	4,000 gpm for 4 hours	

[1] *Fire flow demand must be maintained with 20 psi minimum pressure at the fire hydrant outlet.*

ES-7 Hydraulic Model

A computer model of the City's water system was developed in the Innovyze InfowaterPro software platform. It was utilized to aid in the evaluation of the adequacy of the existing facilities under the current and future supply and demand conditions.

Generally, the model development steps included the following:

1. Utilize the City's existing hydraulic model which was updated in 2017 as the basis for the model geometry
2. Update pipeline geometry through review of as-built plans, atlas sheets and discussions with engineering and operations staff
3. Verify and complete pipe information (pressure zone, diameter, length, roughness)
4. Verify and complete junction information (pressure zone, elevations)
5. Add detailed facility data (wells, pump stations, reservoirs, and imported water connections)
6. Add facility information (dimensions and water level for tanks, pump curves for booster pumps and wells, and aquifer levels for well pump suction levels)
7. Determine and assign demands to model junctions
8. Develop and assign diurnal demand curves to model junctions
9. Assign controls to facilities (pump start and stop conditions, imported water connection settings)

Details regarding the model development are included in Section 7.

ES-8 Model Calibration

The existing water system model was calibrated to verify the accuracy of the model, system configuration, and the hydraulic parameters utilized. The general calibration methodology was to gather as much system information as possible from available SCADA system data and pressure and reservoir level measuring equipment temporarily installed in the field. This information was then used for input into the model as well as comparison of model and field results. Typical indicators of an accurate model include the following:

- Pressure differences of five (5) percent or less
- Well and booster pump station flow differences of five (5) percent or less
- Reservoir level differences of 1 foot or less

The calibration period, the time period in which SCADA data and pressure data was collected in the field, was from May 25, 2022 to June 15, 2022. A 24-hour period was selected to represent normal demand and operating conditions during the calibration period. "Normal conditions" means that there were no noticeable anomalies and/or significant variation in the flows and pressures that could indicate an unusual event such as a fire or a main break. The calibration day was selected to be June 7, 2022.

All of the typical indicators of an accurate model were met after performing the calibration of City's existing water system model. Details regarding the model development are included in Section 8.

ES-9 System Hydraulic Analysis

The established performance evaluation criteria detailed in Section 6 and the calibrated hydraulic model were utilized in analyzing the system and evaluating its adequacy under average day, maximum day, peak hour, and maximum day plus fire flow conditions. Analysis of the City's source of supply, storage, and pumping facilities were also conducted. Existing and future system deficiencies were identified and mitigation projects were formulated based upon the results of the model runs, the facility analysis, and input from City staff. Proposed projects were added in the hydraulic model to test the operation of the system after implementation. The results of the analyses were used in formulating the capital improvement program.

Source of Supply

The criterion established requires the City's source of supply to be equal to one maximum day demand. For the City of Glendora, this means that under current demand conditions, the City should have an existing source of supply capacity of 9,215 gpm (13.27 mgd). In the future, with increased demands, the City should have a source supply capacity of 9,361 gpm (13.48 mgd).

The City's groundwater supply is shown in Table ES-3. Using design capacities, the total supply is 11,800 gpm which exceeds the existing and future source of supply requirement. Using the current capacities based off of recent efficiency tests, the total supply is 9,254 gpm which just meets the existing requirement. The City currently does often meet the maximum day demands by utilizing one of the imported water connections (PM-18/Amelia BPS).

The imported water connections have a total capacity of 19,434 gpm as shown in Table ES-4, which exceeds the existing and future source of supply requirement. These connections are primarily planned to be utilized during peak demand periods and emergencies.

Table ES-3
Groundwater Supply

Source of Supply	Design Capacity (gpm)	Current Capacity (gpm)	Efficiency Test Date
Well 2	500	525	2/15/22
Well 5	2,200	1,709	6/9/21
Well 8	1,500	1,090	2/15/22
Well 9	1,300	1,410	2/15/22
Well 10	600	530	2/15/22
Well 11	1,200	940	2/15/22
Well 12	3,100	2,100	4/11/22
Well 13	1,400	950	3/26/21
Total	**11,800**	**9,254**	

Table ES-4
Imported Water Connection Capacities

Source of Supply	Maximum Capacity (cfs)	Maximum Capacity (gpm)
Three Valleys Municipal Water District		
PM-6	15.0	6,732
PM-18	10.0	4,488
PM-23	15.0	6,732
Covina Irrigating Company		
CIC	3.3	1,481
Total	**43.3**	**19,434**

Storage

The system overall has a surplus of 1.447 million gallons of storage (See Table 9-3). The storage for each zone was also analyed and the following observations were made:

1. Zone 1, 1RA, & 1RB has sufficient storage with a calculated storage surplus of 3.37 MG.
2. Zone 1A has a storage deficit of 0.062 MG.
3. Zone 1B & 1BH1 has sufficient storage with a calculated storage surplus of 0.055 MG.
4. Zone 2, 2H1, & 2H2 has sufficient storage with a calculated storage surplus of 1.628 MG.
5. Zone 3 has sufficient storage with a calculated storage surplus of 2.117 MG.
6. Zone 3A has a storage deficit of 0.100 MG.
7. Zone 3B has a storage deficit of 0.302 MG.
8. Zone 3C & 3C1 has a storage deficit of 0.285 MG.
9. Zone 3D has a storage deficit of 0.281 MG.
10. Zone 4 has a storage deficit of 0.087 MG.
11. Zone 4A has a storage deficit of 0.133 MG.

The zones with storage deficits are primarily zones in the higher elevations of the service area with small demands. The fire suppression storage criteria is the dominant portion of the total required storage. It is often infeasible to construct larger storage tanks in these zones. It is therefore recommended that hydraulic studies and preliminary design studies be conducted to determine if fire flow pumps and/or larger capacity pumps can be installed at the pump stations that provide water to these zones.

The existing available storage system wide is estimated at 24.428 MG. The future average day and maximum day demands are estimated at 9.385 MG and 14.078 MG, respectively. In the event of an extreme emergency, without any well supply or imported water supply, the water system would be able to provide water to customers for about 2.6 average demand days or 1.7 maximum demand days. If an emergency is expected to last any longer, the customers would have to cut back on water use until supply sources can be implemented again.

Pumping and Supply Analysis by Hydraulic Zone

The pumping and supply analysis by hydraulic zone is shown in Table 9-4.

For open zones with sufficient fire demand storage, the pump capacity into the zone must meet the maximum day demands for the zone itself and any other zones it provides water to. Well supply and imported water directly supplying the zone can be included in the pump capacity. This criteria applies to the pump capacity into Zone 1, 2, and 3 because there is plenty of storage in the reservoirs in these zones. The pump capacity meets the criteria of one maximum day demand for Zone 1, 2, and 3.

For open zones that do not have sufficient fire demand storage, the pump capacity into the zone must meet maximum day plus fire demands for the zone itself as well as any zones it provides water to. Well supply and imported water directly supplying the zone can be included in the pump capacity. This criteria applies to the pump capacity into Zone 1A, 1B, 3A, 3B, 3C, 3D, 4, and 4A. The pump capacity does not meet the criteria of maximum day plus fire demand for any of these zones.

For closed zones, the pump capacity into the zone must meet maximum day plus fire demands or peak hour demands, whichever is greater. A separate fire pump can be installed to meet the fire flow requirements. This criteria applies to the pump capacity into Zone 1BH1, 2H1, and 2H2. The pump capacity does not meet the criteria of maximum day plus fire demand for any of these zones.

The zones that do not meet the pumping capacity criteria are the zones with low daily demands. These zones generally do not have large reservoirs because the demands are low. It would be difficult to turn over the water in a large reservoir on a daily basis with such low demands. Water would become stagnant and water quality would degrade.

In all of the zones that do not meet the pumping capacity criteria, the pumping capacity into the zone exceeds the maximum day demands of the service zone. The fire flow demand is the dominant portion of the required pumping capacity. In lieu of constructing more and/or larger storage reservoirs in these zones, it is recommended that hydraulic studies and preliminary design studies be conducted to determine if fire flow pumps and/or larger capacity pumps can be installed at the pump station that provide water to these zones. These studies go hand in hand with the studies recommended for zones with storage deficits.

System Pressures and Velocities

The hydraulic model was utilized to analyze the existing and future system under various demand conditions.

Service pressures exceed 80 psi (maximum pressure allowed per the plumbing code without a pressure regulator) throughout the system. City staff reports that all services in these areas of high pressures have pressure regulators installed.

There is just one location in the system that experiences a maximum velocity between 7 and 8 feet. This is within the 24-inch pipe downstream of the San Gabriel Booster Pump Station. Although the velocity is predicted by the model to exceed the criteria, the exceedance is very minimal and therefore it is not believed to be a major issue. No action is recommended.

Fire Flow Analysis

The fire flow analysis was conducted utilizing the existing maximum day demand scenario. Fire flow demands were applied at all fire hydrant locations in the model. If the fire node was located near multiple land use types, the highest fire flow demand was utilized. The fire flow criterion requires a residual pressure of 20 psi at the fire hydrant outlet. Since the City's hydraulic model only includes the location of the hydrant connection with the mainline and not the hydrant itself, a residual pressure of 26 psi is utilized for analysis purposes. It is estimated that there will be about 6 psi loss from the water main, through a typical 6-inch hydrant lateral to the fire hydrant outlet.

If the residual pressure criteria was still not met utilizing multiple hydrants in a certain area, improvement recommendations were developed, which either include a pipe size increase, pipe looping, and/or addition or relocation of fire hydrants. There are areas where fire flows can be increased if the hydrant is connected to a larger pipe or a pipe in an upper zone, located nearby. The fire flow improvement locations are shown on Plate 9-1.

Additional Hydraulic Improvements

Additional hydraulic improvements are recommended based on staff interviews:

1. Looping of pipes in Zone 3D (Bluebird Reservoirs and BPS) to improve hydraulics and fire flow availability.
2. Extension of pipes in North Glendora Avenue in Zone 3A for future customers.
3. A connection at Bennet Avenue and Parkview Terrace to improve hydraulics and fire flow availability.

The additional improvement locations are shown on Plate 9-1.

Water Age Analysis

The water age analysis was conducted utilizing the existing average day demand scenario for a 90 day period. Generally, Zone 1 was found to have the lowest water age (1 to 5 days) in the system because the source of supply is constantly providing water directly into Zone 1. The area of Zone 1 south of the 210 Freeway has higher water age than the rest of the zone, ranging from 5 to 10 days. Water age in the higher zones generally range up to 15 days. Water age in Zone 3C and 3C1 exceeds 15 days due to minimal demands.

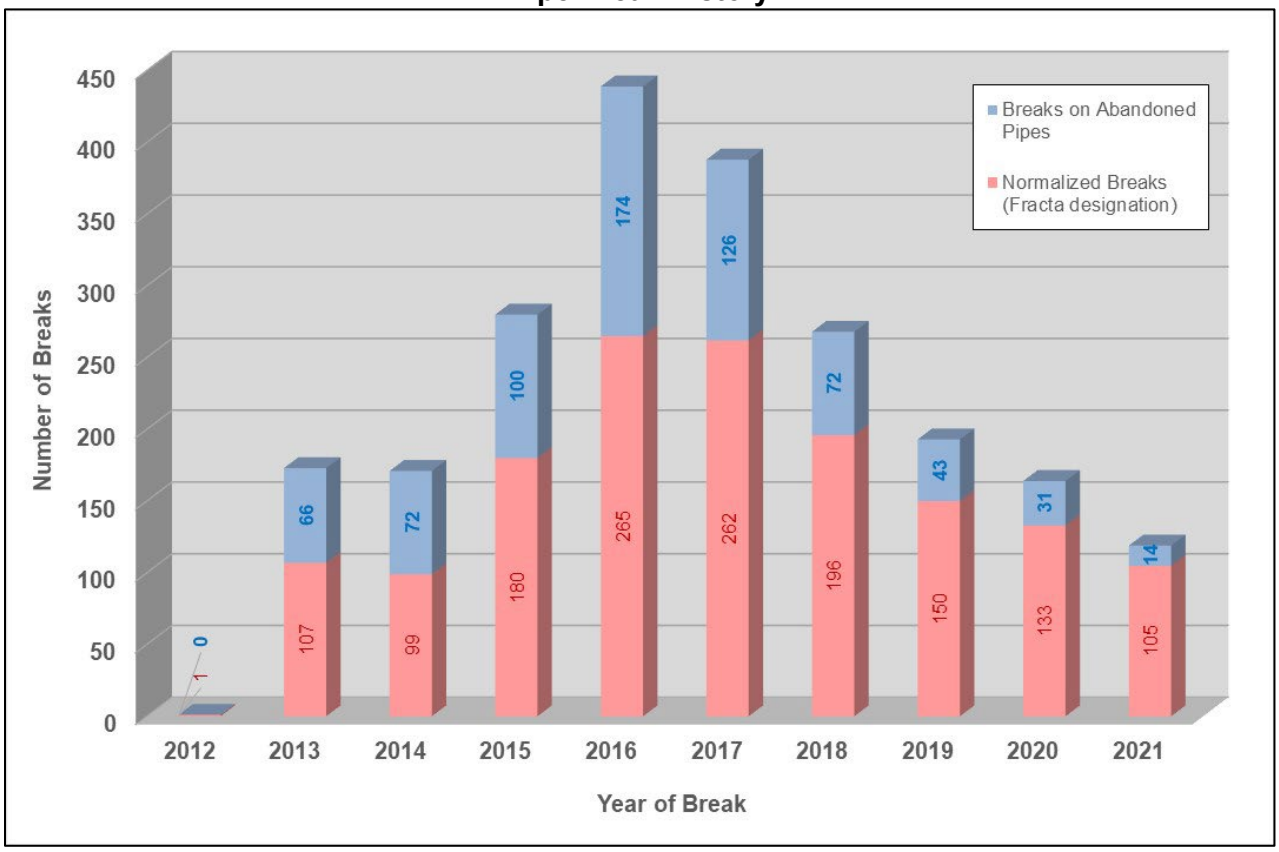
Generally, a water age of 7 days or less is desired. Mixers can help in reducing water age and improving water quality and have been recommended for several reservoirs. Newly constructed reservoirs should include mixers in the future.

ES-10 Pipe Replacement Program

According to the 2021 Drinking Water Report Card, developed by the American Society of Civil Engineers, the national average break rate ranged between 10 breaks per 100 miles of pipe per year to 37 breaks per 100 miles of pipe per year.

The break records show that the City's water system has experienced about 225 breaks per year between 2017 and 2021, summarized in Figure ES-6. This equates to 107 breaks per year per 100 miles of pipe (225 breaks / 2.1 hundred miles of pipe), which is much greater than the national average.

Figure ES-6
Pipe Break History



Based on a review of the City's as-built plans from the last 10 years, the City has been replacing an average of 10,300 feet of pipe annually (1% of the total system). It is recommended that the City continue implementing an annual pipe replacement program to reduce the number of water breaks each year.

For this Master Plan study, the recommended pipe replacement program was developed based on historical breaks and leak records, a risk assessment, problematic areas identified by City staff, and critical facility (hospitals, police stations, fire stations, etc) locations. These project recommendations were developed independently of the hydraulic analyses.

Risk Assessment

Risk assessments have become more important as the average age of infrastructure in Southern California has increased and more breaks have occurred. The Water Research Foundation describes the main objectives of an effective risk assessment as one that includes:

1. Reduction in the number and cost of failures, by identifying high-risk assets and enabling cost-effective, targeted, proactive remedies

2. Extension of the useful life of assets, by distinguishing those that are merely old from those that are truly impaired
3. Reduction in uncertainties, enabling confident answers to question from the public and others

Risk relates to the probability of something bad happening, or the likelihood of a negative impact occurring, and over time, a water distribution system will experience water breaks or leaks. These failures in a water system can be caused by multiple factors such as pipe age, pipe material, pipe bedding, water characteristics, external loads (from traffic or soils), soil characteristics, and/or weather. Some of the primary goals of a water utility are to prevent catastrophic failures from occurring, address breaks and leaks as quickly as possible, and continue to provide reliable and safe water to its customers while minimizing disruptions to service.

Risk is the combination of both Likelihood of Failure (LoF) and Consequence of Failure (CoF). It takes into account the asset's physical condition, as well as the impact that its failure would have on system performance. LoF refers to the probability of failure based on the pipe features, surrounding area attributes, and historical pipe break data. CoF is the combination of direct and indirect impacts on the vicinity and community due to a potential asset failure.

The pipeline risk assessment includes an evaluation of various elements that affect the LoF and CoF.

Artificial intelligence, machine learning (AI-ML) technology was used to calculate the LoF for the pipeline risk assessment. Contracted by AKM, Fracta provided the software as a service (SaaS) solution to develop the LoF scores.

The CoF elements were modeled in the Fracta online platform, using the widely accepted triple bottom line (TBL) framework, which is a method that categorizes the consequence of failure as social, economic, and environmental factors.

Details of the risk assessment can be found in Section 10.

Pipe Priorities

Pipe priorities were developed by looking at the total risk score, historical pipe break data, LoF scores, City pipe concerns, and pipes near critical facilities (businesses or operations where water service is essential, such as hospitals, police facilities, fire facilities, dialysis centers, and care facilities). Pipe priorities are categorized as follow:

- Pipe Priority 1 projects include pipes with the following:
  - Total Risk scores in the top 1% of the total system length
  - History of pipe breaks (9 or more breaks between 2012 and 2021)
  - LoF scores greater than 75% probability of breaking in the first year.
- Pipe Priority 2 projects include pipes with the following:
  - Total Risk scores between 1.1% and 5% of the total system length
  - History of pipe breaks (Between 3 and 8 breaks between 2012 and 2021)
  - LoF scores greater than 75% probability of breaking in the second year.
- Pipe Priority 3 projects include pipes with the following:
  - Total Risk scores between 5.1% and 20% of the total system length
  - History of pipe breaks (2 breaks between 2012 and 2021)

- LoF scores greater than 75% probability of breaking in the fifth year.
- Pipes of concern
- Pipes near critical facilities

Project Recommendations

Project recommendations were generally developed to include groups of pipes in the same general vicinity. The project priority was based on the highest individual pipe priority within each group of pipes and are categorized as Project Priority 1, Project Priority 2, and Project Priority 3.

The individual projects within each priority group were prioritized based on discussions with the City regarding historical condition concerns, the total pipe CoF values within each project, and the results from the hydraulic analyses.

As the Priority 1 projects in the pipe replacement program are implemented, it is recommended that the City reevaluate the lower Priority 2 and 3 projects with newer current leak and break data. The pipe priority and project recommendations should be updated at that time.

The pipe replacement projects are shown on Plate 10-2 and summarized in Table 10-6. The detailed project summary data is included in Appendix 10-1.

The total Pipe Replacement Program costs are as follows:

Priority 1 Projects	101,400 feet	$64.8M
Priority 2 Projects	67,900 feet	$43.4M
Priority 3 Projects	100,100 feet	$75.0M
Total	**269,300 feet**	**$183.1M**

ES-11 Facility Assessments

As a part of the Master Plan work, each well, pump station, and storage reservoirs was evaluated to assess its condition and develop improvement recommendations. As-built plans, sanitary survey reports, maintenance records, pump curves and efficiency tests, dive reports, and other available historical information were reviewed as a part of the evaluation. City staff was interviewed by and accompanied AKM staff on tours of each facility as well.

Details of all assessments and recommendations can be found in Section 11, Appendix 11-1 and Appendix 11-2.

ES-12 Capital Improvement Program

The Capital Improvement Program (CIP) consists of projects that will enhance the distribution system to meet the established criteria, properly maintain the system's assets, and replace the facilities that have reached the end of their useful lives. The goal of the CIP is to provide the City of Glendora with a long-range planning tool for implementing its water system improvements in an orderly manner and a basis for financing of these improvements. In order to accomplish this goal, it is necessary to estimate project costs of the recommended system improvements, establish a basis, and prioritize the projects.

It should be noted that some of the improvements recommended herein are conceptual in nature based on existing available information. Therefore, they should not be considered as absolute for

final design. Further analysis and refinement will be necessary prior to commencing work on the final plans, specifications and estimates package for each project. Detailed preliminary design studies should be prepared to select the final design projects.

Pipeline Replacement Cost Estimates

Proposed pipe replacement project costs are planning level estimates based upon recent information provided by the City for similar projects and include contingencies for this planning level study. Specific alignments and refined cost estimates should be developed as part of the preliminary design phase for each recommended project.

The following construction costs were utilized for the Fire Flow Improvements (Table 9-6), Additional Hydraulic Improvements (Table 9-7) and the Pipe Replacement Program Projects (Table 10-6).

1. Pipeline replacement cost = $50 per diameter inch per foot of pipe. The replacement costs are based on pipeline replacement projects between Fiscal Year 2018-2019 and Fiscal Year 2020-2021.
2. Addition of a fire hydrant to an existing water main or reconnection of a fire hydrant lateral to an existing water main = $15,000
3. Valve replacement = $10,000

The total project costs include construction, contingency, design and administrative, and construction management and inspection costs. The individual cost components are calculated as follows:

1. Construction Cost = Unit Cost x Recommended Units
2. Design and Administrative Cost = 15% of the Construction Cost
3. Construction Management Cost = 15% of the Construction Cost
4. Contingency Cost = 20% of the Construction Cost
5. Total Project Cost = Construction Cost + Design and Administrative Cost + Construction Management Cost + Contingency Cost

   Total Project Cost = 1.5 x Construction Cost

Facility Improvement Costs

The recommended facility improvement cost estimates (Table 11-3) are based upon recent project experience and include contingencies for this planning level study.

The total project costs include construction, contingency, design and administrative, and construction management and inspection costs. The individual cost components are calculated as follows:

1. Construction Cost = Unit Cost x Recommended Units
2. Design and Administrative Cost = 20% of the Construction Cost
3. Construction Management Cost = 15% of the Construction Cost
4. Contingency Cost = 20% of the Construction Cost
5. Total Project Cost = Construction Cost + Design and Administrative Cost + Construction Management Cost + Contingency Cost

Total Project Cost = 1.55 x Construction Cost

The design cost is set at a higher percentage for facility improvements than it is for pipeline improvements. It is expected that facility improvements will require preliminary design studies and hydraulic analysis that will result in a higher design cost than the pipeline improvements.

Construction costs are expected to fluctuate as changes occur in the economy. These costs should therefore be reevaluated and updated annually based upon Engineering News Record (ENR) Index for the Los Angeles area (ENRLA), with the base ENRLA Index of 14,033.31 for February 2023.

Project Priorities

The primary consideration in establishing project priorities for the capital improvement program list must always be given to the health, safety and welfare of the public and the customers.

The fire flow improvement projects provided in Table 9-6 are listed in order of priority based on the degree of the fire deficiency identified in the hydraulic model analysis described in Section 9.

The pipe replacement program projects provided in Table 10-6 are listed in order of priority based on the risk assessment described in Section 10.

The facility improvements are provided in Tables 11-1 through 11-4 by facility site. The improvements are sorted by priority in Appendix 11-2.

Although recommended projects are assigned a priority based on the analysis conducted for this Master Plan study, the City should review the prioritization and adjust it annually to respond to changed conditions and to take advantage of concurrent construction, such as street paving projects or adjacent infrastructure work.

The recommendations and cost estimates are guidelines for the City to plan future projects and financing. Preliminary design and more detailed hydraulic studies may lead to changes in project definitions and costs as well as priorities.

Capital Improvement Program Summary

The total Capital Improvement Program costs are as follows:

Fire Flow Pipe Improvement Projects (Table 9-6)	$ 8,638,800
Additional Hydraulic Improvement Projects (Table 9-7)	$ 762,000
Pipe Replacement Program Costs – Priority 1 (Table 10-6)	$64,772,867
Pipe Replacement Program Costs – Priority 2 (Table 10-6)	$43,393,241
Pipe Replacement Program Costs – Priority 3 (Table 10-6)	$74,960,553
Well Improvement Costs (Table 11-1)	$35,003,650
Reservoir Improvement Costs (Table 11-2)	$52,757,349
Booster Pump Station Improvement Costs (Table 11-3)	$55,468,300
Miscellaneous Water Facility Improvement Costs (Table 11-4)	$14,169,624
Total CIP Cost	**$349,926,085**

Irwindale Facility

Possible redevelopment of Wells 3, 4, and 7 and upgrades to the Irwindale Facility are discussed in Section 3-4.1. Potential costs are provided in Tables 3-3 and 3-4. It is estimated that upgrades to the Irwindale Water Treatment Facility, including Well 3 and 4 would cost about $84 Million. If redevelopment and construction of Well 7 is included in the project, the cost would increase to about $127 Million. These costs were not included in the CIP as a study was underway at the time of the Master Plan and funding options were being considered.

Short Term Capital Improvement Projects

Many high priority projects have been identified through this Water Master Plan Update. It is going to take time for the City to address all the recommended projects. In the short term (next five years), the following projects are considered to be the highest priority and should be addressed by the City as soon as possible:

1. Tank Mixers
2. Reservoir Roof Railings
3. SAFT Climb Ladders for Reservoirs
4. Hatch Replacements or Additional Hatches for Reservoirs
5. Ventilation Improvements for Reservoirs
6. Overflow Outlet Structure at Hidden Springs B
7. Replace Security Fence at Morgan Ranch A
8. Comprehensive SCADA Upgrade Assessment
9. North Glendora Reservoir Replacement
10. Comprehensive Valve Assessment
11. Evaluation of Infiltration at Valley Center B21
12. Valve Replacement Program
13. Reconstruct Suction Line at Sierra Madre B
14. Site Improvements at Big Dalton A
15. Access Road Improvements at South Hills West A
16. Access Road Improvements at Glencoe B
17. Add Retaining Wall at Glencoe B
18. Remove Existing Boy Scout Pump Station and Reservoir
19. Construct Above Ground Tank with Mixer to Replace Boy Scout Reservoir
20. Add Chlorine Analyzer at Sierra Madre B
21. Remove/relocate IT Equipment from Roof at South Hills East A
22. Comprehensive Standby Power Assessment
23. Interior and Exterior Coating at Upper Gordon B

24. Interior and Exterior Coating at Upper Gordon A
25. Fire Flow Improvement Pipeline Projects, listed in order of priority in Table 9-6
26. Additional Hydraulic Improvements, listed in Table 9-7
27. Priority 1 Pipe Replacement Projects, listed in Table 10-6 and Appendix 10-1

SECTION 1
INTRODUCTION

1-1 Purpose

The City of Glendora (City) provides potable water service to residential, commercial, industrial, public parks and schools. The City recognizes its responsibility to efficiently meet the customers' needs with long range planning efforts. By reviewing its existing water system and future needs, the City can continue to maintain a high service level and reliability in its water system in a cost effective and fiscally responsible manner. This report is intended to update the domestic water analysis and to provide a comprehensive planning guide for improving and upgrading the City's domestic water system through the year 2040.

1-2 Previous Studies

Previous studies completed and utilized in the development of this Water Master Plan include the following:

- *2021 LWS Sanitary Survey, February 2022*
- *2020 Urban Water Management Plan, June 2021*
- *2017 Water System Master Plan, July 2017*
- *City of Glendora, 2013-2021 Housing Element*
- *Glendora Community Plan 2025, Land Use Element*

1-3 Scope of Work

The scope of work for this study consists of the following:

Task 1 – Project Management

Task 2 – Data Collection and Review

Task 3 – Water Demand Analysis

Task 4 – Water Supply analysis

Task 5 – Planning Criteria

Task 6 – Water System Condition Assessment

Task 7 – Water Quality Analysis

Task 8 -- Hydraulic Model of Water System

Task 9 – Existing System Hydraulic Analysis

Task 10 – Future Water System Hydraulic Analysis

Task 11 – Capital Improvement Program

Task 12 – Pipeline Replacement Program

Task 13 – Water Master Plan Development

Task 14 – Water Master Plan Final Report

1-4 Organization of Report

The Glendora Water Master Plan describes and documents the totality of the project effort, including the methodology for developing the hydraulic model and system analysis and recommendations for system improvements. A brief outline of the report is as follows:

Section ES: Executive Summary
Section 1: Introduction
Section 2: Water Service Area
Section 3: Water Supply Analysis
Section 4: Water Use
Section 5: Existing System
Section 6: Performance Evaluation Criteria
Section 7: Hydraulic Model
Section 8: Model Calibration
Section 9: System Hydraulic Analysis
Section 10: Pipeline Replacement Program
Section 11: Facility Assessments
Section 12: Capital Improvement Program

1-5 Hydraulic Zoning Nomenclature Modifications

As part of the Water Master Plan, the hydraulic Zone IDs have been renamed to simplify the zone naming, reducing it to four primary zones, and create terminology that describes the zones in relation to each other. The old Zone IDs and the new Zone IDs are provided in Table 1-1. The four primary zones are generally the zones with the greatest demand. The smaller zones that are provided water from the primary zones were assigned an associated name (i.e. Zone 1A is provided water from Zone 1). The old ID system is shown on Figure 1-1. The new ID system is shown on Figure 1-2. The remainder of the Water Master Plan report utilizes the new ID system.

The old Reservoir IDs were related to the old Zone IDs. Therefore, the Reservoir IDs were also modified. The reservoirs are now named with their common name (i.e. Hidden Springs, Hicrest, Country Club, etc.) and a letter identifier. Pump IDs were maintained, as they are not associated with zones.

The future hydraulic schematic is shown on Figure 1-3. The only difference is the North Glendora Reservoir site. In the future, there will be two North Glendora Reservoirs that will replace the current one. See Section 11-3 for more details.

1-6 Acknowledgements

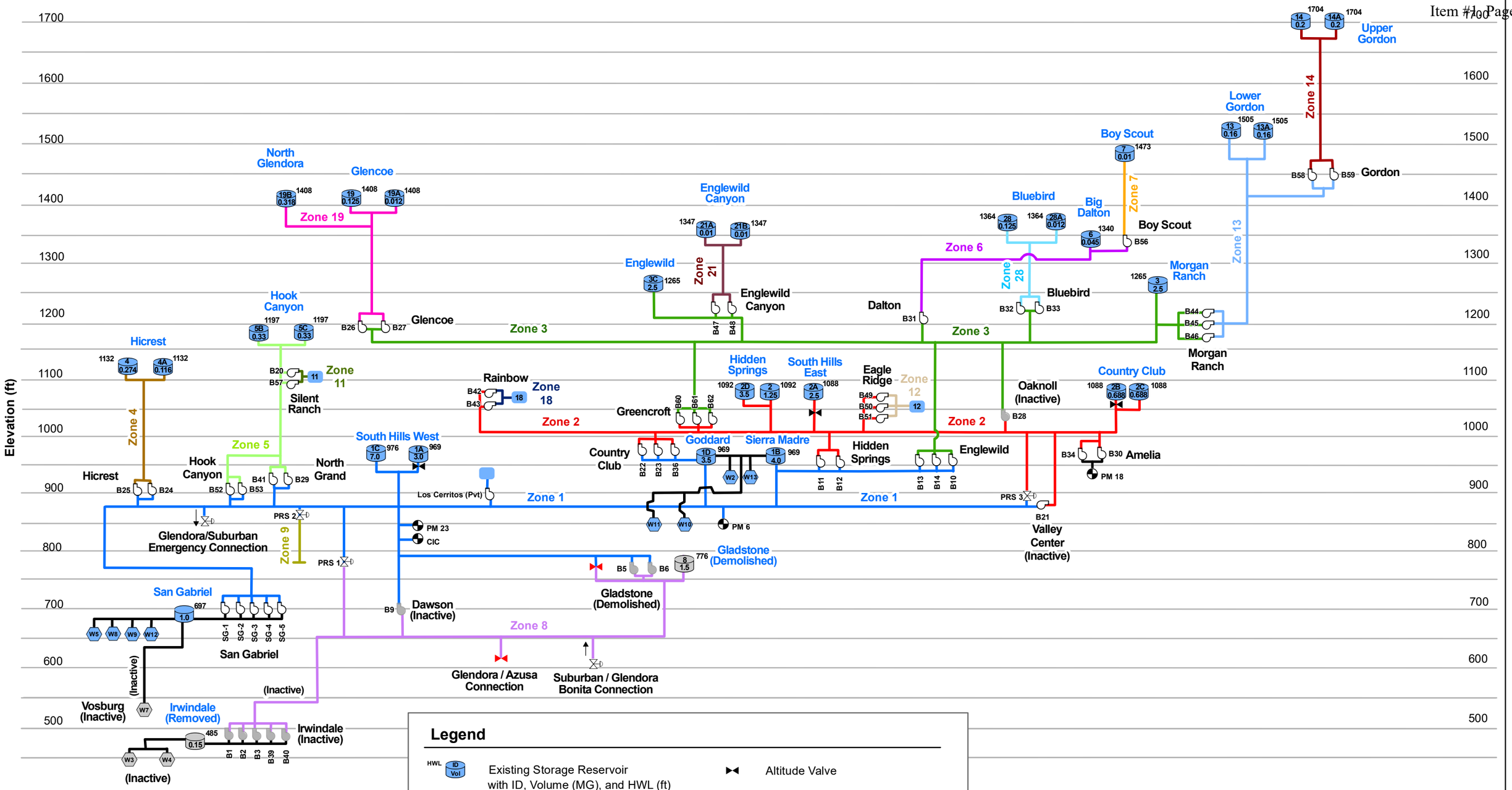
AKM Consulting Engineers would like to express their sincere appreciation to the following individuals for their valuable assistance and support throughout the preparation of this study:

- Chisom Obegolu, Assistant Director of Public Works
- Ron Nichka, Water Production Supervisor
- Dale Wert, Water Division Manager
- Alexis Escobar, Civil Engineering Assistant
- Myla Decastro, Finance Management Analyst
- Doug Leumann, Water Production Lead Operator
- Marcelle Sams, George E. Booth Company Inc. (SCADA)

Table 1-1
Zone Identification Modifications

Old Pressure Zone ID	New Pressure Zone ID	Old Reservoir ID	New Reservoir ID	Pumps	Area (Ac)	Pipe Length (ft)	Ground Elevation Range (ft)	Hydraulic Grade Line (ft)	Static Pressure Range (psi)[a]	Existing Average Demand (gpm)
1	1	1A 1C 1B 1D	South Hills West A South Hills West B Sierra Madre A Goddard A	SG B-1 SG B-2 SG B-3 SG B-4 SG B-5	3,337	593,705	623-882	976	41 -153	3,467
9	1RA		-	-	3	973	642-656	775	52-58	1
8[b]	1RB		-	-	21	24,944	620	-	-	24
4	1A	4A 4	Hicrest A Hicrest B	B-24 B-25	40	6,434	888-1,011	1,132	52-106	30
5	1B	5C 5B	Hook Canyon A Hook Canyon B	B-29 B-41 B-52 B-53	127	18,213	883-1,122	1,197	32-136	50
11	1BH1	11	Silent Ranch A	B-20 B-57	6	472	1,076-1,125	1,354	99-120	16
2	2	2A 2B 2C 2D 2	South Hills East A Country Club A (north) Country Club B (south) Hidden Springs A Hidden Springs B	B-11 B-12 B-22 B-23 B-36	2,081	323,051	808-1,046	1,092	20-123	2,025
18	2H1	18	Rainbow A	B-42 B-43	38	2,288	946-1,167	1,190	10-106	9
12	2H2	12	Eagle Ridge A	B-49 B-50 B-51	11	970	969-1,057	1,257	87-125	7
3	3	3 3C	Morgan Ranch A Englewild A	B-10 B-13 B-14 B-60 B-61 B-62	663	96,585	927-1,196	1,265	30-146	607
19	3A	19A 19 19B	Glencoe A Glencoe B North Glendora A[c] North Glendora B[c]	B-26 B-27	156	9,980	1,070-1,389	1,408	8-146	71
21	3B	21A 21	Englewild Cyn A Englewild Cyn B	B-47 B-48	22	1,017	1,162-1,334	1,347	6-80	7
6	3C	6	Big Dalton A	B-31	180	9,083	1,109-1,294	1,340	20-100	6
7	3C1	7	Boy Scout A	B-56	79	713	1,328	1,473	63	-
28	3D	28A 28	Bluebird A Bluebird B	B-32 B-33	102	10,956	1,007-1,306	1,364	25-155	42
13	4	13A 13	Lower Gordon A Lower Gordon B	B-44 B-45 B-46	21	3,377	1,252-1,334	1,505	74-110	7
14	4A	14A 14	Upper Gordon A Upper Gordon B	B-58 B-59	129	6,817	1,351-1,585	1,704	52-153	73
				Total	**7,016**	**1,109,577**				**6,442**

[a] Calculated based on HGL and ground elevation range
[b] Modeled as a demand off of Zone 1. Zone 1RB pipes not modeled. HGL/Pressure to Zone 1RB not known.
[c] Future tanks expected to be operational FY 25-26 will be named North Glendora A and North Glendora B.



Legend

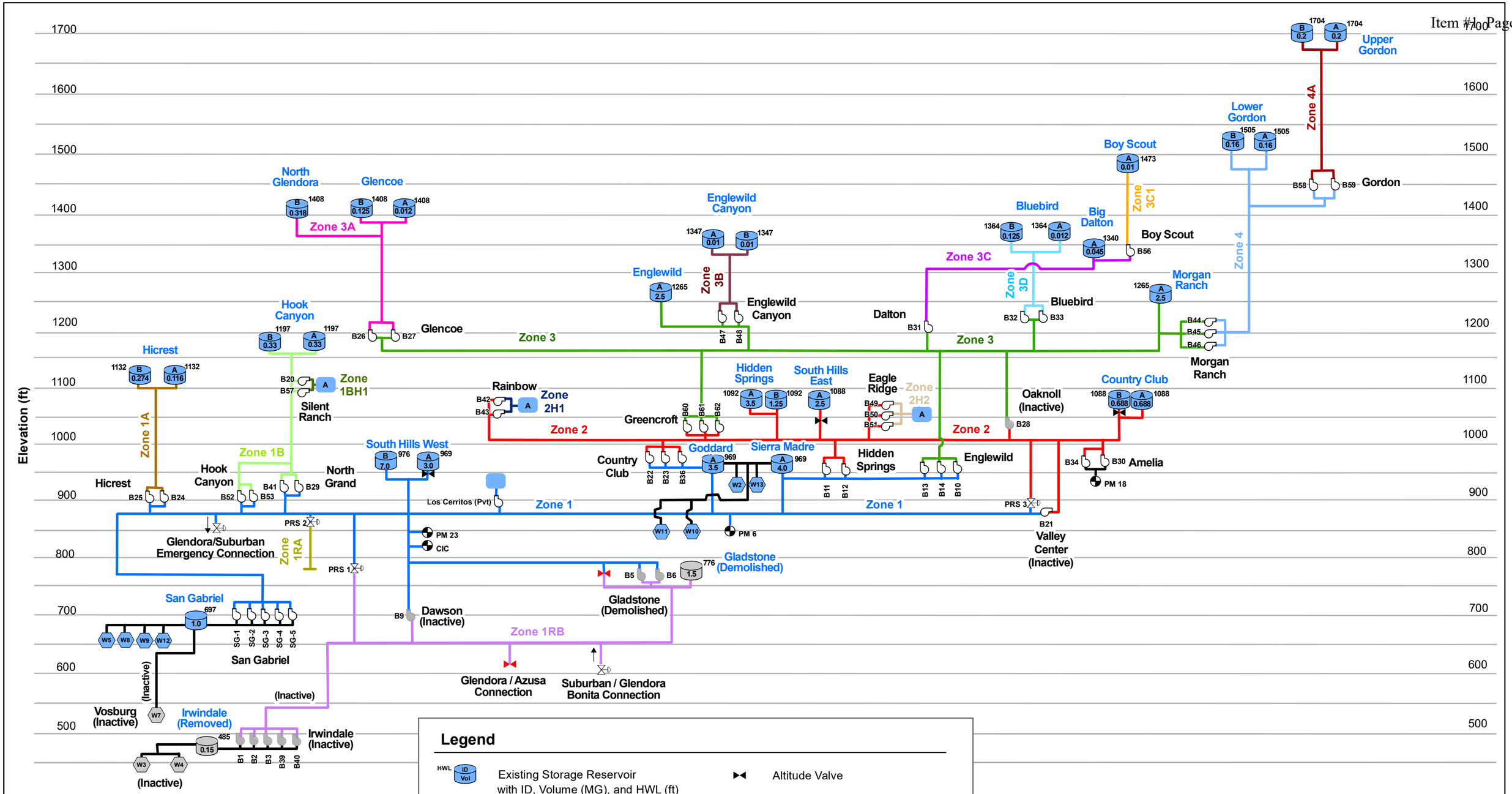
- Existing Storage Reservoir with ID, Volume (MG), and HWL (ft)
- Removed Storage Reservoir
- Hydropneumatic Tank
- Groundwater Well
- Groundwater Well (Inactive)
- Pipes
- Altitude Valve
- Gate Valve
- Pressure Reducing Valve
- Imported Water Connection
- Booster Pump
- Booster Pump (Inactive)

CITY OF GLENDORA
WATER MASTER PLAN

Existing Hydraulic Schematic
Old Zone IDs

Figure 1-1

PROJECT NO: 0201782.00
DATE: April 2023



Legend

- Existing Storage Reservoir with ID, Volume (MG), and HWL (ft)
- Removed Storage Reservoir
- Hydropneumatic Tank
- Groundwater Well
- Groundwater Well (Inactive)
- Pipes
- Altitude Valve
- Gate Valve
- Pressure Reducing Valve
- Imported Water Connection
- Booster Pump
- Booster Pump (Inactive)

CITY OF GLENDORA
WATER MASTER PLAN

Existing Hydraulic Schematic
New Zone IDs

Figure 1-2

PROJECT NO: 0201782.00
DATE: April 2023

Elevation (ft)

1700
1600
1500
1400
1300
1200
1100
1000
900
800
700
600
500

North Glendora (expected to be operational FY 2025)
Glencoe
Zone 3A
Englewild Canyon
Englewild
Zone 3B
Hook Canyon
Hicrest
Zone 1A
Zone 1BH1
Silent Ranch
Rainbow
Zone 2H1
Zone 2
Hidden Springs
South Hills East
Eagle Ridge
Zone 2H2
Oaknoll (Inactive)
Country Club
Zone 1B
South Hills West
Goddard
Sierra Madre
Hidden Springs
Englewild
Amelia
PM 18
Hicrest
Hook Canyon
North Grand
Los Cerritos (Pvt)
Zone 1
PRS 2
PRS 3
Glendora/Suburban Emergency Connection
Zone 1RA
PM 23
CIC
PM 6
Valley Center (Inactive)
PRS 1
Gladstone (Demolished)
Gladstone (Demolished)
San Gabriel
Dawson (Inactive)
Zone 1RB
San Gabriel
(Inactive)
Glendora / Azusa Connection
Suburban / Glendora Bonita Connection
Vosburg (Inactive)
Irwindale (Removed)
Irwindale (Inactive)
(Inactive)
Boy Scout
Zone 3C1
Bluebird
Big Dalton
Zone 3C
Boy Scout
Zone 3D
Bluebird
Dalton
Zone 3
Morgan Ranch
Morgan Ranch
Lower Gordon
Zone 4
Upper Gordon
Zone 4A
Gordon

Legend

- Existing Storage Reservoir with ID, Volume (MG), and HWL (ft)
- Removed Storage Reservoir
- Hydropneumatic Tank
- Groundwater Well
- Groundwater Well (Inactive)
- Pipes
- Altitude Valve
- Gate Valve
- Pressure Reducing Valve
- Imported Water Connection
- Booster Pump
- Booster Pump (Inactive)

CITY OF GLENDORA
WATER MASTER PLAN

Future Hydraulic Schematic New Zone IDs

Figure 1-3

PROJECT NO: 0201782.00
DATE: April 2023

SECTION 2
WATER SERVICE AREA

2-1 Location

The City of Glendora's (City) water service area is located in northeasterly Los Angeles County (County), approximately 21 miles northeast of downtown Los Angeles, and predominantly within the City of Glendora. The City lies within the San Gabriel Valley with the foothills of the San Gabriel Mountains along the northern portion of the City, which includes the Angeles National Forest. The City is bounded by the Cities of Azusa to the west, Covina to the south, and San Dimas to the east as well unincorporated portions of Los Angeles County. Interstate 210 is the primary regional freeway providing access into and out of the City. The primary east-west circulation routes within the City are Sierra Madre Avenue, Foothill Boulevard, Route 66 (Alosta Avenue) and Gladstone Street. The primary north-south routes are Grand Avenue and Glendora Avenue.

The water service area, shown on Figure 2-1, covers approximately 11 square miles within the City of Glendora. The City of Glendora, including unincorporated County areas within its sphere of influence encompasses about 20 square miles. The southwesterly portion of the City, generally south of Foothill Boulevard and west of Grand Avenue is served water by the City of Azusa or Suburban Water Systems. The local water utility service areas are shown on Figure 2-2.

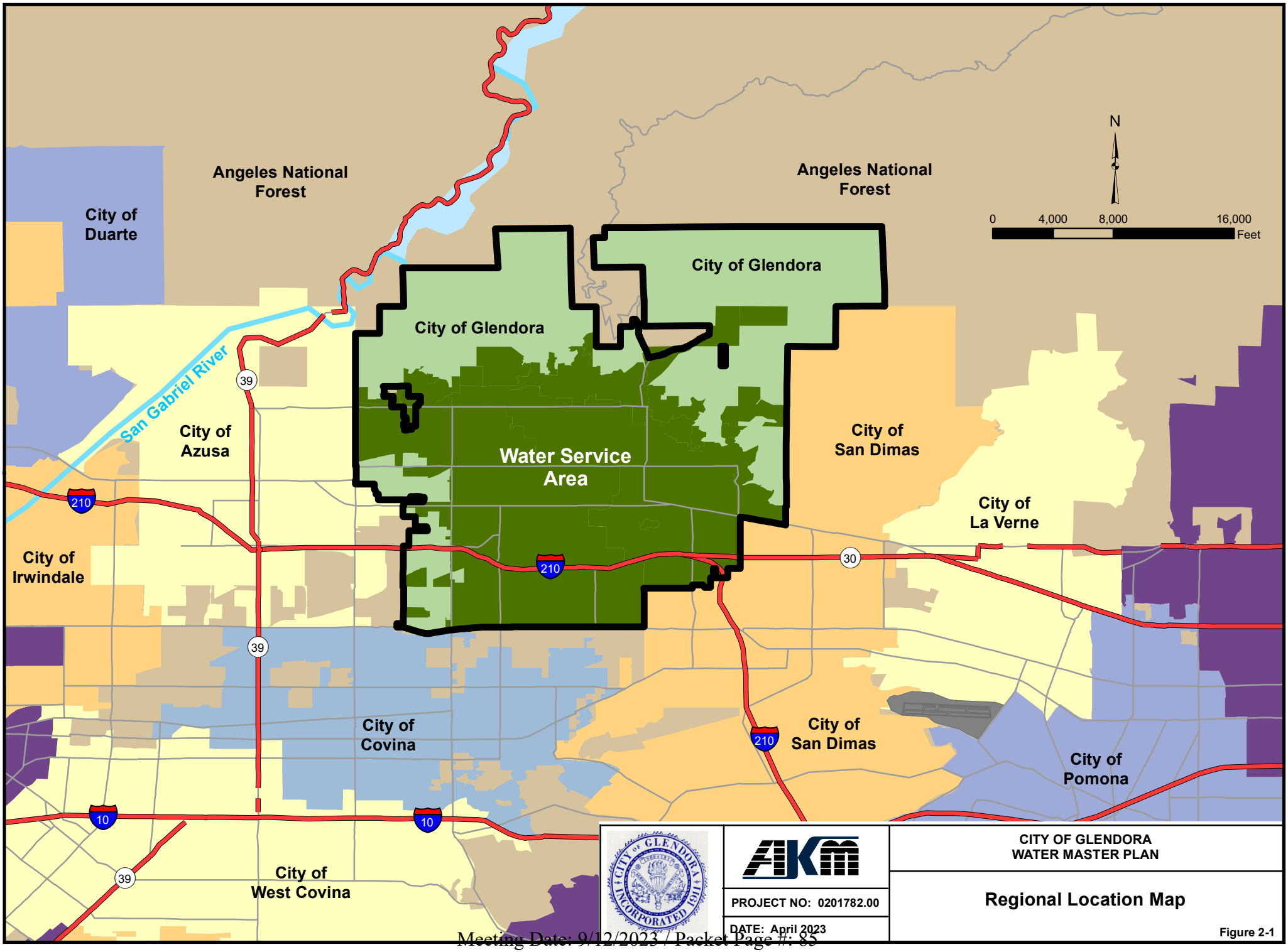
2-2 Topography and Geology

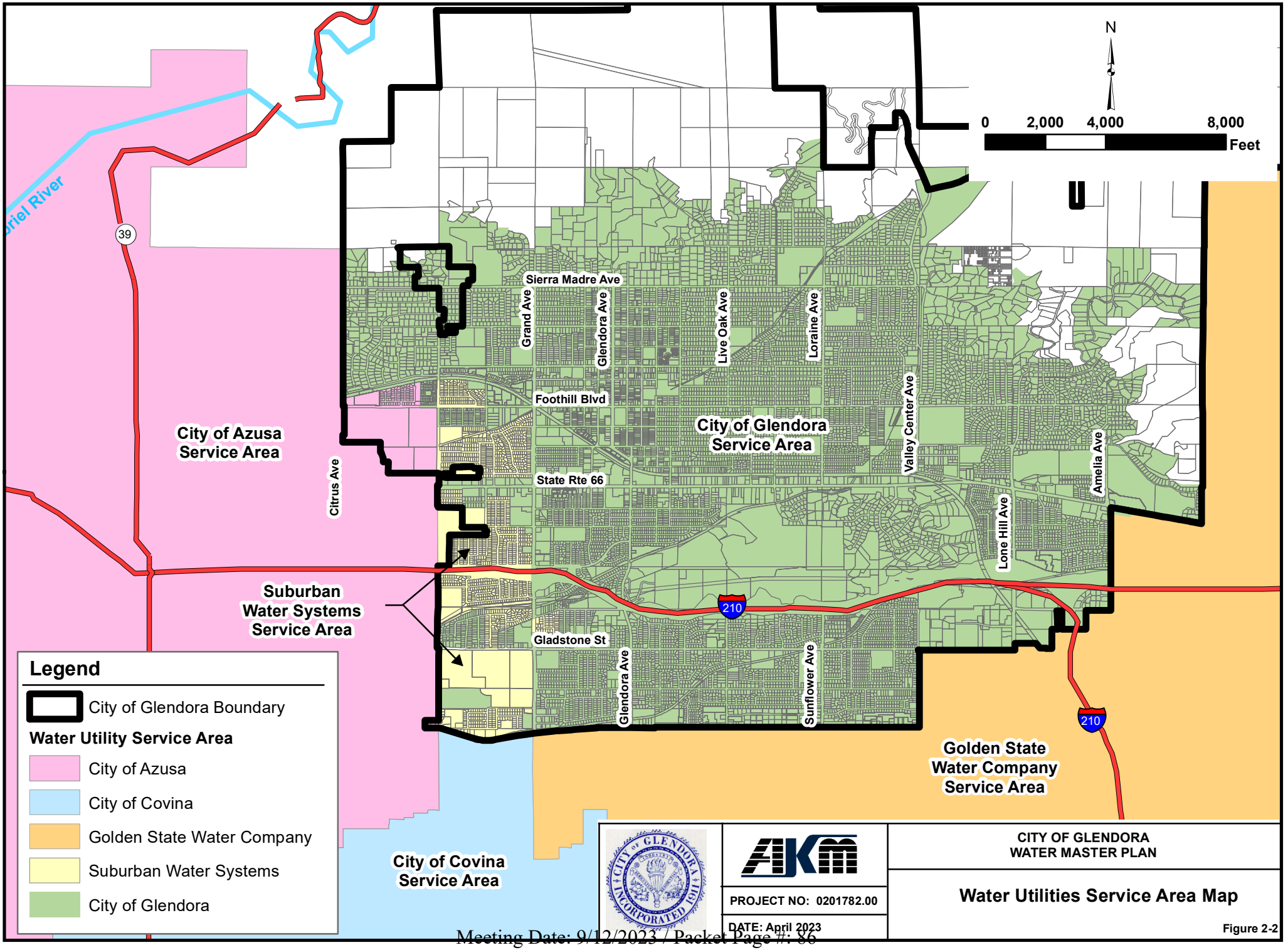
The City has varying terrain with elevations ranging between 620 and 1400 feet above mean sea level (amsl). The northern one-sixth of the City contains the foothills of the San Gabriel Mountains and includes part of the Angeles National Forest. The natural terrain in this area is in slope which exceeds 25 percent. Most of the remainder of the City has a moderate slope, generally 2 to 5 percent in a southwesterly direction. The exception is South Hills Park in the south-central portion of the City, where elevations range from about 750 feet to above 1200 feet with natural slopes for the most part exceeding 25 percent.

Glendora is located at the foot of the San Gabriel Mountains on an upper alluvial fan of the San Gabriel Valley. This setting produces two major terrain types within the City: alluvial fan and foothill. The valley consists of a roughly bowl-shaped depression in the bedrock, filled over millions of years with alluvial deposits. Most of the alluvium deposited within this depression is debris from the San Gabriel Mountains, washed and blown from the sides of the mountains over time

The valley soils are predominantly members of the Hanford Series. The soils in this series are well-drained or somewhat excessively drained soils that have formed in granitic alluvium. The Hanford soils in the Glendora area are chiefly fine sandy loam or gravelly sandy loam. Runoff is slow to medium for this soil, and the hazard of erosion is slight to moderate. The amount of gravel in the gravelly variety ranges from 20 to 35 percent, by volume.

Bedrock units are exposed in the San Gabriel Foothills and the South Hills. Three types of bedrock are prevalent: 1) sedimentary units of sandstone and siltstone; 2) volcanic lavas, tuffs, and mixtures of both; and 3) an igneous-metamorphic complex of resistant crystalline rocks.


Angeles National Forest
Angeles National Forest
City of Duarte
City of Glendora
City of Glendora
San Gabriel River
City of Azusa
Water Service Area
City of San Dimas
City of La Verne
City of Irwindale
City of Covina
City of San Dimas
City of Pomona
City of West Covina
N
0
4,000
8,000
16,000
Feet
39
210
30
10
CITY OF GLENDORA
WATER MASTER PLAN
PROJECT NO: 0201782.00
DATE: April 2023
Regional Location Map
Figure 2-1


N
0
2,000
4,000
8,000
Feet
Sierra Madre Ave
Grand Ave
Glendora Ave
Live Oak Ave
Loraine Ave
Foothill Blvd
Valley Center Ave
Amelia Ave
State Rte 66
Citrus Ave
Lone Hill Ave
Gladstone St
Sunflower Ave
210
39
City of Azusa
Service Area
City of Glendora
Service Area
Suburban
Water Systems
Service Area
City of Covina
Service Area
Golden State
Water Company
Service Area
Legend
City of Glendora Boundary
Water Utility Service Area
City of Azusa
City of Covina
Golden State Water Company
Suburban Water Systems
City of Glendora
CITY OF GLENDORA
WATER MASTER PLAN
Water Utilities Service Area Map
PROJECT NO: 0201782.00
DATE: April 2023
Figure 2-2

2-3 Climate

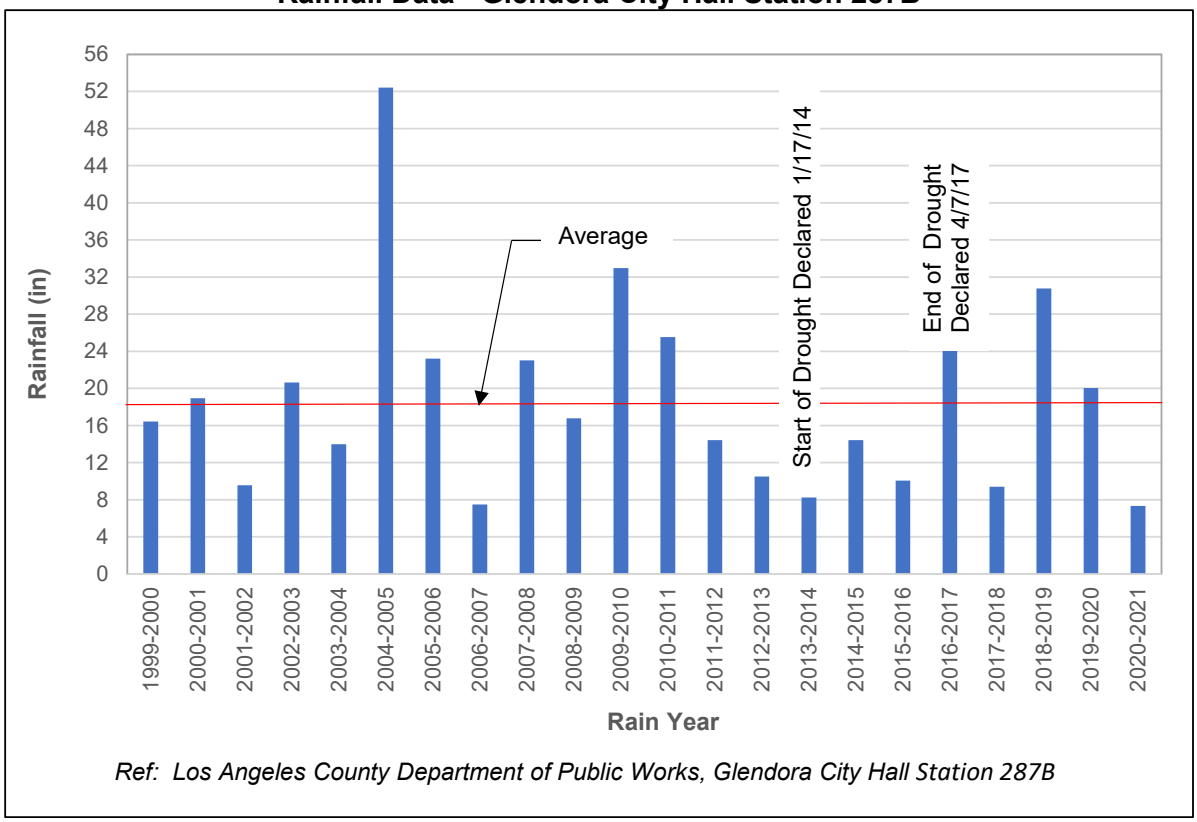
The climate in the area is typical of Southern California with generally mild temperatures, virtually no days below freezing, and plenty of sunshine throughout the year. The warmest months are typically experienced in August with an average maximum temperature of 91° F. The coolest months are typically experienced in December and January with an average minimum temperature of 38.5° F.

Rainfall at the Los Angeles County Department of Public Works, Glendora City Hall Station 287B between rain year 2000-2001 and 2020-2021 is shown in Figure 2-3. The average annual rainfall of about 18.7 inches occurred primarily during the winter months, between December and March.

The state of California declared a Drought State of Emergency on January 17, 2014 as rainfall and snowfall in the state had been well below average for the prior five to seven years. Even though the drought was officially declared at an end on April 7, 2017, rainfall and snowfall levels continued to remain low until rain year 2018-2019 when California experienced an unusually wet year.

Climate change is expected to result in more variable weather patterns throughout California in the future. This variability may lead to longer and more severe droughts and floods, which will present significant challenges to California water supply conditions.

Figure 2-3
Rainfall Data - Glendora City Hall Station 287B



Ref: Los Angeles County Department of Public Works, Glendora City Hall Station 287B

2-4 Land Use

The City is comprised of residential, commercial, and industrial land uses with most of the available flat land developed. The majority of the developed area consists of residential single-family homes.

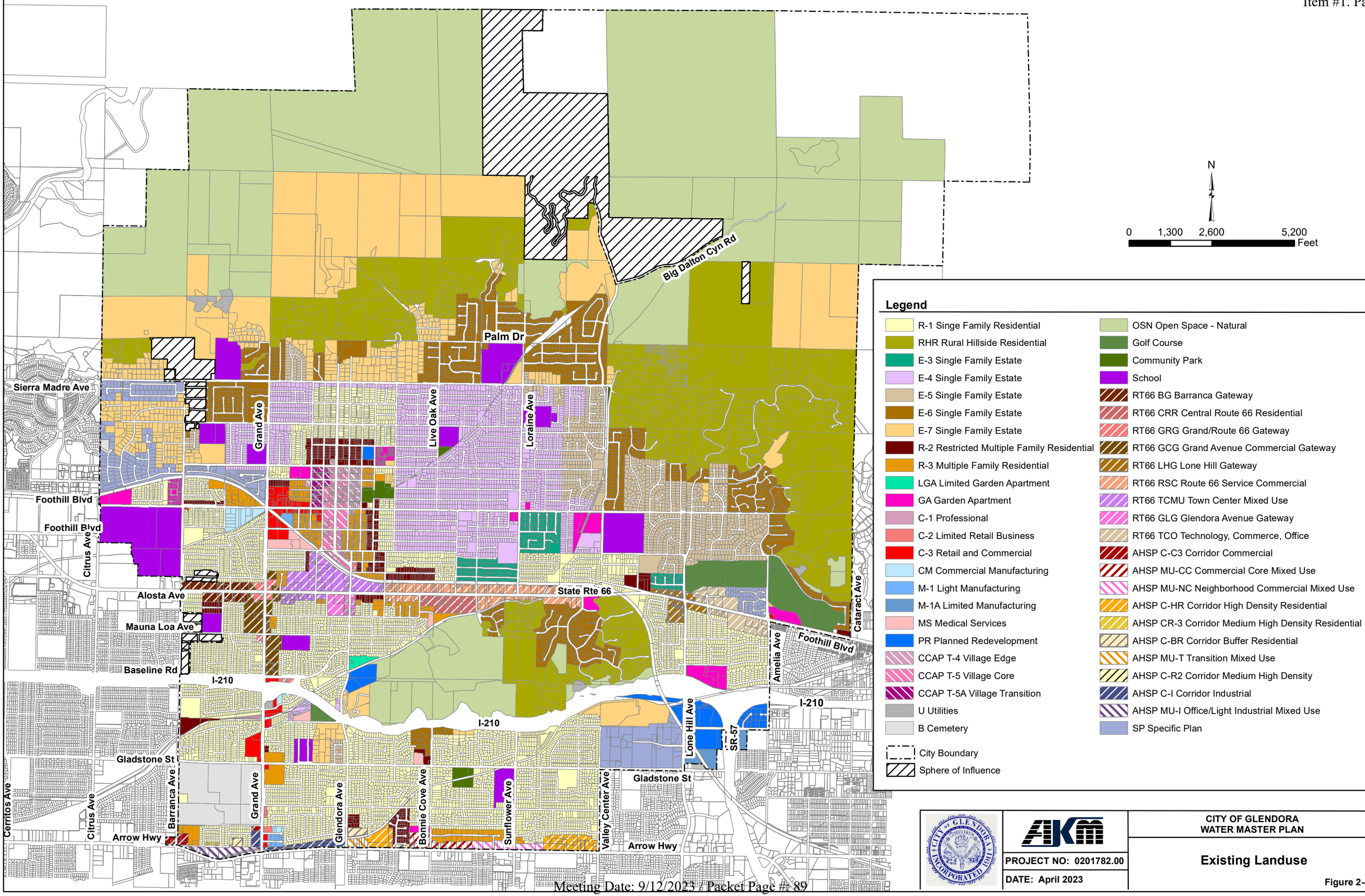
Per the City's 2025 Land Use Element, "The City is almost completely developed with only 0.3 percent of developable land remaining vacant. The fully developed state of the City means that most services are sufficiently available to new growth occurring or expected to occur on underutilized parcels and in redevelopment areas within the City". New high end housing development is occurring in the hillside areas where it is typically more difficult to develop. Higher density infill is planned along Route 66.

The existing land uses in the study area are shown on Figure 2-4. Future known development areas are shown in Table 2-1 and on Figure 2-5.

Table 2-1
Future Developments

No.	Project Name / Location	Zone	Future Land Use	Future Dwelling Units (du)	Future Building Area (sf)	Project Status
1	1121 E Arrow Hwy	1	Multi-Family Residential	19		Proposed
2	531 E Arrow Hwy	1	Multi-Family Residential	33		Proposed
3	905 E Arrow Hwy	1	Multi-Family Residential	16		Proposed
4	1950 Auto Center Dr (Walmart Expansion)	2	Commercial Retail Building		7,460	Proposed
5	630 W Foothill Blvd	1	Medical Office Building		9,745	Proposed
6	937 W Gladstone St	1	Single-Family Residential	4		Proposed
7	400 N Glendora / 101 E Whitcomb Ave	1	Church Expansion		9,287	Proposed
8	422 S Glendora Ave	1	Commercial Office Building		4,500	Proposed
9	300 Gordon Ranch Rd	3	Single-Family Residential	19		Proposed
10	1717 S Grand Ave	1	Car Wash		5,000	Proposed
11	950 Silent Ranch Rd	1BH1	Single-Family Residential	12		Proposed
12	220 E Bennett	1	Multi-Family Residential	5		Proposed
13	131 E Foothill Blvd	1	Mixed Use - Residential + Commercial Office	2	2,616	Proposed
14	1706 E Route 66 (Olsen Project)	2	Single and Multi-Family Residential	43		Proposed
15	1237 Bonnie Cove Ave	1	Single-Family Residential	30		Planning Approved
16	1620 S Glendora Ave	1	Multi-Family Residential	8		Planning Approved
17	210 S Grand Ave	1	Medical Office Building		20,292	Planning Approved
18	334 E Lemon Ave	1	Multi-Family Residential	4		Planning Approved
19	501 W Route 66	1	Mixed Use - Residential + Commercial Office	8	1,004	Planning Approved
20	117 N Vista Bonita Ave	1	Multi-Family Residential	5		Planning Approved
21	La Colina Estates (Sierra Madre Ave & Yucca Ridge Rd)	1	Single-Family Residential	121		Under Construction
22	Foothill Gold Line Phase 2B Extension (btw Vermont Ave & Vista Bonita Ave)	1	Regional Light Rail			Under Construction
23	333 W Dawson Ave	1	Care Facility			Under Construction
24	919 S Lone Hill Ave	2	Personal Self-Storage Facility		113,868	Under Construction
25	706 W Route 66	1	Fast Food with Drive-Thru		3,068	Under Construction
26	1308 S Lone Hill*	2	Car Wash Redevelopment		5,988	Proposed
			Total	**329**	**182,828**	

**The future building square footage for this development is less than the existing 25,063 square foot office building.*



CITY OF GLENDORA
WATER MASTER PLAN

Existing Landuse

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Figure 2-4

Sierra Madre Ave
Foothill Blvd
Citrus Ave
State Rte 66
Mauna Loa Ave
I-210
Gladstone St
Arrow Hwy
Grand Ave
Glendora Ave
Live Oak Ave
Loraine Ave
Valley Center Ave
Bennett Ave
Palm Dr
Big Dalton Cyn Rd
Barranca Ave
Bonnie Cove Ave
Sunflower Ave
Lone Hill Ave
Amelia Ave
Cataract Ave
SR-57

N

0 1,000 2,000 4,000 Feet

Legend

- Planning Approved for Future Development
- Proposed Development
- Development Under Construction
- City Boundary
- Sphere of Influence
- # Development Number shown in Table 2-1

CITY OF GLENDORA
WATER MASTER PLAN

PROJECT NO: 0201782.00

DATE: April 2023

Future Known Development Areas

Figure 2-5

2-5 Population

The historical population growth for the City of Glendora is shown in Table 2-2. This population data is based upon information developed by the California Department of Finance and based on U.S. Census Bureau data.

Table 2-2
City of Glendora Population

Year	Population[1]	10-year % Growth
1920[a]	2,028	-
1930[a]	2,761	26.5
1940[a]	2,822	2.2
1950[a]	3,988	29.2
1960[a]	20,752	80.8
1970[a]	31,349	33.8
1980[a]	38,654	18.9
1990[a]	47,828	19.2
2000[a]	49,415	3.2
2010[b]	50,073	1.3
2020[b]	52,558	4.7
2021[b]	51,569	-1.9

[a] *Ref: California Department of Finance, Table E-5 which is based on U.S. Census Bureau data*

[b] *Ref: U.S. Census Bureau (https://www.census.gov)*

The population in the City of Glendora exploded in the 1950's and grew steadily up to 1990. In the past three decades, the growth has slowed significantly. This is supported by the fact that the City of Glendora has become nearly built-out.

The 2021 population within the City was 51,569 persons. The total number of housing units was 18,504 dwelling units *(Ref: California Department of Finance, Table E-5*). This is equivalent to 2.79 persons per dwelling unit with a 4.4% vacancy rate.

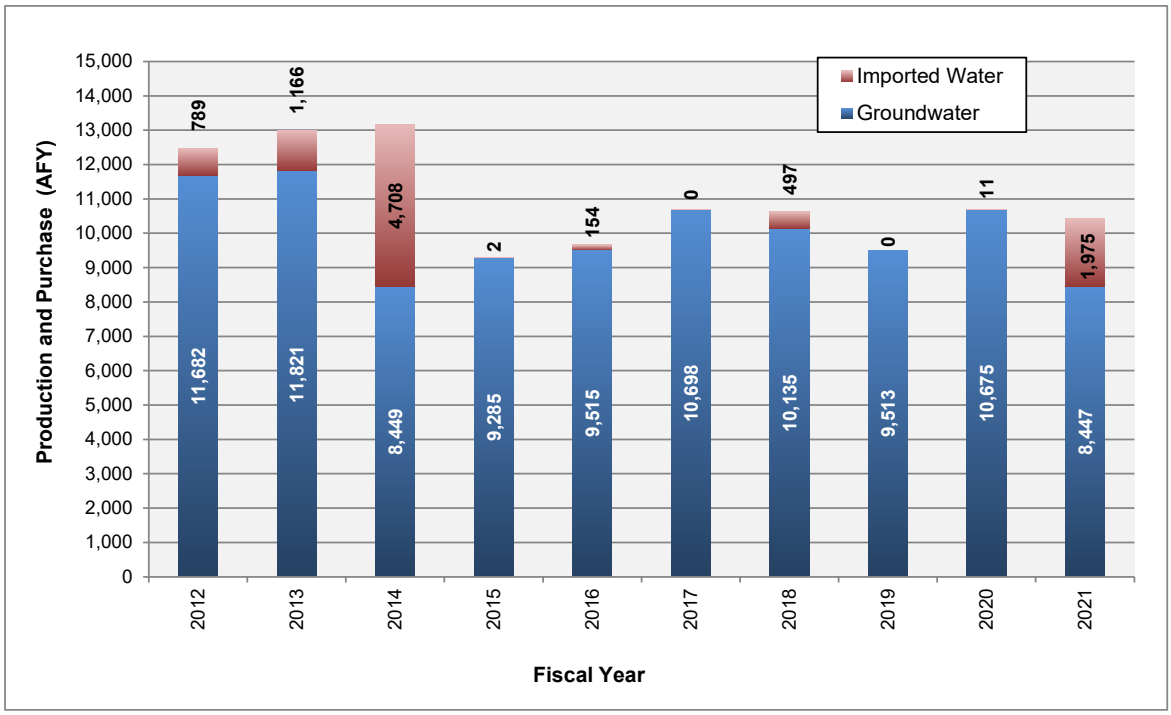
Per the City's 2020 Urban Water Management Plan (UWMP, 2020), the water service area population was 45,551 in 2020 and is projected to have a growth of 5.6% from 2020 to 2045. The 2045 service area population is expected to be about 48,093. The difference in population between the City of Glendora and its water service area can be attributed to the fact that there are small portions of the City that are provided water service by an adjacent agency.

SECTION 3
WATER SUPPLY ANALYSIS

3-1 Water Supply Sources

The City of Glendora (City) maintains a diverse water supply portfolio to be able to meet its regular and peak demands while ensuring all water quality requirements and regulations are met. The City's water supply portfolio consists primarily of groundwater and is supplemented with imported water. The City's annual water production and purchase for the past ten years is shown on Figure 3-1. The following is an overview of the City's water supplies and associated capacities.

Figure 3-1
Annual Water Production and Purchase



3-1.1 Groundwater

The City has 8 active wells with a total capacity of 9,254 gpm (14,927 AFY). The groundwater is extracted from the Main San Gabriel Basin (Main Basin) and associated sub-basins. The City currently has 6,178 acre-feet per year (4.75261 percent of the annual safe yield of the basin as determined by the Water Master) of prescribed groundwater rights as part of the 1973 Main Basin Adjudication. In 2021, the City pumped 8,447 acre-feet, which represents approximately 81% of its demands.

3-1.2 Imported Water

The City is a member agency of the Three Valley's Municipal Water District (TVMWD). TVMWD is one of twenty-six-member agency wholesalers of Metropolitan Water District of Southern California (MWD) that provides imported water to the Southern California region via the Colorado River Aqueduct (CRA) and the State Water Project (SWP) systems.

The City has three active turnout connections (PM-6, PM-18, and PM-23) that is fed from MWD's Upper Feeder. PM-6, PM-18, and PM-23 have maximum capacities of 15 cfs, 10 cfs, and 15 cfs, respectively, for a total maximum capacity of 40 cfs (28,979 AFY). In 2021, the City used 1,975 acre-feet, which represents approximately 19% of its demands.

3-1.3 Covina Irrigating Company

The City owns a connection with the Covina Irrigating Company (CIC) with a maximum capacity of 3.3 cfs (2,390 AFY). CIC can provide supplemental water to the City via treated surface water and pumped groundwater from the Main Basin. In 2021, the City did not use any water from CIC, but has a historical average use of 22 AFY.

3-2 Existing Groundwater Rights

The Main San Gabriel Basin (Main Basin) lies in eastern Los Angeles County, California. The watershed coincides with a portion of the upper San Gabriel River watershed, and the groundwater basin underlies most of the San Gabriel Valley. The surface area of the Main Basin is approximately 167 square miles. The Main Basin is bounded by the San Gabriel Mountains to the north, San Jose Hills to the east, Puente Hills to the south, and by a series of hills and the Raymond Fault to the west. The watershed is drained by the San Gabriel River and Rio Hondo, a tributary of the Los Angeles River. Figure 3-2 provides an overview of the Main Basin.

The City has rights to pump groundwater from the Main Basin, which involves extensive governance and monitoring overseen by the Main San Gabriel Basin Water Master (Water Master), legal compliance, and ultimately usage by the Pumpers. The following is a summary of the Main Basin water rights and the associated tools that allow navigation for the extraction of groundwater from the Main Basin.

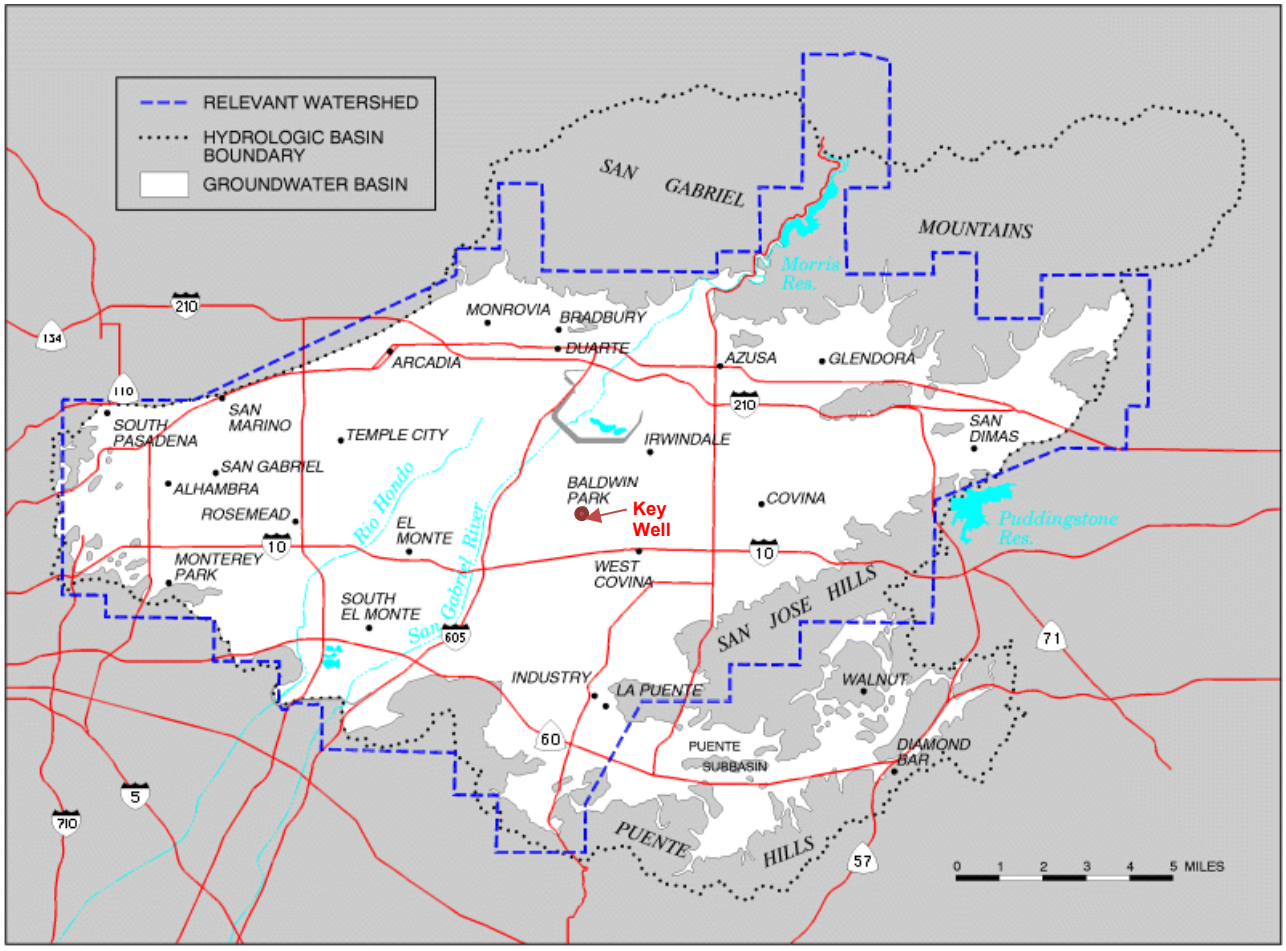
3-2.1 Judgements

Two main judgements dictate pumping from the Main Basin. These judgements are summarized as follows:

- *Long Beach Judgement*: The Long Beach Judgement was established in September 1965. This judgement requires that the area downstream from Whittier Narrows (Lower Area) receive an annual usable quantity of water from the San Gabriel River system made up of surface flow, subsurface flow and any water exported to the Lower Area. Any deficiency of usable water to the lower area is guaranteed by the Upper Area through the form of imported water purchased by the Water Master. The Long Beach Judgement also mandated oversight management through the formation of the San Gabriel River Water Master which is a separate entity from the Main Basin Water Master. The two Water Masters work collaboratively to ensure compliance with the Long Bach Judgement.
- *Main Basin Judgement*: The Main Basin Judgement was entered into in January 1973. This Judgement resulted in the adjudication of the Main Basin. The Main Basin Judgement provides for the replacement of water extracted from the Main Basin beyond a Party's annual right established as part of the adjudication. The Main Basin Judgement is overseen by the Water Master. The Water Master establishes an annual Operating Safe Yield (OSY) which defines the maximum quantity of water each pumper is allocated to pump free of a replacement water

assessment. If a Pumper pumps beyond its allocation, it must provide Supplemental Water that is spread into the Main Basin and pay the associated replacement water assessment.

Figure 3-2
San Gabriel Main Basin



3-2.2 Operating Safe Yields and Water Rights

The OSY defines the amount of groundwater each Pumper within the Main Basin can pump free of being charged the replacement water assessment. The Main Basin is estimated to have approximately 8.7 million acre-feet of usable storage based on a 1916 groundwater elevation of 329 feet at the Baldwin Park Key Well (Key Well). While this is an extraordinary amount of storage, and like all groundwater basins, it must be monitored, managed, and pumping limitations must be enforced to ensure the overall health of the basin and associated groundwater levels.

There are several critical factors in the OSY calculation that determine the annual amount of water that can be extracted by the Pumpers from the Main Basin. These factors include the current and projected groundwater elevation at the Key Well, which represents the water stored in the Main Basin. A one-foot change in elevation at the Key Well represents approximately 8,000 acre-feet of stored water (refer to Section 3-3 for more details on Main Basin Storage). Other factors included in the OSY calculation include consideration of Main Basin hydrologic conditions (e.g., rainfall, storage of

local run-off in surface reservoirs, conservation, stormwater runoff, etc.), availability of Supplemental Water, Cyclic Storage quantities, and Carry-over Rights. Since 1973 the OSY has ranged from a maximum of 240,000 acre-feet per year (years 2005-2006) to a low of 130,000 acre-feet per year, recently adopted by the Main Basin Water Master for fiscal years 2023 through 2027.

The City's groundwater right of the established OSY is 4.75261 percent which yields a pumping right of 6,178 acre-feet per year through fiscal year 2027. The higher the OSY, the greater the City's groundwater pumping right. The City's pumping rights since 2012 in association with the established OSY and the future OSY for fiscal years 2023 to 2027 is shown in Table 3-1.

Table 3-1
Historical Operating Safe Yield

Fiscal Year	OSY (AFY)	City Water Right (AFY)
2012	210,000	9,980
2013	200,000	9,505
2014	180,000	8,555
2015	150,000	7,129
2016	150,000	7,129
2017	150,000	7,129
2018	150,000	7,129
2019	150,000	7,129
2020	150,000	7,129
2021	150,000	7,129
2022	150,000	7,129
2023-2027	130,000	6,178

Over the past 10 years, the City's pumping allocation has been reduced by approximately 3,800 acre-feet per year or 38%. The Water Master is collaboratively managing the Main Basin health to ensure longevity of future water supplies with several competing challenges (e.g., increased demands, drought, etc.). This decrease will result in the pumping of additional groundwater at an increased cost due to the replacement water assessment and/or use of more imported water.

3-2.3 Assessments

As a Pumper within the Main Basin, the City is required per the Main Basin Judgement to pay assessments to fund basin management, administrative, and replenishment activities. The following is a summary of the various Main Basin assessments:

- ***Replacement Water Assessment***: This assessment is applied when a Pumper exceeds pumping beyond its allocated water right from the Main Basin.
- ***Resource Development Assessment***: This assessment is applied unilaterally across all Pumpers for every acre-feet of pumping from the Main Basin to support the purchase of supplemental imported water to augment natural recharge for the benefit of the basin.
- ***In-Lieu Assessment***: This assessment is applied to Pumpers who take imported water in-lieu of pumping their groundwater rights to assist in promoting health of basin management to maintain groundwater levels in specific parts of the basin.
- ***Administration Assessment***: This assessment is applied unilaterally across all Pumpers for every acre-feet of pumping from the Main Basin to support the administrative functions of the Water Master.
- ***Make-up Water Assessment***: This assessment is applied to all Pumpers when the required amount of water cannot be naturally delivered to the Lower Area as determined by the San Gabriel River Water Master.

Table 3-2 provides an overview of the fiscal years 2022 and 2023 Main Basin assessments.

The City pays each of the respective assessments based on the conditions in which they pump groundwater. As long as the City stays within its pumping right allocation, the City pays the Resource

Development Assessment and the Administration Assessment for a total of $192 per acre-foot for fiscal year 2022. Pumping beyond the City's groundwater right cost $1,091 per acre-feet in 2022.

Table 3-2
Main Basin Assessments

Assessment Description	FY 2022 ($/AF)	FY 2023 ($/AF)
Resource Development	$175	$175
In-Lieu	$8	Not Determined
Administration	$17	Not Determined
Make-up Water	$0	Not Determined
Replacement Water	$899	$955

3-3 San Gabriel Basin Hydrogeologic Conditions

In addition to the regional vastness of the Main Basin demonstrated on Figure 3-2, the Main Basin supports a robust hydrogeologic aquifer that allows tremendous storage of groundwater.

3-3.1 Basin Characteristics

The Main Basin is divided into two main parts, the Main Basin and the Puente Subbasin. While the Puente Subbasin is hydraulicly connected to the Main Basin, it is not considered to be part of the Main Basin management and thus not under the purview of the Water Master. The Main Basin principal water-bearing formations are unconsolidated and semi-consolidated sediments which range in size from coarse gravel to fine-grained sands. While there are clay lenses throughout the Main Basin, there is not a uniform clay layer to form an impenetrable barrier. Thus, the Main Basin operates as an unconfined aquifer. The Main Basin ranges in depth from 800 feet (San Dimas area) above sea level to 2,200 feet below sea level (South El Monte area). Wells located in the deeper regions of the Main Basin have water bearing formations of approximately 4,000 feet and wells in the shallower regions have water bearing formations of approximately 200-300 feet. Wells located in the deeper formations provide greater yields then wells located in the shallower regions.

3-3.2 Sub-Basins

There are several sub-basins within the Main Basin. The two main sub-basins within the Main Basin that most affect the City are the Glendora Sub-basin and the Canyon Sub-basin.

The Glendora Sub-basin is located in the northeastern region of the Main Basin. It is primarily defined by the faults of the Sierra Madre Fault system, which is an east-west fault system spanning from northeast of San Dimas and westerly to the Sawpit Canyon near Monrovia. These faults dictate the groundwater movement between the Glendora Basin and the Main Basin. The City pumps part of its water supply from this location of the Main Basin. These wells typically yield less water due to the shallow nature of the basin in this area.

The Canyon Basin is located in the northern region of the Main Basin. Its boundaries are also defined by the Sierra Madre Fault system, which is generally located along the southerly base of the San Gabriel Mountains. Like the Glendora Sub-basin, these faults dictate the movement of water into the Main Basin. The City, along with other Pumpers, produce groundwater from this region of the basin. Groundwater elevations in this part of the basin can be sensitive to drought conditions which have varied by more than 90 feet during extensive drought seasons.

A detailed discussion of the Main Basin hydrogeology can be found in the "Planned Utilization of Ground Water Basins, San Gabriel Valley, Appendix A: Geo-hydrology" (DWR, 1966).

3-3.3 Flow Characteristics

Water flow within the Main Basin is generally from a northeasterly to southwesterly direction. The various faults influence how water moves throughout the basin. The general direction of flow through the Basin is shown on Figure 3-3.

Groundwater does not flow between the Raymond Basin and the Main Basin due to the impervious nature of the Raymond Fault. Water flows into the Whittier Narrows is governed by the Long Beach Judgement as discussed in Section 3-2. The natural flow tendency, permeability, and optimum soil conditions (e.g., sands and gravels) of the Main Basin allows its Pumpers to produce cost effective water and allow the required amount of water to flow into the Lower Area.

3-3.4 Storage

Storage within the Main Basin is estimated to be approximately 8.7 million acre-feet per the 1916 groundwater elevation of 329.1 feet as measured at the Key Well, and as low as 7.4 million acre-feet per the 2018 groundwater elevation of 169.4 feet as measured at the Key Well. An overview of the Key Well groundwater elevations from 1997 to present is shown on Figure 3-4.

A key metric used by the Water Master in managing the basin is to maintain a 200-foot groundwater elevation at the Key Well. There is a distinct correlation between the Key Well elevation and sufficient water supplies for Pumpers to maintain a high OSY to maximize their pumping right allocations each year (refer to Table 3-1). As seen on Figure 3-4, groundwater levels in the Key Well clearly diminish in drought years such as 2015. The OSY was reduced from 180,000 acre-feet in 2014 to 150,000 acre-feet in 2015 and 130,000 acre-feet in 2023. Reduced groundwater levels and associated OSY has a direct effect on the City's ability to pump cost-effective groundwater.

3-3.5 Main Basin Replenishment

The Main Basin has four major sources of replenishment. These sources include incidental rainfall recharge throughout the San Gabriel Valley, stormwater recharge through percolation, imported water recharge through percolation via spreading grounds, and natural river recharge along the various rivers and tributaries. Stormwater capture and recharge and imported water recharge are performed via spreading basins across the Main Basin and are operated by the Los Angeles County Department of Public Works. Some spreading basin are multi-purpose and can spread both imported water and captured stormwater, while others are used purely for imported water.

The ability to measure groundwater recharge quantities is difficult, thus requiring estimates for many of the recharge activities. Imported water recharge is performed with somewhat of a quantifiable amount due to the metering of imported water. Stormwater capture is performed with a rough estimate as stormwater is captured and released in measured quantities. The Main Basin Water Master provides an overall recharge amount to the Main Basin each year knowing that it is a rough estimate and relies heavily on the Key Well elevation to determine the overall health of the Main Basin. Since 1973, it is estimated that approximately 7.5 million acre-feet has been recharged into the Main Basin through natural recharge, treated groundwater clean-up, cyclic storage, and resource development water recharge. The Water Master estimates that historical stormwater recharge has declined over the past decade on average from 111,000 acre-feet per year to approximately 55,000 acre-feet per year making it essential to find other water sources to make-up this shortfall.

Figure 3-3
Main Basin Groundwater Flow

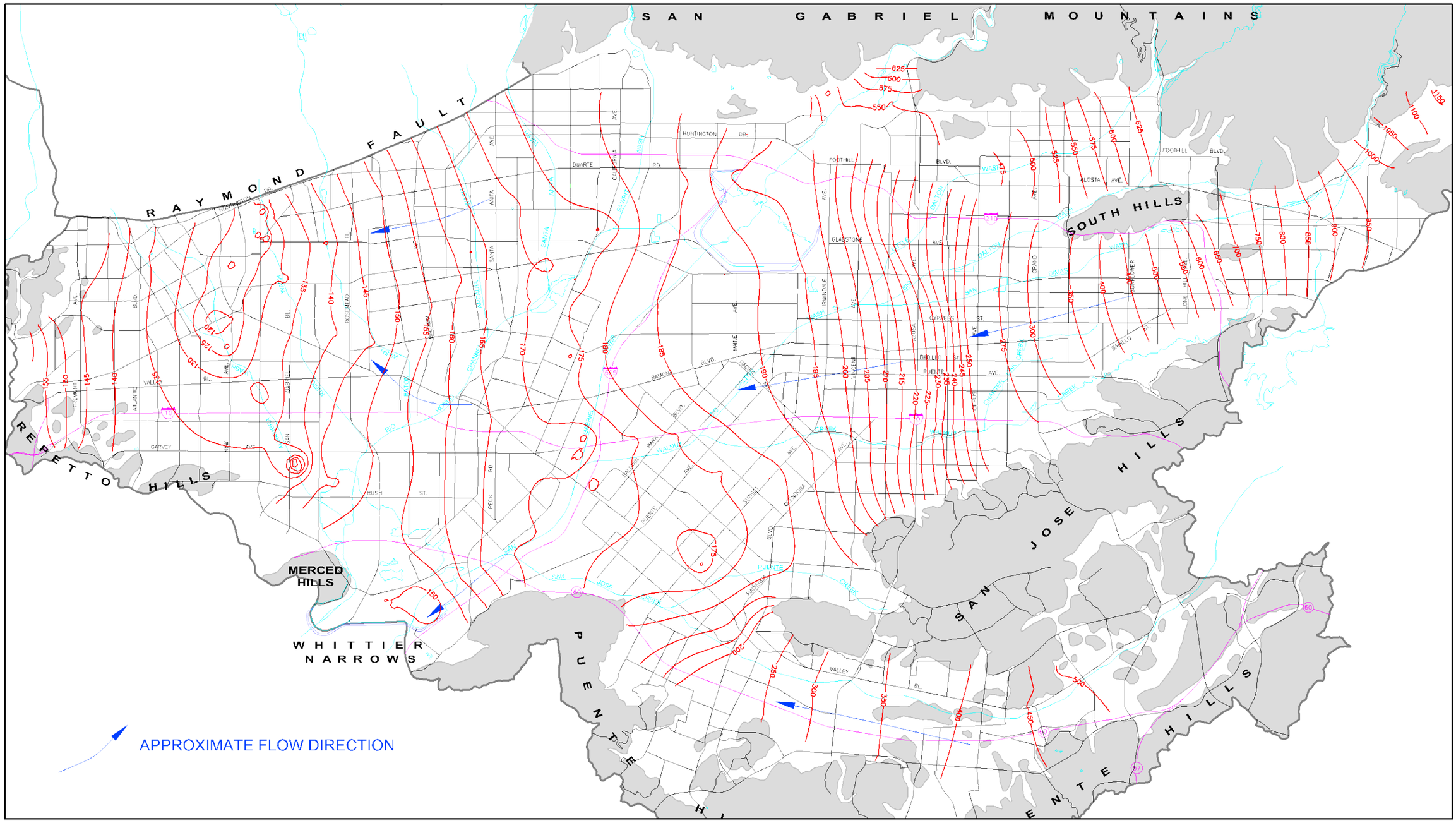
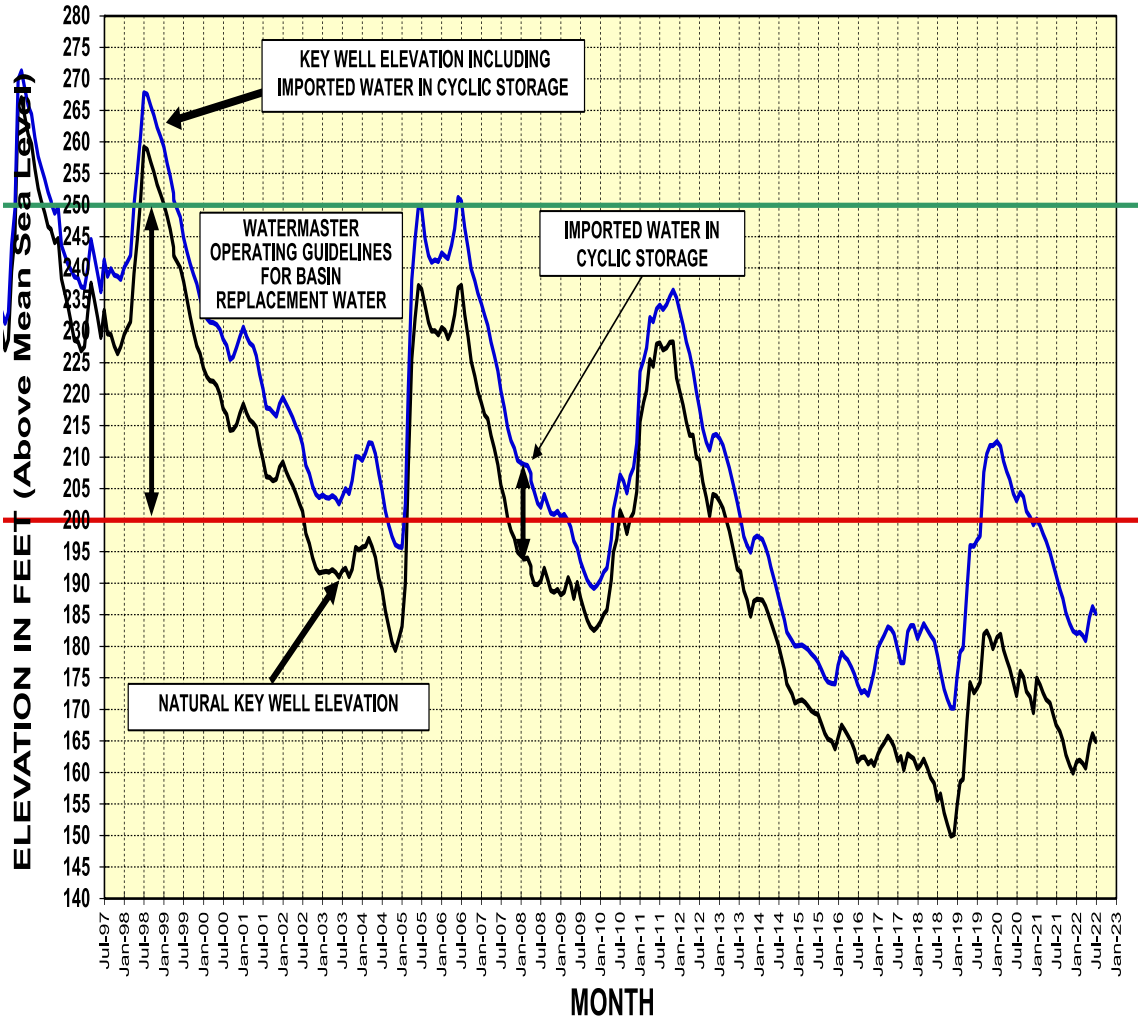


Figure 3-4
Baldwin Park Key Well Elevations



Each of the Main Basin imported water wholesalers (Three Valleys Municipal Water District (TVMWD), San Gabriel Valley Municipal Water District (SGVMWD), and the Upper San Gabriel Valley Municipal Water District (USGVMWD)) have cyclic storage agreements with the Water Master to purchase and store untreated imported water when it becomes available to help offset the cost impacts of having to purchase replacement water. Many of the Pumpers also have individual cyclic storage agreements. Cyclic storage results in an overall benefit to the Main Basin with increasing groundwater levels and lower operating costs to Pumpers. The City has a Cyclic Storage Agreement to store 5,500 acre-feet of water.

3-4 Potential Local Groundwater Supply Development

The City's existing average day water demands of 10,390 AFY closely approximate the current well field system production capacity (14,927 AFY per efficiency tests). With the increasing cost of imported water and increasing demands, it is advantageous for the City to maximize its groundwater pumping to meet the average day and peak season demands through enhanced groundwater pumping and evaluate other groundwater supply development options. Groundwater Supply Development Options are discussed below.

3-4.1 Irwindale Facility - Well 3 and Well 4 Groundwater Development

The Irwindale Facility, which includes Wells 3 and 4, as well as the Irwindale Reservoir and Irwindale Booster Pump Station, has been inactive for over 20 years. Historically, when Well 3 and Well 4 were in operation, groundwater was pumped into the Irwindale Reservoir and then pumped up to the Gladstone Reservoir, which was a forebay for the Gladstone Booster Pump Station that pumped water into the Zone 1 system (see hydraulic schematic shown on Figure 5-2). The Gladstone Reservoir and Booster Pump Station have since been demolished.

Well 3 was constructed in 1923 and last operated in FY 1999-2000. Well 4 was constructed in 1920 and last operated in FY 1991-1992. Both wells ceased operation due to nitrate concentrations above the Maximum Contaminant Level (MCL) of 10 milligrams per liter (mg/l). Perchlorate levels are also elevated in the groundwater.

In 2017, TVMWD evaluated the opportunity to increase groundwater supply for its member agencies and reduce the use of imported water. This evaluation focused on repurposing the City's now inactive Wells 3 and 4 and considering other agencies that could be served water from these two wells. At the time, it was estimated that Wells 3 and 4 could pump approximately 4,250 gpm or 6,200 acre-feet per year based on historical pumping data. The study made several specific assumptions, some of which are no longer valid. These include the use of the Irwindale Pump Station, the 18" pipeline between the Irwindale Pump Station and Gladstone Reservoir, and Gladstone Booster Pump Station. These facilities are no longer in use or have been demolished.

The City should consider Well 3, Well 4, and Well 7 (Vosburg) as potential future supply sources to provide redundancy and offset the cost of using treated imported water. The City is currently working with TVMWD on an updated study with the most current information. The updated study should be based on:

- Constructing two (2) new wells to replace the existing Well 3 and Well 4, which are over 100 years old.
- Abandonment of the existing Wells 3 and 4
- Constructing a new nitrate and perchlorate treatment plant based on the most current water quality data
- Constructing a new forebay reservoir
- Constructing a new booster pump station to pump the effluent to the San Gabriel Plant
- Constructing a new discharge pipe to the San Gabriel Plant, utilizing rehabilitated portions of the existing Vosburg Well discharge pipe at the 210 Freeway crossing, as well as channel and railroad crossings. The existing 18-inch discharge line is abandoned due to its deteriorated condition and the Gladstone Reservoir has been demolished
- Constructing a standby generator with an automatic transfer switch to operate the facility during commercial power outages
- Constructing a new well to replace Well 7 (Vosburg Well)
- Abandonment of Well 7
- Constructing a new discharge pipe from the new Well 7 to the Irwindale Treatment Plant

Cost estimates for the possible future well development and associated facilities are provided in Table 3-3 and 3-4. Table 3-4 includes a new well to replace Well 7 (Vosburg Well).

Table 3-3
Irwindale Facility Cost Estimate without Well 7

Facility Name	Recommendations	Recommendation Notes	Construction Cost Estimate for Improvements	Design & Administration Cost ($)	Construction Management Cost ($)	Contingency Cost ($)	Total Project Cost ($)
Well 3 and Well 4 (2,500 gpm each)	Drill new Well 3		$ 2,000,000	$ 400,000	$ 300,000	$ 400,000	$ 3,100,000
	Equip new Well 3		$ 3,000,000	$ 600,000	$ 450,000	$ 600,000	$ 4,650,000
	Drill new Well 4		$ 2,000,000	$ 400,000	$ 300,000	$ 400,000	$ 3,100,000
	Equip new Well 4		$ 3,000,000	$ 600,000	$ 450,000	$ 600,000	$ 4,650,000
Existing Wells 3 and 4	Abandon existing Wells 3 and 4		$ 500,000	$ 100,000	$ 75,000	$ 100,000	$ 775,000
Treatment Plant	Nitrate and perchlorate vessels (28, 12 ft diameter)	Need 8 vessels for nitrates and 8 vessels for perchlorate	$ 8,000,000	$ 1,600,000	$ 1,200,000	$ 1,600,000	$ 12,400,000
	Nitrate and perchlorate Resin		$ 4,000,000	$ 800,000	$ 600,000	$ 800,000	$ 6,200,000
	Cartridge filters		$ 600,000	$ 120,000	$ 90,000	$ 120,000	$ 930,000
	Treatment Foundation		$ 1,500,000	$ 300,000	$ 225,000	$ 300,000	$ 2,325,000
	Above and below ground piping		$ 2,000,000	$ 400,000	$ 300,000	$ 400,000	$ 3,100,000
Reservoir	Forebay reservoir (1MG)		$ 3,000,000	$ 600,000	$ 450,000	$ 600,000	$ 4,650,000
Pump Station	Booster pump station - three 250 hp pumps, with VFDs		$ 5,000,000	$ 1,000,000	$ 750,000	$ 1,000,000	$ 7,750,000
Pipeline	20-inch pipe	3.5 miles of 20 inch pipe, 50 feet of loss	$ 18,480,000	$ 3,696,000	$ 2,772,000	$ 3,696,000	$ 28,644,000
	4-inch brine line (10,000 LF)		$ 1,200,000	$ 240,000	$ 180,000	$ 240,000	$ 1,860,000
	Waste Discharge Connection Fee		$ 600,000	$ 120,000	$ 90,000	$ 120,000	$ 930,000
		Total	**$ 54,880,000**	**$ 10,976,000**	**$ 8,232,000**	**$ 10,976,000**	**$ 85,064,000**

Table 3-4
Irwindale Facility Cost Estimate with Well 7

Facility Name	Recommendations	Recommendation Notes	Construction Cost Estimate for Improvements	Design & Administration Cost ($)	Construction Management Cost ($)	Contingency Cost ($)	Total Project Cost ($)
Well 3 and Well 4 (2,500 gpm each)	Drill new Well 3		$ 2,000,000	$ 400,000	$ 300,000	$ 400,000	$ 3,100,000
	Equip new Well 3		$ 3,000,000	$ 600,000	$ 450,000	$ 600,000	$ 4,650,000
	Drill new Well 4		$ 2,000,000	$ 400,000	$ 300,000	$ 400,000	$ 3,100,000
	Equip new Well 4		$ 3,000,000	$ 600,000	$ 450,000	$ 600,000	$ 4,650,000
Well 7	Drill new Well 7	Assume 2500 gpm capacity	$ 2,000,000	$ 400,000	$ 300,000	$ 400,000	$ 3,100,000
	Equip new Well 7		$ 4,000,000	$ 800,000	$ 600,000	$ 800,000	$ 6,200,000
	Pipeline from Well 7 to Irwindale	16-inch pipe 6,000 feet	$ 4,800,000	$ 960,000	$ 720,000	$ 960,000	$ 7,440,000
Existing Wells 3, 4, and 7	Abandon Wells 3, 4, and 7		$ 750,000	$ 150,000	$ 112,500	$ 150,000	$ 1,162,500
Treatment Plant	Nitrate and perchlorate vessels (32, 12 ft diameter)	12 vessels for nitrates and 12 vessels for perchlorate	$ 12,000,000	$ 2,400,000	$ 1,800,000	$ 2,400,000	$ 18,600,000
	Nitrate and perchlorate Resin		$ 6,000,000	$ 1,200,000	$ 900,000	$ 1,200,000	$ 9,300,000
	Cartridge filters		$ 900,000	$ 180,000	$ 135,000	$ 180,000	$ 1,395,000
	Treatment Foundation		$ 2,000,000	$ 400,000	$ 300,000	$ 400,000	$ 3,100,000
	Above and below ground piping		$ 2,500,000	$ 500,000	$ 375,000	$ 500,000	$ 3,875,000
Reservoir	Forebay reservoir (1.25 MG)		$ 4,500,000	$ 900,000	$ 675,000	$ 900,000	$ 6,975,000
Pump Station	Booster pump station - four 250 hp pumps, with VFDs		$ 7,500,000	$ 1,500,000	$ 1,125,000	$ 1,500,000	$ 11,625,000
Pipeline	24-inch pipe	3.5 miles of 24-inch pipe	$ 22,176,000	$ 4,435,200	$ 3,326,400	$ 4,435,200	$ 34,372,800
	4-inch brine line (10,000 LF)		$ 1,200,000	$ 240,000	$ 180,000	$ 240,000	$ 1,860,000
	Waste Discharge Connection Fee		$ 600,000	$ 120,000	$ 90,000	$ 120,000	$ 930,000
		Total	**$ 80,926,000**	**$ 16,185,200**	**$ 12,138,900**	**$ 16,185,200**	**$ 125,435,300**

This project will allow utilization of the City's full adjudicated water rights when the Pure Water Southern California Project (Pure Water Project) extension to the area is completed. The Pure Water Project is a regional recycled water program led by MWD that will provide up to 150 million gallons per day of treated Title 22 recycled water to the MWD service area from the Los Angeles County Sanitation District's Joint Water Pollution Control Plant (JWPCP) located in Carson California. Figure 3-5 identifies the tentative alignment and quantities of recycled water that will be distributed throughout the MWD service area to select locations and basins.

Figure 3-5
MWD Pure Water Program



The Main Basin Water Master has indicated that up to 80,000 AFY of additional recharge into the Main Basin could be accepted. An additional benefit of this project is that it will increase the reliability of groundwater supplies and reduce the emergency storage needs for the system. Section 3-6.1.2 provides an overview of the Pure Water Project.

Current Grant/Loan Options for the City of Glendora:

1. **County of Los Angeles Flood Control District's (LACFCD) Safe Clean Water Program (SCWP):** The LACFCD's SCWP invests approximately $280 million annually into multi-benefit stormwater capture projects and programs. The SCWP is designed to conserve billions of gallons of stormwater that would otherwise be lost to the ocean when it rains, and to do so in a manner that improves the livability and resilience of LA County's communities through development of green space, recreational opportunities, and other enhancements. The SCWP strongly promotes regional collaboration, prioritizes investment in disadvantaged communities, and favors projects that employ nature-based elements.

   As of January 2023, $670 million in Regional Program funding has been allocated to 101 projects, 14 scientific studies, 41 feasibility studies, and 12 watershed coordinators across the 9 watershed areas. This includes $530 million towards projects that benefit disadvantaged communities, and also leverages an additional $542 million from other funding sources. Information about the planned and funded projects by watershed area and fiscal year is

available on the LACFCD's online Stormwater Investment Plan tool (https://portal.safecleanwaterla.org/sip-tool/).

For the Regional Program, an annual Call for Projects is conducted to solicit project proposals, the fourth of which closed on July 31, 2022. The Municipal Program 40% local return is distributed annually to the 86 municipalities within the LACSD boundaries. This funding is utilized by the municipalities for development of their own local multi-benefit stormwater capture projects and programs and may be used to contribute to regional-scale projects.

2. **State Water Resources Control Board Division of Financial Assistance, Proposition 1, Groundwater Grant Program (GWGP):** Proposition 1 was passed by voters in November 2014 and provided $900 million for a Groundwater Sustainability Program (Assembly Bill 1471, Chapter 10). The SWRCB will administer $670 million to prevent and cleanup contamination of groundwater that serves (or has served) as a source of drinking water. The funds are available as grants.

   The SWRCB adopted the Proposition 1 Groundwater Grant Program Guidelines (Guidelines) on May 18, 2016, and adopted amendments to the Guidelines on December 19, 2017 and February 2, 2021. Rounds 1 and 2 money for planning and implementation projects have been distributed. Round 3 project solicitations were due in late 2021 and preliminary awards were to be provided in Fall 2022 and grant agreement executions were to be in early 2023. Round 4 is currently potential, but is based on the State of California budget which currently is in a deficit. If Round 4 is funded, then City of Glendora could apply for Planning or Implementation of the Irwindale Project depending on how SWRCB arranges Round 4 grants to be distributed.

3. **Metropolitan Water District (MWD) Local Resource Program (LRP):** MWD provides financial incentives for the development of water recycling, groundwater recovery, and seawater desalination projects. Projects can include water recycling, groundwater recovery, and seawater desalination.

   There are three incentive payment options which includes:

   1) Sliding scale incentives up to $340/AF over 25 years;

   2) Sliding scale incentives up to $475/AF over 15 years, or

   3) fixed incentive up to $305/AF over 25 years.

   The City of Glendora can apply for MWD LRP funding for the Irwindale Project, but the application would be required to be submitted to MWD via TVMWD as the MWD member agency.

3-4.2 New Groundwater Wells

With the rising cost of MWD Tier 1 volumetric water, there is an increasing need to develop alternative water supplies and groundwater pumping capacity options. One such option is for the City to consider construction of additional groundwater wells to achieve the following objectives:

3-4.2.1 Maximize Groundwater Pumping Rights

Maximizing groundwater pumping rights is key to minimizing water supply costs. Groundwater pumping is traditionally the most cost-effective part of the City's water supply portfolio. Currently, the City has the ability to pump their entire share of the adjudicated pumping rights (6,178 AFY at an OSY of 130,000 acre-feet) with an overall well capacity of 9,254 gpm or 14,927 AFY (see Table 5-3). However, in future years when the Main Basin OSY rebounds to a higher level (e.g., 250,000 AFY), the City could be challenged to pump their entire adjudicated pumping right of 11,881 AFY.

When comparing adjudicated pumping cost of $192 per AF (2022/2023) in assessments plus operational costs (assumes $70 per AF for chemicals and energy) totaling $262 per AF to that of using imported water at a cost of $1,209 per AF (2023) there is a cost savings of approximately $947 per AF. For every 1,000 AF of adjudicated groundwater pumping recognized, there is a cost savings of approximately $947,000. The City's ability to pump adjudicated groundwater during peak demand seasons is a critical component to maximizing its adjudicated pumping rights and minimizing water supply costs when considering unplanned outages due to mechanical failures, routine maintenance, water quality challenges and other unplanned events.

3-4.2.2 Pump 100% of Demands with Groundwater

With the stress on all water supplies throughout the Southern California region, it becomes critical for the City to be able to meet 100% of its demands to provide local water reliability to its customers.

The cost to pump beyond the City's adjudicated water right is more expensive due to the Main Basin Replacement Water Assessment. The cost of pumping more than the adjudicated groundwater right is shown in Table 3-5.

Table 3-5
Pumping Costs above Adjudicated Water Right

Cost Description	$/AF
1. Replacement Water Assessment (2023)	$955
2. Resource Development Assessment (2023)	$175
3. Pumping Costs (Chemicals & Energy)[1]	$70
Total Costs	**$1,200**

[1] *Estimated cost*

While the cost of pumping above the adjudicated pumping water cost of $1,200 per AF is similar to that of imported water at a cost of $1,209 per AF, the City would have 100% water reliability being able to meet all of its water demands through a groundwater supply portfolio. Coupling this with a Cyclic Storage Program would assist in reducing water supply costs and provide the City with the ability to meet its customers' demands when regional water supply constraint conditions occur. The City's ability to use cyclic storage would assist in offsetting future imported water costs. Every 1,000 AF of cyclic storage used for the Replacement Water Assessment would result in approximately $60,000 in savings for the first year, assuming a 5% MWD rate increase. Subsequent years of cyclic storage use would save even greater amounts with additional MWD rate increases.

Development of a new groundwater well is a significant capital investment. The following planning guidelines are recommended for consideration in development of any future groundwater wells:

- Properly locate in Main Basin to achieve high yield

- Integration to appropriate distribution system pressure zone
- Property acquisition (0.5 acre minimum)
- Ensure acceptable groundwater quality to minimize additional treatment
- Equip well with automated controls for remote operation and monitoring to minimize labor and ensure high water quality performance
- Allow two to three years for planning, design, construction, and project start-up.

Cost of new wells in the Southern California area vary depending on several factors (e.g., well depth, property costs, proximity to distribution system, on-site facilities, water quality, required treatment, automation complexity, etc.). An order of magnitude planning estimate is $6 million to $9 million excluding distribution system pipelines and storage. A new well that produces 2,000 gpm (3,226 AFY) with an amortization of 4% at 30 years would cost $108 to $161 per AF for a $6M to $9M well project, respectively.

3-5 Future Groundwater and Imported Water Availability

3-5.1 Groundwater

3-5.1.1 Main Basin Conditions

The Main Basin continues to be the region's main water supply source for numerous retail agencies making up a majority of their supply source. Over the past several years, the Main Basin has experienced a reduction in groundwater levels due to decreased stormwater replenishment and longer lasting droughts. The Water Master estimates that local runoff used for groundwater replenishment has decreased over the last 10 years on average to about 55,000 acre-feet per year when compared to the historical 40-year average (years 1970 to 2010) of 111,000 acre-feet per year as illustrated on Figure 3-6.

This condition is further evidenced by the Key Well elevation being approximately 180 feet below mean sea level (see Figure 3-4). Even with the extensive conservation efforts put forth by retail agencies and resulting water demands trending downward since 2006 (see Figure 3-7), the Main Basin continues to struggle to maintain a Key Well elevation above 200 feet, which is the minimum goal of the Water Mater to allow higher OSYs.

As such, the Main Basin Water Master has taken proactive basin management actions in collaboration with Pumpers to address the replenishment shortfall and increase the overall health of the Main Basin as follows:

- Implemented Resource Development Assessment to purchase additional untreated imported water when available;
- Kept OSY low for eight consecutive years to increase replacement water demand;
- Increased cyclic storage with MWD for pre-delivery of 180,000 acre-feet over last 5 years;
- Encouraged Pumpers to purchase Cyclic Storage water to use for replacement water when over-pumping occurs; and
- Participated in the development of the Pure Water Program to bring up to 80,000 acre-feet per year to the Main Basin

Figure 3-6
Main Basin Historical Runoff

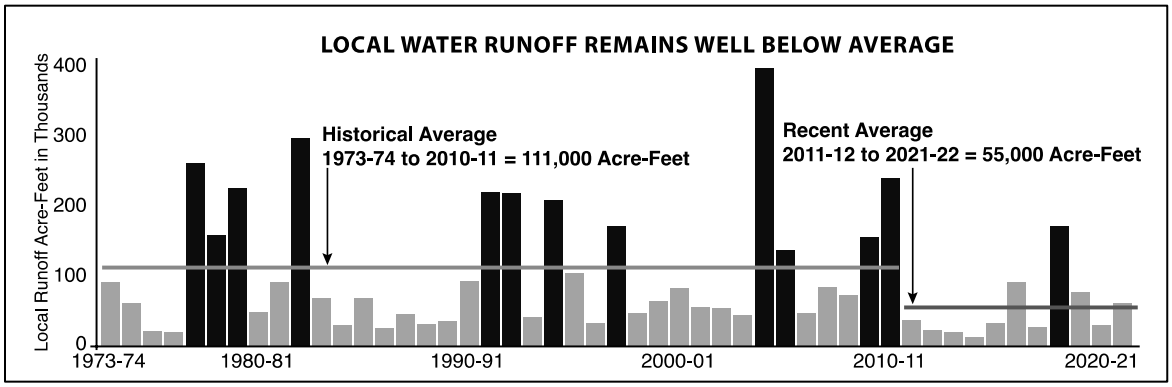
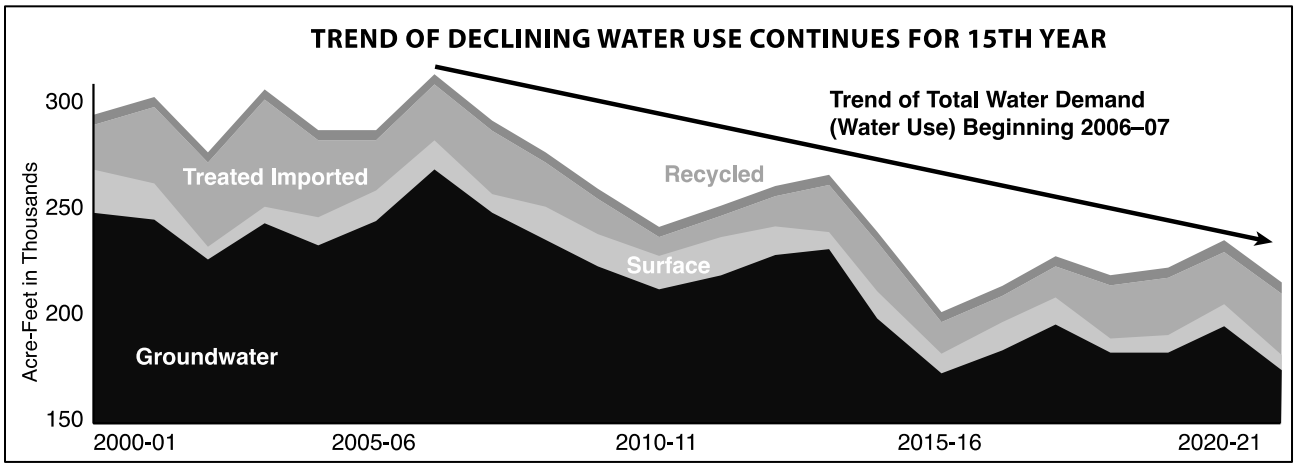


Figure 3-7
Historical Water Demand Trends



3-5.1.2 Cyclic Storage and Conjunctive Use Agreements

Cyclic Storage and Conjunctive Use Agreements allow the storage of untreated imported water in a groundwater basin to be used at a later time. The main difference between the two types of agreements is that the ownership of the water stored under a Conjunctive Use structure is by the imported water wholesaler (e.g., MWD) for use at such a time as they deem necessary and can be extracted and used for distribution, whereas, the water stored under a Cyclic Storage Agreement is pre-purchased by the Water Master or water wholesaler for storage in the basin with deliveries taken over a varying time period for long-term use to stay within the storage basin . The Water Master has implemented both types of storage programs within the Main Basin to support increased groundwater elevations and to assist Pumpers in offsetting cost for Replacement Water.

In 2017, the Water Master entered into a Cyclic Storage agreement with MWD and Upper District for the delivery of 80,000 acre-feet with payment to occur over the succeeding five year period. In 2019, the Water Master, along with area water wholesalers, extended the 2017 agreement for an additional 110,000 acre-feet of untreated imported water for storage into the basin. This cyclic storage water has been used by the Water Master for replacement water, resource development water, and overall

basin replenishment. The Water Master is being proactive in procuring imported untreated replenishment water when it becomes available.

In 2019, the City entered into a Cyclic Storage agreement with the Water Master for 5,500 acre-feet. As of December 2022, there was a balance of 39.42 acre-feet of water stored in the City's cyclic storage account. The City has used this cyclic storage water to offset the cost for over-pumping of their adjudicated groundwater rights in various years. It is recommended that the City not only continue with this practice but increase its cyclic storage quantity to allow for over-pumping of their adjudicated groundwater rights for a minimum of a 3-year period to help offset MWD rate increases that will be imposed on water wholesalers and retailers over the next several years and provide 100% local reliability. While over-pumping adjudicated groundwater rights is a cost-effective strategy, the City does have physical limitations of over-pumping during peak demand periods (e.g., Summer and fall) and when groundwater basin levels drop resulting in less production yield from its various wells. Thus, it is recommended that the City develop additional wells that would allow for maximum production during peak demand seasons and in hydro-geologically beneficial areas of the Basin where lower groundwater elevations would yield sufficient well production as recommended in Section 3-10.1

3-5.1.3 MWD Untreated Water Availability

MWD untreated water availability varies each year depending on several factors including availability of SWP Table A allocation levels, rainfall conditions, levels in MWD reservoirs and the drought conditions in Southern California. In times of challenging water supply and drought conditions, MWD has the ability to enact its Water Shortage Contingency Plan (WSCP), which has multiple tools to manage decreased water supplies. One of the primary tools is to enact its Water Supply Allocation Plan (WSAP) which has ten levels and can reduce water deliveries across its wholesalers' base from 5 percent up to 50 percent. During the 2015 drought, MWD enacted the WSAP to manage its water supply deliveries across its wholesalers to provide equitable distribution to meet demands.

The SWP Table A allocation differs each year and also may change over the course of the year. Beginning with an initial allocation that is based primarily on a conservative dry hydrology, current storage and releases to be made through the year to meet SWP contractual and regulatory obligations, the allocation may change over winter and through spring to reflect the actual and forecast water supply. Table 3-6 illustrates SWP Historical Table A, showing allocations from 1996 to the present.

Table 3-6
State Water Project
Historical Table A Allocations
Water Years 1996-2023 [1]

Year	Date	Allocation
1996	12/1/1995	75%
	3/4/1996	90%
	3/8/1996	100%
1997	12/2/1996	70%
	2/11/1997	100%
1998	12/1/1997	40%
	1/26/1998	60%
	2/11/1998	80%
	3/11/1998	100%
1999	11/24/1998	55%
	2/10/1999	60%
	3/10/1999	100%
2000	11/30/1999	50%
	2/25/2000	70%
	3/10/2000	100%
	4/20/2000	90%
2001	12/1/2000	40%
	1/31/2001	20%
	3/6/2001	25%
	3/15/2001	30%
	5/4/2001	33%
	5/17/2001	35%
	8/16/2001	39%
2002	11/30/2001	20%
	1/11/2002	45%
	3/22/2002	55%
	3/28/2002	60%
	5/14/2002	65%
	8/23/2002	70%
2003	12/3/2002	20%
	1/16/2003	45%
	3/26/2003	50%
	4/24/2003	70%
	5/16/2003	90%
2004	12/1/2003	35%
	1/15/2004	50%
	3/1/2004	65%
2005	12/1/2004	40%
	1/14/2005	60%
	4/1/2005	70%
	4/21/2005	80%
	5/27/2005	90%

Table 3-6 (Continued)
State Water Project
Historical Table A Allocations
Water Years 1996-2023 [1]

Year	Date	Allocation
2006	11/22/2005	55%
	12/14/2005	65%
	1/17/2006	70%
	3/23/2006	80%
	4/18/2006	100%
2007	11/30/2006	60%[2]
2008	11/21/2007	25%
	2/1/2008	35%
2009	10/29/2008	15%
	3/18/2009	20%
	4/15/2009	30%
	5/20/2009	40%
2010	11/30/2009	5%
	2/23/2010	15%
	3/30/2010	20%
	4/22/2010	30%
	5/3/2010	40%
	5/20/2010	45%
	6/22/2010	50%
2011	11/22/2010	25%
	12/16/2010	50%
	1/20/2011	60%
	3/15/2011	70%
	4/20/2011	80%
2012	11/18/2011	60%
	2/21/2012	50%
	4/16/2012	60%
	5/23/2012	65%
2013	11/29/2012	30%
	12/21/2012	40%
	3/22/2013	35%
2014	11/19/2013	5%
	1/31/2014	0%
	4/18/2014	5%
2015	12/1/2014	10%
	1/15/2015	15%
	3/2/2015	20%
2016	12/1/2015	10%
	1/26/2016	15%
	2/24/2016	30%
	3/17/2016	45%
	4/21/2016	60%

Table 3-6 (Continued)
State Water Project
Historical Table A Allocations
Water Years 1996-2023 [1]

Year	Date	Allocation
2017	11/28/2016	20%
	12/21/2016	45%
	1/18/2017	60%
	4/14/2017	85%
2018	11/29/2017	15%
	1/29/2018	20%
	4/24/2018	30%
	5/21/2018	35%
2019	11/30/2018	10%
	1/25/2019	15%
	2/20/2019	35%
	3/20/2019	70%
	6/19/2019	75%
2020	12/2/2019	10%
	1/24/2020	15%
	5/22/2020	20%
2021	12/1/2020	10%
	3/23/2021	5%
2022	12/1/2021	0% [3]
	1/20/2022	15%
	3/18/2022	5% [4]
2023	12/1/2022	5%[5]
	1/26/2023	30%

[1] Presents all allocation announcements for water years 1996 to the present. Data for earlier years can be found in Bulletin 132 or the 1967-1995 summary.

[2] The 11/29/06 initial allocation of 60% for 2007 remained unchanged for that year, as documented in Notice to Contractors (NTC) 07--06.

[3] The 2022 initial allocation is 0% of Table A; however, DWR is committed to supply contractor's unmet minimum health and safety needs, per NTC 21-07.

[4] The 2022 final allocation is 5% of Table A, and supplying contractors unmet human health and safety needs, per NTC 22-03.

[5] The 2023 initial allocation is 5% plus health and safety, per NTC 22-04.

Untreated water availability is planned for in MWD's Integrated Resource Plan (IRP). MWD's forecasted groundwater replenishment demands per the 2015 MWD IRP is shown in Table 3-7. The 2020 MWD IRP is currently in development.

MWD's 2015 IRP plans for diminishing groundwater replenishment supplies starting in 2020 and holding constant for a 20-year period is shown in Table 3-7. It should be noted that groundwater replenishment supplies will decrease during times of drought as water supplies are moved around MWD's service area based on the WSAP needs for equitable distribution. The WSAP assumes that groundwater replenishment can be deferred or minimized during drought years to accommodate

more immediate treated imported water demands. The last ten year historical groundwater replenishment in the Main Basin is shown in Table 3-8.

Table 3-7
MWD IRP Forecasted Demands (AFY)

Demand on Metropolitan	2016 Demands (AFY)	2020 Demands (AFY)	2025 Demands (AFY)	2030 Demands (AFY)	2035 Demands (AFY)	2040 Demands (AFY)
Consumptive Use	1,423,000	1,689,000	1,750,000	1,791,000	1,840,000	1,879,000
Seawater Barrier	16,000	5,000	2,000	2,000	2,000	2,000
Replenishment	214,000	166,000	166,000	166,000	166,000	166,000
Total Demand on Metropolitan	**1,653,000**	**1,860,000**	**1,918,000**	**1,959,000**	**2,008,000**	**2,047,000**

MWD untreated imported groundwater replenishments have varied from a low of 13,371 acre-feet per year to a maximum of 99,265 acre-feet per year with an average of approximately 52,000 acre-feet per year.

The City is a sub-member agency of MWD through their regional water wholesaler TVMWD. In fiscal year 2020, approximately 10,849 acre-feet of untreated imported water was delivered into the Main Basin by TVMWD. This replenishment water was a combination of cyclic storage and resource development water.

The volatility of available MWD untreated imported water will continue to be a challenge for MWD and its member agencies. Other sources of replenishment water are necessary, as such, recycled water will need to become a significant contributor to Main Basin replenishment to ensure continued use of the City's full adjudicated groundwater pumping rights.

Table 3-8
10-Year Main Basin Replenishment Supplies

Fiscal Year	Local Runoff (AFY)	Replenishment Water (AFY)	Total Replenishment (AFY)
2012	39,100	57,846	96,946
2013	24,600	44,678	69,278
2014	21,900	36,717	58,617
2015	14,500	41,519	56,019
2016	35,200	60,092	95,292
2017	92,200	91,316	183,516
2018	29,400	55,115	84,515
2019	173,500	99,265	272,765
2020	79,700	54,736	134,436
2021	32,700	18,287	50,987
2022	29,300	13,371	42,671
Total	**572,100**	**572,942**	**1,145,042**

3-6 Potential for Recharge Using Recycled Water and Stormwater Capture

The City does not currently have a recycled water program. The City has the potential to participate in recycled water development in multiple ways as follows:

3-6.1 Recycled Water

3-6.1.1 Direct Water Recycling

The City can participate in developing its own recycled water program via a) the scalping of wastewater flows from its sanitary sewer system; or 2) receiving water from LACSD's San Jose Creek Water Reclamation Plant. Direct Water Recycling primarily focuses on providing recycled water for customer uses for irrigation or industrial manufacturing uses.

- ***Wastewater Scalping***: This approach would require the construction of a Title 22 treatment system and "Purple Pipe" distribution system to specific customers throughout its service area. Typical customers would include irrigation for parks, schools and medians, industrial process water for commercial customers, and potentially groundwater recharge. Treatment technology would include either membrane bioreactors (MBR) or conventional treatment systems. An example of a recycled water scalping system, associated distribution purple pipeline and potential customers is shown on Figure 3-8.
- ***Regional Distribution***: This approach would receive water from LACSD's San Jose Creek Water Reclamation Plant, which is located approximately 10 miles away. This would require the construction of a regional transmission main and local purple pipe distribution infrastructure as shown on Figure 3-8. The focus of this water recycling approach would be to primarily serve City customers with retail needs to offset imported water usage.

  The City evaluated recycled water opportunities and determined that direct water recycling was not cost-effective to serve local customers due to the required dedicated infrastructure and the minimal effect on offsetting imported water demands.

3-6.1.2 Regional Recycled Water Recharge

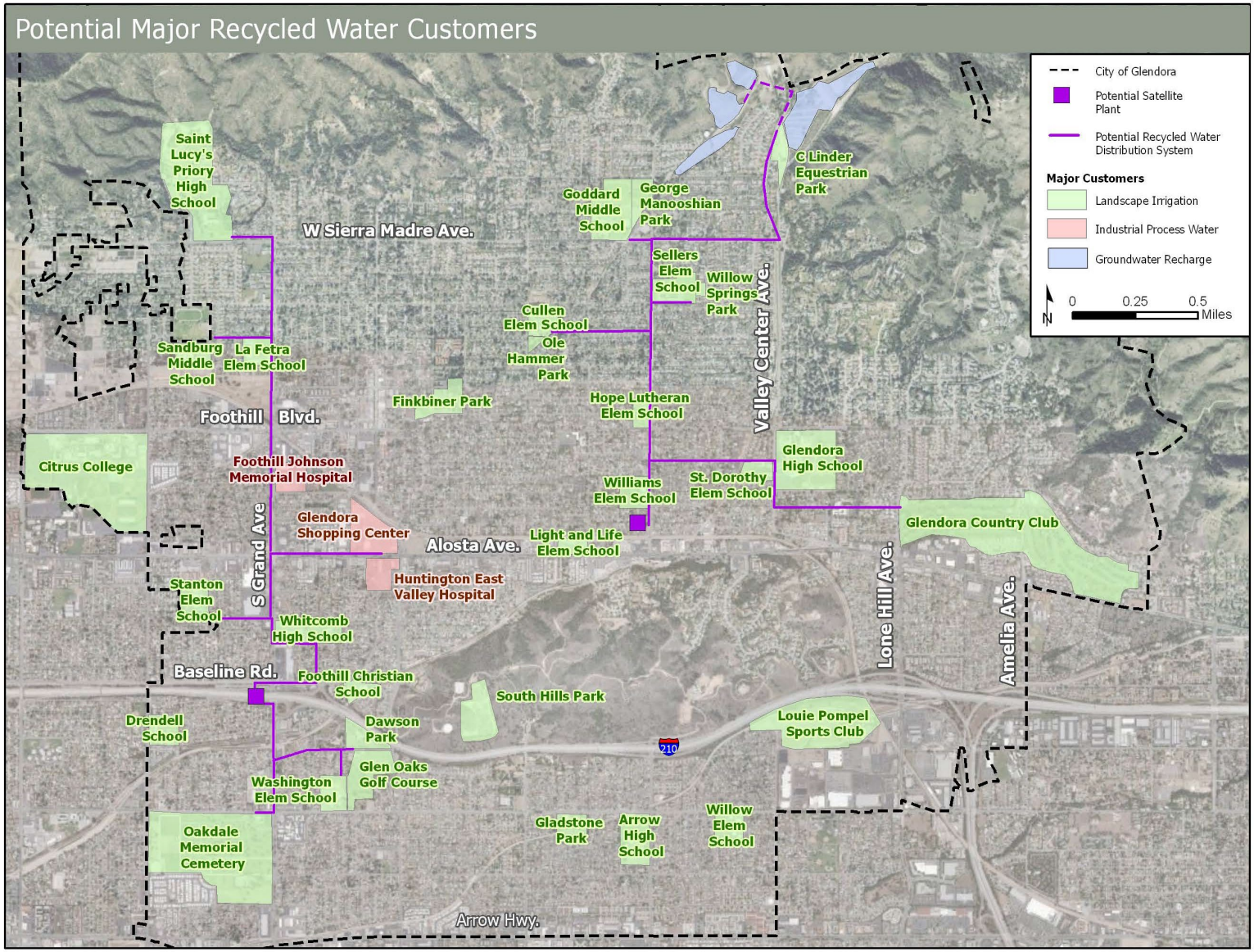
MWD is developing a regional recycled water project titled Pure Water Southern California (Pure Water) in partnership with Los Angeles County Sanitation District (LACSD). This program will produce up to 150 mgd and provide groundwater recharge to several groundwater basins throughout Southern California. The Water Master indicates that up to 80,000 acre-feet per year of highly purified treated recycled water will be used to recharge the Main Basin. This recharge will significantly assist in restoring Main Basin water levels to allow Pumpers to more fully use their adjudicated water rights. The project is currently in the environmental scoping and permitting process and is expected to be producing water as early as 2028.

3-6.2 Stormwater

Water supply availability continues to heighten the awareness and use of existing water supplies and the focus on developing new source water alternatives. Stormwater capture projects are being considered by agencies at a local level and regional basis as an additional water supply alternative. Stormwater capture projects use local stormwater discharges that would normally be discharged to a river or ocean via city or county-maintained storm drain systems and instead use this water for groundwater replenishment in local groundwater basins, irrigation water at municipal/commercial sites, and other similar uses.

Various agencies have ventured into the stormwater capture arena with the development of local and regional projects. The Southern California Water Coalition (SCWC) published a 2018 whitepaper that assessed stormwater capture projects of varying magnitude across the Southern California region. The goal of the SCWC whitepaper (Whitepaper) was to identify stormwater capture volumes, costs, benefits, and project performance across the region to better make future project decisions. The Whitepaper assessed 32 of the 54 identified stormwater capture projects of varying sizes from 6 agencies.

Figure 3-8
Example Recycled Scalping System and Customers



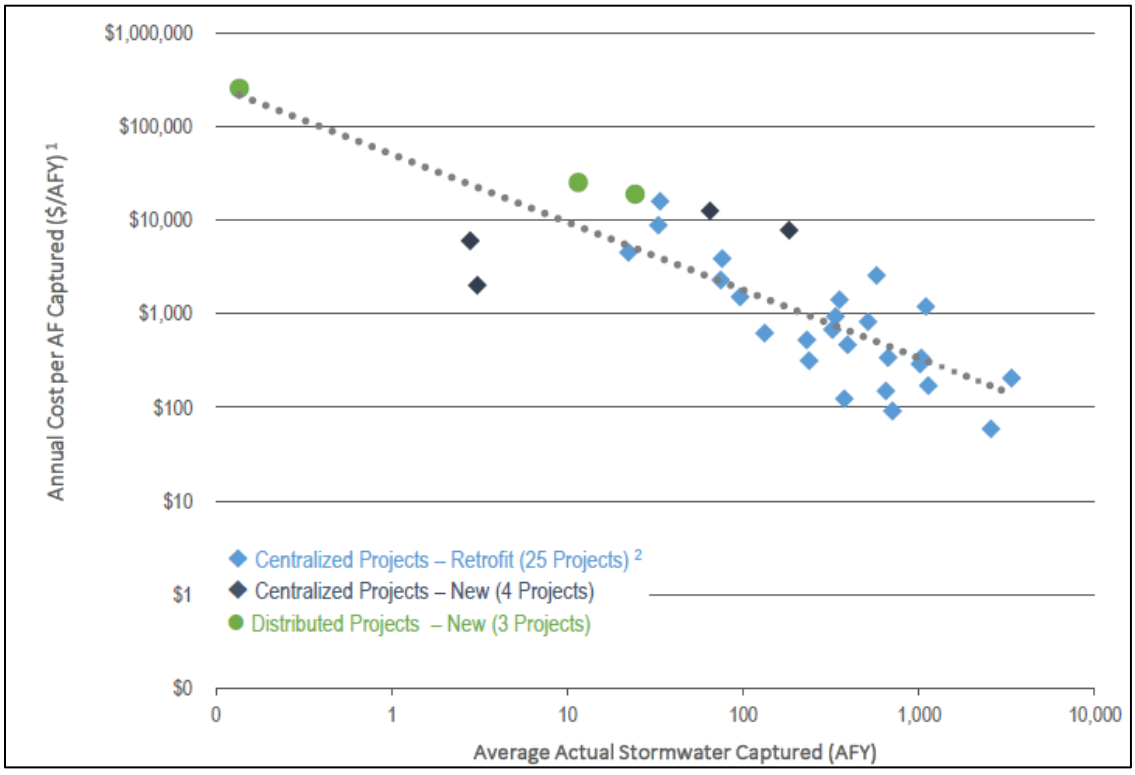
The Whitepaper categorizes stormwater projects into three main definitions as follows:

- **Centralized for Recharge**: Projects which capture rainfall and stormwater runoff from natural and engineered drainage systems and stored in centralized facilities such as spreading basins and recharge basins for the managed replenishment of local groundwater basins.
- **Distributed for Recharge**: Projects which retain rainfall and stormwater runoff on site (at end user locations) to infiltrate into and replenish local groundwater basins. Examples of distributed recharge projects include green streets, park retrofits, permeable pavement and bio-swales.

Distributed for Direct Use: Projects which capture and store rainfall and stormwater runoff on site (at end user locations) which is then used to meet non-potable demands. Examples include stormwater capture using rain grading, tanks and cisterns, permeable pavement, and parkway basins. In some instances, stormwater capture for direct use may be used to meet potable demands as well.

The Whitepaper analysis determined that the cost and size of stormwater capture projects were core attributes in developing cost impactful projects. The cost of constructing and operating stormwater projects versus the stormwater yield captured is shown on Figure 3-9.

Figure 3-9
SCWP Unit Cost by Amount of Stormwater Captured



There are tremendous financial and institutional benefits to the larger Centralized for Recharge types of projects that produce an overall lower cost water supply. The overall findings of the Whitepaper analysis are as follows:

- Capital costs totaled $132 million for the 32 projects

- Costs of the projects range from $59 per acre-foot to more than $250,000 per acre-foot
- Median costs for distributed projects are $25,000 per acre-foot and new centralized projects are $6,900 per acre-foot
- The average stormwater captured for all 32 projects during the 11-year period was 13,400 AFY

The whitepaper analysis supports the findings of several local stormwater capture projects that have been completed or in process by local Los Angeles County municipalities.

In 2018, Los Angeles County voters passed Measure W to fund the Safe Clean Water Program (SCWP). The SCWP's purpose is to provide regional direction to capturing stormwater to reduce reliance on imported water, provide enhanced water quality in stormwater discharges, and improve flood control management. The SCWP management is divided into nine watershed area steering committees that drive direction over regional projects. The City is part of the Upper San Gabriel Valley River Region. The SCWP is funded by a private parcel tax for properties within the Los Angeles County Flood Control District (LACFCD) service area. Fifty percent of funds are distributed proportionally to tax revenues collected for regional projects within that watershed region and forty percent are distributed directly to local municipalities proportional to tax revenues collected within their boundary.

Each year, participants of the SCWP file an annual report detailing the proposed projects they plan to implement. The City's stormwater capture projects and proposed budget is summarized in Table 3-9.

Table 3-9
Proposed City Stormwater Capture Projects

Expenditure Type	Name	Budget
Program 1	NPDES Programs Administration	$408,000
Program 2	Stormwater Master Plan	$172,000
Project 1	Green Street Feasibility Study	$15,000
Project 2	Finkbiner Park Stormwater Capture Project	$50,000
Project 3	Street Yard Roof Addition Project	$95,000
Project 4	Storm Drain Inlet Trash Capture Device Installation	$115,000
O&M Activity	Drywell, and Pervious Pavement Cleaning	$25,000
Community Outreach/Engagement Activity	Community Outreach	$9,200
	Total	**$889,600**

The aforementioned projects primarily consist of distributed for recharge or direct use types of projects which will yield minimal recharge volume to the basin.

In consideration of the most cost-effective type of groundwater recharge project with maximum benefits to the City, the Pure Water Program will provide the greatest value to the City's long-term water supply portfolio. Furthermore, this program is being developed at a rapid pace considering the size and span of the program, environmental processes, and stakeholders. It is recommended that the City support the Water Master's efforts in developing this project to fruition.

3-7 Water Banking

Water Banking has become an additional water portfolio management tool for many western US states to address declining water supplies and increased costs of imported water. Water banking allows for the storage of surplus surface water in a groundwater basin for use at a later time. In concept, water banking appears to be a practical approach to enhancing and diversifying a water agency's water supply portfolio. However, due to the Southern California geography, complicated water rights issues, groundwater basin management requirements, and the ability to physically take delivery of banked water, there are numerous complex and costly hurdles to overcome to be involved in water banking.

Water banking opportunities for Southern California occur mostly in the Kern County area at the southern tip of the central valley near Bakersfield California in the San Joaquin Valley's Groundwater Basin (SJV Basin). It is estimated that the SJV Basin can store up to 10 million acre-feet with approximately 1.5 million acre-feet available to the Kern Water Bank.

Various agencies have formed water banking projects within the SJV Basin. The largest being the Kern Water Bank. The Kern Water Bank (KWB) consists of six core agencies operating under a Joint Powers Authority to store water from the Central Valley Project (CVP) and SWP. The water is primarily used to serve local agricultural and residential demands. However, several large California water agencies have also contracted with various members of the KWB to bank water for later recovery and use during dry years. For example, the Semitropic Water Storage District (SWSD), a KWB JPA member, stores up to one million acre-feet for several water agencies such as MWD. Being the largest storage partner, MWD has storage rights within the SJV Basin up to 350,000 acre-feet compared to the San Diego County Water Authority (SDCWA) which has storage rights up to 30,000 acre-feet. SWSD indicates that they are expanding their water banking capacity and are seeking additional partners.

Other Southern California water agencies have developed their own water banking storage facilities within the SJV Basin through land purchases, construction of spreading basins, and groundwater recovery facilities. SWP and CVP water is purchased from water right holders for water banking during available wet years. The capital investment in these facilities has been several million dollars over the past twenty years. Taking physical delivery of the banked water remains one of the most challenging hurdles to water banking.

Most Southern California agencies involved in water banking take delivery of the physical water through exchanges with MWD or a SWP Contractor. The other option is to wheel the physical water through the MWD transmission infrastructure and take physical delivery of the actual water. There are numerous MWD requirements in addition to wheeling costs involved in transferring physical banked water through MWD's transmission system. The wheeling costs per MWD are based on a negotiated amount and at the discretion of the General Manager to determine if sufficient capacity exists within the MWD transmission system to wheel water during the desired time frame. Wheeling costs are also potentially subject to MWD Capacity and Readiness-to-Serve (RTS) charges.

Water banking can be a proactive way to ensure water supply reliability to the City. However, there is no guarantee that the banked water can be delivered in the time frame it is needed or at a reasonable cost. Water banking is a more robust long-term water supply portfolio management tool than a short-term tool. For example, in December 2021, MWD agreed to purchase 4,200 acre-feet

of SDCWA banked water in the SWSD system for $983 per acre-feet. SDCWA purchased the banked water in 2008 for approximately $285 per acre-feet.

Water banking is not recommended as a short-term viable approach for the City given the numerous challenges associated with taking delivery of the banked water and the high costs. More immediate and local water supply reliability approaches are available (e.g., Pure Water Program groundwater recharge, cyclic storage purchases, etc.) to balancing the City's long-term water supply portfolio than water banking. Should the City desire to proceed with water banking supply enhancements, it is recommended that the City engage a qualified consultant knowledgeable in water banking specifics to guide the City through the process of establishing a storage water bank.

3-8 Water Conservation and Rationing

3-8.1 Water Conservation

Water conservation has been at the forefront as an alternative water supply for several decades, helping communities meet increasing water demands while populations grow and businesses develop. The City, like many agencies across the country, have partnered with customers and regulatory agencies to find innovative ways to reduce water use while ensuring sufficient supplies and minimizing increasing costs.

In 1996, the City started its compliance roadmap of the State of California's SB X7-7 law to achieve a reduction of 20% of its demands by 2020 or to achieve 95% of the applicable state hydrologic region target as set forth in the State's 20x2020 Water Conservation Plan. To achieve 95% of the South Coast Hydrologic Region target, the City's 2020 target was established as shown in Table 3-10.

Table 3-10
SBX7-7 Target and Performance

2020 Target (GPCD)	2020 Actual (GPCD)
218	194

The City has not only achieved their 2015 interim SB X7-7 target goals, it has also achieved its 2020 ultimate target goals. The City's extensive conservation efforts have been a core part in obtaining this performance.

The City's exceptional water conservation performance achievements have been a result of its offering of a wide array of varying conservation programs. The residential conservation programs have included low flow fixture replacements, low-flow toilet retrofits, turf replacement, smart irrigation controller replacements, high efficiency clothes washer replacements, and rain barrel/cistern programs. Additionally, the City has instituted conservation rates that encourage customers to use less water based on a two-tiered volumetric system.

The commercial conservation programs have included low-flow toilet retrofits, commercial turf replacement, and replacement of traditional urinals with waterless urinals. The aforementioned programs have been essential in achieving each of the City's SB X7-7 target compliance.

Like all new water supply development, these conservation efforts have come with a significant capital investment. Unlike traditional water supply projects that construct and operate tangible assets (e.g., treatment plants, wells, pipelines, reservoirs, etc.), water conservation typically has minimal to no tangible conventional assets, and as such, can be difficult to quantify its costs and impacts. A 2015 Pacific Institute study titled "The Cost of Alternative Water Supply and Efficiency Options in California" attempted to examine several years of conversation program costs across California and translate

them into dollars per acre-feet savings. The following are costs associated with Residential Water Efficiency Measures:

Several of the traditional water conservation measures have a remarkable return on capital investment as shown in Table 3-11. For example, the cost of retrofitting residential toilets (3.5 gpf to 1.27 gpf) provides an overall relative cost savings in the long-term when considering the amount of water that is saved over the lifecycle of the toilet. However, when evaluating retrofitting toilets with more efficient flows (e.g., 1.6 gpf to 1.27 gpf) there is a large capital cost associated with this effort ranging from $1,200 to $4,600 per acre-feet. Similarly, the cost to perform landscape conversion at $5 per square foot has a larger per acre-feet cost than landscape conversion at $2 per square foot. The difference between these two costs is a result of converting a fully healthy lawn with a low usage landscape versus a conversion of a lawn that had already perished and needed replacement.

Table 3-11
Cost of Alternative Water Supply and Efficiency Options in California (Residential)

Residential Water Efficiency Measures

Efficiency Measure	Potential Statewide Water Savings (acre-feet per year)	Device Water Savings (gallons per device per year)	Cost of Conserved Water ($ per acre-foot)		Notes
			Low	High	
Toilet	290,000	4,700	-$630	-$190	3.5 gpf to 1.28 gpf
		680	$1,200	$4,600	1.6 gpf to 1.28 gpf
Showerhead	170,000	1,400	-$3,000	-$2,800	2.5 to 2.0 gpm
Clothes washer	270,000	7,100	-$760	-$190	
Dishwasher	11,000	410	$12,000	$19,000	
Landscape conversion	870,000 – 2,000,000	19 – 25	-$4,500	-$2,600	$2 per square foot
			$580	$1,400	$5 per square foot

Several of the same types of water conservation efforts used on the residential sector also have tremendous success in the commercial non-residential sector as shown in Table 3-12. Showerhead retrofits, clothes washer replacements, and landscape conversions (at $2 per square foot) have all yielded long-term cost savings and several thousands of potable acre-feet per year in increased water supply.

Water conservation has made significant contributions to increasing water supply for a growing population. However, there are continuing challenges associated with water conservation efforts as follows:

A. **Market Penetration**: Water conservation efforts have been ongoing for several decades. While water conservation has had significant impacts in freeing up additional water supply for growth, much of the traditional water conservation efforts have been implemented across the City as a result of excellent outreach and regulatory changes in the plumbing codes. As such, it is increasingly more difficult to achieve that next level of water conservation savings without tremendous impacts to costs and customers' standards of living.

Table 3-12
Cost of Alternative Water Supply and Efficiency Options in California (Non-Residential)

Non-residential Water Conservation and Efficiency Measures

Efficiency Measure	Device Water Savings (gallons per device per year)	Cost of Conserved Water ($ per acre-foot)		Notes
		Low	High	
Toilet	5,200	-$680	-$70	3.5 to 1.28 gpf
	750	$1,800	$6,500	1.6 to 1.28 gpf
Urinal	2,700	$970	$1,800	0.71 to 0.125 gpf
Showerhead	4,300	-$3,000	-$2,800	2.5 to 2.0 gpm
Faucet aerators	1,600	-$1,200	-$700	2.2 to 1.0 gpm
Pre-rinse spray valve	7,000	-$1,700	-$1,200	2.2 to 1.42 gpm
Medical steam sterilizer modification	450,000 – 650,000	-$1,300	-$1,200	
Food steamer	53,000	-$14,000	-$13,000	Boiler-based to connectionless
Ice machine	13,000	-$3,600	-$1,100	
Waterless wok	170,000	-$1,000	-$880	
Clothes washer	36,000	-$1,600	-$1,100	Top-loader to front-loader
Landscape conversion	19 – 25	-$4,500	-$2,600	Assumes $2 per square foot
		$580	$1,400	Assumes $5 per square foot
Rotary nozzle	2,100 – 4,000	$190	$1,000	
Water broom	50,000	$160	$340	

B. Wastewater Impacts: While there have been extensive efforts put into water conservation efforts on the potable water use arena, there has been minimal effort put into the impacts water conservation has had on wastewater management. While water conservation has achieved significant water savings, this has resulted in increased operational challenges in wastewater treatment, conveyance costs and recycled water costs. Older wastewater treatment and conveyance systems were designed for a minimum of 100 to 125 gallons per capita per day (gpcd). When compared to the proposed State of California indoor wastewater discharge goals of 55 gpcd by 2025 and 52.5 gpcd by 2030, this presents operational challenges in additional treatment costs (e.g., more energy, chemicals, and labor). In some instances, entire infrastructure has had to be replaced to accommodate lower wastewater flows. Much of the older sewer infrastructure was originally designed for 2 feet per second velocities and now must be designed for 3 to 4 feet per second to achieve the same cleansing velocity with lower sewer flows, thus, requiring more lift stations and associated pumping and energy costs.

C. Cost: The development of additional water supplies is traditionally more costly than existing sources. Similarly, the same is true for water conservation efforts. The City has achieved remarkable success in implementing water conservation. However, the next level of water conservation will require innovation and will be more costly than the traditional water conservation efforts recognized to date as the existing market reaches maturity and full market penetration with traditional devices.

Water conservation continues to play a core part of the City's water supply portfolio. Moving forward, water conservation programs will continue to be offered. However, as these traditional water conservation efforts are reaching implementation maturity, there will be less additional water savings recognized from this part of the water supply portfolio. Additionally, increased water conservation results in an impact to future recycled water production.

3-8.2 Water Rationing

On June 1, 2022, the City implemented Stage 3 of its Water Shortage Contingency Plan (WSCP). The primary objective of Stage 3 is to reduce water use by 20 percent. Glendora's average use is 150 gpcpd. Therefore, Stage 3 requires each resident to reduce water usage by about 30 gpcpd to comply.

The WSCP Stage 3 mandatory restrictions include the following:

- Outdoor watering is restricted between 8 am- 5 pm
  - Watering limited to 3 days per week
  - Watering limited to 5 minutes per station.
  - Irrigation systems with drip irrigation are given an exception for an additional 15 minutes as long as there is no runoff.
- No washing down sidewalks or driveways.
- No excessive runoff from landscape irrigation that causes water flow onto an adjoining sidewalk, driveway, street, alley, or gutter.
- No outdoor watering during and 48 hours following measurable rainfall.
- No washing motor vehicles with a hose, unless the hose is fitted with a shut-off nozzle.

ADDITIONAL RESTRICTIONS: FOR BUSINESSES

- Restaurants, cafes, and bars can only serve water to customers upon request.
- Hotels and motels must display a notice providing guests with the option of choosing not to have towels and linens laundered daily.

While MWD implemented a water shortage emergency in April 2022 for all SWP dependent member agencies, it has yet to enact its Water Supply Allocation Plan. SWP dependent member agencies have been mandated to restrict watering to one day per week. TVMWD is part of the MWD water shortage emergency, restricting water usage to one day per week. Thus, the MWD conservation mandates override the City's WSCP limiting water to 3 days per week.

Implementation of the WSCP and associated water rationing will continue until such time that the State declares the drought is over and sufficient rainfall and stormwater capture has occurred to replenish local water supplies. Additional WSCP levels and mandatory restrictions could also be implemented should the drought persist and available water supplies become even more restricted.

3-9 Main Basin Water Rights Purchases

The City's most cost-effective water supply is its groundwater pumping from the Main Basin. As discussed in Section 3-2, maximizing the City's Main Basin groundwater pumping rights is critical to

ensuring local water reliability. With a prescriptive right of 4.75261 percent, acquiring additional Main Basin groundwater rights would help ensure continued water reliability at a more cost-effective rate then using imported water supplies.

There are a total of 78 entities with pumping rights within the Main Basin. Sixty-eight (68) Pumpers have a total groundwater right of 76.46119 percent and 10 Integrated Pumpers have a total groundwater right of 23.53881 percent. The largest users (e.g., > 1%) of each category are shown in Table 3-13.

Table 3-13
Largest Main Basin Groundwater Rights Users

Main Basin Pumper	Percent Ground-water Right
Suburban Water Systems	12.59998
San Gabriel Valley Water Co.	10.49247
California Domestic	6.26154
Cal American-San Marino	4.74431
City of Alhambra	4.45876
City of Arcadia	4.23099
City of Whittier	4.18519
City of Monterey Park	3.39216
Pellissier Irrevocable QTIP Trust	3.28384
Valley County Water District	3.01517
Golden State Water_S.G.V. District	2.92105
San Gabriel County Water District	2.73019
City of El Monte	1.40888
IBY Property Owner, LLC	1.20047
Hanson Aggregates West, Inc.	1.17094
Sunny Slope Water Co.	1.1277
Subtotal	**67.22364**

Main Basin Pumper	Percent Ground-water Right
Azusa Valley Water Co.	5.06299
City of Glendora	4.75261
Covina Irrigating Co.	3.22577
City of Monrovia	3.09472
County of Los Angeles	1.88292
City of Azusa	1.84988
Cal American (Durate)	1.84634
Golden State Water Co. - San Dimas District	1.73984
Subtotal	**23.45507**
Total	**90.67871**

Sixteen (16) of the sixty-eight (68) Pumpers make up 67.22364 percent and eight (8) of the ten (10) Integrated Pumpers make up 23.45507 percent of the Main Basin groundwater pumping rights for a total of twenty-six (26) Pumpers holding 90.67871 percent of total Main Basin groundwater pumping rights. Thus, 9.32129 percent of groundwater pumping rights are held by fifty-two (52) smaller and mostly non-municipal entities. In 2016, the City was successful in securing additional groundwater rights from Monrovia Nursery Company and CV Santa Rosa Investments for a total addition of 194 acre-feet.

With an OSY of 130,000 acre-feet, there is approximately 12,118 acre-feet available from non-municipal Pumpers that could have an interest in selling these groundwater rights as they become available, or these entities decide they no longer have a need for them. A one percent acquisition of additional groundwater pumping rights would yield an additional 1,300 to 2,500 acre-feet per year with an OSY of 130,000 to 250,000 acre-feet OSY, respectively.

It is recommended that the City actively engage these smaller groundwater right entities to gauge their interest in selling their Main Basin rights.

3-10 Recommendations

Water supply reliability is a critical component to the City's future water portfolio. Managing all the integrated parts of this portfolio will establish the most cost-effective approach to ensuring reliable service to the customers. The following are recommendations for the City to consider in implementing the City's future water supply portfolio combined with the other sections of this Master Plan.

3-10.1 Construct Groundwater Wells

Construction of additional groundwater wells will allow the City to meet current and future demands that take into account future development projects, accessory dwelling units, unforeseen outages, maintenance issues, and increased water reliability. Construction of new wells will also allow the City to pump 100% of their demands during regionally challenged water supply restrictions. Construction of new wells should follow the general criteria outlined in Section 3-4.

3-10.2 Support Groundwater Projects that Increase Main Basin Operating Safe Yield

Support of projects that increase the Main Basin OSY will result in greater pumping rights availability to the City. Projects the City should consider include the MWD Pure Water Program that will provide significant recharge of the Main Basin of up to 80,000 acre-feet per year using purified recycled water. Other projects for consideration include local stormwater capture projects that result in recharge of the Main Basin in significant quantities.

3-10.3 Maximize Cyclic Storage to Offset Imported Water Cost

Maximizing the City's cyclic storage account will assist in offsetting increased imported water costs. It is recommended that the City purchase a minimum of 3-years of supplemental untreated imported water to store in their cyclic storage account to offset future MWD imported water rate increases. This approach will allow the City to over pump groundwater and replace it with cyclic storage water purchased in prior years, thus, minimizing the need to take more expensive imported water that experiences a rate increase of approximately 5% per year on average. It should be noted that while using cyclic storage is a cost-effective strategy, the City does have physical pumping limitations during peak demand periods (e.g., Summer and fall) and when groundwater basin levels drop resulting in less production yield from its various wells. Thus, it is critical for the City to develop additional well pumping capacity to recognize the benefits of cyclic storage and full groundwater pumping rights during high demand seasons.

3-10.4 Conduct Updated Study of Well 3, Well 4, and Well 7

It is recommended that the City continue to consider replacing Well 3, Well 4, and Well 7 (Vosburg) as potential future supply sources to provide redundancy and offset the cost of using treated imported water. The City is currently working with TVMWD on an updated study with the most current information.

3-10.5 Continue Implementing Water Conservation Measures to Reduce Water Demands

It is recommended the City continue to work with its customers to ensure mandatory conservation restrictions are implemented and conservation rebates are readily available.

3-10.6 Pursue the Purchase of Additional Main Basin Groundwater Rights

It is recommended that the City reach out to the non-municipal Main Basin Groundwater right holders to gage their interest in selling their groundwater rights. A one percent increase in groundwater rights will result in an additional 1,300 AFY to 2,500 AFY. This effort could result in a significant cost savings to the City each year in regards to the water budget.

3-10.7 Actively Participate in TVMWD and Main Basin Water Policy Decisions

The City's active involvement in regional policy decisions will help minimize future water rate increases. The Water Master determines each year how much replenishment water will be purchased and spread and the associated assessment costs. The City's input into this process will allow collaboration on future rate increases, setting of OSY levels, and assessment policies that are implemented that result in lower costs to Basin Pumpers.

SECTION 4
WATER USE

4-1 Historical Annual Water Use

The City of Glendora's total annual water production and purchase from 2012 to 2021, shown in Figure 4-1 and Table 4-1, ranged from 9,288 AFY to 13,156 AFY. The Governor declared a State of Emergency in January 2014 due to severe drought conditions in California. As a result, water conservation measures were implemented and the City's water demand began to decline due to its customers conscientious water conservation efforts. The drought emergency declaration was lifted in April 2017. However, California soon fell back into drought conditions in 2018 and 2020-2021. In the last five years, the demands have rebounded slightly, but not to the same level as it had once been in the early 2010's. Over the past five years, the total production and purchase has stayed relatively steady and averaged about 10,390 AFY (9.28 mgd).

Figure 4-1
Annual Water Production and Purchase

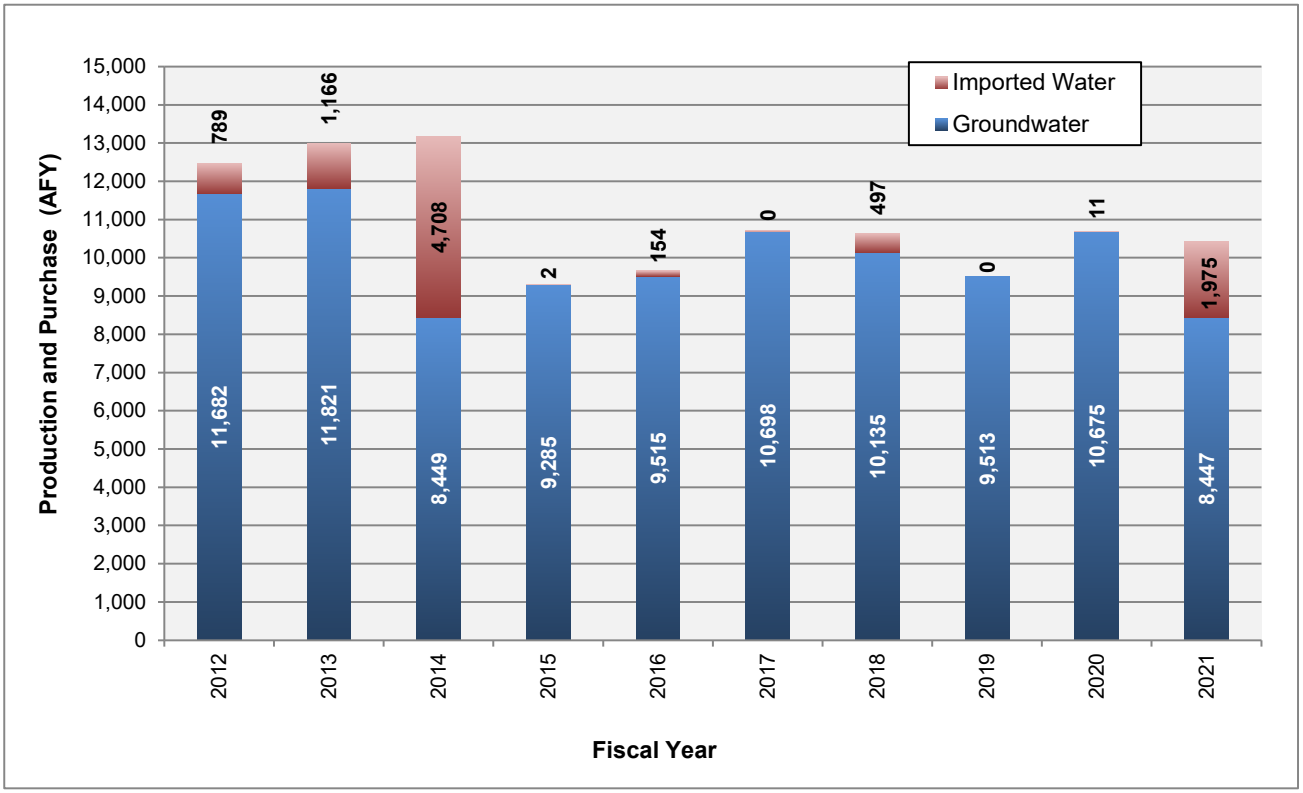


Table 4-1
Annual Water Production and Purchase

Calendar Year	Imported Water Purchased						Groundwater Production										Total Production and Purchase (AFY)
	PM-6 (AFY)	PM-18 (AFY)	PM-23 (AFY)	CIC (AFY)	Total (AFY)	% of Total	Well 2E	Well 5E	Well 8E	Well 9E	Well 10E	Well 11E	Well 12E	Well 13E	Total (AFY)	% of Total	
2012	52	161	478	98	789	6%	615	2,570	1,810	2,025	212	415	2,827	1,208	11,682	94%	12,470
2013	3	485	678	0	1,166	9%	648	2,666	1,722	2,218	533	575	2,328	1,131	11,821	91%	12,987
2014	1,028	900	2,705	75	4,708	36%	298	1,935	879	1,999	250	760	1,196	1,131	8,449	64%	13,156
2015	2	0	0	0	2	0%	412	2,109	1,675	1,653	2	37	2,670	728	9,285	100%	9,288
2016	0	89	65	0	154	2%	332	2,326	1,595	1,683	75	89	2,902	513	9,515	98%	9,669
2017	0	0	0	0	0	0%	169	2,196	1,860	1,873	17	13	4,020	549	10,698	100%	10,698
2018	0	233	230	34	497	5%	365	1,808	1,694	1,836	237	363	3,161	671	10,135	95%	10,633
2019	0	0	0	0	0	0%	259	1,441	1,865	1,491	57	37	3,661	701	9,513	100%	9,513
2020	0	0	0	11	11	0%	437	2,395	1,561	1,884	107	110	3,670	512	10,675	100%	10,686
2021	735	432	809	0	1,975	19%	741	1,986	665	1,708	284	138	2,077	847	8,447	81%	10,422
Average	**182**	**230**	**496**	**22**	**930**	**8%**	**428**	**2,143**	**1,533**	**1,837**	**178**	**254**	**2,851**	**799**	**10,022**	**92%**	**10,952**

4-2 Non-Revenue Water

As with most water providers, the City typically produces/purchases more water than the total quantity measured by the customer meters. The difference between production/purchase and water billing data is considered non-revenue water. The City calculates and reports non-revenue water to the Department of Water Resources each year. The non-revenue water ranged from 853 AFY in FY 2020-2021 to 1604 AFY in FY 2016-2017 as shown in Table 4-2. The discrepancy is typically due to the differences in the accuracies of the few large meters which measure purchases and production, and the thousands of small customer meters which measure sales. Non-revenue water can also be due to unmeasured uses such as fire flows, water main flushing and other maintenance related tasks. The remainder may be due to leaks from the system. The City's annual non-revenue water has been declining over the base five years. Since 2018-2019, the non-revenue water percentage has been within industry standard (10 percent or less). It is assumed that as the City completes more and more replacement of pipe, this will reduce the number of water line breaks each year and possible undetected leaks, which in turn will reduce the non-revenue water volume.

Table 4-2
Non-Revenue Water

Fiscal Year	Non-Revenue Water	
	AFY	%
2016-2017	1,603.6	16.3
2017-2018	1,479.3	13.9
2018-2019	726.5	7.6
2019-2020	195.4	2.2
2020-2021	853.3	8.0
Average	**971.6**	**9.6**

4-3 Water Demand Variations

Demand variations through a year are influenced by seasonal effects such as temperature, humidity, and precipitation. System demand variations throughout a day are influenced by the customer base and the daily lifestyles of the customers. In primarily residential areas, the peak demands within a day typically occur in the morning hours between 6:00 am and 9:00 am, when customers wake to begin their daily routine, with a secondary peak occurring in the evening. In largely commercial and industrial areas, the peaks may occur mid-day or the demand may even remain relatively constant throughout the workday. For this study, the variations are expressed as a ratio to the average demand, with the average demand being equal to one.

4-3.1 Monthly Demand Variations

Typical of most Southern California communities, the City's water consumption exhibits a distinct seasonal pattern. Peak and low monthly consumption occur during the dry summer months and wet winter months, respectively. Historic monthly production data was used to analyze monthly demand variations. The monthly demand factors are shown in Table 4-3. The highest water use typically occurs in July or August. The lowest water use typically occurs in December thru March. The highest and lowest monthly demand factors were found to be 1.82 and 0.44, respectively. A graph of the historic monthly demand factors (monthly demand/average monthly demand) is illustrated on Figure 4-2.

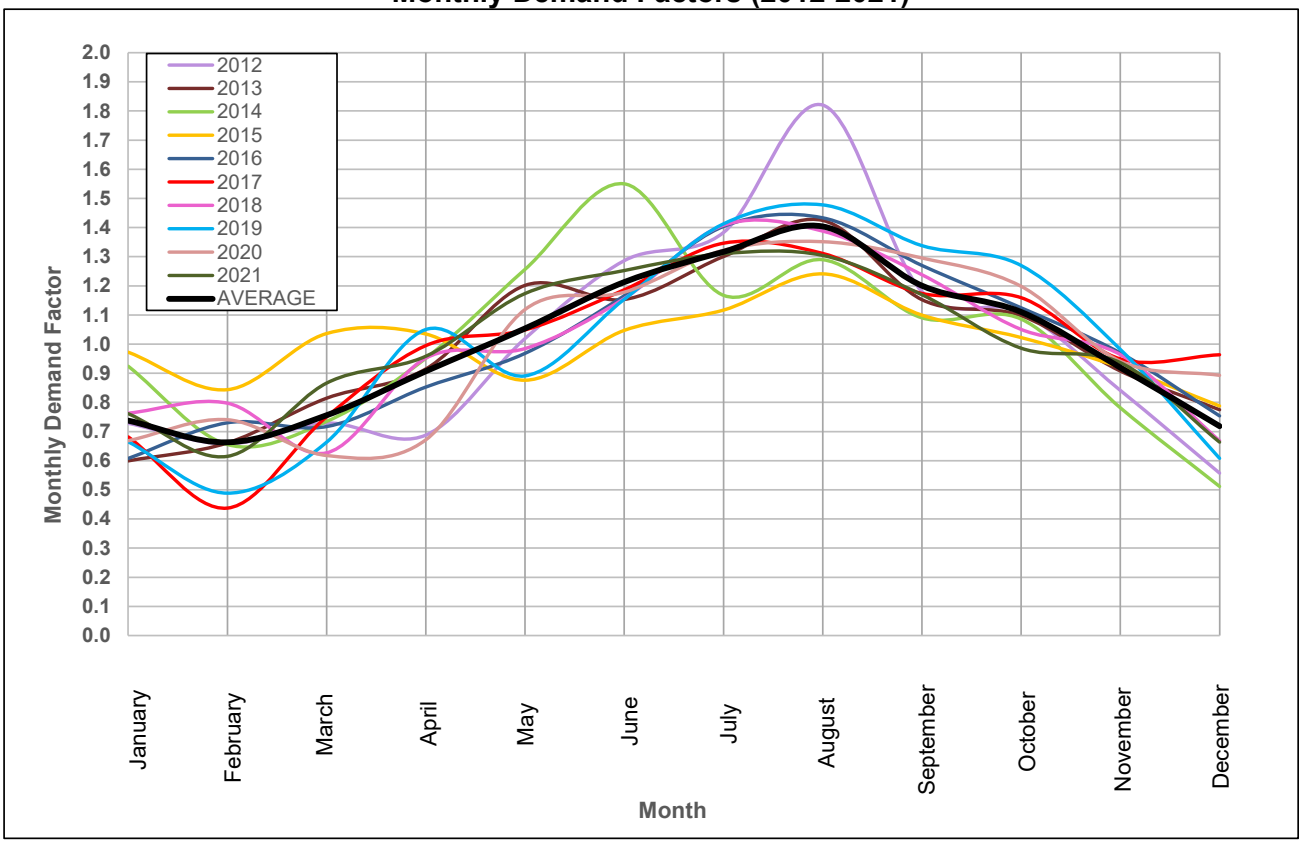
Table 4-3
Monthly Water Production and Demand Factors (2012-2021)

Month	2012 (AF)	Monthly Demand Factor	2013 (AF)	Monthly Demand Factor	2014 (AF)	Monthly Demand Factor	2015 (AF)	Monthly Demand Factor	2016 (AF)	Monthly Demand Factor	2017 (AF)	Monthly Demand Factor
January	757	0.73	648	0.60	1,013	0.92	753	0.97	490	0.61	608	0.68
February	684	0.66	715	0.66	719	0.66	653	0.84	589	0.73	390	0.44
March	758	0.73	881	0.81	806	0.73	802	1.04	578	0.72	669	0.75
April	715	0.69	990	0.91	1,043	0.95	801	1.03	687	0.85	887	0.99
May	1,059	1.02	1,300	1.20	1,378	1.26	678	0.88	780	0.97	935	1.05
June	1,337	1.29	1,248	1.15	1,699	1.55	811	1.05	940	1.17	1,058	1.19
July	1,437	1.38	1,407	1.30	1,280	1.17	864	1.12	1,131	1.40	1,200	1.35
August	1,891	1.82	1,542	1.42	1,414	1.29	961	1.24	1,155	1.43	1,169	1.31
September	1,227	1.18	1,247	1.15	1,195	1.09	851	1.10	1,023	1.27	1,046	1.17
October	1,153	1.11	1,188	1.10	1,191	1.09	791	1.02	906	1.12	1,033	1.16
November	874	0.84	982	0.91	857	0.78	712	0.92	782	0.97	846	0.95
December	579	0.56	838	0.77	561	0.51	610	0.79	608	0.75	859	0.96
Average	**1,039**	**1.00**	**1,082**	**1.00**	**1,096**	**1.00**	**774**	**1.00**	**806**	**1.00**	**892**	**1.00**

Month	2018 (AF)	Monthly Demand Factor	2019 (AF)	Monthly Demand Factor	2020 (AF)	Monthly Demand Factor	2021 (AF)	Monthly Demand Factor	Minimum Monthly Factor	Average Monthly Factor	Maximum Monthly Factor
January	676	0.76	527	0.66	596	0.67	662	0.76	0.60	0.74	0.97
February	707	0.80	387	0.49	660	0.74	534	0.62	0.44	0.66	0.84
March	556	0.63	526	0.66	551	0.62	753	0.87	0.62	0.76	1.04
April	844	0.95	832	1.05	598	0.67	833	0.96	0.67	0.91	1.05
May	873	0.98	706	0.89	996	1.12	1,019	1.17	0.88	1.05	1.26
June	1,025	1.16	915	1.15	1,049	1.18	1,088	1.25	1.05	1.21	1.55
July	1,248	1.41	1,120	1.41	1,177	1.32	1,138	1.31	1.12	1.32	1.41
August	1,230	1.39	1,172	1.48	1,203	1.35	1,133	1.30	1.24	1.40	1.82
September	1,097	1.24	1,061	1.34	1,154	1.30	1,016	1.17	1.09	1.20	1.34
October	931	1.05	1,007	1.27	1,067	1.20	857	0.99	0.99	1.11	1.27
November	854	0.96	778	0.98	838	0.94	813	0.94	0.78	0.92	0.98
December	592	0.67	482	0.61	795	0.89	577	0.66	0.51	0.72	0.96
Average	**886**	**1.00**	**793**	**1.00**	**890**	**1.00**	**869**	**1.00**	**0.44**	**1.00**	**1.82**

Note: Peak month factors are highlighted in red. Minimum month factors are highlighted in green.

Figure 4-2
Monthly Demand Factors (2012-2021)



4-3.2 Daily Demand Variations

Within any given month, demand can vary based on usage patterns (i.e., weekend usage is typically different than weekdays) and other factors such as irrigation schedules. The maximum demand day occurring over the course of the year is an important parameter for planning purposes as required source of supply is based on this demand. The maximum daily demand for 2021 was determined to be about 12.19 mgd when the data was extracted from the City's Advanced Metering Instrumentation (AMI) system data. Adjusted up to production values (production was about 9.3% higher than billing data in August 2021), the maximum daily demand is estimated to be 13.27 mgd.

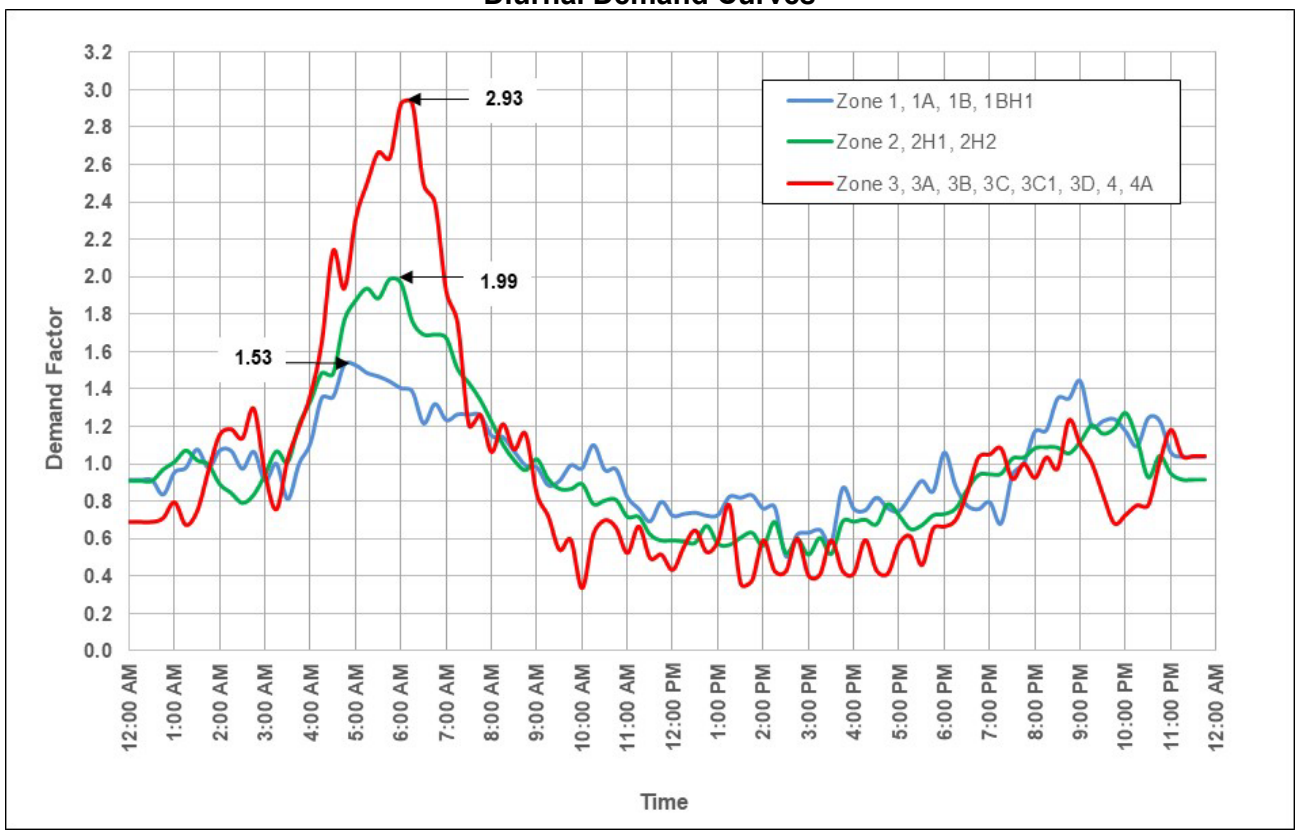
4-3.3 Hourly Demand Variations

Knowledge of accurate demand variations over a 24-hour period is essential for proper analysis of water systems. For this study, hourly demand variations were represented by the development of diurnal demand curves for various hydraulic zones. The diurnal demand curves were employed in determining the adequacy of the sources of supply, pumping facilities, reservoirs, and the transmission/distribution facilities.

The hourly water usage for various zones was determined based upon data collected from the City's SCADA system from May 26, 2022 through June 16, 2022. The facility flow meters, pump flows, and water levels in the reservoirs were utilized in calculating the demands and demand factors in 5-minute

increments over a typical 24-hour period. The average weekday diurnal demand curves developed are shown on Figure 4-3.

Figure 4-3
Diurnal Demand Curves



4-4 Existing System Demands and Peaking Factors

It is important to evaluate a water system during various incremental peak demands. Typically, a water system is designed to meet the maximum demands placed on it. The system components must be designed to provide these demands as they occur. Maximum month and maximum day demands are important factors in determining a system's supply capability. Maximum day demands usually dictate the design criteria for both system transmission, storage needs, and pump capacity requirements. Peak hour criterion is a measure of the system's overall adequacy with respect to its transmission and distribution elements, as well as its operational storage capacity. The City of Glendora's water system demands utilized in this study are shown in Table 4-4.

The City's existing water demands must be established in order to evaluate the current status of the water system infrastructure with respect to pump capacities, storage requirements, pipe velocities and system pressure. The demand estimates used in this study are shown in Table 4-5 by zone.

Table 4-4
Water System Demands and Peaking Factors

Demand Description	Existing Demand (gpm)	Existing Demand (mgd)	Existing Demand (AFY)	Peaking Factor[1]
Minimum Month[2]	2,835	4.08	4,572	0.44
Average Day[3]	6,442	9.28	10,390	1.00
Maximum Month[4]	9,019	12.99	14,546	1.40
Maximum Day[5]	9,664	13.92	15,585	1.50
Maximum Day, Peak Hour[6]	16,828	24.23	27,140	2.61

[1] Specific Demand = Average Day Demand x Peaking Factor

[2] Minimum Month Factor is the lowest factor from 2012-2021

[3] Average Day Demand is the average from 2017-2021

[4] Maximum Month Factor is the highest factor from 2012-2021

[5] Maximum Day Factor in 2021 was 1.43 based on water meter data. A slightly conservative factor of 1.5 was selected for planning purposes.

[6] Maximum Day, Peak Hour Demand is calculated in hydraulic model utilizing developed diurnal patterns for each zone

Minimum Month Demand - The minimum month peaking factor was determined from the City's annual production and purchase records from 2012 through 2021 and is estimated as 0.44 times the average month demand. This demand typically occurs in winter months and is estimated at 2,835 gpm (4.08 mgd).

Average Day Demand - The existing system average day demand (ADD) is based on the City's average daily production and purchase data for the last five years (2017 through 2021). The average day demand is 6,442 gpm (9.28 mgd).

Maximum Month Demand - The maximum month peaking factor was determined from the City's annual production and purchase records from 2012 through 2021 and is estimated as 1.40 times the average month demand. This demand typically occurs in winter months and is estimated at 9,019 gpm (12.99 mgd).

Maximum Day Demand - Daily AMI data was provided for August 2021. The highest demand seen was 12.19 mgd occurred on August 2, 2021. This number was increased to 13.32 mgd account for system losses. The percentage increase was calculated by comparing the total production data to the total billing data for the month of August 2021. The maximum day demand factor for 2021 was calculated to be 1.43.

The maximum day demand (MDD) factor for this Master Plan Study was conservatively set at 1.50 for planning purposes. Therefore, the MDD is estimated at 9,664 gpm (13.92 mgd).

Peak Hour Demand – Modeled peak hour demands were based upon the diurnal demand curves illustrated on Figure 4-3. The overall peak hour system demand is estimated to be 2.61 times the average day demand or 16,828 gpm (24.23 mgd). This factor varies by zone depending on the diurnal curve.

Table 4-5
Existing Water Demands by Zone

Zone	Minimum Month[1]		Average Day[2]		Maximum Month[3]		Maximum Day[4]		Peak Hour[5]	
	gpm	mgd	gpm	mgd	gpm	mgd	gpm	mgd	gpm	mgd
1	1,525	2.1965	3,467	4.9920	4,853	6.9888	5,200	7.4880	7,904	11.3817
1RA	1	0.0008	1	0.0018	2	0.0025	2	0.0026	3	0.0077
1RB	11	0.0155	24	0.0351	34	0.0492	37	0.0527	56	0.1528
1A	13	0.0193	30	0.0438	43	0.0613	46	0.0657	69	0.0998
1B	22	0.0314	50	0.0713	69	0.0998	74	0.1070	113	0.1626
1BH1	7	0.0103	16	0.0233	23	0.0326	24	0.0350	37	0.0531
2	891	1.2831	2,025	2.9161	2,835	4.0826	3,038	4.3742	6,197	8.9233
2H1	4	0.0057	9	0.0129	13	0.0180	13	0.0193	27	0.0394
2H2	3	0.0043	7	0.0097	9	0.0136	10	0.0146	21	0.0297
3	267	0.3843	607	0.8734	849	1.2228	910	1.3101	2,638	3.7994
3A	31	0.0453	71	0.1029	100	0.1441	107	0.1544	311	0.4477
3B	3	0.0043	7	0.0099	10	0.0138	10	0.0148	30	0.0430
3C	3	0.0040	6	0.0092	9	0.0129	10	0.0138	28	0.0399
3C1	Minimal demand for boy scout camp restrooms only.									
3D	18	0.0264	42	0.0600	58	0.0840	63	0.0900	181	0.2611
4	3	0.0045	7	0.0102	10	0.0143	11	0.0154	31	0.0445
4A	32	0.0464	73	0.1054	102	0.1475	110	0.1581	318	0.4584
Total	**2,835**	**4.0819**	**6,442**	**9.2770**	**9,019**	**12.9878**	**9,664**	**13.9155**	**16,828**	**24.2323**

[1] *Minimum Month Demand shown is calculated using maximum month factor of 0.44.*

[2] *Average Day Demand based on 2017 through 2021 production and purchase records*

[3] *Maximum Month Demand shown is calculated using maximum month factor of 1.40.*

[4] *Maximum Day Demand shown is calculated using maximum day factor of 1.50.*

[5] *Peak Hour Demand shown was calculated in the hydraulic model utilizing the diurnal curves for each zone. The peak does not happen at the same time in each zone, therefore the total system peak was determined utilizing the hydraulic model.*

4-5 Water Unit Demand Factors

Water unit demand factors were developed from billing data (January 2020 – December 2021) and associated land use information. It is assumed that this water use represents some bounce-back from the end of the drought and thus it is believed to be representative of post-drought or more "normal" conditions.

The proposed potable water unit demand factors are shown in Table 4-6. These demand factors can be used to estimate future development water use if more detailed information is not available.

Table 4-6
Water Unit Demand Factors

Landuse	Density (du/ac)	Max Lot Size (sq ft)	Demand Factor		
			[1]Min gpd/du	[2]Min gpd/ac	[3]Min gpd/tsf
RHR	0-1	43,560	1,500	850	-
E-7 Single family Residential	1-3	Varies	1,000	1,600	-
E-6 Single family Residential	1-3	12,500-15,000	850	2,000	-
E-5 Single family Residential	1-4	10,500	650	2,100	-
E-4 Single family Residential	1-5	8,500	550	2,100	-
E-3 Single family Residential		8,000	450	2,100	-
R-1 Single family Residential		7,500	400	2,000	-
R-2 Restricted Multiple Family Residential	6-10	-	300	1,800	-
R-3 Multiple-Family Residential	10-30	-	150	900	-
Commercial	-	-	-	2,000	200
MS- Medical Services	-	-	-	3,400	350

[1] The gpd/du should be used if the number of dwelling units is known

[2] The residential gpd/ac will vary based on the density. Use minimum gpd/ac if number of dwelling units is not known.

[3] The commercial gpd/tsf is based on typical planning values seen in the Southern California

4-6 Future Demands

4-6.1 Future Development Demands

The future demands were developed by adding the estimated demands of future known development projects (provided by City staff) to the existing demands. Future development demands are shown in Table 4-7. A total of 223,840 gpd of future average water use is estimated to be added throughout the service area. The projected future water system demands by zone are shown in Table 4-8.

Table 4-7
Future Development Demands

No.	Project Name / Location	Zone	Future Land Use	Area (ac)	Future Dwelling Units (du)	Average Density (du/ac)	Future Building Area (sf)	Unit Demand Factor	Future Average Demand (gpd)	Project Status
1	1121 E Arrow Hwy	1	Multi-Family Residential	0.34	19	55.9		150 gpd/du	2,850	Proposed
2	531 E Arrow Hwy	1	Multi-Family Residential	0.65	33	50.8		150 gpd/du	4,950	Proposed
3	905 E Arrow Hwy	1	Multi-Family Residential	2.70	16	5.9		300 gpd/du	4,800	Proposed
4	1950 Auto Center Dr (Walmart Expansion)	2	Commercial Retail Building	13.89			7,460	200 gpd/tsf	1,492	Proposed
5	630 W Foothill Blvd	1	Medical Office Building	0.63			9,745	200 gpd/tsf	1,949	Proposed
6	937 W Gladstone St	1	Single-Family Residential	0.93	4	4.3		400 gpd/du	1,600	Proposed
7	400 N Glendora / 101 E Whitcomb Ave	1	Church Expansion	0.65			9,287	200 gpd/tsf	1,857	Proposed
8	422 S Glendora Ave	1	Commercial Office Building	0.13			4,500	200 gpd/tsf	900	Proposed
9	300 Gordon Ranch Rd	3	Single-Family Residential	1.24	19	15.3		150 gpd/du	2,850	Proposed
10	1717 S Grand Ave	1	Car Wash	0.79			5,000	7,200 gpd/car wash	7,200	Proposed
11	950 Silent Ranch Rd	1BH1	Single-Family Residential	26.90	12	0.4		1,000 gpd/du	12,000	Proposed
12	220 E Bennett	1	Multi-Family Residential	0.32	5	15.6		150 gpd/du	750	Proposed
13	131 E Foothill Blvd	1	Mixed Use - Residential + Commercial Office	0.34	2	5.9	2,616	150 gpd/du	300	Proposed
14	1706 E Route 66 (Olsen Project)	2	Single and Multi-Family Residential	2.11	43	20.4		150 gpd/du	6,450	Proposed
15	1237 Bonnie Cove Ave	1	Single-Family Residential	2.52	30	11.9		150 gpd/du	4,500	Planning Approved
16	1620 S Glendora Ave	1	Multi-Family Residential	0.58	8	13.8		150 gpd/du	1,200	Planning Approved
17	210 S Grand Ave	1	Medical Office Building	2.16			20,292	200 gpd/tsf	4,058	Planning Approved
18	334 E Lemon Ave	1	Multi-Family Residential	0.25	4	16.0		150 gpd/du	600	Planning Approved
19	501 W Route 66	1	Mixed Use - Residential + Commercial Office	0.27	8	29.6	1,004	150 gpd/du	1,200	Planning Approved
20	117 N Vista Bonita Ave	1	Multi-Family Residential	0.12	5	41.7		150 gpd/du	750	Planning Approved
21	La Colina Estates (Sierra Madre Ave & Yucca Ridge Rd)	1	Single-Family Residential	28.44	121	4.3		1,000 gpd/du	121,000	Under Construction
22	Foothill Gold Line Phase 2B Extension (btw Vermont Ave & Vista Bonita Ave)	1	Regional Light Rail	4.10				- -		Under Construction
23	333 W Dawson Ave	1	Care Facility	2.94				3,400 gpd/ac	9,996	Under Construction
24	919 S Lone Hill Ave	2	Personal Self-Storage Facility	1.31			113,868	200 gpd/tsf	22,774	Under Construction
25	706 W Route 66	1	Fast Food with Drive-Thru	0.66			3,068	200 gpd/tsf	614	Under Construction
26	1308 S Lone Hill*	2	Car Wash Redevelopment	1.64			5,988	7,200 gpd/car wash	7,200	Proposed
			Total	**96.61**	**329**		**182,828**		**223,840**	

**The future building square footage for this development is less than the existing 25,063 square foot office building.*

Table 4-8
Future Water Demands by Zone

Zone	Minimum Month[1]		Average Day[2]		Maximum Month[3]		Maximum Day[4]		Peak Hour[5]	
	gpm	mgd	gpm	mgd	gpm	mgd	gpm	mgd	gpm	mgd
1	1,578	2.2717	3,585	5.1631	5,020	7.2283	5,378	7.7446	8,175	11.7718
1RA	1	0.0008	1	0.0018	2	0.0025	2	0.0026	3	0.0077
1RB	11	0.0155	24	0.0351	34	0.0492	37	0.0527	56	0.1528
1A	13	0.0193	30	0.0438	43	0.0613	46	0.0657	69	0.0998
1B	22	0.0314	50	0.0713	69	0.0998	74	0.1070	113	0.1626
1BH1	11	0.0155	25	0.0353	34	0.0494	37	0.0530	56	0.0805
2	903	1.2998	2,051	2.9540	2,872	4.1356	3,077	4.4310	6,277	9.0393
2H1	4	0.0057	9	0.0129	13	0.0180	13	0.0193	27	0.0394
2H2	3	0.0043	7	0.0097	9	0.0136	10	0.0146	21	0.0297
3	268	0.3856	609	0.8763	852	1.2268	913	1.3144	2,647	3.8118
3A	31	0.0453	71	0.1029	100	0.1441	107	0.1544	311	0.4477
3B	3	0.0043	7	0.0099	10	0.0138	10	0.0148	30	0.0430
3C	3	0.0040	6	0.0092	9	0.0129	10	0.0138	28	0.0399
3C1	Minimal demand for boy scout camp restrooms only.									
3D	18	0.0264	42	0.0600	58	0.0840	63	0.0900	181	0.2611
4	3	0.0045	7	0.0102	10	0.0143	11	0.0154	31	0.0445
4A	32	0.0464	73	0.1054	102	0.1475	110	0.1581	318	0.4584
Total	**2,903**	**4.1804**	**6,598**	**9.5009**	**9,237**	**13.3012**	**9,897**	**14.2513**	**17,220**	**24.7972**

[1] *Minimum Month Demand shown is calculated using maximum month factor of 0.44.*

[2] *Average Day Demand based on 2017 through 2021 production and purchase records*

[3] *Maximum Month Demand shown is calculated using maximum month factor of 1.40.*

[4] *Maximum Day Demand shown is calculated using maximum day factor of 1.50.*

[5] *Peak Hour Demand shown was calculated in the hydraulic model utilizing the diurnal curves for each zone. The peak does not happen at the same time in each zone, therefore the total system peak was determined utilizing the hydraulic model.*

4-6.2 Reduction in Indoor Water Use

Senate Bill 606 and Assembly Bill1668 require reduction in indoor residential water use to 55 gallons per capita per day (gpcd) by January 1, 2025, and 52.5 gpcd by January 1, 2030.

In 2021, the total residential water use was about 328,097,679 CF and the service area population was 45,551. This equates to an average demand of approximately 148 gpcd. This includes outdoor irrigation.

Typically, indoor water use is about 70 gpcd. In order to meet the SB606 and AB1668 requirements, the City's residents need to reduce their water use by about 17.5 gpcd (70 gpcd – 52.5 gpcd) by 2030. The total reduction citywide would therefore be about 797,140 gpd.

4-6.3 Accessory Dwelling Units

In California, the housing production has not kept pace with the population growth for the last decade. The lack of housing has impacted affordability and caused the average housing cost to rise significantly. Accessory dwelling units (ADUs) provide an alternative to the traditional housing type. ADUs are significantly less expensive to build and offer benefits that address common development barriers such as affordability and environmental quality. ADUs are constructed on parcels with existing or proposed housing so they don't require new land, dedicated parking, or other costly infrastructure.

New policies that went into effect January 1, 2020 are making ADUs even more affordable to build, in part by limiting the development impact fees and relaxing zoning requirements are as follows:

1. AB 68: A long and detailed bill covering multiple ADU rule changes including permitting adding ADUs and Junior Accessory Dwelling Units (JADUs) to single family properties
2. SB 13: Includes a provision to prohibit a local agency from imposing an owner-occupant requirement for an ADU or main residence until 7/25/22.
3. AB 670: Mandates that neither Home Owners Associations (HOAs) nor property Covenants, Conditions and Restrictions (CC&R) can reasonably prohibit development of an ADU or JADU.
4. AB 881: Includes provisions to permit ADUs in multi-family dwelling structures.
5. AB 587: Permits ADUs to be sold separately from primary residence if the property was developed by a qualified non-profit corporation and certain affordable housing requirements are met for the ADU sale.
6. AB 671: Requires local agencies to include a plan that incentives and promotes the creation of ADUs that can be offered at affordable rent in its housing element.

California Senate Bill 9 (SB9) became law January 1, 2022. It amended Section 66452.6 and added Sections 65852.21 and 66411.7 of the California Government Code relating to land use and subdivisions. SB 9 provides two new pathways for homeowners to create additional dwelling units: subdivide a single family lot and build up to two residential units on each or add residential units on lots that are not split. Under SB 9, local agencies must ministerially approve applications without discretionary review.

There are currently 11,312 single family residential water meters in the system. The City approved 33 ADUs (0.29% of total single family units) in 2021 and 31 ADUs (0.27% of total single family units) in 2022, respectively. Although, currently the number of ADUs are a small percentage of the total, it is expected that the number of ADUs will continue to trend upwards and increase in subsequent years.

The City is anticipating that between now and 2030, a maximum of 1,000 new residential dwelling units will be built, including ADUs. This means that the City is expecting a maximum of about 8.8 percent of the total 11,213 single family parcels to construct an ADU.

For planning purposes, the future demand increase due to ADUs can be estimated depending on the percentage of single family parcels that are assumed to add an ADU in the future. If an average ADU has an occupancy of two people, the total ADU demand would be estimated at about 105 gpd (2 x 52.5 gpcd). Possible demand increases are calculated as follows:

1. If 10% of the total 11,312 single family parcels add an ADU = 1,131 ADUs
   Additional demand = 1,131 ADU x 105 gpd/ADU = 118,755 gpd =133 AFY

2. If 20% of the total 11,312 single family parcels add an ADU = 2,262 ADUs
   Additional demand = 2,262 ADU x 105 gpd/ADU = 237,510 gpd = 266 AFY

3. If 30% of the total 11,312 single family parcels add an ADU = 3,394 ADUs
   Additional demand = 3,394 ADU x 105 gpd/ADU = 356,370 gpd = 399 AFY

The City's 2020 Urban Water Management Plan (UWMP) estimated an increase in population from 45,551 in 2020 to 48,093 in 2045 per SCAG data. The residential demands are expected to increase from 7,864 AFY in 2020 to 8,301 AFY in 2045. This is an increase of 437 AFY or 390,000 gpd.

Based on the aforementioned ADU demand estimates and 2020 UWMP demand projections, it is reasonable to assume that the indoor water reduction (797,140 gpd +/-) will exceed the demand increase expected due to future ADUs (118,755 gpd to 356,370 gpd) or the projected increase in population (390,000 gpd).

4-7 Water Conservation

At the time of this report writing, California was in its third consecutive year of severe drought and the state continued its emergency regulations to safeguard the remaining water supplies. The City of Glendora therefore implemented Stage 3 of its Water Shortage Contingency Plan. Stage 3 went into effect June 1, 2022 with the primary objective of reducing water consumption by 20% from 2020. To meet the 20% goal, water customers are asked to reduce water usage by 30 gallons per person, per day. The following restriction apply to all water customers:

1. No watering between 8 AM and 5 PM (Monday – Sunday)
   a. Watering limited to 3 days per week
   b. Watering limited to 5 minutes per station. Irrigation systems with drip irrigation are given an exception for an additional 15 minutes as long as there is no runoff
2. No washing down sidewalks or driveways
3. No excessive runoff from landscape irrigation that causes water to flow onto an adjoining sidewalk, driveway, street, alley, or gutter.
4. No excessive runoff from landscape irrigation that causes water to flow onto an adjoining sidewalk, driveway, street, alley, or gutter.
5. No outdoor watering during and 48 hours following measurable fainfall
6. No washing motor vehicles with a hose, unless the hose is fitted with a shut-off nozzle.
7. 20% water reduction (30 gallons per person, per day_
8. Restaurants, cafes, and bars can only serve water to customers upon request

9. Hotels and motels must display a notice providing guest with the option of choosing not to have towels and linens laundered daily

The City maintains water conservation information on their website for viewing by the public (https://www.cityofglendora.org/departments-services/public-works/water/water-conservation).

A Water Conservation Guidebook can be downloaded from the website. It provides a list of the Stage 3 water restrictions, non-functional turf guidelines, rebate program information, instructions on how to use the water meter customer portal to track water consumption, instructions on how to save trees during a drought, water use efficiency and conservation tips, and coloring pages for kids.

SECTION 5
EXISTING SYSTEM

5-1 General

The City of Glendora (City) operates and maintains the following potable water facilities:

- Four (4) primary pressure zones; Thirteen (13) secondary zones
- 210 miles of water mains (including hydrant laterals), 1-inch through 30-inches in diameter
- About 1,800 Fire hydrants
- 13,483 water meters (Table 5-1)
- Eight (8) active wells
- Twenty-nine (29) storage reservoirs with a total volume of 34.6 MG
- Twenty (20) booster pump station (3 of them serve hydropneumatic systems)
- Three (3) hydropneumatic tanks
- Three (3) pressure regulating stations
- Four (4) imported water connections
- Four (4) inter-agency connections

The existing water system is shown on Figure 5-1. The hydraulic schematic of the existing system is shown on Figure 5-2.

Table 5-1
Water Meter Type

Meter Type	Number of Meters
Residential Single Family	11,312
Residential Multi-Family	1,105
Irrigation	44
Institution	53
Government	34
Golf Course	5
Commercial	684
Unknown	246
Total	**13,483**

5-2 Pressure Zones

The existing system consists of four (4) primary pressure zones and thirteen (13) secondary zones. A summary of the pressure zone features is shown in Table 5-2.

Table 5-2
Pressure Zones

Pressure Zone	Area (Ac)	Pipe Length (ft)	Ground Elevation Range (ft)	Hydraulic Grade Line (ft)	Static Pressure Range (psi)[a]
1	3,337	593,705	623-882	976	41 - 153
1RA	3	973	642-656	775	52-58
1RB[b]	21	24,944	620	-	-
1A	40	6,434	888-1,011	1,132	52 - 106
1B	127	18,213	883-1,122	1,197	32 - 136
1BH1	6	472	1,076-1,125	1,354	99-120
2	2,081	323,051	808-1,046	1,092	20 - 123
2H1	38	2,288	946-1,167	1,190	10-106
2H2	11	970	969-1,057	1,257	87-125
3	663	96,585	927-1,196	1,265	30 - 146
3A	156	9,980	1,070-1,389	1,408	8-146
3B	22	1,017	1,162-1,334	1,347	6-80
3C	180	9,083	1,109-1,294	1,340	20 - 100
3C1	79	713	1,328	1,473	63
3D	102	10,956	1,007-1,306	1,364	25 - 155
4	21	3,377	1,252-1,334	1,505	74-110
4A	129	6,817	1,351-1,585	1,704	52-153
Total	**7,016**	**1,109,577**			

[a] *Calculated based on HGL and ground elevation range*

[b] *Modeled as a demand off of Zone 1. Zone 1RB pipes not modeled. HGL/Pressure to Zone 1RB not known.*

5-3 Transmission and Distribution System

The existing water system includes approximately 210 miles of transmission and distribution pipe that ranges in size from 1-inch through 30-inches. A summary of the system pipes by diameter, material, and date of construction is shown on Figures 5-3 through Figure 5-5, respectively.

Legend

- City Boundary
- Water Pipes
- Wells
- Pump Stations
- Storage Reservoirs
- Pressure Regulating Station

- Zone 1RA
- Zone 1RB
- Zone 1
- Zone 1A
- Zone 1B
- Zone 1BH1
- Zone 2
- Zone 2H1
- Zone 2H2
- Zone 3
- Zone 3A
- Zone 3B
- Zone 3C
- Zone 3C1
- Zone 3D
- Zone 4
- Zone 4A

San Gabriel
San Gabriel
Well 8, 9, 12
Well 5
Hicrest
Sierra Madre Ave
Hook Canyon
Silent Ranch
Rainbow
North Grand
North Glendora
Glencoe
Englewild Cyn
Englewild
Englewild Cyn
Hidden Springs
Dalton
Big Dalton
Boy Scouts
Boy Scouts
Big Dalton Cyn Rd
Palm Dr
Well 2
Hidden Springs Country Club
Englewild
Goddard
Sierra Madre
Well 1
Well 10
Well 11
Live Oak Ave
Loraine Ave
Grand Ave
San Gabriel Ave
Transmission Main from Vosburg Well (Inactive)
Foothill Blvd
City of Azusa Service Area
Suburban Water Service Area
Citrus Ave
Alosta Ave
Mauna Loa Ave
Baseline Rd
I-210
1st St
Vosburg Well (Inactive)
Vernon Ave
Lark Ellen Ave
Azusa Ave
Cerritos Ave
Barranca Ave
Gladstone St
Arrow Hwy
Irwindale (Inactive)
Irwindale (Inactive)
Well 3 & 4 (Inactive)
Transmission Main from Irwindale (Inactive)
Bluebird
Bluebird Hill
Upper Gordon
Lower Gordon
Gordon
Morgan Ranch
Morgan Ranch
Oak Knoll (inactive)
Greencroft
Country Club
State Rte 66
Amelia
Amelia Ave
Cataract Ave
Eagle Ridge
South Hills West
South Hills East
Dawson (inactive)
Gladstone Reservoir and Pump Station (demolished)
Valley Center (inactive)
Lone Hill Ave
SR-57
Glendora Ave
Bonnie Cove Ave
Sunflower Ave
Valley Center Ave

N

0 1,100 2,200 4,400 Feet

CITY OF GLENDORA
WATER MASTER PLAN

Existing System

PROJECT NO: 0201782.00
DATE: April 2023

Figure 5-1

Elevation (ft)

1700
1600
1500
1400
1300
1200
1100
1000
900
800
700
600
500

Upper Gordon
Zone 4A
Lower Gordon
Gordon
Boy Scout
Zone 3C1
Zone 4
Bluebird
Big Dalton
Boy Scout
Zone 3C
Zone 3D
Bluebird
Morgan Ranch
Morgan Ranch
North Glendora
Glencoe
Zone 3A
Englewild Canyon
Englewild
Zone 3B
Englewild Canyon
Hook Canyon
Glencoe
Zone 3
Dalton
Zone 3
Hicrest
Zone 1A
Zone 1BH1
Silent Ranch
Rainbow
Zone 2H1
Hidden Springs
South Hills East
Eagle Ridge
Zone 2H2
Country Club
Oaknoll (Inactive)
Zone 2
Zone 2
Zone 1B
South Hills West
Greencroft
Goddard
Sierra Madre
Country Club
Hidden Springs
Englewild
Amelia
Hicrest
Hook Canyon
North Grand
Los Cerritos (Pvt)
Zone 1
Zone 1
PRS 3
PRS 2
PRS 1
Glendora/Suburban Emergency Connection
Zone 1RA
PM 23
CIC
PM 6
PM 18
Valley Center (Inactive)
Gladstone (Demolished)
Gladstone (Demolished)
San Gabriel
Dawson (Inactive)
Zone 1RB
San Gabriel
Glendora / Azusa Connection
Suburban / Glendora Bonita Connection
Vosburg (Inactive)
(Inactive)
Irwindale (Removed)
Irwindale (Inactive)
(Inactive)

Legend

- Existing Storage Reservoir with ID, Volume (MG), and HWL (ft)
- Removed Storage Reservoir
- Hydropneumatic Tank
- Groundwater Well
- Groundwater Well (Inactive)
- Pipes
- Altitude Valve
- Gate Valve
- Pressure Reducing Valve
- Imported Water Connection
- Booster Pump
- Booster Pump (Inactive)

CITY OF GLENDORA
WATER MASTER PLAN

Existing Hydraulic Schematic New Zone IDs

Figure 5-2

PROJECT NO: 0201782.00

DATE: April 2023

Figure 5-3
Length of Pipe by Size

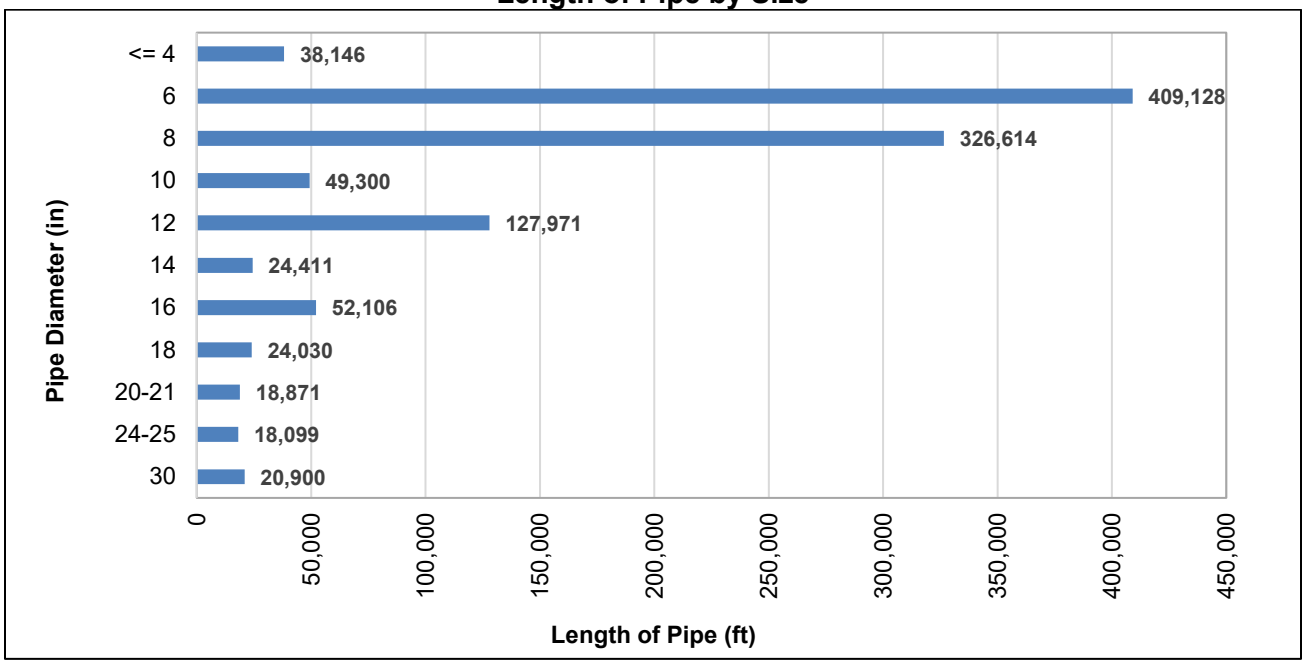


Figure 5-4
Length of Pipe by Material

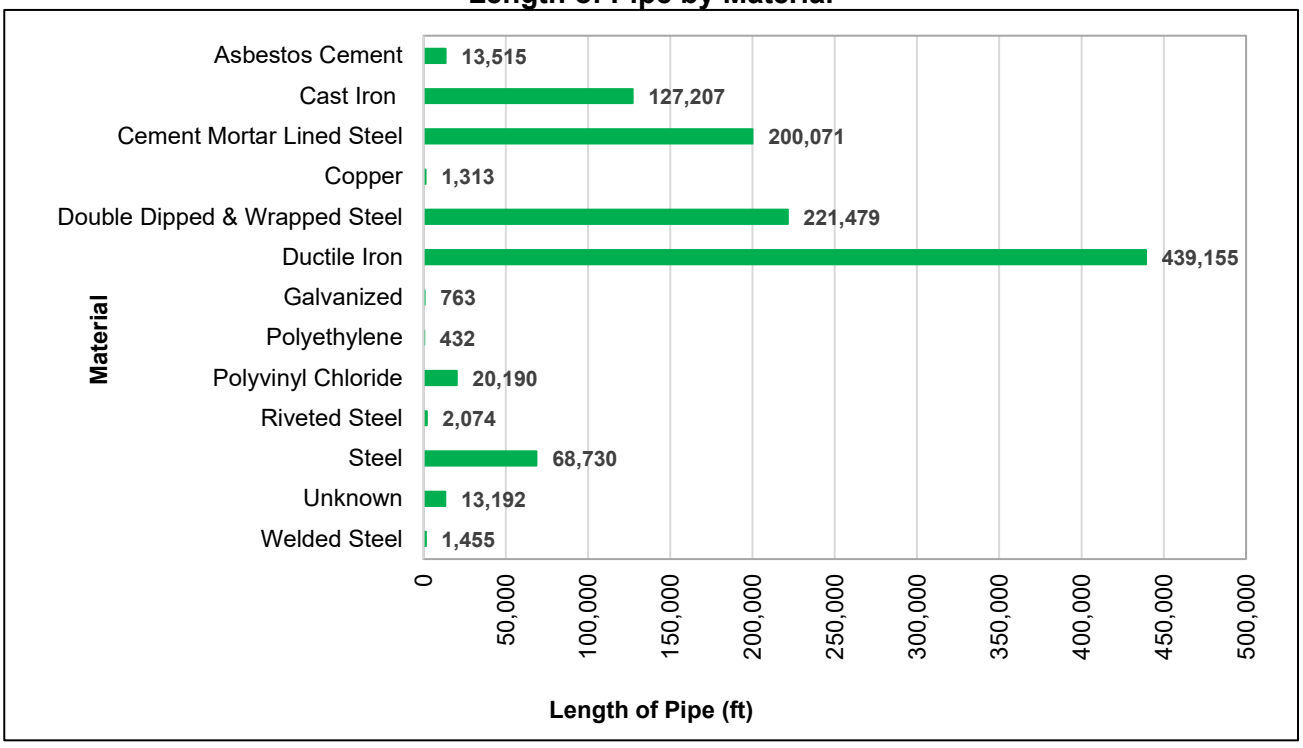
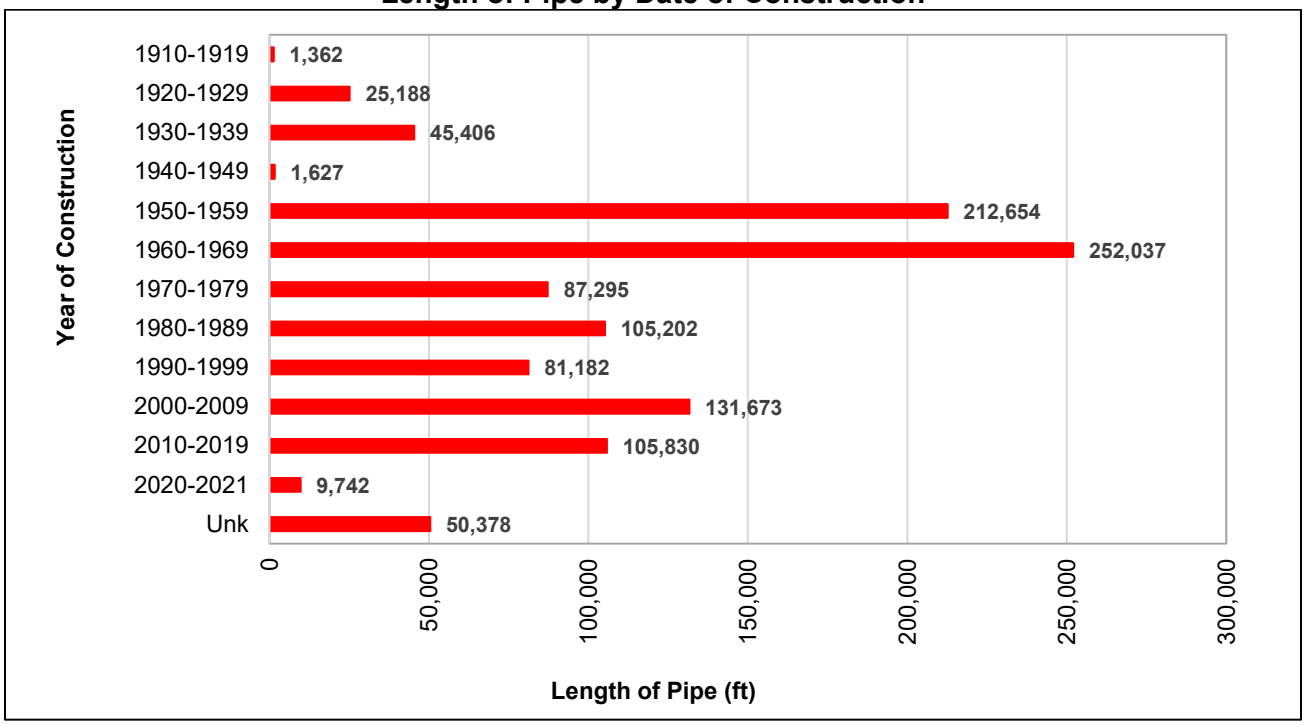


Figure 5-5
Length of Pipe by Date of Construction



5-4 Wells

The total well capacity is currently about 11,800 gpm or 17.0 mgd. Well information and characteristics are provided in Table 5-3.

5-5 Storage Reservoirs and Hydropneumatic Tanks

The City's water system includes twenty-nine (29) active storage reservoirs ranging in capacity from 10,000 gallons to 7.00 million gallons (MG). There are three (3) hydropneumatic tanks ranging in size from 3,000 gallons to 10,000 gallons. The total reservoir capacity is about 34.6 MG. The characteristics of each existing storage reservoirs and hydropneumatic tanks are shown in Table 5-4.

5-6 Booster Pump Stations

There are twenty (20) booster pump stations in existing water system. Three of the stations serve water to hydropneumatic systems. Details of each booster pump station are summarized in Table 5-5.

Table 5-3
Wells

Well Data																Motor Specifications			Efficiency Test						
No.	ID	Pumps to	Location	Year Drilled	Gener-ator	VFD	Pressure Zone	Pump Mfg	Pump Model	Stages	Well Column Pipe Diameter (in)	Well Diameter (in)	Well Depth (ft)	Pump Type	Capacity (gpm)	TDH (ft)	Motor Mfgr	Motor RPM	HP	Capacity (gpm)	TDH (ft)	Discharge Pressure (psi)[1]	Standing Water Level (ft)	Draw-down (ft)	Pumping Water Level (ft)	Test Date
1	W2E	Water Yard	1051 Sierra Madre Ave	1922	no	no	1	Worthington	A-24200			24		VT	500		USEM	1780	100	525	492.4	4.5	448	34	482	2/15/22
2	W5E	San Gabriel Plant	919 Sierra Madre Ave, Azusa (Northwest corner of the Azusa Greens Country Club)	1992	no	yes	SG	Hydroflo	14ML	3	12	18	401	VT	2,200	220	USEM	1775	200	1,709	211.4	19	71	96.5	167.5	6/9/21
3	W8E	San Gabriel Plant	Behind 1451 Stonebrook St, Azusa CA	1920	yes	no	SG	Flowserve	14EMM	1	10	26		VT	1,500	103	GE	1770	50	1,090	97.5	2.4	73	19	92	2/15/22
4	W9E	San Gabriel Plant	Behind 1451 Stonebrook St, Azusa CA	1921	yes	no	SG	Goulds	12RH	2	10	26		VT	1,300	125	GE	1800	50	1,410	97.5	2.4	74	18	92	2/15/22
5	W10E	Water Yard	1051 Sierra Madre Ave	1912	no	no	1	Hydroflo	12DC	7	8	15.5	508	VT	600	570	GE	1780	125	530	580.1	75	--	--	404.5	2/15/22
6	W11E	Water Yard	1051 Sierra Madre Ave	1913	no	no	1	Goulds	12RJHC	8	10	24	525	VT	1,200	480	USEM	1800	200	940	500.3	43.4	361	39	400	2/15/22
7	W12E	San Gabriel Plant	Behind 1451 Stonebrook St, Azusa CA	1966	yes	yes	SG	Flowserve	16ENL	3	12	24	242	VT	3,100	100	USEM	1180	150	2,100	116.6	5.0	59.0	46	105.00	4/11/22
8	W13E	Water Yard	1051 Sierra Madre Ave	1999	no	no	1	Goulds	14RJHC	12	8	20	674	VT	1,400	460	GE	1200	300	950	473.4	1.4	423.0	43	466.00	3/26/21
														Total	**11,800**				**Total**	**9,254**					

Table 5-4
Storage Reservoirs

No.	Reservoir Name	ID	Pressure Zone Served	Location	Shape[1]	Volume (MG)	Bottom Elevation (ft)	Maximum Water Level (ft)	High Water Elevation (ft)	Height (ft)	Width x Length[1] (ft)	Dia (ft)	Material	Year of Const.	Comment
1	San Gabriel	SG	SG	Behind 1451 Stonebrook St, Azusa CA	Circular	1.0	675.0	22.0	697.0	24	-	88	Concrete	2014	Partially Buried
2	South Hills West	A	1	1020 Glendora Av, access road	Circular	3.0	954.3	15.0	969.3	16	-	179	Welded Steel	1957	
3	South Hills West	B	1	1020 Glendora Av, access road	Rectangular	7.0	952.8	23.0	975.8	24	180 x 220	-	Reinforced Concrete	1975	Partially Buried
4	Sierra Madre	A	1	1051 Sierra Madre Ave	Circular	4.0	954.6	15.5	970.1	16	-	210	Concrete	1965	
5	Goddard	A	1	1021 Sierra Madre Ave	Circular	3.5	954.6	15.5	970.1	16	-	200	Concrete	2007	Partially Buried
6	Hicrest	A	1A	Top of Hicrest Rd	Circular	0.116	1,109.5	22.0	1,131.5	32	-	30	Welded Steel	2015	
7	Hicrest	B	1A	Top of Hicrest Rd	Circular	0.274	1,109.5	22.0	1,131.5	32	-	46	Welded Steel	2015	
8	Hook Cyn	A	1B	North of 701 W. Sierra Madre Ave	Circular	0.325	1,174.5	22.0	1,196.5	24	-	50.5	Welded Steel	2007	
9	Hook Cyn	B	1B	North of 701 W. Sierra Madre Ave	Circular	0.325	1,174.5	22.0	1,196.5	24	-	50.5	Welded Steel	2007	
10	Silent Ranch	A	1BH1	Southwest of 960 N. Silent Ranch Dr	-	0.01								1964	Hydropneumatic Tank
11	South Hills East	A	2	Southwest of 1033 High Country Dr	Circular	2.5	1,065.0	23.0	1,088.0	24	-	136	Concrete	1965	
12	Country Club North	A	2	Southeast of 2417 E. Wildwood Canyon Dr	Circular	0.688	1,066.0	22.6	1,088.6	32	-	72	Welded Steel	2018	
13	Country Club South	B	2	Southeast of 2417 E. Wildwood Canyon Dr	Circular	0.688	1,066.0	22.6	1,088.6	24	-	72	Welded Steel	1976	
14	Hidden Springs	A	2	East of 1239. Saga St	Circular	3.5	1,043.8	48.0	1,091.8	48	-	108	Welded Steel	1983	
15	Hidden Springs	B	2	East of 1239. Saga St	Circular	1.25	1,061.0	31.0	1,092.0	32	-	78	Welded Steel	1961	

Table 5-4 (continued)
Storage Reservoirs

No.	Reservoir Name	ID	Pressure Zone Served	Location	Shape[1]	Volume (MG)	Bottom Elevation (ft)	Maximum Water Level (ft)	High Water Elevation (ft)	Height (ft)	Width x Length[1] (ft)	Dia (ft)	Material	Year of Const.	Comment
16	Rainbow	A	2H1	North of 940 Rainbow Dr	-	0.0075				Shell Dia. 88"				1953	Hydropneumatic Tank' 75 psi @ 650 max allowable working pressure
17	Eagle Ridge	A	2H2	East of 1534 Eagle Ridge	-	0.003								1988	Hydropneumatic Tank
18	Morgan Ranch	A	3	405 Morgan Ranch Rd	Rectangular	2.5	1,237.0	28.0	1,265.0	28	109' x 141'	-	Concrete	1989	Partially Buried
19	Englewild	A	3	Northwest of 1155 Englewild Dr	Rectangular	2.5	1,237.0	28.0	1,265.0	28	109' x 141'	-	Concrete	1989	Partially Buried
20	Glencoe	A	3A	End of Glencoe Heights Dr	Circular	0.0125	1,384.9	23.0	1,407.9	24	-	9.5	Bolted Steel	1985	
21	Glencoe	B	3A	End of Glencoe Heights Dr	Circular	0.125	1,384.9	23.0	1,407.9	24	-	30	Bolted Steel	1986	
22	North Glendora	B	3A	North of 1145 N. Glendora Ave	Circular	0.318	1,385.0	23.0	1,408.0	24	-	48	Bolted Steel	1997	
23	Englewild Cyn	A	3B	End of Englewild Dr	Circular	0.01	1,336.0	11.0	1,347.0	12	-	12.8	Welded Steel	1988	
24	Englewild Cyn	B	3B	End of Englewild Dr	Circular	0.01	1,336.0	11.0	1,347.0	12	-	12.8	Welded Steel	1988	
25	Big Dalton	A	3C	2800 Big Dalton Canyon Rd	Circular	0.045	1,324.8	15.0	1,339.8	16	-	22	Bolted Steel	1986	
26	Boy Scouts	A	3C1	Big Dalton Canyon Rd, east of Camp Bldg		0.01	1,464.0	9.0	1,473.0				Concrete	1970	Buried
27	Bluebird Hill	A	3D	West of 1990 Bluebird Rd	Circular	0.0125	1,341.6	23.0	1,364.6	24	-	10	Bolted Steel	1984	
28	Bluebird Hill	B	3D	West of 1990 Bluebird Rd	Circular	0.125	1,341.6	23.0	1,364.6	24	-	30	Welded Steel	1985	

Table 5-4 (continued)
Storage Reservoirs

No.	Reservoir Name	ID	Pressure Zone Served	Location	Shape[1]	Volume (MG)	Bottom Elevation (ft)	Maximum Water Level (ft)	High Water Elevation (ft)	Height (ft)	Width x Length[1] (ft)	Dia (ft)	Material	Year of Const.	Comment
29	Lower Gordon	A	4	Gordon Highlands Rd/Ferguson Mtwy	Circular	0.16	1,490.0	15.0	1,505.0	16	-	44	Welded Steel	2000	
30	Lower Gordon	B	4	Gordon Highlands Rd/Ferguson Mtwy	Circular	0.16	1,490.0	15.0	1,505.0	16	-	44	Welded Steel	2000	
31	Upper Gordon	A	4A	627 Gordon Highlands Rd	Circular	0.20	1,681.5	22.0	1,703.5	24	-	40	Welded Steel	2006	
32	Upper Gordon	B	4A	627 Gordon Highlands Rd	Circular	0.20	1,681.5	22.0	1,703.5	24	-	40	Welded Steel	2006	
Total Reservoir Capacity						**33.85**									

Table 5-5
Booster Pump Stations

Pump Data															Motor			Efficiency Test			Generator?	Underground Vault?
No.	Name	Location	Station As-built Plan Date	Suction Zone	Discharge Zone	Pump No.	Year Installed	Pump Mfg	Pump Model	Stages	Suction Dia (in)	Pump Type	Capacity (gpm)	TDH (ft)	Motor Mfgr	Motor RPM	HP	Capacity (gpm)	TDH (ft)	Test Date		
1	San Gabriel	Behind 1451 Stonebrook St, Azusa CA		San Gabriel Reservoir	1	SG-1	2012	Flowserve	15EHM	4		VT	3,000	370	US Motors	1785	350	3500	315.8	6/7/21	yes	no
						SG-2	2012	Flowserve	15EHM	4		VT	3,000	370	US Motors	1785	350	3380	313.7	6/7/21		
						SG-3	2012	Flowserve	15EMM	4		VT	2,000	370	Nidec Motor	1780	250	2280	322.9	6/7/21		
						SG-4	2012	Flowserve	15EMM	4		VT	2,000	370	Nidec Motor	1780	250	2280	322.9	6/7/21		
						SG-5	2012	Flowserve	15EMM	4		VT	2,000	370	Nidec Motor	1780	250	2260	320.6	6/7/21		
2	Englewild	1051 Sierra Madre Ave		1	3	B10	1979	Johnston	12CC	6	8	VT	834	298	US Motors	1800	75	800	294.2	7/31/20	no	no
						B13	1962	Flowserve	10EHM	8	8	VT	700	305	US Motors	1770	75	745	302.6	7/31/20		
						B14	1962	American-Marsh	J-Line	5	8	VT	750	300	US Motors	1780	75	658	298.3	5/17/13		
3	Hidden Springs	1051 Sierra Madre Ave		1	2	B11	1960	Goulds	14 RJ	2	10	VT	1,400	120	US Motors	1800	60	1260	120.5	7/31/20	no	no
						B12	1960	Goulds	14 RJ	2	10	VT	1,400	120	US Motors	1800	60	1240	133.2	7/31/20		
4	Silent Ranch	Southwest of 960 N. Silent Ranch Dr		1B	1BH1	B20	1976			9		SUB	185				15	-	-	-	no	no
						B57			7T	3	5	SUB	180	115	Hitachi	3450	15	-	-	-		
5	Valley Center	1305 E. Glandstone Ave		1	2	B21	1982					HC	800				40	-	-	-	no	no
6	Country Club	1051 Sierra Madre Ave		1	2	B22	2006	Flowserve	14EMM	2	24	VT	1,800	163	US Motors	1785	100	1630	171.3	7/31/20	no	no
						B23	2006	Flowserve	14EMM	2	24	VT	1,800	163	US Motors	1785	100	1820	157.5	7/31/20		
						B36	2008	Flowserve	14EMM	2	24	VT	1,800	163	US Motors	1785	100	1760	157.5	7/31/20		
7	Hicrest	18610 E. Hicrest Ave	1990	1	1A	B24	1992	Johnston	10EMC	4		VT	500		US Motors	1775	40	458	203.3	5/29/15	Portable Gen Conn	no
						B25	1992	Johnston	10EMC	4		VT	500		US Motors	1775	40	468	194	5/29/15		
8	Glencoe	Across the street from 653 E. Palm Ave		3	3A	B26	1990	Flowserve	10EML	5	7.375	VT	525	165	Plueger	1750	30	480	164	4/8/22	Portable Gen Conn	yes
						B27	1989	Flowserve	10EML	5	7.375	VT	525	165	Plueger	1750	30	470	166.3	4/8/22		
9	North Grand	701 W. Sierra Madre Ave West of 811 N Grand Ave		1	1B	B29	1983	Flowserve	10EML	5	6	SUB	400	200	Hitachi	1750	30				no	no
						B41			12DKM	4		SUB	1,120	200		1735	100	550	251.8	4/8/22		

Table 5-5 (continued)
Booster Pump Stations

Pump Data															Motor			Efficiency Test				
No.	Name	Location	Station As-built Plan Date	Suction Zone	Discharge Zone	Pump No.	Year Installed	Pump Mfg	Pump Model	Stages	Suction Dia (in)	Pump Type	Capacity (gpm)	TDH (ft)	Motor Mfgr	Motor RPM	HP	Capacity (gpm)	TDH (ft)	Test Date	Generator?	Underground Vault?
10	Amelia	Amelia Ave, south of Foothill Blvd		MWD/UF	2	B30	1977			1		SUB	3,000		Hitachi	1750	75	-	-	-	no	no
						B34						HC	1,500		US Motors		40	-	-	-		
11	Dalton	Adjacent 1042 Dalton Springs Rd		3	3C	B31	1965	Flowserve	10E	3	8	SUB	1,100	80	Hitachi	1750	40	-	-	-	no	no
12	Blue Bird	Southwest corner of Sierra Madre Ave and	1980	3	3D	B32	1980	Byron Jackson	7MQ	7	5	VT	225	160	G.E.	1740	10	110	182.5	7/5/19	no	no
						B33	1980			7		VT	185		G.E.	1741	10	145	159.4	7/5/19		
13	Rainbow	915 N. Rainbow Dr		2	2H1	B42	1987	Byron Jackson	8GH	10	8	VT	375	250	US Motors	1800	30	299	277.2	6/18/15	Portable Gen Conn	no
						B43	1987	Byron Jackson	8GH	10	8	VT	375	250	US Motors	1800	30	277	272.6	6/18/15		
14	Morgan Ranch	405 Morgan Ranch Rd	1987	3	4	B44	1989	Peabody Floway	JKH	9	6	VT	400		U.S. Premium Efficiency	1770	30	290	264.3	7/22/19	Portable Gen Conn	no
						B45	1989	Peabody Floway	M9MC	7	6	VT	360	262		1770	30	300	264.3	7/22/19		
						B46	1989	Peabody Floway	JKH	9	6	VT	400			1770	30	255	274.7	7/22/19		
15	Englewild Canyon	1165 Englewild Dr	1988	3	3B	B47	1988	Layne & Bowler		8		VT	60		US Motors	1760	3	49	101.2	5/27/14	no	no
						B48	1988	Layne & Bowler		8		VT	60		US Motors	1760	3	32	110.9	5/27/14		
16	Eagle Ridge	East of 1534 Eagle Ridge	1988	2	2H2	B49	1989	Byron and Jackson	8GH	5	6	VT	350	140	US Motors	1770	20	413	149	7/30/14	no	no
						B50	1989	Byron and Jackson	8GH	5	6	VT	350	140	General Electric	1770	20	262	145.6	6/16/14		
						B51	1989	Flowserve	10E	4	6	VT	350	160	US Motors	1770	20	408	144.3	7/30/14		
17	Hook Canyon	701 Sierra Madre Ave		1	1B	B52	1992	Byron and Jackson	10MQH	5	6	VT	650	233	US Motors	1780	50	426	251.8	4/12/22	Portable Gen Conn	no
						B53	1992	Flowserve	10E	7	6	VT	650	233	US Motors	1780	50	540	263.3	4/11/22		

Table 5-5 (continued)
Booster Pump Stations

Pump Data															Motor			Efficiency Test				
No.	Name	Location	Station As-built Plan Date	Suction Zone	Discharge Zone	Pump No.	Year Installed	Pump Mfg	Pump Model	Stages	Suction Dia (in)	Pump Type	Capacity (gpm)	TDH (ft)	Motor Mfgr	Motor RPM	HP	Capacity (gpm)	TDH (ft)	Test Date	Generator?	Underground Vault?
18	Boy Scout	2800 Big Dalton Canyon Rd		3C	3C1	B56	1977					HC	15				2	-	-	-	no	no
19	Gordon	Gordon Highland Rd/Ferguson Mtwy		4	4A	B58	2010	Flowserve	10EML	6	6	VT	450	240	US Motors	1800	40	468	238.9	4/24/18	no	no
						B59	2007	Flowserve	10EML	6	6	VT	450	240	US Motors	1760	40	435	219.5	4/24/18		
20	Greencroft	Adjacent 246 Greencroft Ave		2	3	B60	2009	Flowserve	12EML	3	6	VT	750	189	US Motors	1775	50	687	201	4/12/22	no	yes
						B61	2009	Flowserve	12EML	3	6	VT	750	189	US Motors	1780	50	643	198.7	4/12/22		
						B62	2009	Flowserve	12EML	3	6	VT	750	189	US Motors	1775	50	700	196.4	4/12/22		

HC = Horizontal Centrifugal SUB = Submersible
VT = Vertical Turbine

5-7 Pressure Regulating Stations

The City's water system consists of three (3) pressure regulating stations as listed in Table 5-6. PRS2 is regularly operating to feed lower pressure Zone 1RA from pressure Zone 1. The other two facilities normally remain closed.

Table 5-6
Pressure Regulating Stations

ID	Location	Size (in)	High Pressure Zone	Low Pressure Zone
PRS1	Gladstone St east of Barranca Ave		1	1RB
PRS2	Grand Ave south of Carson Dr		1	1RA
PRS3	Gladstone St east of Valley Center Dr		2	1

5-8 Imported Water Connections

The City has access to imported water through the four (4) connections listed in Table 5-7. The City's goal is to maximize the use of groundwater to the extent possible and limit the amount of imported water that is drawn from these connections.

Table 5-7
Imported Water Connections

Name	Location	Status	Zone	Minimum Capacity (cfs)	Maximum Capacity (cfs)
Three Valleys Municipal Water District (TVMWD) / MWD Upper Feeder					
PM-6	Sierra Madre Ave, east of Little Dalton Wash	Active	1	1.5	15
PM-18	Amelia Ave, south of Foothill Blvd	Active	2	1.0	10
PM-23	Sierra Madre Ave, east of Wabash Ave	Active	1	1.5	15
Covina Irrigating Company (CIC)					
CIC	Arrow Hwy, btw Grand Ave and Glendora Ave	Active	1		3.3

~~5-9~~ Emergency Connections

The City's water system has four (4) emergency connections with neighboring cities or water utilities. These inter-agency connections allow the City to obtain water from or provide water to adjacent water systems. The inter-agency connections and their locations are listed in Table 5-8. Each connection has to be manually activated.

Table 5-8
Emergency Connections

Agency	Location	Size (in)	Direction of Flow
Suburban Water Systems	Bonita Dr east of Barranca Ave	8	To the City
Suburban Water Systems	Foothill Blvd west of Grand Ave	8	To Other Agency
Golden State Water Company	Amelia Ave north of E Baseline Rd	12	To Other Agency
City of Azusa	Barranca Ave south of Gladstone St	-	To Other Agency

SECTION 6
PERFORMANCE EVALUATION CRITERIA

6-1 General

Performance criteria are established to evaluate the adequacy of various water system components through a systematic analysis, and to identify necessary improvements to the system for inclusion in a Capital Improvement Program (CIP). For the City of Glendora's (City) water system, these criteria are generally in accordance with the California Code of Regulations, Title 22. This includes service pressures, storage capacity, and sources of supply. Other criteria are based on federal, state and local jurisdictional requirements.

This section details the performance evaluation criteria which will serve as a benchmark for evaluating the City's water system. The criteria is summarized in Table 6-1.

Table 6-1
Performance Evaluation Criteria

Item	Description	Criteria	Existing Requirement	Future Requirement
1	Source of Supply	Maximum Day Demand from Groundwater Sources	13.27 mgd	13.57 mgd
2	a. Operational Storage	30% of Maximum Day Demand	3.98 MG	4.07 MG
	b. Emergency Storage	100% Average Day Demand	9.28 MG	9.49 MG
	c. Fire Suppression Storage	Highest Fire Flow Requirement		
	Single Family Residential	1,250 gpm for 2 hours	0.15 MG	0.15 MG
	Single Family Residential with Hillside Exposure	2,500 gpm for 2 hours	0.30 MG	0.30 MG
	Multi-Family Residential	2,500 gpm for 2 hours	0.30 MG	0.30 MG
	Commercial	3,500 gpm for 3 hours	0.63 MG	0.63 MG
	Industrial	4,000 gpm for 4 hours	0.96 MG	0.96 MG
3	Wells	Casing and screen sizing should meet maximum velocity requirements		
		Flow meters, discharge pressure gauges, and telemetry equipment for alarm and status notification at each site.		

Table 6-1 (Continued)
Performance Evaluation Criteria

Item	Description	Criteria	Existing Requirement	Future Requirement
4	Booster Pump Stations	For open zones with sufficient fire demand storage, the pump capacity into the zone must meet maximum day demands for the zone itself as well as any zones it provides water to. Well supply and imported water directly supplying the zone can be included in the pump capacity.		
		For open zones that do not have sufficient fire demand storage, the pump capacity into the zone must meet maximum day plus fire demands for the zone itself as well as any zones it provides water to. Well supply and imported water directly supplying the zone can be included in the pump capacity.		
		For closed zones, the pump capacity into the zone must meet maximum day plus fire demands or peak hour demands, whichever is greater. A separate fire pump can be installed to meet the fire flow requirements.		
		Stand-by pump equal in size to the largest duty pump		
		Flow meters, suction and discharge pressure gauges, and telemetry		
		Provisions for emergency power at all stations		
5	Static Pressures	Minimum 40 psi		
		Desired 50-70 psi		
		Maximum 80 psi		
6	Dynamic Pressures	Minimum 40 psi during Maximum Day and Peak Hour Demand		
7	Minimum Pipe Size (New Mains and Replacement Mains)	8-inch to the last hydrant		
8	Maximum Velocities	7 fps at Maximum Day and Peak Hour Demand		
		10 fps at Maximum Day plus Fire Flow Demand		
9	Fire Flow Demand and Pressures[1]	Single Family Residential	1,500 gpm for 2 hours	
		Single Family Residential with Hillside Exposure (located within LA County Very High Fire Hazard Severity Zone)	2,500 gpm for 2 hours	
		Multi-Family Residential	2,500 gpm for 2 hours	
		Commercial	3,500 gpm for 3 hours	
		School	3,500 gpm for 3 hours	
		Industrial/Manufacturing	4,000 gpm for 4 hours	

[1] *Fire flow demand must be maintained with 20 psi minimum pressure at the fire hydrant outlet.*

6-2 Source of Supply

Any potable water system should be capable of meeting all demands imposed upon it. This can be achieved through multiple supply sources, storage, or a combination of both. Generally, the determination is based upon supply availability, existing storage capacity, and cost. It is prudent to secure water supplies from multiple sources so that demands can be met at reasonable levels when one or more water sources are not available.

California Code of Regulations Related to Drinking Water require a minimum source of supply to meet the service area's maximum day demand. Additionally, since the City serves more than 1,000 meters, the system must be capable of providing four hours of peak hourly demand through a combination of source capacity, storage capacity, and emergency source capacity.

The City's water supply is a combination of local groundwater and imported water. Whenever possible, the City plans to supply the system with 100 percent groundwater in the future. Therefore, although imported water is available, it would be prudent for the source of supply criterion to be met solely by the City's groundwater well capacity.

The criterion for source of supply is to provide one maximum day demand (MDD). Water from storage reservoirs will be utilized to regulate hourly fluctuations in demand (operational storage) and to provide fire flow demand (fire suppression storage). This allows the City the ability to operate their system independently in the event that the imported water service is disrupted for an extended period of time.

Imported water will be utilized to supplement the groundwater supply if multiple wells are out of operation for maintenance or in an emergency. It is highly unlikely that all the City's wells would be out of service at one time, but it is recommended that wells be equipped with permanent generators or portable generator connections. One maximum day demand (MDD) of imported water capacity is more than sufficient.

6-3 Storage

For a water system, three categories of storage are of importance: operational, emergency, and fire suppression. The system is evaluated to determine its ability to meet established storage criteria, anticipated to be met with reservoir capacity and groundwater supplies.

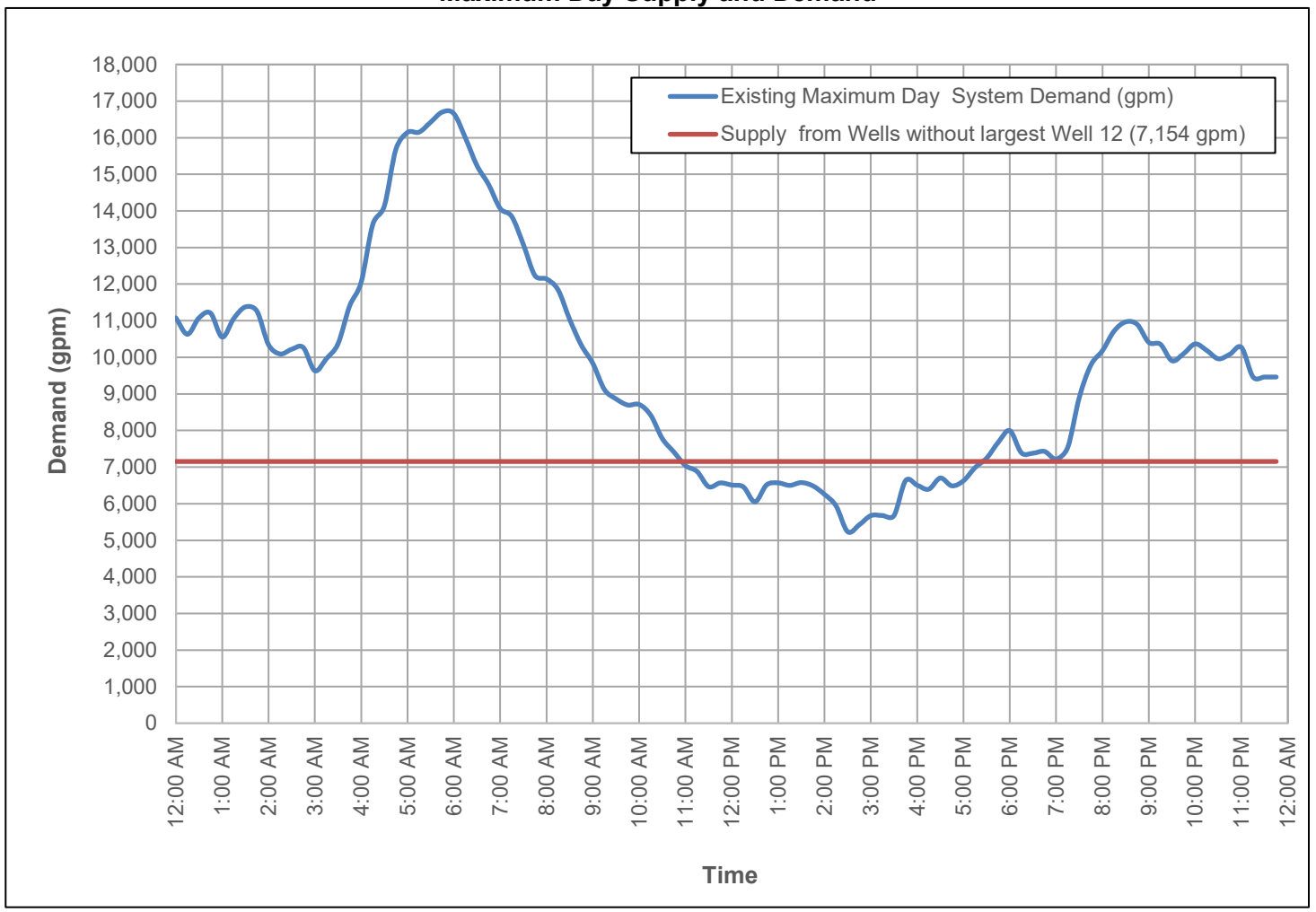
6-3.1 Operational Storage

Operational storage serves to equalize variations in sources of supply and demand over short periods of time (daily or weekly). Utilizing the daily demand hydrograph, the component of operational storage accounts for the difference in supply and demand.

In order to calculate the operational storage need, the total well capacity or supply was plotted against the maximum day demand curve as shown on Figure 6-1. The difference between the two curves is the amount of operational storage expected to be needed on a daily basis.

The well capacity of 7,154 gpm is based on the largest capacity well (Well 12) being out of service. The maximum day demand (MDD) is 9,213 gpm or 13.27 mgd. The operational storage needed is calculated to be 3.9 million gallons. This is about 28.5 percent of the maximum day demand. Therefore, for planning purposes, the operational storage criteria is conservatively set at 30 percent of the maximum day demand.

Figure 6-1
Maximum Day Supply and Demand



6-3.2 Emergency Storage

Emergency storage is used in the event of an interruption in the primary water supply source. It is assumed that most outages can be mitigated within 7 days. Accordingly, many agencies that depend solely on imported water utilize 7 average days of storage as their emergency storage criterion. It is reasonable to expect that groundwater sources will be available during an outage of the imported water supply. Therefore, the required emergency storage volumes may typically be reduced by an agency's groundwater supply capacity.

The City of Glendora's emergency storage volume can be reduced by the actual production capacity of its wells. The only requirement would be that the facilities be capable of pumping the water needed during an emergency from the wells to the higher zones. Since the City's well capacity of 7,545 gpm exceeds the existing average day demand (6,442 gpm), the emergency storage criteria is set to one average day demand.

Operational and fire storage shall be available for each individual zone while emergency storage shall be available system-wide. Again, the only the requirement is that the facilities are capable of moving the water needed during an emergency, from the location of the storage to all other zones.

6-3.3 Fire Suppression Storage

Fire suppression storage, shown in Table 6-1, is the volume required to supply the service area with the required fire flows, which range from 1,500 gpm to 4,000 gpm for a duration of two (2) to four (4) hours. The greatest volume required for fire suppression storage is 0.96 MG.

6-4 Wells

New wells should be designed in accordance with the Water Well Standards: State of California Bulletin 74-81 and Bulletin 74-90 (supplement to Bulletin 74-81) and their updates, the most-recent American Water Works Association (AWWA) standard A -100, State Water Resources Control Board, Orange County County Health Care Services, and sound engineering judgment.

The pumps should be placed low enough so that subsequent lowering should not be necessary. All well screens should be below the pump intake to preclude cascading of water into the well casing even with the lowest expected pumping water level. The casing diameter shall be at least 4 inches larger than the largest pump bowl/column pipe dimension, and maximum velocity shall not exceed 5 feet per second (fps). Total screen area should be sized to maintain a velocity of less than 0.1 fps at the maximum anticipated flow. Additionally, the casings diameters should be selected to allow lining the wells in the future without losing capacity. The use of higher grade materials, such as stainless steel, should be considered to increase the useful life of all future wells.

The well design should include a 4-inch diameter camera tube extending to below the pump suction elevation, a sounding tube, a separate air line with a depth gauge and an air connection and depth to water transducer. Flow meters, high and low discharge pressure switches, pressure gauges and transducers, and telemetry equipment should be included to continuously monitor the wells. Permanent emergency generators with automatic transfer switches should be considered at each future well site. At minimum, new sites should include manual transfer switched and portable generator connections. Soft start bypass should be provided for each variable frequency drive so that a pump can be operated when its variable frequency drive (VFD) is out of service.

6-5 Booster Pump Stations

For open zones with sufficient fire demand storage, the pump capacity into the zone must meet the maximum day demands for the zone itself and any other zones it provides water to. Well supply and imported water directly supplying the zone can be included in the pump capacity.

For open zones that do not have sufficient fire demand storage, the pump capacity into the zone must meet maximum day plus fire demands for the zone itself as well as any zones it provides water to. Well supply and imported water directly supplying the zone can be included in the pump capacity.

For closed zones, the pump capacity into the zone must meet maximum day plus fire demands or peak hour demands, whichever is greater. A separate fire pump can be installed to meet the fire flow requirements.

Preliminary design reports (PDR) should be developed prior to the design and construction of a new pump station or an upgrade to a pump station. At a minimum, the PDR should address pump station location, system hydraulics, demands and pressures, pump selections, design criteria, equipment selection, construction issues, cost estimates, and scheduling. The pump station firm capacity, number of pumps, and type of pumps should also be evaluated and determined during the development of the PDR.

All future booster pump stations must incorporate a standby pump of the same size as the largest duty pump. This ensures that there is a replacement for the largest duty pump during maximum day demand conditions, while one of the pumps at the station is being repaired or replaced. It typically takes pump manufacturers 12 to 16 weeks for delivery of a new pump and motor unit once the order is placed and shop drawings are approved.

The pump stations should be equipped with modern pump controllers, flow meters, suction and discharge pressure gauges, high and low discharge pressure switches, low suction pressure switch, proper isolation valves, and telemetry equipment. Flow meters and pressure gauges are essential tools for monitoring pump performance and demand conditions in the service area. Telemetry equipment is used to remotely monitor the status of the facility, and notify personnel in the event of a failure.

Pump stations should be constructed of fireproof materials and provided with peripheral sprinkler systems to prevent fire damage. Furthermore, power to the pump stations should be provided through underground service to minimize possibility of damage during fires. Pump stations with electric motors should be equipped with standby generators and automatic transfer switches to operate them during commercial power outages.

6-6 System Pressures

Most water utilities set 60 to 80 pounds per square inch (psi) as the average static pressure throughout the system. The water system shall also be capable of maintaining a minimum residual pressure of 40 psi during the peak hour demand. A residual pressure of 20 psi must be maintained at the fire hydrant outlet in developed areas during maximum day demand plus fire flow conditions (Re: California Regulations Related to Drinking Water, Chapter 16, Section 64602).

Static pressures should not exceed 80 psi, except where system operating conditions and geographical conditions warrant a higher pressure. In areas where pressures exceed 80 psi, the Uniform Plumbing Code requires customers to install “an approved type pressure regulator preceded by an adequate strainer” on their service connections to protect domestic plumbing and water heaters.

6-7 Transmission and Distribution System Pipelines

The distribution system shall be sized and designed to provide redundant service at adequate pressures for normal use as well as at fire flow conditions. In most cases, this can be accomplished by looping the system. Looping through easements or other areas which are not easily accessible shall be avoided. Provisions shall be made for supplying a service zone from at least two sources, where feasible.

In order to maintain adequate system pressures and prolong the life of the system pipes, flow velocities shall be limited. The system should operate at velocities of 1 to 3 feet per second (fps) normally, with a maximum velocity of 7 fps during intermittent peak flows. The pipe velocity during maximum day plus fire flow demands should not exceed 10 fps.

All new and replacement mains should be constructed with a minimum diameter of 8-inches, except 6-inch pipe can be used past the last fire hydrant at a dead-end. The existing pipes must be sized to provide adequate fire flows at the required hydrant outlet pressure of 20 psi while the maximum velocity criteria is not exceeded under maximum day plus fire flow demand conditions. These pipe size recommendations should be adhered to for all new design and construction projects, as well as any waterline replacement/upgrade projects.

6-8 Fire Suppression

The City of Glendora has adopted the California Fire Code, 2019 Edition per the Glendora, California Municipal Code Section 18.04.010. The fire flow requirements used for this study are therefore based upon the requirements of the California Fire Code (2019).

Table 6-2 is a summary of the selected fire flow and hydrant location criteria for the various land uses within the service area. These requirements were established as performance evaluation criteria and used in developing system improvement recommendations.

Table 6-2
Fire Flow and Fire Hydrant Location Criteria

Land Use	Flow (gpm)	Duration (hrs)	Residual Pressure at Hydrant Outlet (psi)	Minimum Number of Hydrants Required	Average Spacing between Hydrants (ft)	Maximum Distance From Hydrant to any Point on Lot Frontage (ft)
Single Family Residential	1,500	2	20	1	500	250
Single Family Residential with Hillside Exposure (located within LA County Very High Fire Hazard Severity Zone)	2,500	2	20	3	450	225
MultiFamily Residential	2,500	2	20	3	450	225
Commercial	3,500	3	20	4	350	210
School	3,500	3	20	4	350	210
Industrial	4,000	4	20	4	350	210

For specific future development planning and design, the criteria should be adjusted on a case by case basis per the latest California Fire Code. The requirements in the California Fire Code are specific to each building on a given parcel of land and based on several factors, including land use, building construction methods and materials, and whether or not automatic sprinklers are present. These specific requirements are shown in Table 6-3.

As this Master Plan is a planning level document, an evaluation of whether California Fire Code requirements are met at each parcel was not performed. Instead, minimum fire flow requirements at each hydrant are selected as a function of land use. The minimum required fire flow at each hydrant was generally based on the adjacent land use having the highest fire flow requirement.

Table 6-3
Minimum Required Fire Flow and Flow Duration for Buildings

Fire Flow Calculation Area (sq. ft.)					Fire Flow (gpm)[c]	Flow Duration (hrs)
Type IA and IB[b]	Type IIA and IIIA[b]	Type IV and V-A[b]	Type IIB and IIIB[b]	Type V-B[b]		
0-22,700	0-12,700	0-8,200	0-5,900	0-3,600	1,500	2
22,701-30,200	12,701-17,000	8,201-10,900	5,901-7,900	3,601-4,800	1,750	
30,201-38,700	17,001-21,800	10,901-12,900	7,901-9,800	4,801-6,200	2,000	
38,701-48,300	21,801-24,200	12,901-17,400	9,801-12,600	6,201-7,700	2,250	
48,301-59,000	24,201-33,200	17,401-21,300	12,601-15,400	7,701-9,400	2,500	
59,001-70,900	33,201-39,700	21,301-25,500	15,401-18,400	9,401-11,300	2,750	
70,901-83,700	39,701-47,100	25,501-30,100	18,401-21,800	11,301-13,400	3,000	3
83,701-97,700	47,101-54,900	30,101-35,200	21,801-25,900	13,401-15,600	3,250	
97,701-112,700	54,901-63,400	35,201-40,600	25,901-29,300	15,601-18,000	3,500	
112,701-128,700	63,401-72,400	40,601-46,400	29,301-33,500	18,001-20,600	3,750	
128,701-145,900	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	4,000	4
145,901-164,200	82,101-92,400	52,501-59,100	37,901-42,700	23,301-26,300	4,250	
164,201-183,400	92,401-103,100	59,101-66,000	42,701-47,700	26,301-29,300	4,500	
183,401-203,700	103,101-114,600	66,001-73,300	47,701-53,000	29,301-32,600	4,750	
203,701-225,200	114,601-126,700	73,301-81,100	53,001-58,600	32,601-36,000	5,000	
225,201-247,700	126,701-139,400	81,101-89,200	58,601-65,400	36,001-39,600	5,250	
247,701-271,200	139,401-152,600	89,201-97,700	65,401-70,600	39,601-43,400	5,500	
271,201-295,900	152,601-166,500	97,701-106,500	70,601-77,000	43,401-47,400	5,750	
295,901-Greater	166,501-Greater	106,501-115,800	77,001-83,700	47,401-51,500	6,000	
-	-	115,801-,125,500	83,701-90,600	51,501-55,700	6,250	
-	-	125,501-135,500	90,601-97,900	55,701-60,200	6,500	
-	-	135,501-145,800	97,901-16,800	60,201-64,800	6,750	
-	-	145,801-156,700	106,801-113,200	64,801-69,600	7,000	
-	-	156,701-167,900	113,201-121,300	69,601-74,600	7,250	
-	-	167,901-179,400	121,301-129,600	74,601-79,800	7,500	
-	-	179,401-191,400	129,601-138,300	79,801-85,100	7,750	
-	-	191,401-Greater	138,301-Greater	85,101-Greater	8,000	

For SI: 1 square foot = 0.0929 m^2, 1 gallon per minute = 3.785 L/m, 1 pound per square inch = 6.895 kPa.

a. The minimum required fire flow shall be allowed to be reduced by 25 percent for Group R

b. Types of construction are based on the *California Building Code*

Types I and II = noncombustible materials
Types III = exterior walls are noncombustible materials; interior elements are any material permitted by code
Types IV = exterior walls are noncombustible materials; interior elements are solid or laminated wood
Types V = any materials permitted by code

c. Measured at 20 psi at hydrant outlet

6-9 Service Life of Facilities

All facilities have useful lives for which relatively trouble-free service can be expected. Once exceeded, these facilities become less reliable, expensive to maintain and are subject to failure. Therefore, facility age is considered in the assessment of all water systems and in formulating future replacement projects.

The determination of the useful life is dependent upon multiple considerations. Table 6-4 shows the useful lives that are generally accepted as prudent planning criteria. They shall be one of the considerations in determining the phasing of facility replacement.

Table 6-4
Planning Criteria for Facility Useful Life

Facility	Useful Life (Years)
Steel Reservoirs	40
Concrete Reservoirs	50
Lines and Coated Ductile Iron / Steel Pipe	50
PVC Pipe	50
Asbestos Cement Pipe	50
Cast Iron and Steel Pipe (Lining or coating of non-current practice)	35
Pump Stations / Wells / Treatment Facilities	
Structure	50
Piping	40
Valves	20
Mechanical	15
Electrical	15
Well Casing	20 - 60

SECTION 7
HYDRAULIC MODEL

7-1 General

A computer model of the City's water system was developed in the Innovyze InfowaterPro software platform. It was utilized to aid in the evaluation of the adequacy of the existing facilities under the current and future supply and demand conditions.

Generally, the model development steps included the following:

1. Utilize the City's existing hydraulic model which was updated in 2017 as the basis for the model geometry
2. Update pipeline geometry through review of as-built plans, atlas sheets and discussions with engineering and operations staff
3. Verify and complete pipe information (pressure zone, diameter, length, roughness)
4. Verify and complete junction information (pressure zone, elevations)
5. Add detailed facility data (wells, pump stations, reservoirs, and imported water connections)
6. Add facility information (dimensions and water level for tanks, pump curves for booster pumps and wells, and aquifer levels for well pump suction levels)
7. Determine and assign demands to model junctions
8. Develop and assign diurnal demand curves to model junctions
9. Assign controls to facilities (pump start and stop conditions, imported water connection settings)

The City's existing hydraulic model was used as the basis of the geometry of the model. As-built plans were used to add the pipes constructed since the model was last updated in 2017. Water system facilities (reservoirs, pump stations, wells, and connections) were added to the model based on as-built construction plans and provided facility information, such as pump curves, efficiency tests, ground water levels, and operational controls.

The model includes the potable water pipelines that are owned by the City. Water service laterals are not included. Modeling information associated with each pipe includes diameter, length, and roughness factor. Other pipe information included in the model database are year of installation, pressure zone, pipe material, as-built plan reference file, and tract name. Modeling information associated with each junction includes ground elevation, water demand, and diurnal pattern of demand. Model junction elevations were obtained from publicly available 2015-2016 LARIAC Lidar DEM data for the Los Angeles Region.

7-2 Demand Distribution

7-2.1 Existing Demands

The City provided water billing data with coordinates for each service meter. The meter locations were plotted in GIS and service laterals were created to connect the meter points to the mainline within the associated pressure zone. This enabled each water meter and its demand to be assigned to the closest model junction ID

The existing demand distribution was based upon water meter data provided for January 2020 through December 2021. After the demands were loaded onto model junctions, they were adjusted so that the total demand matched the existing water production estimates (see Table 4-3) for all analysis scenarios (average day, maximum day, etc.). This method of distributing demands inherently accounted for any high water users within the existing service area as well as non-revenue water. The water demands are assigned to the following database fields within the model:

- Demand Type 1: Residential – Single Family
- Demand Type 2: Residential - Multi
- Demand Type 3: Future Customers
- Demand Type 4: Commercial
- Demand Type 5: Irrigation
- Demand Type 6: Government
- Demand Type 7: Golf
- Demand Type 8: Undetermined (User Type "#NA" in consumption data)
- Demand Type 9: Institution
- Demand Type 10: High Water Users

While these land-use based demand types were not utilized in the current analysis, they were assigned to separate demand categories within the model so that future analyses might be able to make use of the information.

7-2.2 Future Demands

The future demands were calculated individually for known planned future developments, based on land uses and water demand factors shown in Table 4-6. The calculated demands, shown in Table 4-7, were then input manually into the model at appropriate model junctions.

7-3 Diurnal Curves

The developed diurnal demand curves discussed in Section 4-3.3 were specified at each node.

7-4 Model Scenarios

The accuracy of the hydraulic model for the existing system was verified during the calibration process, as described in Section 8 of this report. Within the model software, new data sets and query sets were created to represent different operating conditions.

Data sets change as conditions in each scenario need to be changed. For example, separate demand sets were created to represent the various demand conditions. Separate control sets were created to define the initial status and controls of facilities. The data sets associated with each scenario are shown in Table 7-1 and Table 7-2.

Table 7-1
Existing Model Scenarios and Data Sets

Data Set	Calibration Day Scenario (CALIBRATION)	Existing Scenarios				
		Average Day Demand Scenario (EXISTING_AVGDAY)	Maximum Day Demand Scenario (EXISTING_MAXDAY)	Maximum Day Demand Plus Fire Flow Scenario (FF_EX_MAXDAY, global)	Maximum Day Demand Scenario plus Multi-Fire Flow Scenario (FF_MULTI_EX_MAYDAY)	Maximum Day Demand Scenario with Fire Improvements (IMPROVE_FF_EX_MAXDAY)
Demand Set	CALIBRATION_DAY	EXISTING_AVGDAY	EXISTING_MAXDAY	EXISTING_AVGDAY	EXISTING_MAXDAY	EXISTING_AVGDAY
Tank Set	BASE	BASE	BASE	BASE	BASE	BASE
Reservoir Set	BASE	BASE	BASE	BASE	BASE	BASE
Pump Set	BASE	BASE	BASE	BASE	BASE	BASE
Pipe Set	BASE	BASE	BASE	BASE	BASE	BASE
Valve Set	BASE	BASE	BASE	BASE	BASE	BASE
Control Set	BASE	EXISTING	EXISTING	EXISTING	EXISTING	IMPROVE_EXISTING
Logical Set	BASE	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING
Facilty Set	CALIBRATION_EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	FF_IMPROVE_EXIST_MAXDAY

Table 7-2
Future Model Scenarios and Data Sets

Data Set	Future Scenarios	
	Minimum Month (FUTURE_MINDAY)	Maximum Day Fire Flow Global (FUTURE_ MAXDAY)
Demand Set	FUTURE_ MINDAY	FUTURE_ MAXDAY
Tank Set	BASE	BASE
Reservoir Set	BASE	BASE
Pump Set	BASE	BASE
Pipe Set	BASE	BASE
Valve Set	BASE	BASE
Control Set	FUTURE	FUTURE
Fireflow Set	BASE	GLOBAL_FF
Logical Set	FUTURE	FUTURE
Facilty Set	FUTURE	FUTURE

The following scenarios were created:

1. Model Calibration Day Scenario (CALIBRATION)
2. Existing Average Day Demand Scenario (EXISTING_AVGDAY)
3. Existing Maximum Day Demand Scenario (EXISTING_MAXDAY).
4. Existing Maximum Day Fire flow Global (FF_EX_MAXDAY)
5. Existing Maximum Day Fire flow using multiple hydrants (FF_MUTI_EX_MAXDAY)

   This scenario was utilized for running fire flow analysis at multiple fire hydrants at the same time in select areas where the analysis didn't meet the fire criteria using just one hydrant.
6. Existing Maximum Day Fire flow using multiple hydrants including hydraulic improvements (IMPROVE_FF_EX_MAXDAY)
7. Future Maximum Day Demand Scenario (FUT_MAXDAY)
8. Future Minimum Day Demand Scenario (FUT_MINDAY)

The aforementioned scenarios were used to evaluate system performance with respect to pressures, pipe velocities, and fire flow availability. The system analysis and results are described in Section 9

7-5 Facility Model Characteristics and Control Settings

7-5.1 Storage Reservoirs

All active storage reservoirs are included in the hydraulic model. The reservoirs are designated as "tanks" because they have a known finite volume and water surface levels that change with time as water flows into or out of them. (Note the model software defines "reservoirs" as sources of water that remain at a constant water level irrespective of the flow. They have an unlimited volume and are generally used to represent a lake or other inexhaustible supply source.)

The storage reservoir characteristics input in the model are shown in Table 7-3. For reference, the previously used reservoir names are included in the model as information in the *Description* field.

7-5.2 Wells

The City's water system currently has eight (8) active wells. Four are located at the San Gabriel facility in the City of Azusa. Four are located within the system and pump water to the City's water yard which is the site of the Sierra Madre and Goddard Reservoirs (Zone 1). The normal operation control settings of the wells are shown in Table 7-4.

Groundwater levels at the wells were represented in the model by constant level, unlimited capacity reservoirs. The groundwater levels were based on the June 2022 groundwater level readings. The groundwater levels were adjusted in the model to reach a more accurate match in terms of discharge pressure, flow, and system pressure.

7-5.3 Booster Pump Stations

The booster pump station control settings are shown in Table 7-5. These controls were developed by reviewing SCADA data, as well as interviews with City operations staff.

Table 7-3
Storage Reservoir Characteristics

Pressure Zone	Reservoir Name	New Model ID	Bottom Elevation (ft)	Model Tank Type	Model Tank Diameter (ft)	Model Tank Minimum Level (ft)	Model Tank Maximum Level (ft)	Existing and Future Conditions Initial Tank Level (ft)
1	San Gabriel	SANGABRIELTANK	675.0	0: Cylindrical	88	1.0	22.0	13.6
1	South Hills West A	A_W_SOUTHHILLS	954.3	0: Cylindrical	179	5.0	15.0	9.3
1	[b]South Hills West B	B_W_SOUTHHILLS	952.8	0: Cylindrical	224.54	5.0	23.0	11.3
1	Sierra Madre A	A_SIERRAMADRE	954.6	0: Cylindrical	210	5.0	15.6	11.3
1	Goddard A	A_GODDARD	954.6	0: Cylindrical	200	5.0	15.5	10.6
1A	[c]Hicrest A and B	HICREST	1109.5	0: Cylindrical	54.92	5.0	22.0	10.2
1B	Hook Canyon A	A_HOOKCNYN	1174.5	0: Cylindrical	50.5	5.0	22.0	9.9
1B	Hook Canyon B	B_HOOKCNYN	1174.5	0: Cylindrical	50.5	5.0	22.0	10.4
1BH1	[d]Silent Ranch A	A_SILENTRANCH	1123.0	0: Cylindrical	3.37	104.0	254.1	200.0
2	Hidden Springs A	A_HIDDENSPRNGS	1047.5[a]	0: Cylindrical	108	5.0	48.0	31.4
2	Hidden Springs B	B_HIDDENSPRNGS	1063.0[a]	0: Cylindrical	78	5.0	31.0	15.8
2	South Hills East A	A_E_SOUTHHILLS	1065.0	0: Cylindrical	136	5.0	23.0	16.1
2	Country Club A (north)	A_COUNTRYCLB	1066.0	0: Cylindrical	72	5.0	22.0	16.6
2	Country Club B (south)	B_COUNTRYCLB	1066.0	0: Cylindrical	72	5.0	22.0	16.7
2H1	[d]Rainbow A	A_RAINBOW	1200.0	0: Cylindrical	3.98	34.7	115.5	100.0
2H2	[d]Eagle Ridge A	A_EAGLERIDGE	1012.0	0: Cylindrical	4.7	184.8	207.9	190.0
3	[b]Morgan Ranch A	A_MORGNRANCH	1237.0	0: Cylindrical	139.89	5.0	28.0	18.4
3	[b]Englewild A	A_ENGLEWILD	1237.0	0: Cylindrical	139.89	5.0	28.0	18.0
3A	[c]Glencoe A and B	GLENCOE	1384.9	0: Cylindrical	31.47	5.0	23.0	13.6
3A	North Glendora B	B_NORTHGLEN	1385.0	0: Cylindrical	48	5.0	23.0	11.6
3A	[c]Englewild Canyon A and B	ENGLEWILDCNYN	1336.5	0: Cylindrical	18.1	5.0	11.0	7.8
3C	Big Dalton A	A_BIGDALTON	1324.8	0: Cylindrical	22	5.0	20.0	10.9
3D	[c]Bluebird A and B	BLUEBIRD	1341.6	0: Cylindrical	31.62	5.0	23.0	12.6
4	[c]Lower Gordon A and B	LOWERGORDON	1490.0	0: Cylindrical	61.16	5.0	15.0	10.1
4A	[c]Upper Gordon A and B	UPPERGORDON	1681.5	0: Cylindrical	56.57	5.0	22.0	11.7

[a] The Hidden Springs Reservoir elevations were slightly adjusted to match SCADA water levels
[b] A circular reservoir with an equivalent diameter was used to represent the existing rectangular reservoir
[c] The existing two small reservoirs were combined into one with an equivalent diameter
[d] This is a hydropneumatic tank

Table 7-4
Well Pump Control Settings

Well Name	Pressure Zone	Groundwater Pumping Elevation (ft)	Model Pump ID	Model Pump Curve ID	Existing and Future Conditions Settings			
					Reference Reservoir	Action	If Reference Reservoir is	Level (ft)
Well 2	1	968.36	WELL2	WELL2	A_SIERRAMADRE	closed	above	12.7
						open	below	9.5
Well 5[a]	SG	668.27	WELL5	WELL5	SANGABRIELTANK	closed	above	17.25
						open	below	14.25
Well 8	SG	683.63	WELL8	WELL8	SANGABRIELTANK	Open	above	17
						open	below	14
Well 9	SG	683.62	WELL9	WELL9	SANGABRIELTANK	closed	above	17.25
						open	below	14.75
Well 10	1	910.65	WELL10	WELL10	A_SIERRAMADRE	closed	above	12
						open	below	9.2
Well 11	1	870.84	WELL11	WELL11	A_SIERRAMADRE	closed	above	11
						open	below	9
Well 12[b]	SG	683	WELL12	WELL12	SANGABRIELTANK	closed	above	17.25
						open	below	13.5
Well 13	1	964.42	WELL13	WELL13	A_SIERRAMADRE	closed	above	12.5
						open	below	9.4

[a] VFD is simulated using additional controls to vary the pump settings based on different levels in the San Gabriel Reservoir
[b] Well 12 is modeled as a constant speed pump

Table 7-5
Booster Pump Station Sequencing Controls

Booster Pump Name	Model Pump ID	Model Pump Curve ID	Existing and Future Condition Settings			
			Reference Reservoir	Action	If Reference Reservoir Level is	Level (ft)
Englewild Pump 1	B10	B10_ENGLEWILD	ENGLEWILDCNYN	close	above	20.5
				open	below	14.0
Englewild Pump 2	B13	B13_ENGLEWILD	ENGLEWILDCNYN	close	above	20.5
				open	below	15.0
Englewild Pump 3	B14	B14_ENGLEWILD	ENGLEWILDCNYN	close	above	20.0
				open	below	14.5
Hidden Springs Pump 1	B11	B11_HIDDEN_SPRINGS	A_HIDDENSPRNGS	close	above	38.0
				open	below	27.0
Hidden Springs Pump 2	B12	B12_HIDDEN_SPRINGS	A_HIDDENSPRNGS	close	above	37.0
				open	below	28.0
Silent Ranch Pump 1	B20	B20_SILENT_RANCH	A_SILENTRANCH	Set to maintain system pressures between 45-87 psi (104-200 ft)		
Silent Ranch Pump 2	B57	B57_SILENT_RANCH	A_SILENTRANCH	Only one pump used at Silent Ranch PS at any time		
Country Club Pump 1	B22	B22_SIERRA_MADRE	A_COUNTRYCLB	close	above	18.0
				open	below	8.5
Country Club Pump 2	B23	B23_SIERRA_MADRE	A_COUNTRYCLB	close	above	19.0
				open	below	9.5
Country Club Pump 3	B36	B36_SIERRA_MADRE	A_COUNTRYCLB	close	above	9.5
				open	below	8.0
Hicrest Pump 1	B24	B24_HICREST	HICREST	close	above	18.0
				open	below	8.0
Hicrest Pump 2	B25	B25_HICREST	HICREST	close	above	18.0
				open	below	9.0
Glencoe Pump 1	B26	B26_GLENCOE	GLENCOE	close	above	20.0
				open	below	9.5
Glencoe Pump 2	B27	B27_GLENCOE	GLENCOE	close	above	20.0
				open	below	8.5
North Grand Pump 1	B29	B29_NORTH_GRAND	A_HOOKCNYN	close	above	16.0
				open	below	8.0
North Grand Pump 2	B41	B41_NORTH_GRAND	A_HOOKCNYN	close	above	18.0
				open	below	9.5
Dalton Pump	B31	B31_DALTON	A_BIGDALTON	close	above	13.0
				open	below	5.5
Blue Bird Pump 1	B32	B32_BLUE_BIRD	BLUEBIRD	close	above	18.0
				open	below	9.0
Blue Bird Pump 2	B33	B33_BLUE_BIRD	BLUEBIRD	close	above	18.0
				open	below	8.5
Rainbow Pump 1	B42	B42_RAINBOW	A_RAINBOW	Only one pump used at Rainbow PS at any time		

Table 7-5 (Continued)
Booster Pump Station Sequencing Controls

Booster Pump Name	Model Pump ID	Model Pump Curve ID	Existing and Future Condition Settings			
			Reference Reservoir	Action	If Reference Reservoir Level is	Level (ft)
Rainbow Pump 2	B43	B43_RAINBOW	A_RAINBOW	Set to maintain system pressures between 15-50 psi (35-116 ft)		
Morgan Ranch Pump 1	B44	B44_MORGAN_RANCH	LOWERGORDON	close	above	13.0
				open	below	8.0
Morgan Ranch Pump 2	B45	B45_MORGAN_RANCH	LOWERGORDON	close	above	13.0
				open	below	8.0
Morgan Ranch Pump 3	B46	B46_MORGAN_RANCH	LOWERGORDON	close	above	12.0
				open	below	7.0
Englewild Canyon Pump 1	B47	B47_ENGLEWILD_CANYON	ENGLEWILDCNYN	close	above	9.0
				open	below	5.0
Englewild Canyon Pump 2	B48	B48_ENGLEWILD_CANYON	ENGLEWILDCNYN	close	above	8.0
				open	below	4.5
Eagle Ridge Pump 1	B49	B49_EAGLE_RIDGE	A_EAGLERIDGE	Set to maintain system pressures between 80-90 psi (head = 185-206 ft)		
Eagle Ridge Pump 2	B50	B50_EAGLE_RIDGE	A_EAGLERIDGE	Only one pump used at Eagle Ridge PS at any time		
Eagle Ridge Pump 3	B51	B51_EAGLE_RIDGE	A_EAGLERIDGE			
Hook Canyon Pump 1	B52	B52_HOOK_CANYON	A_HOOKCNYN	close	above	18.0
				open	below	9.0
Hook Canyon Pump 2	B53	B53_HOOK_CANYON	A_HOOKCNYN	close	above	18.0
				open	below	8.5
Gordon Pump 1	B58	B58_GORDON	UPPERGORDON	close	above	18.0
				open	below	8.0
Gordon Pump 2	B59	B59_GORDON	UPPERGORDON	close	above	18.0
				open	below	9.5
Greencroft Pump 1	B60	B60_GREENCROFT	A_MORGNRANCH	close	above	21.0
				open	below	16.0
Greencroft Pump 2	B61	B61_GREENCROFT	A_MORGNRANCH	close	above	21.0
				open	below	16.0
Greencroft Pump 3	B62	B62_GREENCROFT	A_MORGNRANCH	close	above	20.0
				open	below	15.0
San Gabriel Pump 1	SG-1	SG_B1	A_SIERRAMADRE	close	above	13.5
				open	below	10.0
San Gabriel Pump 2	SG-2	SG_B2	A_SIERRAMADRE	close	above	13.5
				open	below	8.0
San Gabriel Pump 3[a]	SG-3	SG_B3	A_SIERRAMADRE	close	above	13.5
				open	below	9.8
San Gabriel Pump 4	SG-4	SG_B4	A_SIERRAMADRE	close	above	13.0
				open	below	9.9
San Gabriel Pump 5	SG-5	SG_B5	A_SIERRAMADRE	close	above	13.5
				open	below	7.0

[a] To simulate the VFD, additoinal controls are used to adjust the pump setting when a third pump is on or off

7-5.4 Imported Water Connections

Imported water connections were input in the model, but are generally only used in max day demand periods. The settings shown in Table 7-6.

Table 7-6
Imported Water Connection Controls

ID	To Zone	Model ID	All Scenarios
PM-6	1	-	Not used
PM-18	2	B30 and B34	Pumps about 1500 gpm when the Reservoir 2C level falls below 8 feet, and turns off when Reservoir 2C level rises above 14 feet
PM-23	1	-	Not used

7-6 Friction Factors

The pipeline friction factors used in the hydraulic model are shown in Table 7-7. Other factors that affect the pipe roughness coefficient include the number of connections to the pipe, the quality of construction, and the number of bends and tees. A direct correlation between pipe age and material has not clearly been defined at the time of this study. It has often been found that the pipe roughness coefficient depends heavily on the corrosiveness of the water conveyed and pipe velocities.

Table 7-7
Pipe Roughness Coefficients

Pipe Diameter	Pipe Roughness Coefficient
4-inch	100
6-inch	120
8-10 inch	130
12-16 inch	140
18-30 inch	145

SECTION 8
MODEL CALIBRATION

8-1 General

The existing water system model was calibrated to verify the accuracy of the model, system configuration, and the hydraulic parameters utilized. The general calibration methodology was to gather as much system information as possible from available SCADA system data and pressure and reservoir level measuring equipment temporarily installed in the field. This information was then used for input into the model as well as comparison of model and field results. Typical indicators of an accurate model include the following:

- Pressure differences of five (5) percent or less
- Well and booster pump station flow differences of five (5) percent or less
- Reservoir level differences of 1 foot or less

8-2 Supervisory Control and Data Acquisition (SCADA) Data

Supervisory Control and Data Acquisition (SCADA) information was collected from May 25, 2022 through June 15, 2022 and used in calibrating the 24-hour extended period simulation. The following data was provided in 1 minute intervals.

- Reservoirs - water levels
- Well Pumps - flows
- Booster Pumps – flows
- Imported Water Connections – flows
- Pressures:
    a. Hicrest Booster Pump Station discharge pressure
    b. San Gabriel Booster Pump Station discharge pressure
    c. Silent Ranch Booster Pump Station suction and discharge pressures
    d. Eagle Ridge Booster Pump Station suction and discharge pressures
    e. Englewild Booster Pump B13 discharge pressure

8-3 Field Collected Data

In addition to the data available via the SCADA system, pressure data was collected in the field by installing pressure data loggers on twenty-eight (28) fire hydrants during the calibration period. The selected locations were scattered throughout the service area, as shown on Figure 8-1, in order to obtain representative pressure measurements in each pressure zone. Some locations were specifically selected near pump stations where pressures were not collected through the SCADA system.

The Englewild Canyon Reservoir levels are currently not collected in SCADA. Therefore, a water level data logger was installed in one of the reservoirs to record reservoir levels during the calibration period.

Legend

- Water Pipes
- Pressure Data Logger Location
- Wells
- Pump Stations
- Storage Reservoirs
- Pressure Regulating Station

- Zone 1RA
- Zone 1RB
- Zone 1
- Zone 1A
- Zone 1B
- Zone 1BH1
- Zone 2
- Zone 2H1
- Zone 2H2
- Zone 3
- Zone 3A
- Zone 3B
- Zone 3C
- Zone 3C1
- Zone 3D
- Zone 4
- Zone 4A
- City Boundary

San Gabriel
San Gabriel
Well 8, 9, 12
Well 5
San Gabriel Ave
Transmission Main from Vosburg Well (Inactive)
Foothill Blvd
City of Azusa Service Area
Citrus Ave
Suburban Water Service Area
Alosta Ave
Mauna Loa Ave
Baseline Rd
1st St
I-210
Vosburg Well (Inactive)
Vernon Ave
Gladstone St
Lark Ellen Ave
Azusa Ave
Cerritos Ave
Citrus Ave
Barranca Ave
Grand Ave
Arrow Hwy
Irwindale (Inactive)
Irwindale (Inactive)
Well 3 & 4 (Inactive)
Transmission Main from Irwindale (Inactive)
Sierra Madre Ave
Grand Ave
Live Oak Ave
Palm Dr
Loraine Ave
Big Dalton Cyn Rd
State Rte 66
Glendora Ave
Bonnie Cove Ave
Sunflower Ave
Valley Center Ave
Lone Hill Ave
SR-57
Amelia Ave
Cataract Ave
Foothill Blvd

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28

N

0 1,100 2,200 4,400 Feet

CITY OF GLENDORA
WATER MASTER PLAN

PROJECT NO: 0201782.00

DATE: April 2023

Pressure Data Logger Locations

Figure 8-1

Pump station flows throughout Glendora's water system are not recorded in the SCADA system. For the calibration period, Meter Master equipment was installed on select flow meters at the following locations:

- Englewild Booster Pump Station, flow meter for Pump B10
- Hidden Springs Booster Pump Station, combined meter for Pumps B11 and B12
- Glencoe Booster Pump Station, combined meter for Pumps B26 and B27
- North Grand Booster Pump Station, flow meter for Pump B41
- Hook Canyon Booster Pump Station, flow meter for Pump B52
- Hook Canyon Booster Pump Station, flow meter for Pump B53
- Englewild Canyon Booster Pump Station, combined meter for Pumps B47 and B48

It was requested that Pump B14 at the Englewild Booster Pump Station not be operated during normal system demands, because there isn't any power at the site to connect Meter Master equipment and monitor the flows through the pump. It was also requested that City staff log daily flows at pump stations during the calibration period. Flow logs were provided for Hook Canyon, Hidden Springs, Englewild, Eagle Ridge, and North Grand Booster Pump Stations.

8-4 Calibration Period

The calibration period, the time period in which SCADA data and pressure data was collected in the field, was from May 25, 2022 to June 15, 2022. A 24-hour period was selected to represent normal demand and operating conditions during the calibration period. "Normal conditions" means that there were no noticeable anomalies and/or significant variation in the flows and pressures that could indicate an unusual event such as a fire or a main break. The calibration day was selected to be June 7, 2022.

8-5 Demand Allocation

Demand allocation for the calibration scenario was based on the average distribution represented by the water billing data during the period January 2020 through December 2021. The demands were globally adjusted to match the total average daily supply entering the system (well flow + imported water flow +/- water from reservoirs) during the calibration period.

8-6 Zonal Diurnal Curves

Diurnal patterns were created for the major zones (i.e. Zone 1, Zone 2, and Zone 3). The smaller zones that are supplied water by Zones 1, 2, and 3 were included in the calculation of the overall diurnal pattern for that zone.

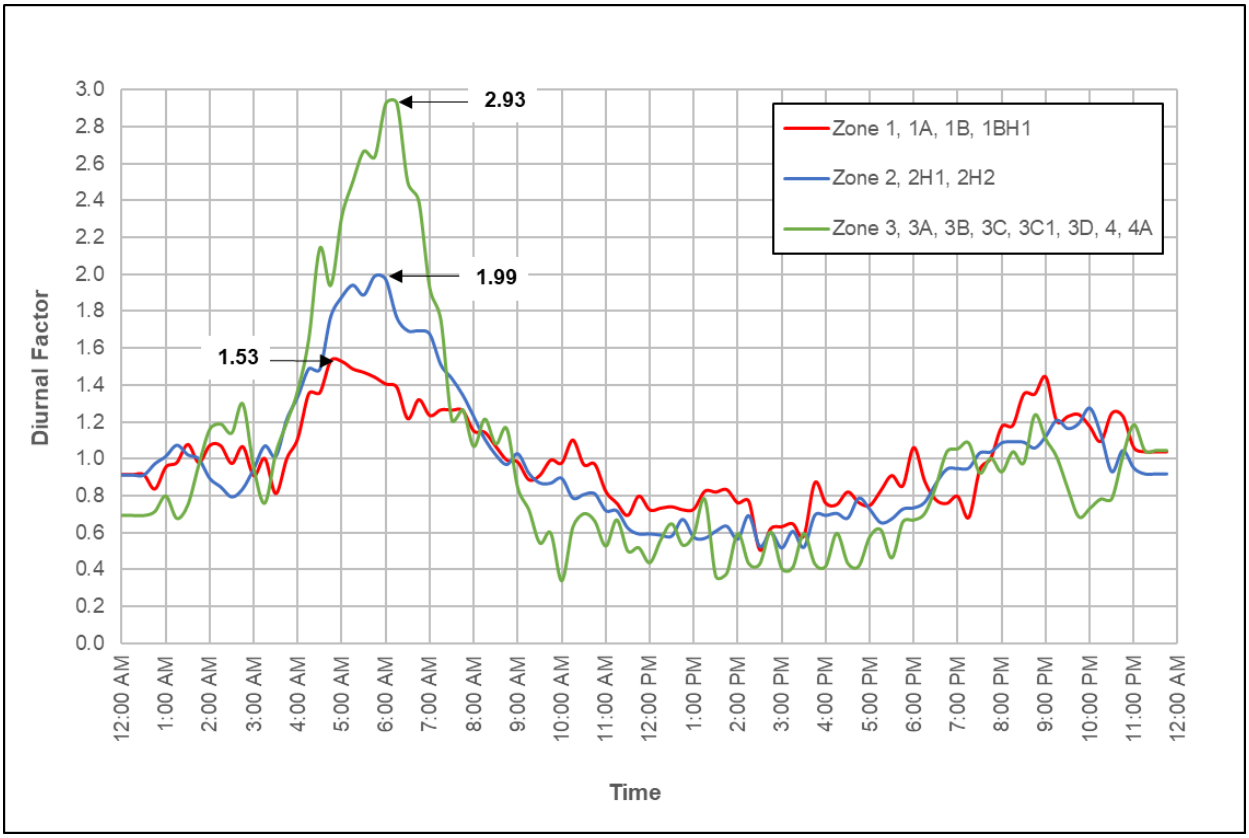
Water usage within each zone were determined based upon data collected from the City's SCADA system during the calibration period. The flow from the wells, pump stations, and imported water connections, and water levels in the reservoir were utilized in calculating the total amount of water used in each zone in 15-minute increments.

The three major zonal diurnal demand curves, shown on Figure 8-2, are grouped as follows:

1. The demands in Zone 1, 1A, 1B, and 1BH1 are grouped and assigned the same diurnal demand curve.

2. The demands in Zone 2, 2H1, and 2H2 are grouped and assigned the same diurnal demand curve.
3. The demands in Zone 3, 3A, 3B, 3C, 3C1, 3D, 4, and 4A are grouped and assigned the same diurnal demand curve.

Figure 8-2
Diurnal Demand Curves



High water users (HWUs), listed in Table 8-1, were identified based on monthly billing data for June 2021. Some customers in smaller zones that account for a large percentage of the water use within the zone were also identified. The water use of these customers were removed from the diurnal pattern calculations and then individual diurnal patterns were developed for each of these customers using the City's Advanced Metering Instrumentation (AMI) data.

The AMI data for customers in Zone 1RA and Zone 1RB was utilized to develop separate diurnal patterns for those two small zones.

Table 8-1
High Water Users

No	Customer ID (SDP)	Customer Name	Average Demand June 2022 (gpm)	Average Demand June 7, 2022 (gpm)	Zone
1	84873265	Glendora Country Club	196.3	226.1	3
2	81664777	Glendora High School	56.7	69.8	2
3	89367861	Goddard Middle School	49.1	40.9	3
4	74922279	Glenn Oaks Golf Course	37.4	27.6	1
5	81664757	Grand Terrace Apartments	22.3	25.0	1
6	74872739	Williams Educational Center	23.2	24.9	1
7	69419814	Mall Complex	13.3	18.7	2
8	74634447	Louie Pompei Memorial Sports Park	41.9	16.0	2
9	81664832	St. Lucy's Priory High School	18.5	15.5	1B
10	74698820	Church of the Open Door (auditorium)	10.7	13.9	1B
11	71795379	Sellers Elementary School	35.1	9.9	2
12	81664761	Foothill Presbyterian Hospital Emergency Room	14.1	9.1	1
13	74872741	Willow Elementary School	11.3	7.2	1
14	73304490	Walmart Supercenter	11.8	6.3	2
15	81664776	Whitcomb Continuation High School	16.3	5.9	1
16	62019519	Glendora Country Club	5.7	5.7	3
17	81664769	Church of the Open Door	9.8	5.3	1B
18	73100397	Sutherland Elementary School	11.4	3.3	2
19	61949141	Glendora Country Club	2.1	2.1	3
20	73100387	Cullen Elementary School	16.7	1.9	2
21	73149743	Pool (no name)	19.6	1.7	2
22	74983306	San Gabriel River Ranger District	15.1	0.7	1
23	81881985	Near Washington Elemntary School, but in the neighborhood	14.0	0.4	1
24	81664753	Arrow High School	11.2	0.2	1

8-7 Wells

The City records static water levels and pumping water levels monthly at each well. The groundwater elevation at each well was calculated by subtracting the pumping water level from the ground surface elevation and input into the hydraulic model. The well flows for the calibration period are shown in Appendix 8-1.

For most wells, an on/off pattern was used to turn the well on and off by time and the adjusted pump curves for each well were utilized to determine the flows. For Well 5 and Well 12, a flow pattern was used to simulate the actual flow produced from these wells during calibration period. This is due to the fact that the model cannot simulate the VFD controls of these wells, hindering the ability to use controls or on/off patterns to calibrate these facilities.

An additional loss was added to the discharge of Well 10 to match calibration day flow values.

8-8 Imported Water Connections

Imported water connections were not utilized during the calibration period, therefore remained off in the calibration model simulation.

8-9 Booster Pump Stations

Booster Pump Stations were set up similar to the wells for the calibration scenario. Pumps were given specified on/off times in the model and utilized the adjusted pump curves were utilized to determine the flows. Because of model limitations, San Gabriel Pump 3 is controlled with a flow pattern based on discussion with City Staff about how this pump is generally operated with the other San Gabriel pumps. The pump station flows for the calibration period are shown in Appendix 8-2**.**

City staff reports that the valves downstream of the Country Club Pump Stations are throttled to increase the head so that the pumps run more efficiently. The throttled valves are accounted for in the model as a loss on the pipes just downstream of each pump to obtain the desired flows and discharge pressures.

The Morgan Ranch Booster Pump Station does not have a flow meter so the pumped flows could not be measured in the field. The pump curves were adjusted in the model to pump a flow amount that made the water levels in the Lower Gordon Reservoirs match as closely as possible with SCADA data.

Hydropneumatic system pumps use pressure head controls provided by the City to turn on at the low pressure settings and off at the high pressure settings as follows:

- Silent Ranch Booster Pumps (Zone 1BH1) – high pressure 110 psi, low pressure 45 psi
- Rainbow Booster Pumps (Zone 2H1) – high pressure 50 psi, low pressure 15 psi
- Eagle Ridge Booster Pumps (Zone 2H2) – high pressure 90 psi, low pressure 80 psi

The following pumps were not in use during the calibration period:

- San Gabriel Booster Pump 2 and Pump 5
- Country Club Booster Pump B22
- Englewild Booster Pump B13 and B14
- Valley Center Booster Pump B21
- Hicrest Booster Pump B24
- Hook Canyon Booster Pump B53
- North Grand Booster Pump B29 and B41
- Hidden Springs Booster Pump B11 and B12
- Greencroft Booster Pump B61
- Morgan Ranch Booster Pump B44
- Bluebird Booster Pump B32
- Glencoe Booster Pump B27

- Gordon Booster Pump B58
- Dalton Booster Pump B31
- Englewild Canyon Booster Pump B48 (unknown which pump was in use during calibration but only one pump was used)

8-10 Reservoirs

The initial reservoir levels were set to match those of the initial calibration period (June 7, 2022). The reservoir levels for the calibration period are shown in Appendix 8-3. The comparison of SCADA data versus model data is shown on each figure. Most reservoir levels in Zone 1, Zone 2, and Zone 3 were within 1 foot throughout the calibration period which is evidence of a well calibrated model.

8-10.1 Country Club Reservoir Levels

The Country Club Reservoirs A (0.688 MG) and Country Club B (0.688 MG) water levels did not always match within 1 foot. The levels matched relatively well for the first six hours of the simulation (See Figure 8-3 and 8-4). At about six in the morning, the Country Club Pump Station turned on (See Figure 8-5 and 8-6) and this is when the reservoir levels start to diverge. In reality, water fills the Country Club Reservoirs six feet over the next 18 hours. In the model, the water is not able to get to the reservoirs due to the pipe sizes and distance from the Country Club Booster Pump Station. Amelia Pump Station is close to the Country Club Reservoirs but SCADA confirmed that this pump station was not on during the calibration period. It was not providing water to Zone 2.

Figure 8-3

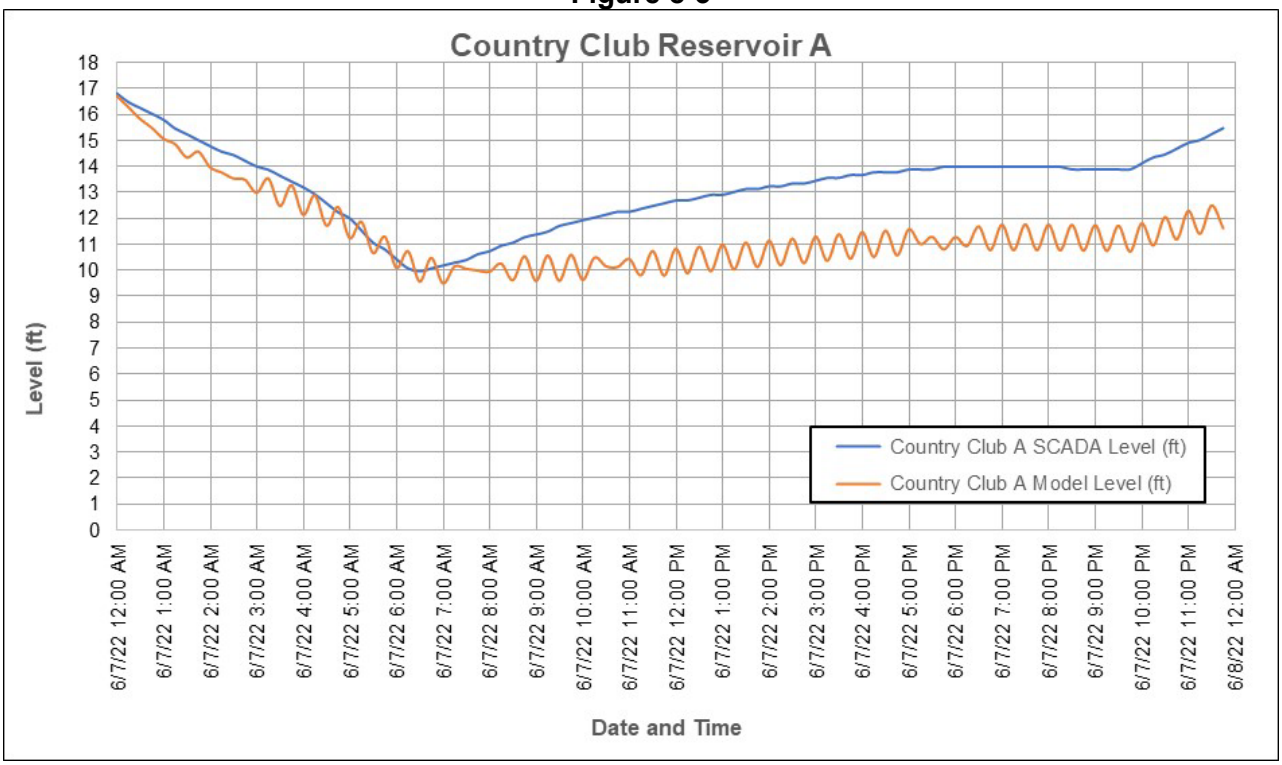


Figure 8-4

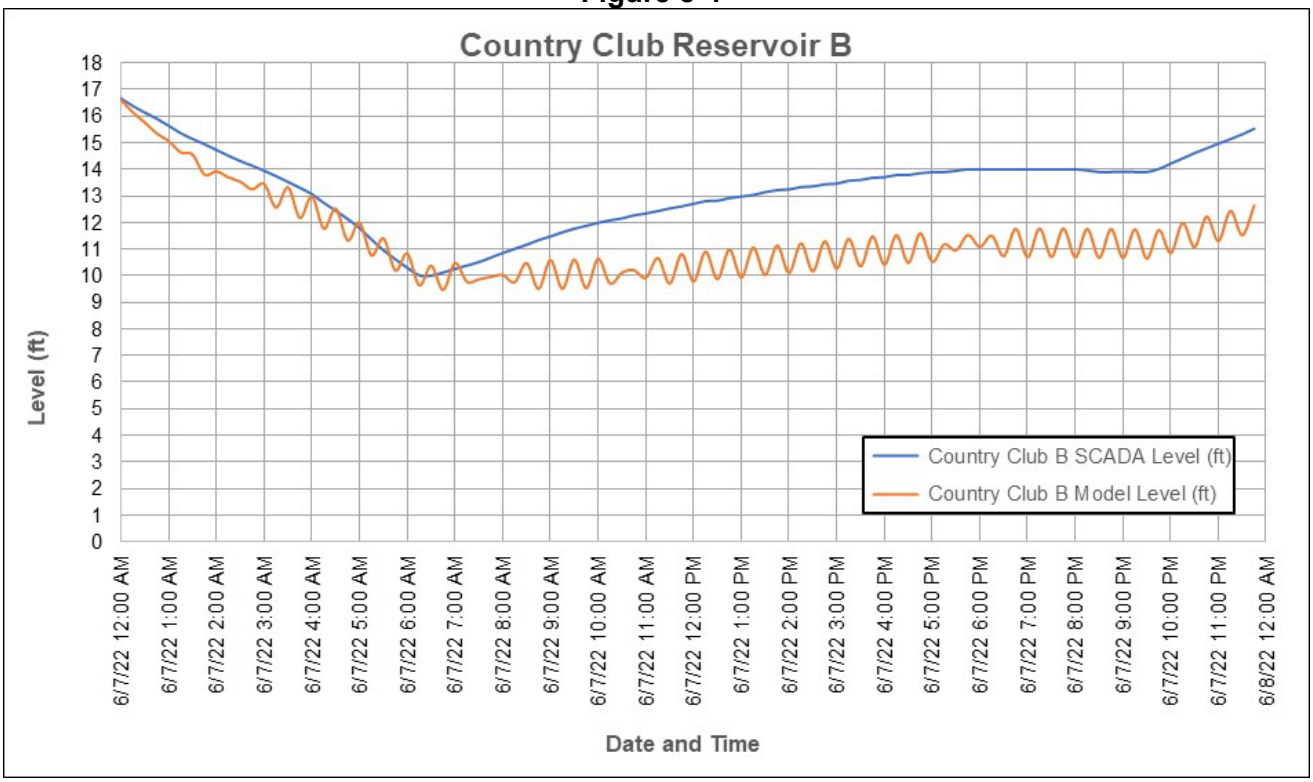


Figure 8-5

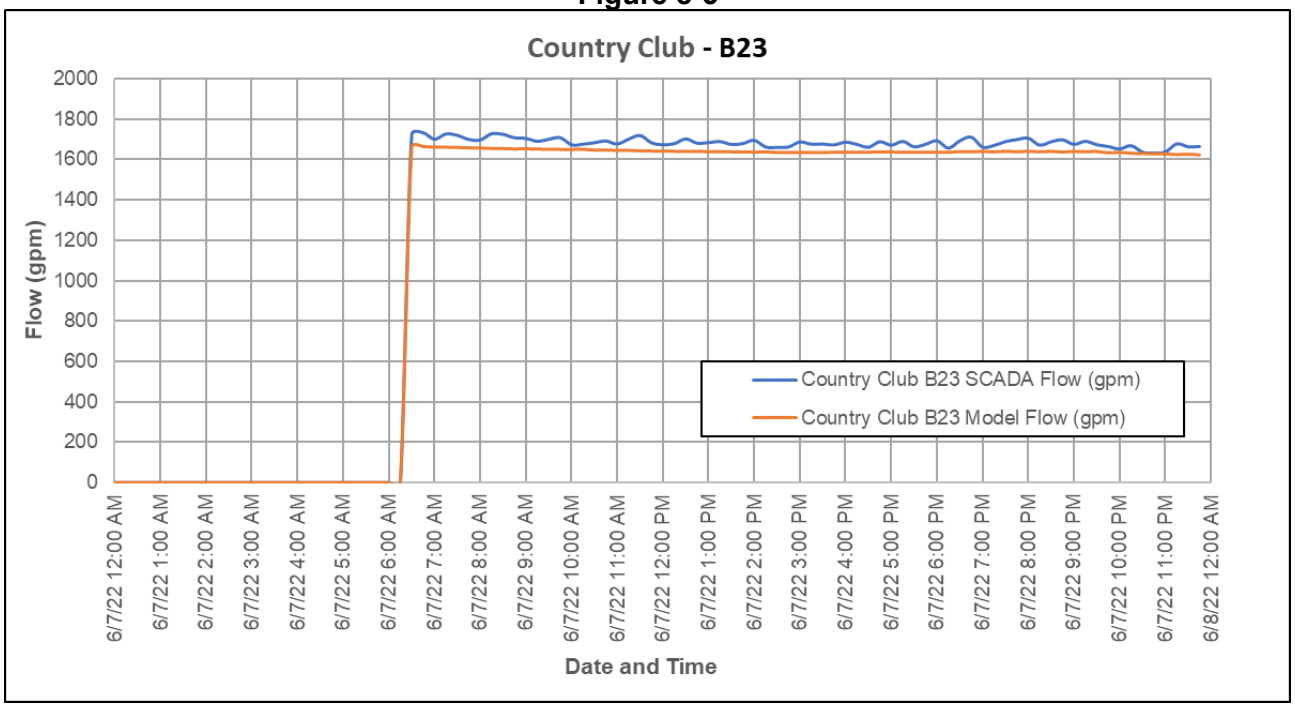
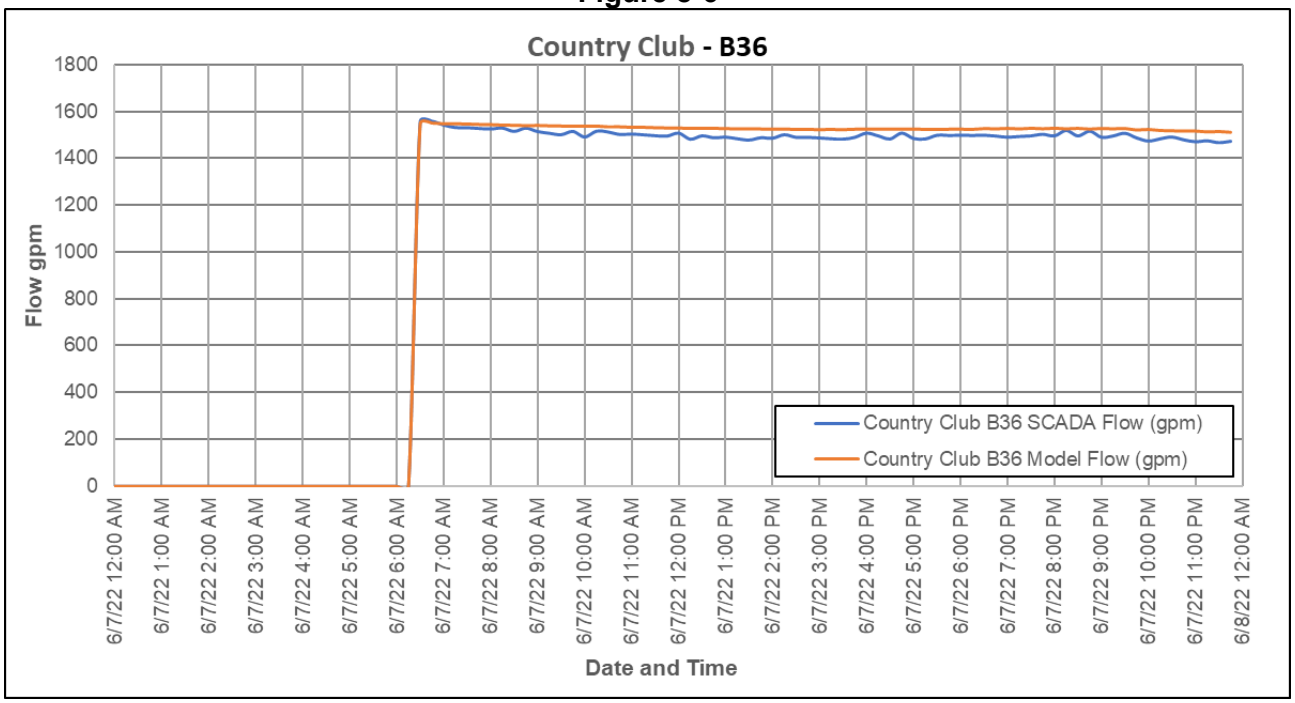


Figure 8-6



The Country Club Reservoir A and B are both 0.688 MG tanks located on the far southeast side of Zone 2. The model is not able to get enough water into the reservoirs. AKM tried to determine the reason for the discrepancy in the reservoir levels recorded in the field versus the model predicted reservoir levels. Typically, a discrepancy like this might be due to incorrect demands, diurnal patterns, reservoir dimensions or elevations, system pipe sizes and connectivity, and/or unknown closed or partially closed valves in the system. All of these possibilities were explored.

Since the Zone 1 and Zone 3 reservoir levels match well and the Zone 2 and Zone 3 booster pump flows match well, it is believed that the demands and diurnal patterns are accurate. The model is predicting higher reservoir levels than the field data showed at the Country Club Reservoirs. One possibility explored was if a major transmission line was missing from the system mapping. City staff reviewed the system pipes and sizes and could not identify any errors. It is still possible that there are some incorrect pipe sizes or connectivity issues within the mapping of the system. The City is currently in the process of developing a detailed Water GIS of the entire system. It is recommended that the hydraulic model be updated after the completion of the Water GIS and the model be recalibrated.

It was also noted that Hidden Springs Reservoirs A (3.5 MG) and B (1.25 MG) have higher water levels in the model than the field collected data (See Figure 8-7 and Figure 8-8). The difference is not extreme because the reservoirs are large in volume. But it is possible that the model is conveying water to the Hidden Springs Reservoirs instead of the Country Club Reservoirs due to incorrect pipe geometry and connectivity.

Figure 8-7

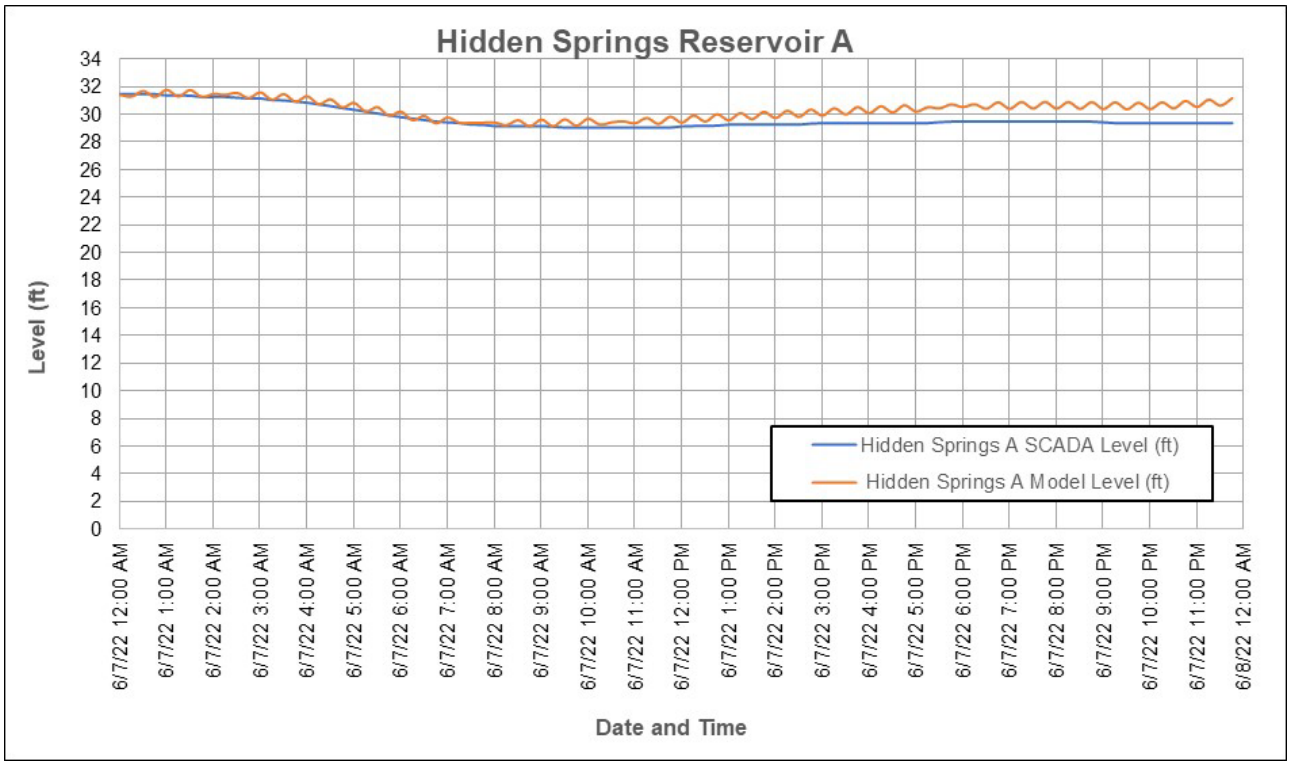
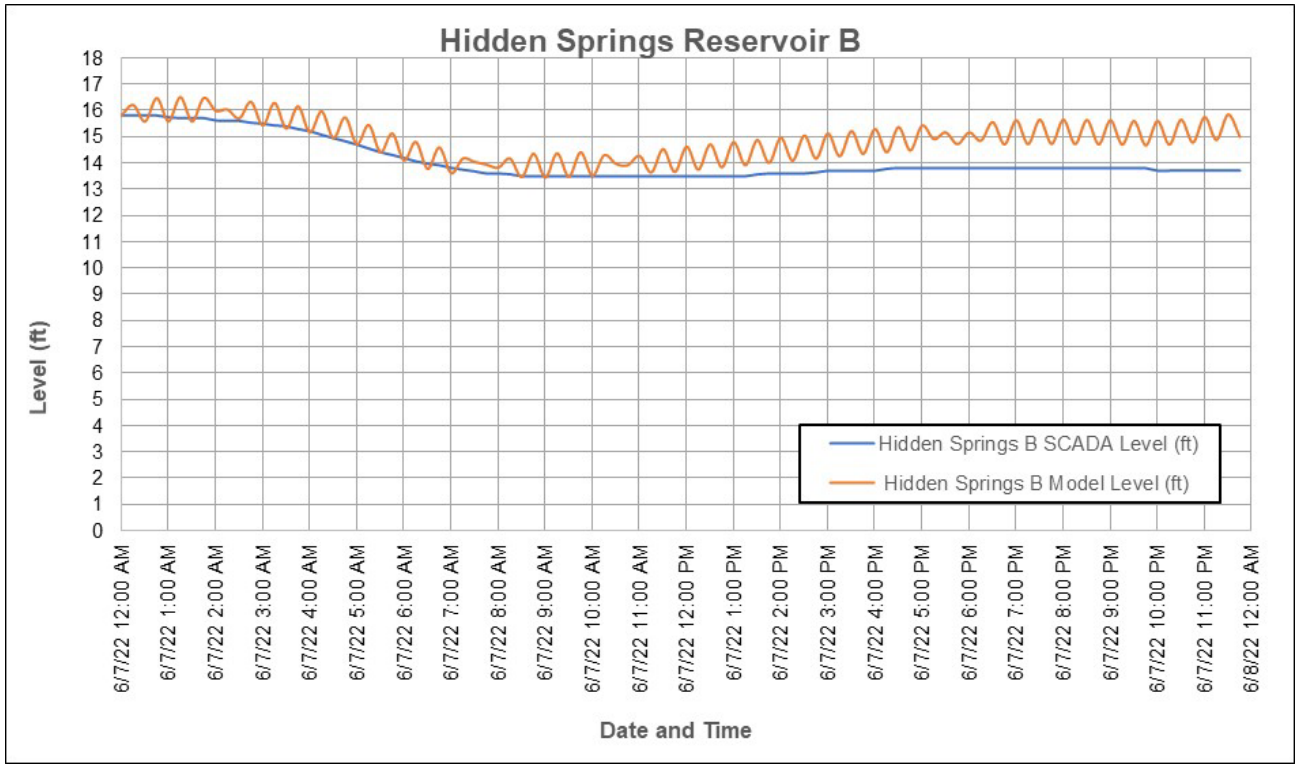


Figure 8-8



8-10.2 Glencoe Reservoir Levels

Additional losses were added near the Glencoe Reservoirs to match levels compared to SCADA. After interviews with City Operations staff, it was verified that these pipes are old and could be corroded or have partially closed valves, adding to the normal losses through the distribution system pipes.

8-10.3 Reservoir Levels of Small Upper Zones

Zones 1A, 1B, 3A, 3B, 3C, 3D, 4, and 4A have smaller demands and smaller reservoirs. This makes the development of a diurnal pattern specific to the zone much more difficult because the calculations need to be more precise. The exact time and flow from the pump stations and the exact changes in the reservoir levels are needed to calculate the demands at every desired time step.

For this study, an attempt was made to develop specific diurnal patterns for all the smaller zones. Many times, the calculations resulted in negative demands which means water entering the zone but not being used. In reality, all demands should be positive when calculating a diurnal pattern. Since specific diurnal patterns could not be developed for each of the small zones, the areas were considered a part of the larger zone that supplies water to it and the same diurnal pattern used in the larger zone was applied to the small zone. The hydraulic zones were grouped as follows for developing the diurnal patterns used in this Master Plan Study:

1. Zone 1, Zone 1A, Zone 1B, and Zone 1BH1
2. Zone 2, Zone 2H1, and Zone 2H2
3. Zone 3, Zone 3A, Zone 3B, Zone 3C, Zone 3C1, Zone 3D, Zone 4, and Zone 4A

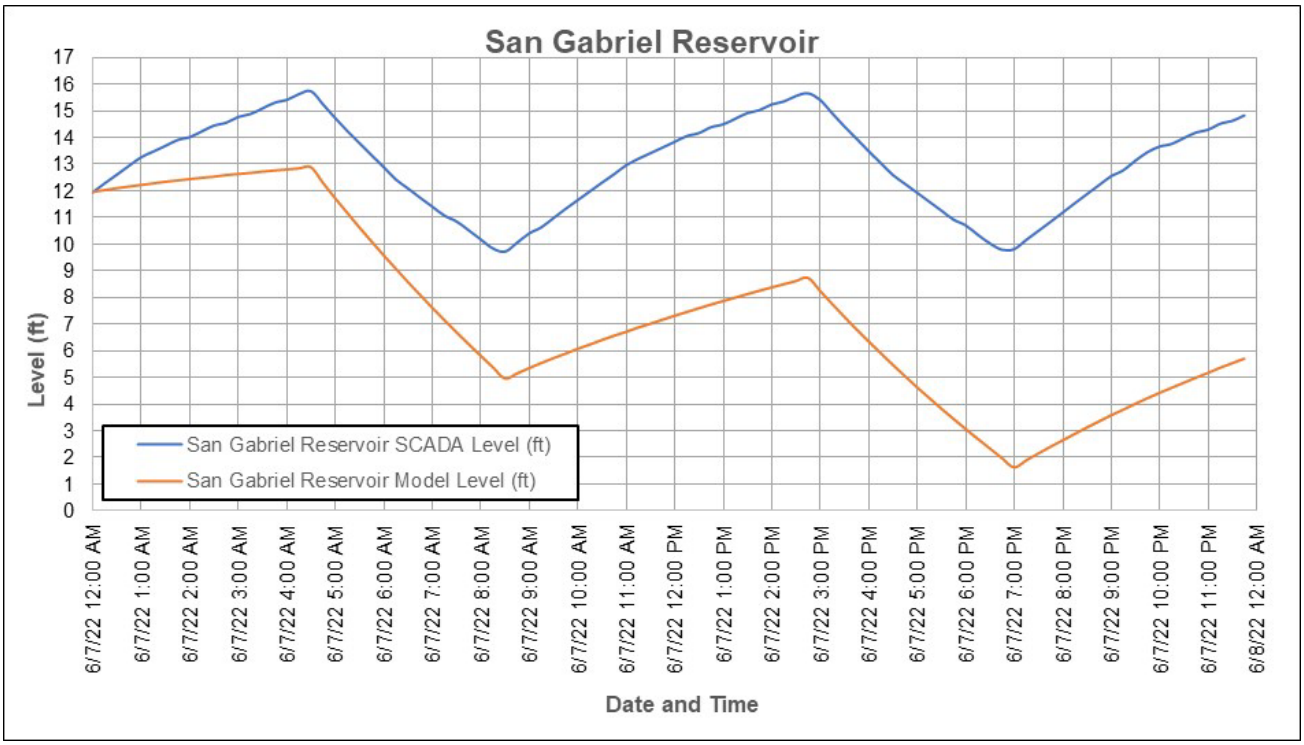
For the recommended hydraulic studies (see Section 9) in the smaller zones, the following is recommended prior to the studies so that a specific diurnal pattern can be developed for each zone and so the hydraulic model can be refined/calibrated for the study zone:

1. Collect AMI data for the zone in small time intervals (5 minutes or less) for the study period
2. Calibrate flow meters
3. Ensure that flow meters are hooked up to the SCADA system and flows can be recorded in small time intervals (5 minutes or less) for the study period
4. Calibrate water level sensors
5. Ensure that the water levels in reservoirs can be recorded in the SCADA at small changes in water levels and at the exact times that they occur for the study period

8-10.4 San Gabriel Reservoir Levels

The well flows and San Gabriel Booster Pump Station flows were matched in the model as close as possible to the SCADA data provided. When this was done, the San Gabriel Reservoir levels did not match well. The levels in the model are not maintained as shown on Figure 8-9. It seems as if the well supply is insufficient. Well 8 flows ramp up in the model, trying to compensate for the low supply but it is still not enough. It is recommended that the well flow meters and reservoir level sensors be tested and/or calibrated to determine the discrepancy.

Figure 8-9



8-11 System Pressures

The comparison of field collected data to model data at each of the pressure data logger locations is shown in Table 8-2. All model pressures were within 5 percent of the field collected pressures recorded during the calibration period. The three pressure data loggers that malfunctioned during the field calibration period are noted in the table. The average pressures difference at each location was less than 5 percent.

The pressure data comparison graphs are shown in Appendix 8-4.

Table 8-2
Pressure Data Comparison

Site Number	Zone	Atlas Map Hydrant ID	Source	Average Pressure (psi)	Average Pressure Difference (psi)	% Difference	Comments
PDL1	1	H264-01	Field Data	123.7	-0.3	0.2%	
			Model Data	124.0			
PDL2	1	H235-19	Field Data	62.6	-0.7	1.1%	
			Model Data	63.3			
PDL3	1	H170-07	Field Data	NA	Pressure Data Logger Malfunction		
			Model Data	69.6			

Table 8-2 (continued)
Pressure Data Comparison

Site Number	Zone	Atlas Map Hydrant ID	Source	Average Pressure (psi)	Average Pressure Difference (psi)	% Difference	Comments
PDL4	1	H120-20	Field Data	83.0	-0.4	0.5%	
			Model Data	83.4			
PDL5	1	H118-02	Field Data	82.6	-0.6	0.8%	
			Model Data	83.3			
PDL6	1	H167-08	Field Data	117.6	0.7	-0.6%	
			Model Data	116.8			
PDL7	2	H236-10	Field Data	NA	Pressure Data Logger Malfunction		
			Model Data	93.1			
PDL8	2	H140-20	Field Data	79.0	-0.3	0.4%	
			Model Data	79.3			
PDL9	2	H187-12	Field Data	94.9	-0.5	0.5%	
			Model Data	95.4			
PDL10	2	H123-08	Field Data	66.3	-3.1	4.5%	
			Model Data	69.5			
PDL11	2	H89-02	Field Data	50.9	-1.9	3.6%	
			Model Data	52.7			
PDL12	2	H189-24	Field Data	49.8	-0.9	1.8%	
			Model Data	50.7			
PDL13	3	H190-2	Field Data	106.8	-0.8	0.7%	
			Model Data	107.5			
PDL14	3	H91-12	Field Data	104.1	-1.5	1.4%	
			Model Data	105.5			
PDL15	3	H74-5	Field Data	91.7	-0.7	0.7%	
			Model Data	92.4			
PDL16	3	H124-02	Field Data	84.0	-0.9	1.1%	
			Model Data	85.0			
PDL17	1A	H86-13	Field Data	87.8	-1.3	1.4%	
			Model Data	89.1			
PDL18	1B	H71-06	Field Data	43.7	2.1	-4.9%	
			Model Data	41.7			
PDL19	3A	H56-02	Field Data	55.5	-0.1	0.2%	
			Model Data	55.6			
PDL20	3D	H92-04	Field Data	NA	Pressure Data Logger Malfunction		
			Model Data	86.6			
PDL21	1	H185-20	Field Data	98.2	0.1	-0.1%	
			Model Data	98.1			
PDL22	1	H86-09	Field Data	53.4	0.0	0.0%	
			Model Data	53.4			
PDL23	1	H279-02	Field Data	40.7	1.6	-4.1%	
			Model Data	39.2			
PDL24	1	H266-27	Field Data	85.8	0.3	-0.4%	
			Model Data	85.4			

Table 8-2 (continued)
Pressure Data Comparison

Site Number	Zone	Location	Source	Average Pressure (psi)	Average Pressure Difference (psi)	% Difference	Comments
PDL25	3B	Englewild Canyon PS Discharge	Field Data	63.4	0.8	-1.2%	
			Model Data	62.6			
PDL26	2H1	Rainbow PS Discharge	Field Data	156.7	6.8	-4.5%	
			Model Data	149.9			
PDL27	4A	Lower Gordon PS Discharge	Field Data	87.6	-0.7	0.8%	
			Model Data	88.3			
PDL28	4	Morgan Ranch PS Discharge	Field Data	110.3	2.5	-2.3%	Field data only collected pressures when pumps were on due to location of data logger.
			Model Data	107.8			
Total Average % Difference					**1.2**	**1.5%**	

8-12 Fire Hydrant Testing

Fire hydrant flow tests were conducted at six (6) locations on June 9, 2022. The sites were selected to help further calibrate the model. The fire hydrant flow test locations were chosen near five (5) of the twenty-eight (28) portable pressure data loggers, described in Section 8-3, and then one additional site was chosen where new loggers were installed. The loggers recorded the static pressure and residual pressure once the nearby hydrants were opened. The six (6) hydrant test locations are shown on Figure 8-10.

Following the hydrant flow tests, the recorded field flow rates were applied to the model calibration scenario at the time of day in which the hydrant test was performed. A comparison of the recorded flows and pressures and the model results and corresponding recommendations are included in Table 8-3.

The pressure drop (difference between static and residual pressure at the nearby hydrant) was used for comparison purposes to verify the model. The pressure drop comparison is slightly skewed at each location because the model does not include the fire hydrant laterals. Other potential factors that may contribute to the differences in results include: corrosion in fire hydrant laterals, partially closed valves at the hydrants or in the system, inaccurate model node elevations versus actual field elevations, and inaccuracies in the hydrant testing equipment.

Test location 4 data is suspect. The static pressure at the nearby hydrant was recorded as 73.2 psi. The pressure at the test hydrant and in the model is in the vicinity of 100 psi. The nearby hydrant is actually lower in elevation than the test hydrant, so the pressure should be higher than 100 psi. It is possible that the hydrant valve was not fully opened during the flow test. This test data was therefore not considered in verifying the calibration of the model.

The difference in pressure drop between the field data and model data was less than 4 psi at all hydrant testing locations except for test location 4 which was disregarded. This difference is within acceptable limits for a well calibrated hydraulic model.

Legend

- Fire Flow Test ID w/ Hydrant ID
- Water Pipes
- Wells
- Pump Stations
- Storage Reservoirs
- Pressure Regulating Station
- Zone 1RA
- Zone 1RB
- Zone 1
- Zone 1A
- Zone 1B
- Zone 1BH1
- Zone 2
- Zone 2H2
- Zone 2H1
- Zone 3
- Zone 3A
- Zone 3B
- Zone 3C
- Zone 3C1
- Zone 3D
- Zone 4
- Zone 4A
- City Boundary

San Gabriel
San Gabriel
Well 8, 9, 12
Well 5
San Gabriel Ave
Transmission Main from Vosburg Well (Inactive)
Sierra Madre Ave
FF Location 2
H118-01
Grand Ave
Live Oak Ave
Loraine Ave
Palm Dr
FF Location 5
H074-04
Big Dalton Cyn Rd
FF Location 1
H120-21
FF Location 3
H140-18
Foothill Blvd
City of Azusa
Service Area
Suburban Water
Service Area
Citrus Ave
Alosta Ave
Mauna Loa Ave
Baseline Rd
I-210
State Rte 66
FF Location 4
H187-14
Cataract Ave
Amelia Ave
1st St
Vosburg
Well
(Inactive)
Vernon Ave
FF Location 6
H233-10
Lone Hill Ave
SR-57
Gladstone St
Irwindale
(Inactive)
Lark Ellen Ave
Azusa Ave
Cerritos Ave
Barranca Ave
Glendora Ave
Bonnie Cove Ave
Sunflower Ave
Valley Center Ave
Arrow Hwy
Irwindale
(Inactive)
Well 3 & 4
(Inactive)
Transmission Main from Irwindale
(Inactive)

N

0 1,100 2,200 4,400 Feet

CITY OF GLENDORA
WATER MASTER PLAN

Fire Flow Test Locations

PROJECT NO: 0201782.00
DATE: April 2023

Figure 8-10

Table 8-3
Fire Hydrant Test Results

Fire Flow Test Location ID	Zone	Location	[1]Atlas Map Test Hydrant ID	[1]Model Test Hydrant Junction ID	Model Nearby Hydrant Junction ID	Field Collected Data				Model Data			Difference in Pressure Drop (psi)	Comments
						[1]Test Hydrant Flow (gpm)	Static Pressure at Nearby Hydrant (psi)	Residual Pressure at Nearby Hydrant (psi)	Pressure Drop (psi)	Model Nearby Hydrant Static Pressure (psi)	Model Nearby Hydrant Residual Pressure (psi)	Pressure Drop (psi)		
1	1	Glendora Ave, North of Bennet Ave	H120-21	12031	11883	1,177	73.3	67.1	6.2	78.8	76.8	2.0	4.2	
2	1	Leodora Ave and Baldy Vista Ave	H118-01	PDL5	11846	1,272	94.1	89.0	5.1	82.0	76.0	6.0	-0.9	
3	2	Northeast corner of Whispering Oaks and Foothill Blvd	H140-18	11489	11548	1,167	81.8	80.5	1.3	82.0	81.0	1.0	0.3	
4	2	Hunter Trail, north of Buffalo Trail	H187-14	11592	11591	1,020	73.2	60.6	12.7	102.0	101.0	1.0	11.7	Static pressure at nearby hydrant significanly lower in field. It is possible the hydrant valve was not fully open during the flow test. City should recheck pressure at nearby hydrant. This test was not utilized for calibration purposes.
5	3	Intersection of Sheelin Ln and Mullaghboy Rd	H074-04	12331	12332	1,196	75.7	67.9	7.8	73.8	66.0	7.8	0.0	
6	1	Glencroft Rd, between Rosalynn Dr and Gladstone St	H233-10	2168	10369	1,359	104.3	100.6	3.8	105.2	102.2	3.0	0.8	

[1] The Test Hydrant is the hydrant that was flowed in the field

SECTION 9
SYSTEM HYDRAULIC ANALYSIS

9-1 General

The established performance evaluation criteria (Section 6) and the calibrated hydraulic model were utilized in analyzing the system and evaluating its adequacy. The system model was calibrated by simulating actual system conditions and adjusting the model (Section 8). The model was then utilized to analyze the existing system under average day, maximum day, peak hour, and maximum day plus fire flow conditions. Analysis of the City's source of supply, storage, and pumping facilities were also conducted (Sections 9-2 to 9-4).

Existing and future system deficiencies were identified and mitigation projects were formulated based upon the results of the model runs, the facility analysis, and input from City staff. Proposed projects were added in the hydraulic model to test the operation of the system after implementation. The results of the analyses were used in formulating the capital improvement program (Section 12).

9-2 Source of Supply

The criterion established requires the City's source of supply to be equal to one maximum day demand, For the City of Glendora, this means that under current demand conditions, the City should have an existing source of supply capacity of 9,215 gpm (13.27 mgd). In the future, with increased demands, the City should have a source supply capacity of 9,361 gpm (13.48 mgd).

The City's groundwater supply is shown in Table 9-1. Using design capacities, the total supply is 11,800 gpm which exceeds the existing and future source of supply requirement. Using the current capacities based off of recent efficiency tests, the total supply is 9,254 gpm which just meets the existing requirement. The City currently does often meet the maximum day demands by utilizing one of the imported water connections (PM-18/Amelia BPS).

The imported water connections have a total capacity of 19,434 gpm as shown in Table 9-2, which exceeds the existing and future source of supply requirement. These connections are primarily planned to be utilized during peak demand periods and emergencies.

Table 9-1
Groundwater Supply

Source of Supply	Design Capacity (gpm)	Current Capacity (gpm)	Efficiency Test Date
Well 2	500	525	2/15/22
Well 5	2,200	1,709	6/9/21
Well 8	1,500	1,090	2/15/22
Well 9	1,300	1,410	2/15/22
Well 10	600	530	2/15/22
Well 11	1,200	940	2/15/22
Well 12	3,100	2,100	4/11/22
Well 13	1,400	950	3/26/21
Total	**11,800**	**9,254**	

Table 9-2
Imported Water Connection Capacities

Source of Supply	Maximum Capacity (cfs)	Maximum Capacity (gpm)
Three Valleys Municipal Water District		
PM-6	15.0	6,732
PM-18	10.0	4,488
PM-23	15.0	6,732
Covina Irrigating Company		
CIC	3.3	1,481
Total	**43.3**	**19,434**

9-3 Storage

9-3.1 Operational Storage Criteria

The City's operational storage criteria is set at 25 percent of the maximum day demand.

9-3.2 Emergency Storage Criteria

The City's emergency storage criteria is set at one average day demand. For a system that depends mostly on groundwater supplies, this amount of emergency storage is adequate and is primarily for response in operations due to a loss of a major source of supply.

9-3.3 Fire Suppression Storage

Fire suppression storage is the volume required to supply the service area with the required fire flows, which range from 1,500 gpm for a duration of two (2) hours to 4,000 gpm for a duration of four (4) hours. The maximum fire suppression storage required in any of the City's hydraulic zones is 0.96 million gallons.

9-3.4 Storage Analysis

The storage analysis by hydraulic zone and system wide is illustrated in Table 9-3. The existing available storage for each zone is calculated by adding the effective volume of each reservoir, utilizing the high water level and an assumption of a minimum water level of five feet in each reservoir.

The system overall has a surplus of 1.447 million gallons of storage. The following observations are made about the storage of each zone:

1. Zone 1, 1RA, & 1RB has sufficient storage with a calculated storage surplus of 3.37 MG.
2. Zone 1A has a storage deficit of 0.062 MG.
3. Zone 1B & 1BH1 has sufficient storage with a calculated storage surplus of 0.055 MG.
4. Zone 2, 2H1, & 2H2 has sufficient storage with a calculated storage surplus of 1.628 MG.
5. Zone 3 has sufficient storage with a calculated storage surplus of 2.117 MG.
6. Zone 3A has a storage deficit of 0.100 MG.
7. Zone 3B has a storage deficit of 0.302 MG.
8. Zone 3C & 3C1 has a storage deficit of 0.285 MG.
9. Zone 3D has a storage deficit of 0.281 MG.
10. Zone 4 has a storage deficit of 0.087 MG.
11. Zone 4A has a storage deficit of 0.133 MG.

The zones with storage deficits are primarily zones in the higher elevations of the service area with small demands. The fire suppression storage criteria is the dominant portion of the total required storage. It is often infeasible to construct larger storage tanks in these zones. It is therefore recommended that hydraulic studies and preliminary design studies be conducted to determine if fire flow pumps and/or larger capacity pumps can be installed at the pump stations that provide water to these zones.

Table 9-3
Storage Analysis

	Zone 1, 1RA, 1RB	Zone 1A	Zone 1B, 1BH1	Zone 2, 2H1, 2H2	Zone 3	Zone 3A	Zone 3B	Zone 3C, 3C1	Zone 3D	Zone 4	Zone 4A	Total System
Future Average Day Demand (mgd)	5.200	0.044	0.107	2.977	0.876	0.103	0.010	0.009	0.060	0.010	0.105	9.385
Future Maximum Day Demand (mgd)	7.800	0.066	0.160	4.465	1.314	0.154	0.015	0.014	0.090	0.015	0.158	14.078
[1]Fire Flow Demand (gpm)	4,000	2,500	2,500	4,000	4,000	2,500	2,500	2,500	2,500	2,500	2,500	4,000
Fire Flow Duration (hrs)	4	2	2	4	4	2	2	2	2	2	2	4
[2]Fire Suppression Storage (MG)	0.960	0.300	0.300	0.960	0.960	0.300	0.300	0.300	0.300	0.300	0.300	4.680
[3]Emergency Storage (MG)	5.200	0.044	0.107	2.977	0.876	0.103	0.010	0.009	0.060	0.010	0.105	14.078
[4]Operational Storage (MG)	2.340	0.020	0.048	1.339	0.394	0.046	0.004	0.004	0.027	0.005	0.047	4.223
Fire + Emergency + Operational (MG)	8.500	0.363	0.455	5.276	2.231	0.449	0.314	0.313	0.387	0.315	0.453	22.981
[5]Existing Available Storage (MG)	11.870	0.301	0.510	6.904	4.348	0.349	0.012	0.028	0.106	0.228	0.320	24.428
Storage Surplus / Deficit (MG)	**3.370**	**-0.062**	**0.055**	**1.628**	**2.117**	**-0.100**	**-0.302**	**-0.285**	**-0.281**	**-0.087**	**-0.133**	**1.447**

[1] Highest fire flow demand required
[2] Fire flow demand x Fire flow duration
[3] Emergency Storage = average day demand
[4] Operational Storage = 30% of maximum day demand
[5] Existing Available Storage = Effective Storage of Reservoirs assuming minimum level of 5 feet in each reservoir

The existing available storage system wide is estimated at 24.428 MG. The future average day and maximum day demands are estimated at 9.385 MG and 14.078 MG, respectively. In the event of an extreme emergency, without any well supply or imported water supply, the water system would be able to provide water to customers for about 2.6 average demand days or 1.7 maximum demand days. If an emergency is expected to last any longer, the customers would have to cut back on water use until supply sources can be implemented again.

9-4 Pumping and Supply Analysis by Hydraulic Zone

The pumping and supply analysis by hydraulic zone is shown in Table 9-4.

For open zones with sufficient fire demand storage, the pump capacity into the zone must meet the maximum day demands for the zone itself and any other zones it provides water to. Well supply and imported water directly supplying the zone can be included in the pump capacity. This criteria applies to the pump capacity into Zone 1, 2, and 3 because there is plenty of storage in the reservoirs in these zones. The pump capacity meets the criteria of one maximum day demand for Zone 1, 2, and 3.

For open zones that do not have sufficient fire demand storage, the pump capacity into the zone must meet maximum day plus fire demands for the zone itself as well as any zones it provides water to. Well supply and imported water directly supplying the zone can be included in the pump capacity. This criteria applies to the pump capacity into Zone 1A, 1B, 3A, 3B, 3C, 3D, 4, and 4A. The pump capacity does not meet the criteria of maximum day plus fire demand for any of these zones.

For closed zones, the pump capacity into the zone must meet maximum day plus fire demands or peak hour demands, whichever is greater. A separate fire pump can be installed to meet the fire flow requirements. This criteria applies to the pump capacity into Zone 1BH1, 2H1, and 2H2. The pump capacity does not meet the criteria of maximum day plus fire demand for any of these zones.

The zones that do not meet the pumping capacity criteria are the zones with low daily demands. These zones generally do not have large reservoirs because the demands are low. It would be difficult to turn over the water in a large reservoir on a daily basis with such low demands. Water would become stagnant and water quality would degrade.

In all of the zones that do not meet the pumping capacity criteria, the pumping capacity into the zone exceeds the maximum day demands of the service zone. The fire flow demand is the dominant portion of the required pumping capacity. In lieu of constructing more and/or larger storage reservoirs in these zones, it is recommended that hydraulic studies and preliminary design studies be conducted to determine if fire flow pumps and/or larger capacity pumps can be installed at the pump station that provide water to these zones. These studies go hand in hand with the studies recommended for zones with storage deficits.

Table 9-4
Pumping and Supply Analysis by Zone

Zone Pumped Into	Zone Type	Sufficient Fire Storage?	Pumping and Supply Criteria	Pump Stations		Groundwater		Imported Water		Total Firm Capacity (gpm)	Future Average Day Demand (gpm)	Future Maximum Day Demand (gpm)	Fire Flow Demand (gpm)	Future Maximum Day plus Fire Flow Demand (gpm)	Peak Hour Demand (gpm)	Does Total Firm Capacity exceed ADD?	Does Total Firm Capacity exceed MDD?	Does Total Firm Capacity exceed MDD+Fire?	Does Total Firm Capacity exceed PHD?
				Pump Stations	Firm Capacity (gpm)[1]	Wells	Firm Capacity (gpm)[2]	Connections	Firm Capacity (gpm)[3]										
1 and above	Open	Yes	MDD of entire system	San Gabriel	10,200	2, 10, 11, 13	1,995	PM6, PM23, CIC	8,250	20,445	6,598	9,897	-	-	-	Yes	Yes	-	-
1A	Open	No	MDD of Zone 1A + Fire Demand	Hicrest	458	-	-	-	-	458	30	46	2,500	2,546	-	Yes	Yes	No	-
1B and 1BH1	Open	Yes	MDD of Zone 1B, 1BH1	Hook Canyon, North Grand	826	-	-	-	-	826	74	111	2,500	2,611	-	Yes	Yes	No	-
1BH1	Closed	No	MDD of Zone 1BH1 + Fire Demand or Peak Hour Demand	Silent Ranch	180	-	-	-	-	180	25	37	2,500	2,537	56	Yes	Yes	No	Yes
2 and above	Open	Yes	MDD of Zone 2, 2H1, 2H2, 3, 3A, 3B, 3C, 3C1, 3D, 4, 4A,	Country Club, Hidden Springs, Valley Center	5,430	-	-	PM18	1,500	6,930	2,882	4,323	-	-	-	Yes	Yes	-	-
2H1	Closed	No	MDD of Zone 2H1 + Fire Demand or Peak Hour Demand	Rainbow	227	-	-	-	-	227	9	13	2,500	2,513	27	Yes	Yes	No	Yes
2H2	Closed	No	MDD of Zone 2H2 + Fire Demand or Peak Hour Demand	Eagle Ridge	670	-	-	-	-	670	7	10	2,500	2,510	21	Yes	Yes	No	Yes
3 and above	Open	Yes	MDD of Zone 3, 3A, 3B, 3C, 3C1, 3D, 4, 4A	Englewild, Greencroft	2,733	-	-	-	-	2,733	815	1,223	-	-	-	Yes	Yes	-	-
3A	Open	No	MDD of Zone 3A + Fire Demand	Glencoe	470	-	-	-	-	470	71	107	2,500	2,607	-	Yes	Yes	No	-
3B	Open	No	MDD of Zone 3B + Fire Demand	Englewild Canyon	32	-	-	-	-	32	7	10	2,500	2,510	-	Yes	Yes	No	-
3C and 3C1	Open	No	MDD of Zone 3C, 3C1 + Fire Demand	Dalton	1,100	-	-	-	-	1,100	6	10	2,500	2,510	-	Yes	Yes	No	-
3D	Open	No	MDD of Zone 3D + Fire Demand	Bluebird	110	-	-	-	-	110	42	63	2,500	2,563	-	Yes	Yes	No	-
4 and 4A	Open	No	MDD of Zone 4, 4A + Fire Demand	Morgan Ranch	545	-	-	-	-	545	80	11	2,500	2,511	-	Yes	Yes	No	-
4A	Open	No	MDD of Zone 4A + Fire Demand	Gordon	435	-	-	-	-	435	73	110	2,500	2,610	-	Yes	Yes	No	-

[1] Pump Station Firm Capacity = Capacity without the largest duty pump

[2] Groundwater Firm Capacity = Capacity without the largest capacity well, if more than one; For Zone 1, Well 13 Capacity was not added to the firm capacity.

[3] Imported Water Firm Capacity = Capacity without the largest capacity imported water connection, if more than one; For Zone 1, PM6 and PM23 have the largest capacity of 6,750 gpm. One was not added to the firm capacity.

9-5 System Pressures and Velocities

The hydraulic model was utilized to analyze the existing and future system under various demand conditions.

9-5.1 System Pressures

The minimum and maximum system pressures in each zone are summarized in Table 9-5.

Table 9-5
System Pressures

Zone	Hydraulic Grade (ft)	Minimum Service Elevation (ft)	Maximum Service Elevation (ft)	Minimum Static Pressure (psi)	Maximum Static Pressure (psi)	Existing and Future	
						Minimum Dynamic Pressure (psi)	Maximum Dynamic Pressure (psi)
1RA	775	642	656	52	58	46	52
1RB[b]	-	620	620	-	-	-	-
1	976	623	882	41	153	30	148
1A	1132	888	1011	52	106	47	105
1B	1197	883	1122	32	136	43	134
1BH1[c]	1354	1076	1125	99	120	65	107
2	1092	808	1046	20	123	28	118
2H1[c]	1190	946	1167	10	106	30	94
2H2[c]	1257	969	1057	87	125	60	108
3	1265	927	1196	30	146	18	136
3A	1408	1070	1389	8	146	65	118
3B	1347	1162	1334	6	80	4	78
3C	1340	1109	1294	20	100	60	100
3C1[a]	1473	1328	1328	63	63	-	-
3D	1364	1007	1306	25	155	15	150
4	1505	1252	1334	74	110	70	100
4A	1704	1351	1585	52	153	35	148

[a] *Modeled as a demand off Zone 3C. Zone 3C1 pipes not modeled*

[b] *Modeled as a demand off of Zone 1. Zone 1RB pipes not modeled. HGL/Pressure to Zone 1RB not knov*

[c] *Hydropneumatic systems - hydraulic grade based on high and low pressure setpoints of the tank*

The maximum pressures throughout the system are shown graphically on Figure 9-1. Service pressures exceed 80 psi (maximum pressure allowed per the plumbing code without a pressure regulator) throughout the system. City staff reports that all services in these areas of high pressures have pressure regulators installed.

9-5.2 System Velocities

The maximum velocities in the distribution pipes are shown on Figure 9-2. There is just one location in the system that experiences a maximum velocity between 7 and 8 feet. This is within the 24-inch pipe downstream of the San Gabriel Booster Pump Station. Although the velocity is predicted by the model to exceed the criteria, the exceedance is very minimal and therefore it is not believed to be a major issue. No action is recommended.

San Gabriel
San Gabriel
Well 8, 9, 12
Well 5
Transmission Main from Vosburg Well (Inactive)
1st St
Vosburg Well (Inactive)
Vernon Ave
Irwindale (Inactive)
Lark Ellen Ave
Irwindale (Inactive)
Well 3 & 4 (Inactive)
Azusa Ave
Cerritos Ave
Citrus Ave
Barranca Ave
Arrow Hwy
Transmission Main from Irwindale (Inactive)
Sierra Madre Ave
Foothill Blvd
City of Azusa Service Area
Alosta Ave
Mauna Loa Ave
Baseline Rd
I-210
Suburban Water Service Area
Gladstone St
Suburban Water Service Area
Grand Ave
Glendora Ave
Bonnie Cove Ave
Sunflower Ave
Valley Center Ave
Arrow Hwy
Sierra Madre Ave
Grand Ave
Live Oak Ave
Loraine Ave
Palm Dr
Big Dalton Cyn Rd
State Rte 66
Foothill Blvd
Cataract Ave
Amelia Ave
Foothill Blvd
I-210
I-210
Lone Hill Ave
SR-57
Gladstone St

Legend

Maximum Pressures

- 0-40 psi
- 41-60 psi
- 61-80 psi
- 81-100 psi
- 101-120 psi
- 121-140 psi
- 140-150 psi
- Water Pipes
- Wells
- Pump Stations
- Storage Reservoirs
- Pressure Regulating Station

Zone 1RA	Zone 2	Zone 3C
Zone 1RB	Zone 2H1	Zone 3C1
Zone 1	Zone 2H2	Zone 3D
Zone 1A	Zone 3	Zone 4
Zone 1B	Zone 3A	Zone 4A
Zone 1BH1	Zone 3B	City Boundary

N

0 1,100 2,200 4,400 Feet

CITY OF GLENDORA
WATER MASTER PLAN

Existing Minimum Demand Maximum Pressures

Figure 9-1

PROJECT NO: 0201782.00

DATE: April 2023

San Gabriel
San Gabriel
Well 8, 9, 12
Well 5
San Gabriel Ave
Transmission Main from Vosburg Well
1st St
Vosburg Well (Inactive)
Vernon Ave
Irwindale (Inactive)
Lark Ellen Ave
Irwindale (Inactive)
Well 3 & 4 (Inactive)
Azusa Ave
Cerritos Ave
Citrus Ave
Arrow Hwy
Transmission Main from Irwindale (Inactive)
Barranca Ave
Grand Ave
Glendora Ave
Bonnie Cove Ave
Sunflower Ave
Valley Center Ave
Arrow Hwy
Gladstone St
Suburban Water Service Area
Gladstone St
Suburban Water Service Area
Baseline Rd
I-210
Suburban Water Service Area
Alosta Ave
Mauna Loa Ave
Foothill Blvd
City of Azusa Service Area
Grand Ave
Sierra Madre Ave
Sierra Madre Ave
Live Oak Ave
Palm Dr
Loraine Ave
Big Dalton Cyn Rd
Foothill Blvd
State Rte 66
Cataract Ave
Amelia Ave
Foothill Blvd
I-210
I-210
Lone Hill Ave
SR-57

Legend

Maximum Velocity

- 0-3 ft/s
- 3-5 ft/s
- 5-7 ft/s
- 7-8 ft/s
- Water Pipes
- Wells
- Pump Stations
- Storage Reservoirs
- Pressure Regulating Station

Zone 1RA	Zone 2	Zone 3C
Zone 1RB	Zone 2H1	Zone 3C1
Zone 1	Zone 2H2	Zone 3D
Zone 1A	Zone 3	Zone 4
Zone 1B	Zone 3A	Zone 4A
Zone 1BH1	Zone 3B	City Boundary

N

0 1,100 2,200 4,400 Feet

CITY OF GLENDORA
WATER MASTER PLAN

Existing Maximum Demand Maximum Velocities

Figure 9-2

PROJECT NO: 0201782.00

DATE: April 2023

9-6 Fire Flow Analysis

The fire flow analysis was conducted utilizing the existing maximum day demand scenario. Fire flow demands, listed in Table 6-1, were applied at all fire hydrant locations in the model. If the fire node was located near multiple land use types, the highest fire flow demand was utilized.

The fire flow criterion requires a residual pressure of 20 psi at the fire hydrant outlet. Since the City's hydraulic model only includes the location of the hydrant connection with the mainline and not the hydrant itself, a residual pressure of 26 psi is utilized for analysis purposes. It is estimated that there will be about 6 psi loss from the water main, through a typical 6-inch hydrant lateral to the fire hydrant outlet. Initially, the fire flow simulation is run globally and the entire fire flow demand is applied to a fire hydrant connection. This initially identifies the areas with low residual pressures as shown on Figure 9-3.

In reality, firefighting often takes place by using multiple fire hydrants with each providing approximately 1,000 gpm to 1,200 gpm of flow. Therefore, the next step in the analysis was to apply fire flow demand to multiple hydrants in the areas identified with low residual pressures and rerun the analysis. Often, the system was then able to meet the fire flow demands and provide the minimum residual pressure of 26 psi at the fire hydrant connection point.

If the residual pressure criteria was still not met utilizing multiple hydrants in a certain area, improvement recommendations were developed, which either include a pipe size increase, pipe looping, and/or addition or relocation of fire hydrants. There are areas where fire flows can be increased if the hydrant is connected to a larger pipe or a pipe in an upper zone, located nearby.

The fire flow improvement locations are shown on Plate 9-1. Detailed descriptions of the recommended improvements are provided in Table 9-6.

9-7 Additional Hydraulic Improvement Recommendations

Additional hydraulic improvements are recommended based on staff interviews:

1. Looping of pipes in Zone 3D (Bluebird Reservoirs and PS) to improve hydraulics and fire flow availability.
2. Extension of pipes in North Glendora Avenue in Zone 3A for future customers.
3. A connection at Bennet Avenue and Parkview Terrace to improve hydraulics and fire flow availability.

The additional improvement locations are shown on Plate 9-1.

San Gabriel
San Gabriel
Well 8, 9, 12
Well 5
San Gabriel Ave
Transmission Main from Vosburg Well (Inactive)
1st St
Vosburg Well (Inactive)
Vernon Ave
Irwindale (Inactive)
Lark Ellen Ave
Irwindale (Inactive)
Well 3 & 4 (Inactive)
Azusa Ave
Cerritos Ave
Citrus Ave
Arrow Hwy
Transmission Main from Irwindale (Inactive)
Barranca Ave
Grand Ave
Glendora Ave
Bonnie Cove Ave
Sunflower Ave
Valley Center Ave
Arrow Hwy
Sierra Madre Ave
Sierra Madre Ave
Grand Ave
Live Oak Ave
Loraine Ave
Palm Dr
Big Dalton Cyn Rd
Foothill Blvd
City of Azusa Service Area
Suburban Water Service Area
Alosta Ave
Mauna Loa Ave
Baseline Rd
I-210
Suburban Water Service Area
Gladstone St
Suburban Water Service Area
I-210
I-210
State Rte 66
Foothill Blvd
Cataract Ave
Amelia Ave
Foothill Blvd
Lone Hill Ave
SR-57
Gladstone St
Arrow Hwy

Legend

Residual Pressures

- Less than 0 psi
- 0 - 26 psi
- Greater than 26 psi
- Water Pipes
- Wells
- Pump Stations
- Storage Reservoirs
- Pressure Regulating Station

Zone 1RA	Zone 2	Zone 3C	
Zone 1RB	Zone 2H1	Zone 3C1	
Zone 1	Zone 2H2	Zone 3D	
Zone 1A	Zone 3	Zone 4	
Zone 1B	Zone 3A	Zone 4A	
Zone 1BH1	Zone 3B	City Boundary	

N

0 1,100 2,200 4,400 Feet

CITY OF GLENDORA
WATER MASTER PLAN

Initial Fire Flow Analysis
Residual Pressures

PROJECT NO: 0201782.00
DATE: April 2023

Figure 9-3

Table 9-6
Fire Flow Improvement Recommendations

Project ID	Zone	Deficiency Type	Recommendation	Existing Diameter (in)	Proposed Replacement Diameter (in)	Length (ft)	Valve Replacement	Add Hydrant or Reconnect Hydrant Lateral	Construction Cost Estimate ($)	Design & Admin ($)	Construction Management Cost ($)	Contingency Cost ($)	Total Project Cost ($)	Comments
FF-V01	3D	Zone Fire Deficiency	Detailed hydraulic study recommended for Zone 3D (Bluebird PS/ Bluebird Res). See Vertical Assessment Improvement Project Recommendations for estimated costs.											
FF-V02	3A	Zone Fire Deficiency	Detailed hydraulic study recommended for Zone 3A (Glencoe PS/ North Glendora Res). See Vertical Assessment Improvement Project Recommendations for estimated costs.											
FF-V03	1BH1	Zone Fire Deficiency	Detailed hydraulic study recommended forr Zone 1BH1 (Silent Ranch HP). See Vertical Assessment Improvement Project Recommendations for estimated costs.											
FF-V04	2H1	Zone Fire Deficiency	Detailed hydraulic study recommended for Zone 2H1 (Rainbow HP). See Vertical Assessment Improvement Project Recommendations for estimated costs.											
FF-V05	2H2	Zone Fire Deficiency	Detailed hydraulic study recommended for Zone 2H2 (Eagle Ridge HP). See Vertical Assessment Improvement Project Recommendations for estimated costs.											
FF-V06	1A	Zone Fire Deficiency	Detailed hydraulic study recommended for Zone 1A (Hicrest PS / Hicrest Res). See Vertical Assessment Improvement Project Recommendations for estimated costs. H											
FF-V07	4	Zone Fire Deficiency	Detailed hydraulic study recommended for Zone 4 (Morgan Ranch PS /Lower Gordon Res). See Vertical Assessment Improvement Project Recommendations for estimated costs.											
FF-V08	4A	Zone Fire Deficiency	Detailed hydraulic study recommended for Zone 4A (Gordon PS/ Upper Gordon Res). See Vertical Assessment Improvement Project Recommendations for estimated costs.											
FF-V09	3B	Zone Fire Deficiency	Detailed hydraulic study recommended for Zone 3B (Englewild Canyon PS / Englewild Res). See Vertical Assessment Improvement Project Recommendations for estimated costs.											
FF-V10	3C	Zone Fire Deficiency	Detailed hydraulic study recommended for Zone 3C (Dalton PS/ Big Dalton Res). See Vertical Assessment Improvement Project Recommendations for estimated costs.											
FF-V11	3	Zone Fire Deficiency	Detailed hydraulic study recommended for the Zone 3 homes, located along Wildwood Canyon, with low system pressures. Conduct an investigation of the pressures experienced at the existing properties and what fire flow is available to each property (i.e. private hydropneumatic systems). If additional homes are being considered by the City/developers, a booster pump station may be needed adjacent the Country Club Reservoirs to provide future supply and fire protection. Another option may be a future connection to the City of San Dimas system when the development along Brasada Lane is completed.										$ 90,000	

Table 9-6 (Continued)
Fire Flow Improvement Recommendations

Project ID	Zone	Deficiency Type	Recommendation	Existing Diameter (in)	Proposed Replacement Diameter (in)	Length (ft)	Valve Replacement	Add Hydrant or Reconnect Hydrant Lateral	Construction Cost Estimate ($)	Design & Admin ($)	Construction Management Cost ($)	Contingency Cost ($)	Total Project Cost ($)	Comments
FF-P01	1	Pipe Fire Deficiency	Upsize 6-inch on north side of Route 66 to 8-inch and add 8-inch parallel line near Grande Ave intersection	2	8	80			$ 32,000	$ 4,800	$ 4,800	$ 6,400	$ 48,000	
				6	8	595			$ 238,000	$ 35,700	$ 35,700	$ 47,600	$ 357,000	
				-	8	115			$ 46,000	$ 6,900	$ 6,900	$ 9,200	$ 69,000	
FF-P02	1	Pipe Fire Deficiency	Connect 8-inch on north side of Route 66 to 6-inch on northside. Upsize 6-inch on south side of Route 66 to 8-inch from Alosta Ave to Vecino Dr	6	8	581			$ 232,400	$ 34,860	$ 34,860	$ 46,480	$ 348,600	
				-	8	135			$ 54,000	$ 8,100	$ 8,100	$ 10,800	$ 81,000	
FF-P03	1	Pipe Fire Deficiency	Add 8-inch loop from Alosta Ave to Barranca Ave. Replace 6-inch from Alosta to Barranca Ave with 8-inch	6	8	712			$ 284,800	$ 42,720	$ 42,720	$ 56,960	$ 427,200	
				-	8	800			$ 320,000	$ 48,000	$ 48,000	$ 64,000	$ 480,000	
FF-P04	1	Pipe Fire Deficiency	Fix and open valves at intersection of Route 66 and Vermont Ave (V168-77 and V168-80). Utilize hydrant on other side of street	-			2		$ 20,000	$ 3,000	$ 3,000	$ 4,000	$ 30,000	
FF-P05	1	Pipe Fire Deficiency	Upsize 2-inch in parking lot to 8-inch and add 8-inch loop through parking lot back to main in Grand Ave	2	8	320			$ 128,000	$ 19,200	$ 19,200	$ 25,600	$ 192,000	
				-	8	610			$ 244,000	$ 36,600	$ 36,600	$ 48,800	$ 366,000	
FF-P06	1	Pipe Fire Deficiency	Add parallel 8-inch line on south side of Route 66 from Loraine Ave to hydrant 11306	-	8	430			$ 172,000	$ 25,800	$ 25,800	$ 34,400	$ 258,000	
FF-P07	1RA	Pipe Fire Deficiency	Extend Zone 1 line in Arrow Hwy to provide fire protection. Option to loop and add another pressure reducing station in Arrow Hwy at end of Zone 9 line.	-	8	770			$ 308,000	$ 46,200	$ 46,200	$ 61,600	$ 462,000	Zone 9 is a reduced zone. Can Zone 9 pipes be transferred to Suburban Water Systems or can fire flow be met utilizing Suburban's system?
FF-P08	1	Pipe Fire Deficiency	Upsize to 8-inch in Mountain View Ave and add hydrant at intersection of Mountain View and Pennsylvania Ave	3	8	377			$ 150,800	$ 22,620	$ 22,620	$ 30,160	$ 226,200	
				4	8	58		1	$ 38,200	$ 5,730	$ 5,730	$ 7,640	$ 57,300	
FF-P09	3	Pipe Fire Deficiency	Upgrade 8-inch in Oak Park Rd to 12-inch from Amelia Ave to Oak Park Rd dead end. Loop 12-inch to Edgemont Pl.	6	12	370			$ 222,000	$ 33,300	$ 33,300	$ 44,400	$ 333,000	If looping is not possible, upgrade 8-inch in Crescent Glen Dr to 12-inch. Investigate option to loop in other dead end streets north of properties ie. in Morgan Ranch Dr
				8	12	270			$ 162,000	$ 24,300	$ 24,300	$ 32,400	$ 243,000	
				-	12	815			$ 489,000	$ 73,350	$ 73,350	$ 97,800	$ 733,500	
FF-P10	3	Pipe Fire Deficiency	Move hydrant lateral connection to 14-inch line in Glendora Mountain Rd. Add hydrant to same street off 14-inch line	-				2	$ 30,000	$ 4,500	$ 4,500	$ 6,000	$ 45,000	
FF-P11	1A	Pipe Fire Deficiency	Add 8-inch loop and add a hydrant near property	-	8	780		1	$ 327,000	$ 49,050	$ 49,050	$ 65,400	$ 490,500	Cannot get 26 psi residual pressure due to elevation

Table 9-6 (Continued)
Fire Flow Improvement Recommendations

Project ID	Zone	Deficiency Type	Recommendation	Existing Diameter (in)	Proposed Replacement Diameter (in)	Length (ft)	Valve Replacement	Add Hydrant or Reconnect Hydrant Lateral	Construction Cost Estimate ($)	Design & Admin ($)	Construction Management Cost ($)	Contingency Cost ($)	Total Project Cost ($)	Comments
FF-P12	1B	Pipe Fire Deficiency	Verify if line is connected to 12-inch near Church of the Open Door. If not, make connection at that location and near St Lucys High School, the 8-inch to the 6-inch dead end	-	8	290			$ 116,000	$ 17,400	$ 17,400	$ 23,200	$ 174,000	
FF-P13	1	Pipe Fire Deficiency	Upsize to 8-inch to the last hydrant in Parker Dr	6	8	495			$ 198,000	$ 29,700	$ 29,700	$ 39,600	$ 297,000	Must also utilize hydrants on south side of Route 66 connected to a 12-inch.
FF-P14	2	Pipe Fire Deficiency	Connect dead end in Los Cerritos Rd	-	8	375			$ 150,000	$ 22,500	$ 22,500	$ 30,000	$ 225,000	
FF-P15[1]	1	Pipe Fire Deficiency	Upsize to 8-inch to the last hydrant in alley	4	8	230			-	-	-	-	-	
FF-P16	1	Pipe Fire Deficiency	Upsize to 8-inch to the last hydrant in Lesterwest Way	4	8	496			$ 198,400	$ 29,760	$ 29,760	$ 39,680	$ 297,600	
FF-P17[1]	1	Pipe Fire Deficiency	Upsize to 8-inch to the last hydrant in Washington Ave	4	8	280			-	-	-	-	-	
FF-P18[1]	1	Pipe Fire Deficiency	Upsize to 8-inch to the last hydrant in Pennsylvania Ave	4	8	275			-	-	-	-	-	
FF-P19[1]	2	Pipe Fire Deficiency	Upsize to 8-inch to the last hydrant in Pflueger Ave	4	8	460			-	-	-	-	-	
FF-P20[1]	1	Pipe Fire Deficiency	Upsize to 8-inch to the last hydrant in Duell St	4	8	430			-	-	-	-	-	
FF-P21	2	Pipe Fire Deficiency	Connect to line in Sierra Madre Ave at Treanor Ave	-	8	14			$ 5,600	$ 840	$ 840	$ 1,120	$ 8,400	
FF-P22	1	Pipe Fire Deficiency	Connect 8-inch dead end to 30-inch in Sierra Madre Ave	-	8	80			$ 32,000	$ 4,800	$ 4,800	$ 6,400	$ 48,000	
FF-P23	3	Pipe Fire Deficiency	Add hydrant on Bluebird Road on Zone 3 line and add pipe from Zone 3 to properties in private street with a new hydrant.	-	8	660		2	$ 294,000	$ 44,100	$ 44,100	$ 58,800	$ 441,000	When Zone 28 is updated, could move lateral to Zone 28 in Bluebird Road and include domestic use.
FF-P24	2	Pipe Fire Deficiency	Extend Zone 3 line to new fire hydrant.	-	8	530		1	$ 227,000	$ 34,050	$ 34,050	$ 45,400	$ 340,500	Hydrant at high elevation for Zone 2.
FF-P25	1	Pipe Fire Deficiency	Add 8-inch loop around Hope Lutheran Elementary. Add hydrant off Zone 2 line near school.	-	8	775		1	$ 325,000	$ 48,750	$ 48,750	$ 65,000	$ 487,500	
FF-P26	2	Pipe Fire Deficiency	Add hydrant off 8-inch in Sierra Madre Ave; Extend Zone 3 line to new fire hydrant.	-	8	625		2	$ 280,000	$ 42,000	$ 42,000	$ 56,000	$ 420,000	
FF-P27	1	Pipe Fire Deficiency	Move hydrant lateral connection to Zone 2 10-inch in Lorraine Ave. Zone 1 pressures not sufficient for fire or services	-				1	$ 15,000	$ 2,250	$ 2,250	$ 3,000	$ 22,500	
FF-P28	2	Pipe Fire Deficiency	Add hydrant in Rainbow Dr, north of Bubbling Well Dr			7818		1	$ 15,000	$ 2,250	$ 2,250	$ 3,000	$ 22,500	Complete when Pipe Replacement Project is constructed

Table 9-6 (Continued)
Fire Flow Improvement Recommendations

Project ID	Zone	Deficiency Type	Recommendation	Existing Diameter (in)	Proposed Replacement Diameter (in)	Length (ft)	Valve Replacement	Add Hydrant or Reconnect Hydrant Lateral	Construction Cost Estimate ($)	Design & Admin ($)	Construction Management Cost ($)	Contingency Cost ($)	Total Project Cost ($)	Comments
FF-P29	3	Pipe Fire Deficiency	Add hydrant on Zone 19 line to supplement fire demand, near intersection of Easley Canyon Rd and Oak Canyon Ln					1	$ 15,000	$ 2,250	$ 2,250	$ 3,000	$ 22,500	
FF-P30	1	Pipe Fire Deficiency	Move hydrant lateral connections to Zone 2 line in Sierra Madre Ave					7	$ 105,000	$ 15,750	$ 15,750	$ 21,000	$ 157,500	Complete when Pipe Replacement Project is constructed
FF-P31	2	Pipe Fire Deficiency	Move hydrant lateral connections to Zone 3 in Palm Dr					2	$ 30,000	$ 4,500	$ 4,500	$ 6,000	$ 45,000	
FF-P32	1	Pipe Fire Deficiency	Move hydrant lateal connection to 6-inch in Colorado Ave					1	$ 15,000	$ 2,250	$ 2,250	$ 3,000	$ 22,500	Complete when Pipe Replacement Project is constructed
FF-P33	2	Pipe Fire Deficiency	Add hydrant in Caballo Ave per hydrant spacing requirements					1	$ 15,000	$ 2,250	$ 2,250	$ 3,000	$ 22,500	Complete when Pipe Replacement Project is constructed
FF-P34	1B	Pipe Fire Deficiency	Add hydrant on 8-inch in Ben Lomond Ave south of Cairngrove Lane					1	$ 15,000	$ 2,250	$ 2,250	$ 3,000	$ 22,500	
FF-P35	2	Pipe Fire Deficiency	Add hydrant on 12-inch in Valley Center Ave near intersection of Catherine Park Dr.					1	$ 15,000	$ 2,250	$ 2,250	$ 3,000	$ 22,500	
FF-P36	2	Pipe Fire Deficiency	Add hydrant near intersection of Entrada Way and Huerta Verde Road					1	$ 15,000	$ 2,250	$ 2,250	$ 3,000	$ 22,500	
FF-P37	1	Pipe Fire Deficiency	Move hydrant lateral connection (11370) to 24-inch line					1	$ 15,000	$ 2,250	$ 2,250	$ 3,000	$ 22,500	
FF-P38	2	Pipe Fire Deficiency	Add hydrant in Whitcomb Ave per hydrant spacing requirements					1	$ 15,000	$ 2,250	$ 2,250	$ 3,000	$ 22,500	
FF-P39	1	Pipe Fire Deficiency	Add hydrant in Allen Ave per hydrant spacing requirements					1	$ 15,000	$ 2,250	$ 2,250	$ 3,000	$ 22,500	Complete when Pipe Replacement Project is constructed
FF-P40	1	Pipe Fire Deficiency	Add hydrant in Lemon Ave per hydrant spacing requirement					1	$ 15,000	$ 2,250	$ 2,250	$ 3,000	$ 22,500	Complete when Pipe Replacement Project is constructed
FF-P41	1	Pipe Fire Deficiency	Add hydrant in Allen Ave per hydrant spacing requirements					1	$ 15,000	$ 2,250	$ 2,250	$ 3,000	$ 22,500	Complete when Pipe Replacement Project is constructed
FF-P42	2	Pipe Fire Deficiency	Add a hydrant in Puma Canyon Ln near Buffalo Trail per hydrant spacing requirements					1	$ 15,000	$ 2,250	$ 2,250	$ 3,000	$ 22,500	
FF-P43	1	Pipe Fire Deficiency	Add a hydrants in Mountain View Ave and in Dalton Ave per hydrant spacing requirements					2	$ 30,000	$ 4,500	$ 4,500	$ 6,000	$ 45,000	Complete when Pipe Replacement Project is constructed
								Total	**$ 5,699,200**	**$ 854,880**	**$ 854,880**	**$ 1,139,840**	**$ 8,638,800**	

[1] *Cost removed from Fire Flow Improvements when project is already accounted for in the Pipe Replacement Program Priority 1 Pipelines*

Table 9-7
Additional Hydraulic Improvement Recommendations

Project ID	Zone	Recommendation	Proposed Replacement Diameter (in)	Length (ft)	Construction Cost Estimate ($)	Design & Admin ($)	Construction Management Cost ($)	Contingency Cost ($)	Total Project Cost ($)
G-P01	3D	Create loop east of Bluebird Rd and south of Bluebird Reservoirs; include Pipe Replacement Program Pipelines nearby	8	340	$ 136,000	$ 20,400	$ 20,400	$ 27,200	$ 204,000
G-P02	3D	Create loop through Mountain Lane; include Pipe Replacement Program Pipelines nearby	8	430	$ 172,000	$ 25,800	$ 25,800	$ 34,400	$ 258,000
G-P03	3A	Future customer line extension in North Glendora Ave	8	350	$ 140,000	$ 21,000	$ 21,000	$ 28,000	$ 210,000
G-P04	1	Alley connection to Bennett Avenue from Park View Terrace	8	150	$ 60,000	$ 9,000	$ 9,000	$ 12,000	$ 90,000
			Total	**1,270**	**$ 508,000**	**$ 76,200**	**$ 76,200**	**$ 101,600**	**$ 762,000**

9-8 Water Age Analysis

The water age analysis was conducted utilizing the existing average day demand scenario for a 90 day period. Water age in the reservoirs is shown in Table 9-8. Generally, a water age of 7 days or less is desired. Mixers can help in reducing water age and improving water quality and have been recommended for several reservoirs. Newly constructed reservoirs should include mixers in the future.

Table 9-8
Water Age Scenario Model Results

Zone	Reservoir Name	Reservoir No.	Volume (MG)	Low Water Age (days)	Average Water Age (days)	High Water Age (days)	[1]Mixer Recom-mended	Comments
SG	San Gabriel	SG	1.0	0.1	0.1	0.1		
1	South Hills West	A	3.0	7.8	8.7	9.8		Reservoir replacement recommended, see Section 11 & 12
1	Sierra Madre	A	4.0	0.7	0.9	1.1	Yes	
1	South Hills West	B	7.0	10.9	12.1	13.4	Yes	
1	Goddard	A	3.5	0.8	1.0	1.3	Yes	
1A	Hicrest	A	0.116	3.9	5.2	6.5		Modeled as one reservoir for hydraulic purposes. Water age may be skewed.
1A	Hicrest	B	0.274					
1B	Hook Cyn	A	0.325	3.5	4.4	5.3		
1B	Hook Cyn	B	0.325	3.5	4.4	5.3		
2	South Hills East	A	2.5	5.7	7.4	9.5	Yes	
2	Country Club North	A	0.67	4.4	5.9	7.9	Yes	
2	Country Club South	B	0.67	4.3	5.7	7.8		Reservoir replacement recommended, see Section 11 & 12
2	Hidden Springs	A	3.5	10.6	12.8	15.1	Yes	
2	Hidden Springs	B	1.25	8.1	11.9	15.0	Yes	
3	Morgan Ranch	A	2.5	4.5	5.8	7.3	Yes	
3	Englewild	A	2.5	7.3	8.8	10.5	Yes	
3A	Glencoe	A	0.0125	5.9	8.8	12.3		Modeled as one reservoir for hydraulic purposes. Water age may be skewed.
3A	Glencoe	B	0.125					
3A	North Glendora	B	0.318	5.3	8.6	12.1		Reservoir replacement recommended, see Section 11
3B	Englewild Cyn	A	0.01	8.9	10.5	12.4		Modeled as one reservoir for hydraulic purposes. Water age may be skewed.
3B	Englewild Cyn	B	0.01					

Table 9-8 (continued)
Water Age Scenario Model Results

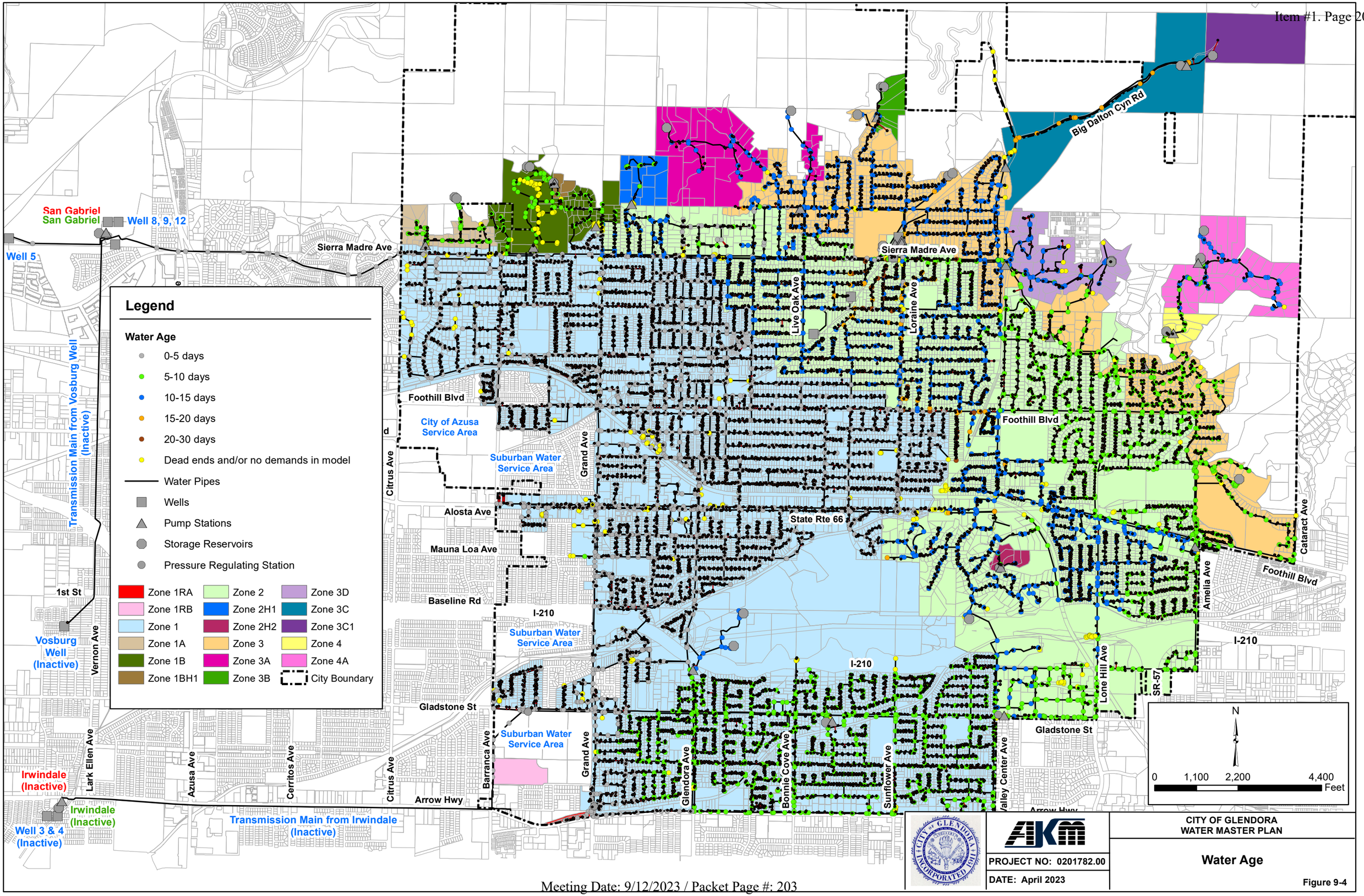
	Reservoir Name	Reservoir No.	Volume (MG)	Low Water Age (days)	Average Water Age (days)	High Water Age (days)	[1]Mixer Recom-mended	Comments
3C	Big Dalton	A	0.045	16.3	17.9	19.6	Yes	
3C1	Boy Scouts	A	0.01	-	-	-		Not Modeled
3D	Bluebird Hill	A	0.0125	2.6	4.2	6.0		Modeled as one reservoir for hydraulic purposes. Water age may be skewed.
3D	Bluebird Hill	B	0.125					
4	Lower Gordon	A	0.16	5.2	7.3	9.2		Modeled as one reservoir for hydraulic purposes. Water age may be skewed.
4	Lower Gordon	B	0.16					
4A	Upper Gordon	A	0.20	6.9	8.7	10.5		Modeled as one reservoir for hydraulic purposes. Water age may be skewed.
4A	Upper Gordon	B	0.20					

[1] *See Facility Assessment Section 11 and Capital Improvement Program Section 12 for recommendations*

The water age throughout the system is depicted on Figure 9-4. Generally, Zone 1 has the lowest water age (1 to 5 days) in the system because the source of supply is constantly providing water directly into Zone 1. The area of Zone 1 south of the 210 Freeway has higher water age than the rest of the zone, ranging from 5 to 10 days. Water age in the higher zones generally range up to 15 days. Water age in Zone 3C and 3C1 exceeds 15 days due to minimal demands.

The highest water age is seen in the model at endpoints in the system (i.e. stubouts, cul-de sacs, areas without looping, etc.) or in areas where there was no demand placed in the hydraulic model. This happened when for instance, there was a master meter for a development but the demand could only be placed in the model at one location. In reality, there are several services pulling water from the system at different locations. If individual services were all to be modeled, the water age analysis results would be different.

Another instance is when the service lateral was not located close to the end of the pipe on a cul-de sac. In this case the demand was placed at the next model node and no demand was placed at the actual end point of the pipe. If the demand was placed at the end of the pipe, the water age analysis results would be different and likely water age would be similar to the surrounding model nodes.



CITY OF GLENDORA
WATER MASTER PLAN

Water Age

PROJECT NO: 0201782.00

DATE: April 2023

Figure 9-4

SECTION 10
PIPE REPLACEMENT PROGRAM

10-1 General

According to the 2021 Drinking Water Report Card, developed by the American Society of Civil Engineers, the national average break rate ranged between 10 breaks per 100 miles of pipe per year to 37 breaks per 100 miles of pipe per year.

The break records show that the City of Glendora's (City) water system has experienced about 225 breaks per year between 2017 and 2021. This equates to 107 breaks per year per 100 miles of pipe (225 breaks / 2.1 hundred miles of pipe), which is much greater than the national average.

Based on a review of the City's as-built plans from the last 10 years, the City has been replacing an average of 10,300 feet of pipe annually (1% of the total system). It is recommended that the City continue implementing an annual pipe replacement program to reduce the number of water breaks each year.

For this Master Plan study, the recommended pipe replacement program was developed based on historical breaks and leak records, a risk assessment, problematic areas identified by City staff, and critical facility (hospitals, police stations, fire stations, etc) locations. These project recommendations were developed independently of the hydraulic analyses described in Section 9.

10-2 Risk Assessment

Risk assessments have become more important as the average age of infrastructure in Southern California has increased and more breaks have occurred. The Water Research Foundation describes the main objectives of an effective risk assessment as one that includes:

1. Reduction in the number and cost of failures, by identifying high-risk assets and enabling cost-effective, targeted, proactive remedies
2. Extension of the useful life of assets, by distinguishing those that are merely old from those that are truly impaired
3. Reduction in uncertainties, enabling confident answers to question from the public and others

Risk relates to the probability of something bad happening, or the likelihood of a negative impact occurring, and over time, a water distribution system will experience water breaks or leaks. These failures in a water system can be caused by multiple factors such as pipe age, pipe material, pipe bedding, water characteristics, external loads (from traffic or soils), soil characteristics, and/or weather. Some of the primary goals of a water utility are to prevent catastrophic failures from occurring, address breaks and leaks as quickly as possible, and continue to provide reliable and safe water to its customers while minimizing disruptions to service.

Risk is the combination of both Likelihood of Failure (LoF) and Consequence of Failure (CoF). It takes into account the asset's physical condition, as well as the impact that its failure would have on system performance. LoF refers to the probability of failure based on the pipe features, surrounding area attributes, and historical pipe break data. CoF is the combination of direct and indirect impacts on the vicinity and community due to a potential asset failure.

The pipeline risk assessment includes an evaluation of various elements that affect the LoF and CoF.

Artificial intelligence, machine learning (AI-ML) technology was used to calculate the LoF for the pipeline risk assessment. Contracted by AKM, Fracta provided the software as a service (SaaS) solution to develop the LoF scores.

The CoF elements were modeled in the Fracta online platform, using the widely accepted triple bottom line (TBL) framework, which is a method that categorizes the consequence of failure as social, economic, and environmental factors.

10-3 Likelihood of Failure (LoF)

The City's risk assessment was developed using artificial intelligence, machine learning (AI-ML) technology to develop LoF scores. The main goal was to prioritize the likelihood of the system pipes to fail by using historical failure patterns (break data), surrounding area attributes (environmental and demographics), and pipe features (size, material, and year of construction). This data was embedded into the Fracta LoF module, which is a complex AI based and ML algorithm that uses historical and geospatial data to calculate LoF scores for the system pipes. The LoF score is a percentage that predicts which pipe segments will have the highest risk of breaking in the upcoming 1 year, 2 years, 3 years, and 5 years.

10-3.1 Pipe Asset Data

The pipe asset data was developed from the pipe geometry included from the previous hydraulic model prepared in 2017. The geometry was updated with current as-built plans. The pipe diameter, material, length and year of installation were imported into Fracta's AI-ML LoF module. Where the pipe material and/or year of installation information was missing, the Fracta proprietary imputation algorithm was used to fill in the missing data, primarily using the adjacent pipe data.

10-3.2 Global Data

In addition to the pipe asset data from the City's geodatabase, the AI-ML LoF module incorporates global variables to perform the LoF analysis, including but not limited to roads, soil type, trains, population density, built density, distance from water, precipitation, and temperature. Fracta obtains this data from Federal, State, and other public sources/agencies such as U.S. Geological Survey (USGS), U.S. Department of Agriculture (USDA), and the U.S. Census Bureau.

10-3.3 Pipe Break Data

Water main break history is a good indicator of the quality of a pipe's condition. The City's pipe break data was provided from 2012 to 2021.

It should be noted that the LoF module training and validation include the evaluation of pipes that were abandoned and replaced. The pipe breaks, associated to those abandoned pipes, were also included in the training of the LoF module. After the training was completed, the abandoned pipes and breaks were removed from the LoF module, which is necessary for developing the LoF scores for the "normalized" pipes. The normalized break locations are shown on Figure 10-1. The break summary data is shown on Figure 10-2.

10-3.4 LoF Module Training

The LoF module finds correlations between the City's pipe asset data, the global data, and the City's comprehensive pipe break data to calculate the pipe LoF percent scores.

Legend

- City Boundary
- Wells
- Pump Stations
- Storage Reservoirs
- Pressure Regulating Station
- Normalized Breaks
- 9 - 25 Breaks
- 3 - 8 Breaks
- 2 Breaks
- 1 Break
- No Breaks

San Gabriel
Sierra Madre Ave
San Gabriel Ave
Railroad
Foothill Blvd
Citrus Ave
State Rte 66
Mauna Loa Ave
Baseline Rd
I-210
Transmission Main from Vosburg Well (Inactive)
1st St
Vosburg Well (Inactive)
Vernon Ave
Gladstone St
Lark Ellen Ave
Azusa Ave
Cerritos Ave
Barranca Ave
Arrow Hwy
Irwindale (Inactive)
Transmission Main from Irwindale (Abandoned)
Grand Ave
Glendora Ave
Bonnie Cove Ave
Sunflower Ave
Loraine Ave
Big Dalton Cyn Rd
Palm Dr
Foothill Blvd
Cataract Ave
Amelia Ave
SR-57
Valley Center Ave
Lone Hill Ave

N

0 1,100 2,200 4,400 Feet

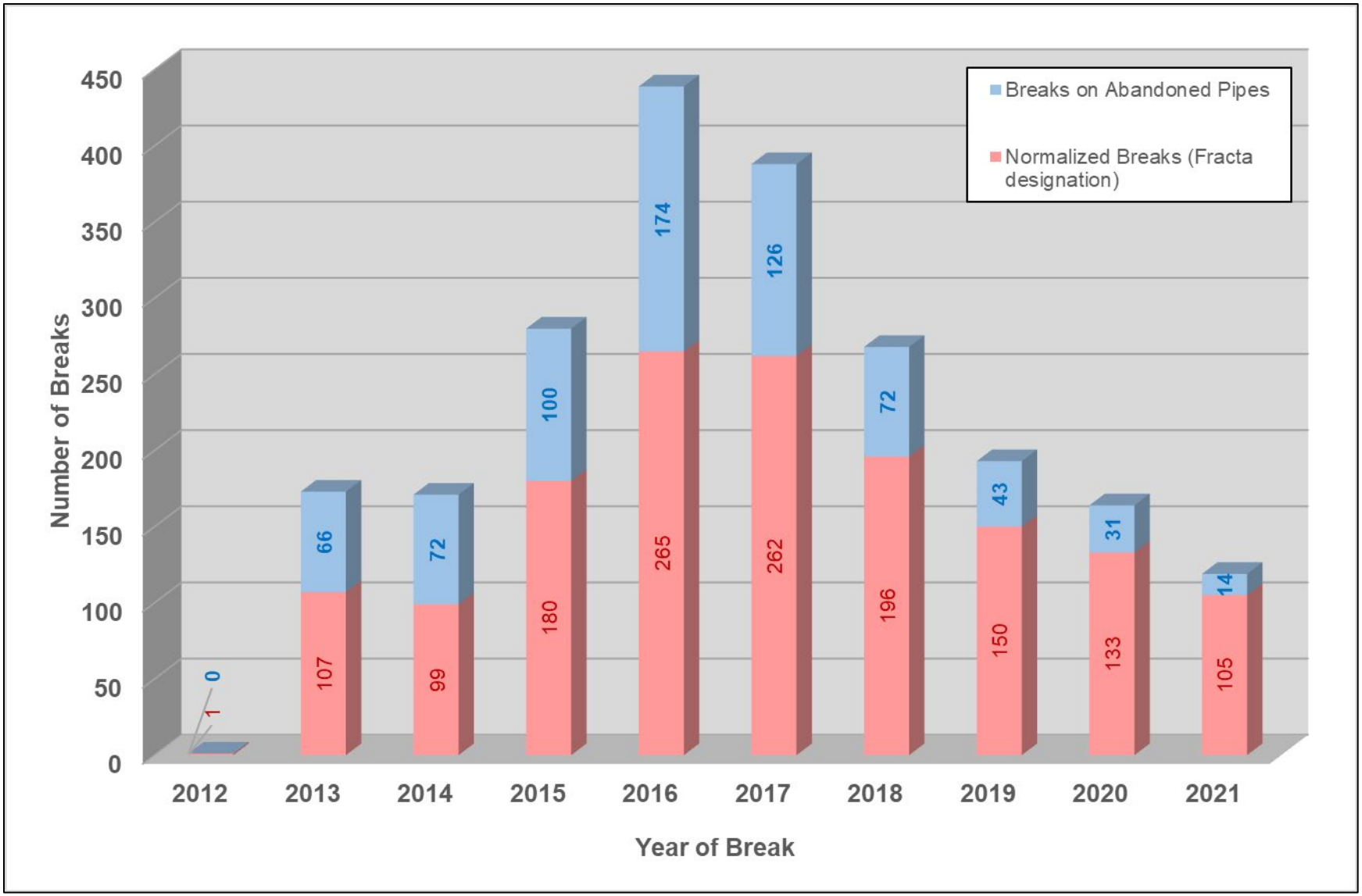
CITY OF GLENDORA
WATER MASTER PLAN

Pipe Break Locations

PROJECT NO: 0201782.00
DATE: April 2023

Figure 10-1

Figure 10-2
Pipe Break History



The LoF module was trained and validated by evaluating the pipe break data between 2012 to 2020. The data for 2021 was not included when developing the LoF scores during the training period. The actual 2021 break data was compared to the initial LoF scores to train the model. Once the training and validation was completed all break data was inputted into the model and used to develop the final LoF scores.

The Fracta LoF module can utilize LoF data, such as pipe asset and break data, from nearby agencies to incorporate into the LoF module. This is particularly useful when there is very little break data. Based on the results of the LoF training exercise, it was determined that the City's local LoF module was better at predicting the 2021 breaks that were initially withheld from the module. All LoF analysis is based on this local module.

The Fracta AI-ML module identified the following to be the most influencing LoF risk factors:

- Pipe Material
- Major Roads
- Distance from Water
- Number of Breaks
- Pipe Diameter
- Population Density
- Elevation
- Train
- Major Roads
- Slope
- Built Density
- Soil

Fracta's AI-ML algorithms evaluate many large and complex datasets containing more variables than a human can process. The algorithms "learn" as more and more data is available and inputted into the program. AI-ML is an efficient way to incorporate large amounts of data and improve on results.

Within the LoF module, all pipes are grouped by similar LoF risk factors. Pipe age and pipe break data is not identified as LoF risk factors. This data is used by the AI-ML module to prioritize the LoF risk factors and identify the pipe grouping used to develop the LoF scores for the City's entire system.

10-3.5 Likelihood of Failure Results

The AI-ML model generates LoF scores which are the calculated percentage that the pipe segments will break in the upcoming 1 year, 2 years, 3 years and 5 years. The summary of the pipes by LoF score is shown in Table 10-1. The LoF scores for each pipe are shown on Figure 10-3.

Table 10-1
Likelihood of Failure Score Summary

LoF Score Range (% likelihood of failure for each time frame)	1-Year[1]		2-Year[1]		3-Year[1]		5-Year[1]	
	Pipe Count	Length (ft)	Pipe Count	Length (ft)	Pipe Count	Length (ft)	Pipe Count	Length (ft)
75.1% to 100.0%	43	14,009	238	81,803	410	129,476	587	172,427
50.1% to 75.0%	195	67,793	278	75,167	224	55,214	147	33,349
25.1% to 50.0%	338	87,949	211	46,420	142	31,616	561	110,537
0.0% to 25.0%	5,368	942,740	5,217	909,102	5,168	896,186	4,649	796,178
Total	**5,944**	**1,112,491**	**5,944**	**1,112,491**	**5,944**	**1,112,491**	**5,944**	**1,112,491**

[1] *Time frame at which the pipe is likely to break*

Legend

- City Boundary
- Wells
- Pump Stations
- Storage Reservoirs
- Pressure Regulating Station

LoF Score (% likelihood of break within 1-year)

- 75.1% - 100.0%
- 50.1% - 75.0%
- 25.1% - 50.0%
- 0.0% - 25.0%

San Gabriel
Sierra Madre Ave
San Gabriel Ave
Railroad
Foothill Blvd
Citrus Ave
State Rte 66
Mauna Loa Ave
Baseline Rd
I-210
Loraine Ave
Big Dalton Cyn Rd
Palm Dr
Foothill Blvd
Cataract Ave
Amelia Ave
Foothill Blvd
I-210
SR-57
Gladstone St
Lone Hill Ave
Valley Center Ave
Arrow Hwy
Sunflower Ave
Bonnie Cove Ave
Glendora Ave
Grand Ave
Barranca Ave
Citrus Ave
Cerritos Ave
Azusa Ave
Lark Ellen Ave
Vernon Ave
1st St
Vosburg Well (Inactive)
Transmission Main from Vosburg Well (Inactive)
Irwindale (Inactive)
Transmission Main from Irwindale (Abandoned)

N

0 1,100 2,200 4,400 Feet

CITY OF GLENDORA
WATER MASTER PLAN

Likelihood of Failure Scores

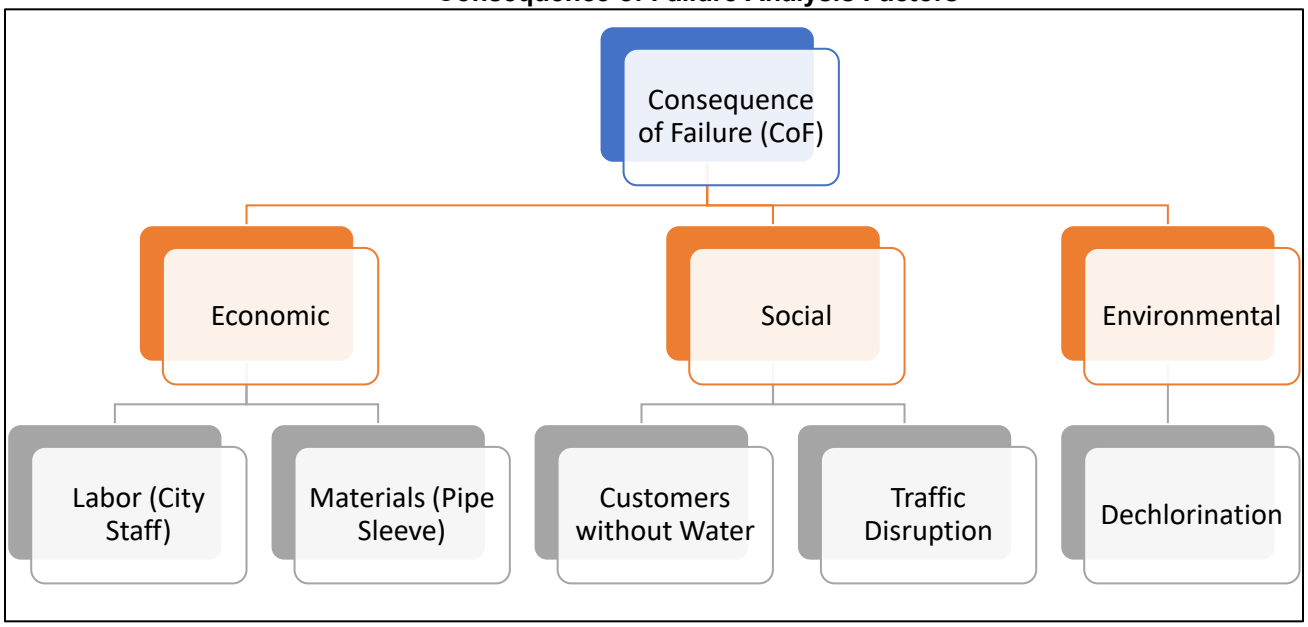
PROJECT NO: 0201782.00
DATE: April 2023

Figure 10-3

10-4 Consequence of Failure (CoF)

The CoF analysis involves quantifying the estimated losses associated with damage that might occur when a pipe fails. This is done by modeling the CoF using the widely accepted triple bottom line (TBL) framework, which is a method that categorizes the consequences of failure as social, economic, and environmental factors as shown on Figure 10-4.

Figure 10-4
Consequence of Failure Analysis Factors



The CoF scores are the costs associated with a pipe break. The scores were developed for all pipes using Fracta's CoF module. The CoF factors included with this risk assessment include the following:

1. **Economic CoF**: This component reflects the impact that the utility would incur directly due to the repair cost of the failed pipe, which include the labor and materials costs.
2. **Social CoF**: This component reflects the impact of the pipe failure for the public and has two subcomponents: customers without water service and traffic disruption.
3. **Environmental CoF**: This component reflects the potential damage that is caused by a pipe break, which includes the discharge of chlorine treated water.

10-4.1 Economic CoF Factors

The cost to repair a pipe break varies depending on the necessary equipment, depth of the pipe break, amount of water loss, and other factor specific to each circumstance. City operation and maintenance staff report that the typical main break response procedure includes a repair of the pipe using sleeve repair clamps. The costs associated with the repair work are the labor and materials cost as follows:

- Labor Costs are based on a typical repair time of 5 hours and the following O&M Staff rates
  - 1 Water Utility Leadworker with $75.88/hour rate
  - 4 Water Utility Worker II with $64.39/hour rate

- Materials costs are based on the pipe sleeve repair clamp costs that are summarized in Table 10-2.

10-4.2 Social CoF Factors

The social component to the CoF score includes the customer without water service due to potential outages at each of the City's pipes. Fracta's CoF module calculates these indirect costs by estimating the number of customers within a 160 feet radius of each pipe. Fracta's module uses 2010 Topologically Integrated Geographic Encoding and Referencing (Tiger) data from the American Census Bureau to calculate the population density. An indirect cost of $50 per person is attributed to each pipe, which accounts for the social impact the pipe break has on the affected customers.

In addition to customers without water, traffic disruption also contributes to the social component of the CoF score. Water that overflows on the street and pipe repairs caused by pipe breaks are causes for increased traffic disruptions when there is a pipe break. Fracta's CoF module calculates the indirect cost based on pipe size, as shown in Table 10-3. Fracta's cost estimates are based on publicly available bid results and costing documents for project traffic control and rerouting.

Table 10-2
Pipe Sleeve Repair Clamp Cost by Diameter

Pipe Diameter	Pipe Sleeve Repair Clamp Cost ($)
Less than 4"	$360
4.0" to 7.9"	$1,200
8.0" to 15.9"	$3,480
16.0" to 23.9"	$6,360
24.0" to 29.9"	$6,480
Greater than 30"	$6,600

Table 10-3
Traffic Disruption Costs

Pipe Diameter	Traffic Disruption Cost ($)
Less than 4"	$600
4.0" to 7.9"	$600
8.0" to 15.9"	$1,500
16.0" to 23.9"	$2,000
24.0" to 29.9"	$3,000
Greater than 30"	$4,000

10-4.3 Environmental CoF Factors

The affected water bodies are generally far from the City's service area. Catch basins and storm drains are distributed throughout the service area and will capture all discharged flow from a pipe break. For these reasons, the proximity of a failed pipe to the affected water bodies is irrelevant when developing the CoF score.

The quantity of chlorine treated water is a more reasonable element to evaluate the environmental CoF. The chemical costs to dechlorinate the water from a pipe break was estimated by the discharged flow, which vary by pipe diameter. The environmental costs are shown in Table 10-4.

Table 10-4
Dechlorination Chemical Costs

Pipe Diameter	Pipe Sleeve Cost ($)
Less than 4"	$30
4.0" to 7.9"	$115
8.0" to 15.9"	$460
16.0" to 23.9"	$1,030
24.0" to 29.9"	$1,600
Greater than 30"	$2,300

10-5 Risk

Fracta's Total Risk module combines the LoF scores (%) and the CoF scores ($) to provide a total risk score. The total risk score is a dollar amount that takes into consideration the monetized consequence of failure and the percentage of when each pipe is predicted to fail.

Risk is calculated as the product of the LoF and CoF.

Risk = Likelihood of Failure (LoF) x Consequence of Failure (CoF)

Fracta's LoF scores, predicting which pipe segments will have the highest risk of breaking in the upcoming 1 year were used to develop the total risk scores. The summary of the pipes by total risk score is shown in Table 10-5. The total risk scores of each pipe are shown on Figure 10-5.

Table 10-5
Total Risk Summary Table

Total Risk[1]	Pipe Count	Length (ft)
Top 1%	28	11,124
1.1% - 5.0%	133	44,130
5.1% -20.0%	557	166,840
Greater than 20.0%	5,226	890,396
Total	**5,944**	**1,112,491**

[1] *Percent of total, prioritized by Total Risk score*

10-6 City Pipe Concerns

There are locations throughout the City's water system, shown on Figure 10-6, that are known to be difficult to provide routine and emergency operation and maintenance. The majority of these pipes are located within private right-of-ways and are difficult to access. City staff are extremely concerned about these locations, and therefore the pipes were included in the pipe replacement program. If the pipes in these areas were identified as high risk and recommended for replacement, the pipe was increased in priority to account for the City staff's concerns.

10-7 Critical Facilities

Critical facilities include those businesses or operations where water service is essential, such as hospitals, police facilities, fire facilities, dialysis centers, and care facilities. The locations of critical facilities (identified by City staff) are shown on Figure 10-7.

The City will make all efforts to ensure that the critical facilities are provided reliable water service. The pipes near these critical facilities were included in the pipe replacement program. If these pipes areas were identified as high risk and recommended for replacement, the pipe was increased in priority to account for the City staff's concerns.

10-8 Pipe Priorities

Pipe priorities were developed by looking at the total risk score, historical pipe break data, LoF scores, City pipe concerns, and pipes near critical facilities. Pipe priorities are categorized as follow:

- Pipe Priority 1 projects include pipes with the following:
  - Total Risk scores in the top 1% of the total system length
  - History of pipe breaks (9 or more breaks between 2012 and 2021)
  - LoF scores greater than 75% probability of breaking in the first year.
- Pipe Priority 2 projects include pipes with the following:
  - Total Risk scores between 1.1% and 5% of the total system length
  - History of pipe breaks (Between 3 and 8 breaks between 2012 and 2021)
  - LoF scores greater than 75% probability of breaking in the second year.
- Pipe Priority 3 projects include pipes with the following:
  - Total Risk scores between 5.1% and 20% of the total system length
  - History of pipe breaks (2 breaks between 2012 and 2021)
  - LoF scores greater than 75% probability of breaking in the fifth year.
  - Pipes of concern
  - Pipes near critical facilities

Legend

- City Boundary
- Wells
- Pump Stations
- Storage Reservoirs
- Pressure Regulating Station

Total Risk

- Top 1%
- 1.1% - 5.0%
- 5.1% - 20.0%
- 20.1% - 100.0%

San Gabriel
Sierra Madre Ave
San Gabriel Ave
Railroad
Foothill Blvd
Citrus Ave
State Rte 66
Mauna Loa Ave
Baseline Rd
I-210
Vosburg Well (Inactive)
Transmission Main from Vosburg Well (Inactive)
1st St
Vernon Ave
Lark Ellen Ave
Azusa Ave
Cerritos Ave
Barranca Ave
Gladstone St
Arrow Hwy
Irwindale (Inactive)
Transmission Main from Irwindale (Abandoned)
Grand Ave
Glendora Ave
Bonnie Cove Ave
Sunflower Ave
Valley Center Ave
Lone Hill Ave
Loraine Ave
Big Dalton Cyn Rd
Palm Dr
Foothill Blvd
Cataract Ave
Amelia Ave
SR-57

N

0 1,100 2,200 4,400 Feet

CITY OF GLENDORA
WATER MASTER PLAN

Total Risk Scores

PROJECT NO: 0201782.00
DATE: April 2023

Figure 10-5

Legend

- City Boundary
- Wells
- Pump Stations
- Storage Reservoirs
- Pressure Regulating Station
- Pipe
- City Pipe Concern

San Gabriel
Sierra Madre Ave
San Gabriel Ave
Railroad
Foothill Blvd
Citrus Ave
State Rte 66
Mauna Loa Ave
Baseline Rd
I-210
Transmission Main from Vosburg Well (Inactive)
1st St
Vosburg Well (Inactive)
Vernon Ave
Lark Ellen Ave
Azusa Ave
Cerritos Ave
Barranca Ave
Gladstone St
Arrow Hwy
Irwindale (Inactive)
Transmission Main from Irwindale (Abandoned)
Grand Ave
Glendora Ave
Bonnie Cove Ave
Sunflower Ave
Valley Center Ave
Lone Hill Ave
Loraine Ave
Big Dalton Cyn Rd
Palm Dr
Foothill Blvd
Cataract Ave
Amelia Ave
SR-57

N

0 1,100 2,200 4,400 Feet

CITY OF GLENDORA
WATER MASTER PLAN

City Pipe Concern Locations

PROJECT NO: 0201782.00
DATE: April 2023

Figure 10-6

Legend

- City Boundary
- Wells
- Pump Stations
- Storage Reservoirs
- Pressure Regulating Station
- Critical Facilities
- Pipe
- Pipes near Critical Facilities

San Gabriel
Sierra Madre Ave
San Gabriel Ave
Railroad
Foothill Blvd
Loraine Ave
Big Dalton Cyn Rd
Palm Dr
Foothill Blvd
LA County Fire Station #151
La Fetra Senior Center
Fresenius Dialysis
Foothill Medical Arts Building
Glendora Police Facility/ City Transmitter Site
Foothill Presbyterian Hospital
Glendora Canyon Transitional Care Unit
Transmission Main from Vosburg Well (Inactive)
Citrus Ave
State Rte 66
Da Vita Dialysis
Glendora Hospital
Mohan Dialysis
LA County Fire Station #86
Cataract Ave
Mauna Loa Ave
Foothill Blvd
Amelia Ave
1st St
Baseline Rd
I-210
I-210
I-210
I-210
Vosburg Well (Inactive)
Vernon Ave
Clearwater Assisted Living
SR-57
Gladstone St
Gladstone St
LA County Fire Station #85
Lark Ellen Ave
Azusa Ave
Cerritos Ave
Citrus Ave
Barranca Ave
Valley Center Ave
Lone Hill Ave
Arrow Hwy
Arrow Hwy
Irwindale (Inactive)
Transmission Main from Irwindale (Abandoned)
Grand Ave
Glendora Ave
Bonnie Cove Ave
Sunflower Ave

N

0 1,100 2,200 4,400 Feet

CITY OF GLENDORA INCORPORATED 1911

AKM

PROJECT NO: 0201782.00

DATE: April 2023

CITY OF GLENDORA
WATER MASTER PLAN

Critical Facility Locations

Figure 10-7

Pipe replacement project priorities were increased for pipes that are identified by the City to have operation and maintenance concerns, as described in Section 10-6. Priorities are also increased for pipes near a critical facility, as described in Section 10-7. The individual pipe priorities are shown on Plate 10-1.

10-9 Project Recommendations

It should be noted that some of the improvement recommendations herein are conceptual in nature based on existing available planning information. Therefore, they should not be considered as absolute for final design.

Proposed pipe replacement projects costs are planning level estimates. Specific alignments and refined cost estimates should be developed as part of the preliminary design phase for each recommended project.

10-9.1 Recommended Improvement Costs

The recommended improvement cost estimates are based upon recent information for similar projects and include contingencies for this planning level study. The pipeline replacement costs are based upon $50 per diameter inch per foot. The replacement costs are based on pipeline replacement projects between Fiscal Year 2018-2019 and Fiscal Year 2020-2021.

The total project cost includes construction, contingency, design and administrative, and construction management and inspection costs. The individual cost components are calculated as follows:

1. Construction Cost = (pipe length (ft)) x (Improvement diameter size (in)) x ($50/diam-in/foot)
2. Design and Administrative Costs = 15% of the Construction Costs
3. Construction Management Costs = 15% of the Construction Costs
4. Contingency Costs = 20% of the Construction Costs
5. Total Project Cost = Construction Cost + Design and Administrative Costs + Construction Management Costs+ Contingency Cost

   Total Project Cost = 1.5 x Construction Costs

10-9.2 Project Development

Projects were generally developed to include groups of pipes in the same general vicinity. The project priority was based on the highest individual pipe priority within each group of pipes and are categorized as Project Priority 1, Project Priority 2, and Project Priority 3.

The individual projects within each priority group were prioritized based on discussions with the City regarding historical condition concerns, the total pipe CoF values within each project, and the results from the hydraulic analyses.

As the Priority 1 projects in the pipe replacement program are implemented, it is recommended that the City reevaluate the lower Priority 2 and 3 projects with newer current leak and break data. The pipe priority and project recommendations should be updated at that time.

The pipe replacement project locations are shown on Plate 10-2 and summarized in Table 10-6. The detailed project summary data is included in Appendix 10-1.

The total Pipe Replacement Program costs are as follows:

Priority 1 Projects	101,400 feet	$64.8M
Priority 2 Projects	67,900 feet	$43.4M
Priority 3 Projects	100,100 feet	$75.0M
Total	**269,300 feet**	**$183.1M**

Table 10-6
Pipe Replacement Project Summary Table

Project Priority 1			
Priority	Project ID	Project Length (ft)	Project Total Cost ($)
1	1058	770	$692,896
2	1051	1,277	$765,953
3	1026	2,136	$1,281,881
4	1065	1,273	$763,533
5	1048	2,746	$1,647,359
6	1009	2,248	$1,348,793
7	1027	1,681	$1,008,778
8	1067	3,336	$2,001,824
9	1066	1,287	$772,063
10	1068	1,303	$781,846
11	1060	2,507	$1,504,019
12	1063	1,536	$1,893,705
13	1043	633	$380,012
14	1064	1,128	$1,522,963
15	1030	2,150	$1,290,063
16	1052	553	$331,574
17	1013	2,204	$1,322,596
18	1007	1,129	$797,171
19	1003	1,089	$653,594
20	1034	568	$340,914
21	1012	290	$348,347
22	1011	548	$328,634
23	1041	1,679	$1,007,329
24	1059	1,533	$1,078,121
25	1033	1,316	$789,650
26	1046	1,172	$703,400
27	1010	566	$679,189
28	1001	2,524	$2,271,888
29	1038	2,065	$1,238,716
30	1042	2,231	$1,338,301

Project Priority 1			
Priority	Project ID	Project Length (ft)	Project Total Cost ($)
31	1035	562	$337,387
32	1069	817	$489,984
33	1022	2,410	$1,546,008
34	1053	2,043	$1,225,665
35	1036	1,650	$990,284
36	1031	768	$461,047
37	1029	3,014	$1,808,485
38	1062	1,287	$772,411
39	1044	3,177	$1,905,996
40	1057	2,665	$1,598,885
41	1039	2,392	$1,435,040
42	1017	1,685	$1,010,817
43	1032	1,864	$1,118,113
44	1024	3,281	$1,968,564
45	1037	1,757	$1,054,086
46	1028	2,821	$1,692,330
47	1020	2,129	$1,277,643
48	1045	1,533	$1,044,068
49	1004	2,669	$1,628,469
50	1018	2,665	$1,599,258
51	1061	613	$459,619
52	1025	2,614	$1,568,494
53	1049	1,008	$604,605
54	1040	1,384	$830,459
55	1019	1,476	$885,509
56	1055	2,311	$1,386,648
57	1050	2,230	$1,337,874
58	1023	692	$415,286
59	1021	1,484	$890,581
60	1002	907	$544,139
	Total	**101,387**	**64,772,867**

Table 10-6 (Continued)
Project Summary Table

Project Priority 2			
Priority	Project ID	Project Length (ft)	Project Total Cost ($)
61	2028	1,111	$666,447
62	2006	381	$457,206
63	2044	1,830	$1,097,995
64	2020	1,864	$1,118,117
65	2031	1,034	$620,663
66	2043	1,299	$779,264
67	2025	1,511	$906,353
68	2024	463	$277,754
69	2030	1,179	$707,104
70	2035	1,830	$1,097,753
71	2034	2,135	$1,281,171
72	2047	654	$392,688
73	2018	1,411	$859,487
74	2046	1,077	$646,022
75	2001	933	$559,764
76	2045	843	$505,800
77	2032	545	$327,249
78	2023	2,526	$1,515,580
79	2026	955	$572,955
80	2033	2,220	$1,331,734
81	2009	2,755	$1,653,034
82	2048	549	$329,693
83	2014	2,825	$1,695,118
84	2036	2,145	$1,287,048

Project Priority 2			
Priority	Project ID	Project Length (ft)	Project Total Cost ($)
85	2010	940	$563,946
86	2011	1,389	$833,429
87	2022	1,133	$679,977
88	2019	2,061	$1,236,682
89	2021	2,319	$1,391,148
90	2005	501	$300,814
91	2017	2,581	$1,548,554
92	2049	1,166	$699,495
93	2004	705	$845,436
94	2041	806	$483,845
95	2015	2,365	$1,419,230
96	2013	2,635	$1,581,299
97	2016	2,661	$1,596,446
98	2040	762	$799,633
99	2012	1,199	$719,550
100	2037	1,376	$825,556
101	2053	1,794	$1,076,497
102	2002	1,616	$1,212,275
103	2003	1,285	$770,962
104	2038	582	$734,158
105	2051	1,935	$1,732,404
106	2050	905	$542,984
107	2052	1,108	$1,112,922
	Total	**67,898**	**$43,393,241**

Table 10-6 (Continued)
Project Summary Table

Project Priority 3			
Priority	Project ID	Project Length (ft)	Project Total Cost ($)
108	3061	443	$321,982
109	3038	495	$296,972
110	3020	1,242	$745,378
111	3015	244	$146,318
112	3081	385	$230,974
113	3013	532	$319,268
114	3050	643	$385,913
115	3082	919	$551,157
116	3080	1,067	$640,106
117	3026	997	$598,247
118	3027	454	$272,423
119	3053	1,722	$1,032,962
120	3076	1,838	$1,249,217
121	3042	1,019	$611,464
122	3079	429	$257,690
123	3045	1,283	$777,575
124	3022	1,025	$614,889
125	3043	683	$409,509
126	3065	1,274	$764,210
127	3064	1,149	$689,299
128	3070	1,286	$1,157,758
129	3063	1,057	$634,008
130	3077	696	$417,612
131	3040	1,757	$1,054,478
132	3023	844	$506,388
133	3059	692	$415,394
134	3025	1,262	$757,470
135	3041	602	$360,954
136	3039	1,727	$1,036,341
137	3007	581	$1,306,641
138	3008	2,187	$1,356,210
139	3036	3,094	$1,856,408
140	3024	1,871	$1,122,737
141	3044	1,280	$768,219
142	3029	1,867	$1,120,306
143	3003	2,135	$1,340,387
144	3048	1,244	$746,471
145	3037	1,316	$789,580

Project Priority 3			
Priority	Project ID	Project Length (ft)	Project Total Cost ($)
146	3060	596	$357,661
147	3062	712	$1,121,357
148	3021	1,368	$1,399,942
149	3012	2,612	$2,793,196
150	3068	1,433	$1,592,189
151	3052	691	$499,280
152	3028	1,192	$714,965
153	3006	1,936	$1,203,039
154	3035	2,623	$3,620,793
155	3004	1,329	$797,581
156	3011	1,729	$1,037,197
157	3071	603	$361,813
158	3078	580	$870,615
159	3074	1,255	$1,505,981
160	3017	1,968	$1,568,213
161	3009	1,258	$754,863
162	3001	2,217	$1,358,838
163	3073	1,689	$1,223,959
164	3058	1,025	$1,845,820
165	3051	1,663	$997,838
166	3075	1,171	$1,405,500
167	3057	1,738	$2,972,205
168	3056	1,385	$831,099
169	3083	3,372	$2,660,381
170	3054	1,562	$937,306
171	3033	1,716	$1,175,688
172	3002	834	$500,261
173	3010	1,422	$853,086
174	3034	1,969	$1,387,178
175	3055	1,642	$985,213
176	3046	1,572	$943,480
177	3047	1,746	$1,047,747
178	3018	803	$481,516
179	3031	1,986	$1,760,886
180	3032	1,653	$992,010
181	3030	1,612	$1,174,060
182	3084	1,509	$905,287
183	3085	550	$659,592
	Total	**100,062**	**$74,960,553**

SECTION 11

FACILITY ASSESSMENTS

11-1 General

As a part of the Master Plan work, each well, pump station, and storage reservoirs was evaluated to assess its condition and develop improvement recommendations. As-built plans, sanitary survey reports, maintenance records, pump curves and efficiency tests, dive reports, and other available historical information were reviewed as a part of the evaluation. City staff was interviewed by and accompanied AKM staff on tours of each facility as well.

11-2 Wells

The City's water system consists of eight (8) active wells. Wells 5, 8, 9, and 12 are located at the San Gabriel Plant in Azusa. Groundwater is first pumped into the San Gabriel Reservoir and then into Zone 1 via the San Gabriel Booster Pump Station. Wells 2, 10, 11, and 13 pump groundwater to Goddard and Sierra Madre Reservoirs, located at the City's Water Yard.

The assessments were based on field site investigations, discussions with City staff, review of as-built plans, pump curves and efficiency tests, installation reports, and Sanitary Survey reports. Detailed notes of the well assessments and recommendations can be found in Appendix 11-1. The recommendations are summarized in Table 11-1 at the end of this section. The total cost of the well improvements is estimated at about $46.2 Million.

Some of the common recommendations at booster pump stations include the following:

- Well rehabilitation – brush and clean, dual swab mechanical, focus intake pumping, and pumping development
- Replace discharge piping and valves
- Addition of automatic pump to waste
- Conduct dual-cam downhole video survey

It is recommended that Well 2 and Well 13 be converted to submersible pumps and that standby generators be added on-site.

Well rehabilitation is recommended for Well 8 and Well 9. This includes dual swab brushing and cleaning, focus intake pumping, and pumping development.

It is recommended that Well 10 and Well 11 be demolished and that a new well be drilled and equipped to replace them. Standby generators and wellhead nitrate treatment will be required.

The Capital Improvement Program (CIP) includes recommendations and costs for improvements for Well 5 to extend its useful life and bring the facility up to the standard code. In the future, the City would like to study the possibility of a new well site on the City owned property adjacent the golf course. The study should determine the exact location and size of the potential well site. The groundwater quality and the size of the discharge piping should also be evaluated. The cost of a new well and dishcarge piping is included in the CIP.

Well rehabilitation and improvement recommendations are included for Well 2, 8, 9, 12, and 13.

11-3 Storage Reservoirs and Hydropneumatic Tanks

The City's water system consists of twenty-nine (29) active storage reservoirs and three (3) hydraopneumatic tanks. There are sixteen (16) welded steel tanks, five (5) bolted steel tanks, and eight (8) concrete reservoirs.

The assessments were based on field site investigations, discussions with City staff, review of as-built plans, dive inspection reports, and review of Sanitary Survey reports. Detailed notes of the reservoir assessments and recommendations can be found in Appendix 11-2. The recommendations are summarized in Table 11-2 at the end of this section. The total cost of the reservoir improvements is estimated at about $52.8 Million.

Some of the common recommendations at multiple storage reservoirs include the following:

- Addition of a mixer
- Addition of a railing around the roof
- Addition of a SAFT climb to ladder
- Ladder cage repairs
- Replacement of interior and/or exterior ladders
- Hatch replacement or addition of hatch
- Ventilation improvements

North Glendora Reservoir B is recommened to be demolished and replaced with two new tanks. This reservoir has numerous and significant leaks at the connections of the bolted steel plates. Past repair work has not prevented the leakage. A corrective plan of action was submitted to the Department of Drinking Water (DDW) by the City in February 2022. Preliminary design of the replacement tanks is underway and is expected to be completed in FY 2023. Construction is scheduled for FY 2024 through FY 2025.

It is recommended that the existing South Hills West Reservoir A be demolished and that a new 3 MG steel reservoir be constructed to replace it. Due to the elevation difference between the South Hills West Reservoir A and B sites, it is recommended that a detailed study of these two reservoirs be conducted during the design phase of the new reservoir to evaluate how the two reservoirs should be operated together. The high water elevation of the South Hills West Reservoir A is 969 feet. The high water elevation of the South Hills West Reservoir B is 976 feet. Therefore, the top 7 feet of the South Hills West Reservoir B is not useable.

It is recommended that the Boy Scouts Reservoir A be removed from service. The City should construct an above ground non-potable water tank with a mixer. The tank would be filled whenever the Boy Scout camp is occupied and the water would only be used for the restrooms.\

Recoating or replacement of the hydropnuematic tanks (Silent Ranch A, Eagle Ridge A, and Rainbow A) are recommended unless it is determined that the tank can be removed by constructing additional piping and a pressure relief valve connected to an adjacent zone. This should be determined during the preliminary design study of the booster pump stations and hydropneumatic systems.

The Bluebird Hill Reservoirs B and A is recommended to be demolished and replaced. An increase in volume is recommended if space allows for it. This should be determined by conducting a detailed

hydraulic analysis of Zone 3D and preliminary design study of the Bluebird Booster Pump Station and Bluebird Hill Reservoirs B and A.

11-4 Booster Pump Stations

The City's water system consists of twenty (20) booster pump stations. Three of the stations serve water to hydropneumatic systems.

The assessments were based on field site investigations, discussions with City staff, review of as-built plans, pump curves and efficiency tests, and Sanitary Survey reports. Detailed notes of the booster pump stations assessments and recommendations can be found in Appendix 11-3. The recommendations are summarized in Table 11-3 at the end of this section. The total cost of the booster pump station improvements is estimated at about $55.5 Million.

Some of the common recommendations at booster pump stations include the following:

- Addition of permanent standby generator
- Raise pump base to 18" above floor
- Electrical upgrades
- Addition of a fire pump

11-4.1 Hydraulic Studies

A preliminary design study should be conducted for designs of all major water facilities. There are several areas of the service area that require detailed hydraulic studies prior to implementing improvement projects at booster pump stations and/or storage reservoirs providing water for these specific areas. It must be ensured that the demands (daily and fire flow) and required pressures will be met under all conditions. These areas are primarily the smaller zones with lower demands and located in the hillsides. The hydropneumatic systems are included in these areas as well. The number of pumps, pump capacities, reservoir sizes, etc. should be determined during the preliminary design studies.

The detailed hydraulic studies are needed due to storage, pumping, and fire flow deficiencies (see Section 9-3.4, 9-4, and 9-6) identified during the analysis completed for this Master Plan. The recommended hydraulic studies are as follows:

1. Zone 1A – The Zone 1A storage requirement is 0.360 MG. The existing available storage at Hicrest Reservoirs B and A is a total of 0.301 MG. The Hicrest Booster Pump Station has a firm capacity of about 458 gpm. The fire flow requirement for Zone 4 is 2,500 gpm for 2 hours, which will drain the reservoirs. It is recommended that Zone 4 be studied to determine the best way to meet the daily demands of the zone as well as the fire flow requirements.
2. Zone 3C – The Zone 3C storage requirement is 0.313 MG. The existing available storage at Big Dalton Reservoir A and is a total of 0.028 MG. The Dalton Booster Pump Station has a capacity of about 1100 gpm. The fire flow requirement for Zone 3C is 2,500 gpm for 2 hours.

   Water is pumped via Dalton Booster Pump Station to Big Dalton Reservoir A. The water in the reservoir is primarily used to fill up trucks for fire fighting purposes and is pumped to Boy Scout Reservoir A during the summer months when the Boy Scout camp is in use. It is

recommended that Zone 3C be studied to determine the best way to meet the daily demands of the zone as well as the fire flow requirements.

3. Zone 1BH1 – Zone 1BH1 is a hydropneumatic system, provided water via the Silent Ranch Booster Pump Station. The fire flow requirement for Zone 1BH1 is 2,500 gpm for 2 hours. The Zone 1BH1 maximum day plus fire demand is 2,537 gpm. The firm capacity of the Silent Ranch Booster Pump Station is 180 gpm.

   It is recommended that a study be undertaken to determine if the hydropneumatic system should be replaced with two duty pumps and variable frequency drives at the Silent Ranch Booster Pump Station and a connection to Zone 1B with a pressure relief valve or if the existing pump station and hydropneumatic tank should remain in place with needed replacements/upgrades. The recommended Zone 1B loop in North Silent Ranch Road should also be evaluated. It is intended to provide fire protection to a portion of the Zone 1BH1 service area via Zone 1B.

4. Zone 2H2 – Zone 2H2 is a hydropneumatic system, provided water via the Eagle Ridge Booster Pump Station. The fire flow requirement for Zone 2H2 is 2,500 gpm for 2 hours. The Zone 2H2 maximum day plus fire demand is 2,510 gpm. The firm capacity of the Eagle Ridge Booster Pump Station is 670 gpm.

   It is recommended that a study be undertaken to determine if the hydropneumatic system should be replaced with two duty pumps with variable frequency drives and a fire pump at the Eagle Ridge Booster Pump Station and a connection to Zone 2 with a pressure relief valve or if the existing pump station and hydropneumatic tank should remain in place with needed replacements/upgrades.

5. Zone 4 – The Zone 4 storage requirement is 0.314 MG. The existing available storage at Lower Gordon Reservoirs B and A is a total of 0.228 MG. The Morgan Ranch Booster Pump Station has a firm capacity of about 545 gpm. The fire flow requirement for Zone 4 is 2,500 gpm for 2 hours. It is recommended that Zone 4 be studied to determine the best way to meet the daily demands of the zone as well as the fire flow requirements.

   The City is also concerned about redundancy since there is only one distribution line providing water from Morgan Ranch Booster Pump Station to the Lower Gordon Reservoirs and Gordon Booster Pump Station which provides water to Zone 4A. The City would like to explore the possibility of a parallel distribution line or a connection to Zone 3D through the Bluebird Preserve.

6. Zone 4A – The Zone 4A storage requirement is 0.445 MG. The existing available storage at Upper Gordon Reservoirs B and A is a total of 0.320 MG. The Gordon Booster Pump Station has a firm capacity of about 435 gpm. The fire flow requirement for Zone 4A is 2,500 gpm for 2 hours. It is recommended that Zone 4A be studied to determine the best way to meet the daily demands of the zone as well as the fire flow requirements.

   The City would also like an elevation study to first be conducted to determine how much future development/expansion can occur in Zone 4A.

7. Zone 2H1 – Zone 2H1 is a hydropneumatic system, provided water via the Rainbow Booster Pump Station. The fire flow requirement for Zone 2H1 is 2,500 gpm for 2 hours. The Zone

2H1 maximum day plus fire demand is 2,513 gpm. The firm capacity of the Rainbow Booster Pump Station is 227 gpm.

It is recommended that a study be undertaken to determine if the hydropneumatic system should be replaced with two duty pumps with variable frequency drives and a fire pump at the Rainbow Booster Pump Station and a connection to Zone 2 with a pressure relief valve or if the existing pump station and hydropneumatic tank should remain in place with needed replacements/upgrades.

8. Zone 3A – The Zone 3A storage requirement is 0.442 MG. The existing available storage at the existing Zone 3A Reservoirs is a total of 0.349 MG. The Glencoe Booster Pump Station has a firm capacity of about 470 gpm. The fire flow requirement for Zone 3A is 2,500 gpm for 2 hours.

   The replacement for North Glendora Reservoir B was under design while this Master Plan study was being completed. It is planned to replace the current reservoir with two new ones. A preliminary design report should be prepared for the replacement of the Glencoe Booster Pump Station, utilizing the new North Glendora Reservoirs design. The study should also consider the future customer line extension in North Glendora Avenue (See Project G-P03 on Figure 9-4).

9. Zone 3B – The Zone 3B storage requirement is 0.314 MG. The existing available storage at Englewild Canyon Reservoirs A and B is a total of 0.012 MG. The Englewild Canyon Booster Pump Station has a firm capacity of about 32 gpm. The fire flow requirement for Zone 3B is 2,500 gpm for 2 hours. It is recommended that Zone 3B be studied to determine the best way to meet the daily demands of the zone as well as the fire flow requirements.

10. Zone 3D – The Zone 3D storage requirement is 0.383 MG. The existing available storage at Bluebird Reservoirs B and A is a total of 0.106 MG. The Bluebird Booster Pump Station has a firm capacity of about 110 gpm. The fire flow requirement for Zone 3D is 2,500 gpm for 2 hours. It is recommended that Zone 3D be studied to determine the best way to meet the daily demands of the zone as well as the fire flow requirements.

    Improvements to consider for the hydraulic study include the following:

    - Upsize about 3,000 feet of pipe from 6-inch to 10-inch from the Bluebird Booster Pump Station to the Bluebird Reservoirs
    - Pipe replacement projects (See Plate 10-2)
    - Replace pump station with 2 duty pumps and 1 fire pump
    - Replace reservoirs and increase volume, if possible
    - Create loop east of Bluebird Road and south of Bluebird Reservoirs (See Project G-P01 on Figure 9-4)
    - Create loop through Mountain Lane (See Project G-P02 on Figure 9-4)

11-5 Water Yard Facility

The recommended improvements related to the City's water yard facility (~$7.0 Million) are as follows and listed in Table 11-4 at the end of this section:

1. Additional and upgraded camera system
2. Warehouse replacement and potential relocation
3. Parking improvements
4. NPDES/spoils/washout relocation
5. Solid security fence installation around facility
6. Standby generator
7. Chemical building upgrades

11-6 San Gabriel Yard

The recommended improvements related to the City's San Gabriel Yard facility (~$4.2 Million) are as follows and listed in Table 11-4 at the end of this section:

1. Installation of camera system
2. Higher walls around the perimeter
3. Additional generator capacity
4. Chlorination system improvements, including vault flood sensors, seismic upgrades, scrubber installation assessment, sump pump upgrade, connection to SCADA, chlorine well injection line design and replacement, and 2 pumps and skids
5. Surge tank evaluation

11-7 General Water System Improvement Recommendations

Improvement recommendations for the water system (~$2.8 Million) are as follows and listed in Table 11-4 at the end of this section:

1. Assess and maintain Well 5 and Well 7 easements for future use
2. Comprehensive SCADA upgrade assessment
3. Comprehensive standby power assessment
4. Comprehensive valve assessment
5. Valve replacement program

11-8 Project Priorities

The projects are provided for each recommendation in Tables 11-1 through 11-4. The priorities are based on the condition observed in the field, discussions with City staff, and health and safety concerns for the public and operations staff.

The projects are grouped by facility site in Tables 11-1 through 11-4. Appendix 11-2 provides the project recommendations by priority instead of grouped by project site.

Table 11-1
Well Improvement Recommendations

Facility Type	Facility Name	Recommendations	Recommendation Notes	Priority	Construction Cost Estimate for Improvements	Design & Administration Cost ($)	Construction Management Cost ($)	Contingency Cost ($)	Total Project Cost ($)
Well	Well 2	Convert to Submersible pump		Medium	$ 300,000	$ 60,000	$ 45,000	$ 60,000	$ 465,000
		Conduct Casing Inspection Thickness Measurement (CITM) Survey		Medium	$ 20,000	$ 4,000	$ 3,000	$ 4,000	$ 31,000
		Conduct dual-cam downhole video survey		Medium	$ 2,000	$ 400	$ 300	$ 400	$ 3,100
		Add 100 kW standby generator and Automatic Transfer Switch	Individual standby generator cost was added for CIP purposes. Additionally, a study should be conducted to determine the standby power size for the site.	Medium	$ 200,000	$ 40,000	$ 30,000	$ 40,000	$ 310,000
		Replace Switchboard, MCC, Control Panel		Medium	$ 450,000	$ 90,000	$ 67,500	$ 90,000	$ 697,500
		Construct Rollaway Building, Site Improvements		Medium	$ 300,000	$ 60,000	$ 45,000	$ 60,000	$ 465,000
		Add automatic pump to waste		Medium	$ 80,000	$ 16,000	$ 12,000	$ 16,000	$ 124,000
		Replace discharge piping and valves		Medium	$ 120,000	$ 24,000	$ 18,000	$ 24,000	$ 186,000
Well	Well 5	Construct Building, Site Improvements	Conduct project when golf course is updated	Low-Medium	$ 400,000	$ 80,000	$ 60,000	$ 80,000	$ 620,000
		Conduct CCTV Inspection, Casing Inspection Thickness Measurement (CITM) Survey		Low-Medium	$ 20,000	$ 4,000	$ 3,000	$ 4,000	$ 31,000
		Conduct dual-cam downhole video survey		Low-Medium	$ 2,000	$ 400	$ 300	$ 400	$ 3,100
		Replace discharge piping and valves		Low-Medium	$ 100,000	$ 20,000	$ 15,000	$ 20,000	$ 155,000
		Add a level transducer		Low-Medium	$ 15,000	$ 3,000	$ 2,250	$ 3,000	$ 23,250
		Add automatic discharge to waste	At pump head	Low-Medium	$ 30,000	$ 6,000	$ 4,500	$ 6,000	$ 46,500
		Electrical upgrades	30 years old; need to replace VFD, starters, controls, etc.	Low-Medium	$ 250,000	$ 50,000	$ 37,500	$ 50,000	$ 387,500
		* Feasibility Study for new well location	Study to determine exact location and size of site, as well as evaluate the groundwater quality and well constructability at selected site.	Low	$ 200,000	$ 40,000	$ 30,000	$ 40,000	$ 310,000
		Replace discharge piping and resize	Replace at 3000 feet of pipe at end of useful life; estimated size is 16-inch	Low	$ 2,400,000	$ 480,000	$ 360,000	$ 480,000	$ 3,720,000
Well	Well 8	Conduct Casing Inspection Thickness Measurement (CITM) Survey		Medium	$ 20,000	$ 4,000	$ 3,000	$ 4,000	$ 31,000
		Conduct dual-cam downhole video survey		Medium	$ 2,000	$ 400	$ 300	$ 400	$ 3,100
		New stainless steel liner		Medium	$ 420,000	$ 84,000	$ 63,000	$ 84,000	$ 651,000
		Well rehabilitation	Brush and clean, dual swab mechanical, focus intake pumping, and pumping development	Medium	$ 300,000	$ 60,000	$ 45,000	$ 60,000	$ 465,000

Table 11-1 (Continued)
Well Improvement Recommendations

Facility Type	Facility Name	Recommendations	Recommendation Notes	Priority	Construction Cost Estimate for Improvements	Design & Administration Cost ($)	Construction Management Cost ($)	Contingency Cost ($)	Total Project Cost ($)
Well	Well 9	Conduct Casing Inspection Thickness Measurement (CITM) Survey		Medium	$ 20,000	$ 4,000	$ 3,000	$ 4,000	$ 31,000
		Conduct dual-cam downhole video survey		Medium	$ 2,000	$ 400	$ 300	$ 400	$ 3,100
		New stainless steel liner		Medium	$ 420,000	$ 84,000	$ 63,000	$ 84,000	$ 651,000
		Well rehabilitation	Brush and clean, dual swab mechanical, focus intake pumping, and pumping development	Medium	$ 300,000	$ 60,000	$ 45,000	$ 60,000	$ 465,000
Well	Well 10	Demolish existing well		Medium	$ 200,000	$ 40,000	$ 30,000	$ 40,000	$ 310,000
		* Drill new well		Medium	$ 1,800,000	$ 360,000	$ 270,000	$ 360,000	$ 2,790,000
		* Equip new well with standby generator		Medium	$ 3,500,000	$ 700,000	$ 525,000	$ 700,000	$ 5,425,000
		* Construct wellhead nitrate treatment		Medium	$ 1,200,000	$ 240,000	$ 180,000	$ 240,000	$ 1,860,000
Well	Well 11	Demolish existing well		Low	$ 100,000	$ 20,000	$ 15,000	$ 20,000	$ 155,000
		Drill new well		Low	$ 1,800,000	$ 360,000	$ 270,000	$ 360,000	$ 2,790,000
		* Equip new well with standby generator		Low	$ 3,500,000	$ 700,000	$ 525,000	$ 700,000	$ 5,425,000
		* Construct wellhead nitrate treatment		Low	$ 1,200,000	$ 240,000	$ 180,000	$ 240,000	$ 1,860,000
Well	Well 12	Conduct Casing Inspection Thickness Measurement (CITM) Survey		Medium-High	$ 20,000	$ 4,000	$ 3,000	$ 4,000	$ 31,000
		Well rehabilitation	Brush and clean, dual swab mechanical, focus intake pumping, and pumping development	Medium-High	$ 300,000	$ 60,000	$ 45,000	$ 60,000	$ 465,000
		New stainless steel liner		Medium-High	$ 300,000	$ 60,000	$ 45,000	$ 60,000	$ 465,000
		Upgrade electrical and controls		Medium-High	$ 400,000	$ 80,000	$ 60,000	$ 80,000	$ 620,000
		Manual transfer switch and portable generator		Medium-High	$ 20,000	$ 4,000	$ 3,000	$ 4,000	$ 31,000
		Raise pump base to 18" above floor		Medium-High	$ 40,000	$ 8,000	$ 6,000	$ 8,000	$ 62,000
		Replace discharge piping	Reuse valves	Medium-High	$ 70,000	$ 14,000	$ 10,500	$ 14,000	$ 108,500
		New Well Building and floors		Medium-High	$ 400,000	$ 80,000	$ 60,000	$ 80,000	$ 620,000
Well	Well 13	Convert to Submersible pump		Medium	$ 420,000	$ 84,000	$ 63,000	$ 84,000	$ 651,000
		New Building	Includes new water source for chlorine	Medium	$ 500,000	$ 100,000	$ 75,000	$ 100,000	$ 775,000
		Add 300 kW standby generator and Automatic Transfer Switch	Individual standby generator cost was added for CIP purposes. Additionally, a study should be conducted to determine the standby power size for the site.	Medium	$ 400,000	$ 80,000	$ 60,000	$ 80,000	$ 620,000
		Add water chiller (for chlorine line)		Medium	$ 40,000	$ 8,000	$ 6,000	$ 8,000	$ 62,000
				Total Well Improvement Costs	**$ 22,583,000**	**$ 4,516,600**	**$ 3,387,450**	**$ 4,516,600**	**$ 35,003,650**

**Includes preliminary design report / detailed hydraulic analysis / study*

Table 11-2
Reservoir Improvement Recommendations

Facility Type	Facility Name	Recommendations	Recommendation Notes	Priority	Construction Cost Estimate for Improvements	Design & Administration Cost ($)	Construction Management Cost ($)	Contingency Cost ($)	Total Project Cost ($)
Reservoir	San Gabriel (1.0 MG)	* Construct new inlet header to reservoir and underground vault	Includes Preliminary Design Report	Low	$ 800,000	$ 160,000	$ 120,000	$ 160,000	$ 1,240,000
Reservoir	South Hills West A (3.0 MG)	Demolish existing reservoir	Suspected hazmat abatement i.e., lead, asbestos, etc.	High	$ 1,000,000	$ 200,000	$ 150,000	$ 200,000	$ 1,550,000
		* Construct new 3 MG steel reservoir	Include detailed study of how to construct and limit impact on Reservoir 1C	High	$ 5,000,000	$ 1,000,000	$ 750,000	$ 1,000,000	$ 7,750,000
		Access road improvements	Asphalt road to site about 2300 feet	High	$ 1,380,000	$ 276,000	$ 207,000	$ 276,000	$ 2,139,000
Reservoir	South Hills West B (7.0 MG)	Add mixer		High	$ 200,000	$ 40,000	$ 30,000	$ 40,000	$ 310,000
		Add solar power with back-up generator	2 mixers	Medium	$ 120,000	$ 24,000	$ 18,000	$ 24,000	$ 186,000
		Ventilation and Active Ventilation improvements	Add blowers and vents	High	$ 200,000	$ 40,000	$ 30,000	$ 40,000	$ 310,000
		Chlorine injection/monitoring	Cut into roof	Medium	$ 60,000	$ 12,000	$ 9,000	$ 12,000	$ 93,000
		Access road improvements		Medium	$ 240,000	$ 48,000	$ 36,000	$ 48,000	$ 372,000
		Add safety/fall protection along stairs access		High	$ 100,000	$ 20,000	$ 15,000	$ 20,000	$ 155,000
		Security improvements (cameras)		Medium	$ 100,000	$ 20,000	$ 15,000	$ 20,000	$ 155,000
Reservoir	Sierra Madre A (4.0 MG)	Add SAFT climb to ladder		High	$ 10,000	$ 2,000	$ 1,500	$ 2,000	$ 15,500
		Add railing around roof		High	$ 80,000	$ 16,000	$ 12,000	$ 16,000	$ 124,000
		Reconstruct suction line		High	$ 300,000	$ 60,000	$ 45,000	$ 60,000	$ 465,000
		Ventilation and Active Ventilation improvements	Add blowers and vents	High	$ 150,000	$ 30,000	$ 22,500	$ 30,000	$ 232,500
		Add mixer		High	$ 120,000	$ 24,000	$ 18,000	$ 24,000	$ 186,000
		Add chlorine analyzer off suction line and connect to SCADA		High	$ 60,000	$ 12,000	$ 9,000	$ 12,000	$ 93,000
		Site improvements	Add retaining wall along north side of reservoir; about 200 feet long x 20 feet high	Low	$ 600,000	$ 120,000	$ 90,000	$ 120,000	$ 930,000
		Add a drop down nitrate analyzer	Currently only on top. Want another that just sits 2-3 feet from the floor	Low	$ 80,000	$ 16,000	$ 12,000	$ 16,000	$ 124,000
Reservoir	Goddard A (3.5 MG)	Add mixer		High	$ 150,000	$ 30,000	$ 22,500	$ 30,000	$ 232,500
		Add railing around roof		High	$ 76,000	$ 15,200	$ 11,400	$ 15,200	$ 117,800
		Additional ventilation	2 additional vents	High	$ 100,000	$ 20,000	$ 15,000	$ 20,000	$ 155,000
		Add solar power and backup generator		Medium	$ 100,000	$ 20,000	$ 15,000	$ 20,000	$ 155,000
		Replace nitrate analyzer		Medium	$ 30,000	$ 6,000	$ 4,500	$ 6,000	$ 46,500
Reservoir	South Hills East A (2.5 MG)	Add mixer		High	$ 150,000	$ 30,000	$ 22,500	$ 30,000	$ 232,500
		Add CL2 injection points/monitoring to SCADA		Medium	$ 60,000	$ 12,000	$ 9,000	$ 12,000	$ 93,000
		Larger vent		High	$ 50,000	$ 10,000	$ 7,500	$ 10,000	$ 77,500
		Solar power/generator		Medium	$ 100,000	$ 20,000	$ 15,000	$ 20,000	$ 155,000
		Remove/relocate IT equipment from the roof.		High	$ 200,000	$ 40,000	$ 30,000	$ 40,000	$ 310,000
		Replace interior and exterior ladder		High	$ 50,000	$ 10,000	$ 7,500	$ 10,000	$ 77,500
		Add railing around roof		High	$ 43,000	$ 8,600	$ 6,450	$ 8,600	$ 66,649
		Exterior ladder cage		High	$ 16,000	$ 3,200	$ 2,400	$ 3,200	$ 24,800

Table 11-2 (Continued)
Reservoir Improvement Recommendations

Facility Type	Facility Name	Recommendations	Recommendation Notes	Priority	Construction Cost Estimate for Improvements	Design & Administration Cost ($)	Construction Management Cost ($)	Contingency Cost ($)	Total Project Cost ($)
Reservoir	Hidden Springs A (1.25 MG)	Add mixer		High	$ 150,000	$ 30,000	$ 22,500	$ 30,000	$ 232,500
		Improve ventilation		High	$ 50,000	$ 10,000	$ 7,500	$ 10,000	$ 77,500
		New ladder with SAFT climb		High	$ 75,000	$ 15,000	$ 11,250	$ 15,000	$ 116,250
		Add railing around roof		High	$ 35,000	$ 7,000	$ 5,250	$ 7,000	$ 54,250
		Overflow outlet structure	Interim Improvement	High	$ 80,000	$ 16,000	$ 12,000	$ 16,000	$ 124,000
		Demolish Reservoir		Low	$ 1,000,000	$ 200,000	$ 150,000	$ 200,000	$ 1,550,000
Reservoir	Hidden Springs B (3.5 MG)	Spot repair and paint		Low-Medium	$ 50,000	$ 10,000	$ 7,500	$ 10,000	$ 77,500
		Add mixer		High	$ 150,000	$ 30,000	$ 22,500	$ 30,000	$ 232,500
		Improve ventilation		High	$ 50,000	$ 10,000	$ 7,500	$ 10,000	$ 77,500
		Add railing around roof		High	$ 42,000	$ 8,400	$ 6,300	$ 8,400	$ 65,100
		Replace interior coating	Evaluate existing coating first. Cost to replace coating included for budgeting purposes.	Low-Medium	$ 870,000	$ 174,000	$ 130,500	$ 174,000	$ 1,348,500
Reservoir	Country Club South A (0.688 MG)	Demolish reservoir		High	$ 700,000	$ 140,000	$ 105,000	$ 140,000	$ 1,085,000
		Construct new 0.75 MG reservoir		High	$ 3,500,000	$ 700,000	$ 525,000	$ 700,000	$ 5,425,000
		Relocate electrical for the site		High	$ 50,000	$ 10,000	$ 7,500	$ 10,000	$ 77,500
		Site improvements	Separated out site improvements in case it is needed before reservoir reconstruction	High	$ 200,000	$ 40,000	$ 30,000	$ 40,000	$ 310,000
Reservoir	Country Club North B (0.688 MG)	Add mixer		High	$ 150,000	$ 30,000	$ 22,500	$ 30,000	$ 232,500
Reservoir	Morgan Ranch A (2.5 MG)	Add mixer		High	$ 150,000	$ 30,000	$ 22,500	$ 30,000	$ 232,500
		Repair Brick wall separation and gutter		Low	$ 60,000	$ 12,000	$ 9,000	$ 12,000	$ 93,000
		Repair expansion joint material		Low	$ 50,000	$ 10,000	$ 7,500	$ 10,000	$ 77,500
		Replace overflow piping	Dive Report mentions replacement in the next year	Low	$ 30,000	$ 6,000	$ 4,500	$ 6,000	$ 46,500
		Repair cracking in southwest corner		Low	$ 100,000	$ 20,000	$ 15,000	$ 20,000	$ 155,000
		Replace internal joint material		Low	$ 60,000	$ 12,000	$ 9,000	$ 12,000	$ 93,000
		Replace underdrain monitoring vault lid		Low	$ 10,000	$ 2,000	$ 1,500	$ 2,000	$ 15,500
		Add SAFT climb to ladder		High	$ 20,000	$ 4,000	$ 3,000	$ 4,000	$ 31,000
		Replace security fence		High	$ 50,000	$ 10,000	$ 7,500	$ 10,000	$ 77,500
Reservoir	Englewild A (2.5 MG)	Add mixer		High	$ 150,000	$ 30,000	$ 22,500	$ 30,000	$ 232,500
		Solar/generator		Low-Medium	$ 100,000	$ 20,000	$ 15,000	$ 20,000	$ 155,000
		Seal railing connection to roof		High	$ 10,000	$ 2,000	$ 1,500	$ 2,000	$ 15,500
		Miscellaneous site improvements	Landscaping and asphalt	Low-Medium	$ 70,000	$ 14,000	$ 10,500	$ 14,000	$ 108,500
		Replace exterior ladder with SAFT climb.		High	$ 20,000	$ 4,000	$ 3,000	$ 4,000	$ 31,000
Reservoir	Hicrest B (0.274 MG)	Miscellaneous coating repairs	Include corrosion consultant review of cathodic protection system adjustment box	Low	$ 50,000	$ 10,000	$ 7,500	$ 10,000	$ 77,500
Reservoir	Hicrest A (0.116 MG)	Miscellaneous coating repairs	Include corrosion consultant review of cathodic protection system adjustment box	Low	$ 50,000	$ 10,000	$ 7,500	$ 10,000	$ 77,500

Table 11-2 (Continued)
Reservoir Improvement Recommendations

Facility Type	Facility Name	Recommendations	Recommendation Notes	Priority	Construction Cost Estimate for Improvements	Design & Administration Cost ($)	Construction Management Cost ($)	Contingency Cost ($)	Total Project Cost ($)
Reservoir	Hook Cyn A (0.33 MG)	Interior coating repairs		Low	$ 80,000	$ 16,000	$ 12,000	$ 16,000	$ 124,000
		Redo caulking		Low	$ 2,000	$ 400	$ 300	$ 400	$ 3,100
		Add railing around roof		High	$ 25,000	$ 5,000	$ 3,750	$ 5,000	$ 38,750
		Ladder cage repairs		High	$ 10,000	$ 2,000	$ 1,500	$ 2,000	$ 15,500
		Add second hatch		High	$ 30,000	$ 6,000	$ 4,500	$ 6,000	$ 46,500
		Site paving repairs		Low	$ 12,500	$ 2,500	$ 1,875	$ 2,500	$ 19,375
Reservoir	Hook Cyn B (0.33 MG)	Interior coating repairs		Low	$ 80,000	$ 16,000	$ 12,000	$ 16,000	$ 124,000
		Redo caulking		Low	$ 2,000	$ 400	$ 300	$ 400	$ 3,100
		Add railing around roof		High	$ 25,000	$ 5,000	$ 3,750	$ 5,000	$ 38,750
		Ladder cage repairs		High	$ 10,000	$ 2,000	$ 1,500	$ 2,000	$ 15,500
		Add second hatch		High	$ 30,000	$ 6,000	$ 4,500	$ 6,000	$ 46,500
		Site paving repairs		Low	$ 12,500	$ 2,500	$ 1,875	$ 2,500	$ 19,375
Reservoir	Big Dalton A (0.045 MG)	Change out existing BIF level sensor that runs on phone line to level transducer		Low	$ 15,000	$ 3,000	$ 2,250	$ 3,000	$ 23,250
		Coating interior and exterior		Low	$ 180,000	$ 36,000	$ 27,000	$ 36,000	$ 279,000
		SCADA upgrade with cellular data		Low	$ 100,000	$ 20,000	$ 15,000	$ 20,000	$ 155,000
		Add mixer		High	$ 100,000	$ 20,000	$ 15,000	$ 20,000	$ 155,000
		Site improvements	Retaining wall about 80 ft long x 10 ft high	High	$ 120,000	$ 24,000	$ 18,000	$ 24,000	$ 186,000
		Add railing around roof		High	$ 10,000	$ 2,000	$ 1,500	$ 2,000	$ 15,500
		Power solar/generator		Low	$ 100,000	$ 20,000	$ 15,000	$ 20,000	$ 155,000
Reservoir	Boy Scouts A (0.01 MG)	Remove existing pump station and reservoir.	Disconnect discharge pipe and fill with concrete	High	$ 50,000	$ 10,000	$ 7,500	$ 10,000	$ 77,500
		Build above ground tank to be filled and water used only for restrooms while Boy Scout camp is occupied.	Exact size to be determined based on maximum number of people	High	$ 250,000	$ 50,000	$ 37,500	$ 50,000	$ 387,500
		Tank mixer		High	$ 50,000	$ 10,000	$ 7,500	$ 10,000	$ 77,500
Reservoir	Silent Ranch A	* Replace hydropneumatic tank		High	$ 150,000	$ 30,000	$ 22,500	$ 30,000	$ 232,500
		* Construct about 200 feet of 8-inch pipe, pressure relief valve and vault, connected to Zone 5.	Use in case hydropneumatic tank is not replaced	High	$ 240,000	$ 48,000	$ 36,000	$ 48,000	$ 372,000
Reservoir	Eagle Ridge A	* Recoat hydropnuematic tank		High	$ 50,000	$ 10,000	$ 7,500	$ 10,000	$ 77,500
		* Add Pressure Relief line and valve to Zone 2 (about 200 feet of 8-inch pipe and valve vault)	Use in case hydropneumatic tank is not replaced	High	$ 240,000	$ 48,000	$ 36,000	$ 48,000	$ 372,000
Reservoir	Lower Gordon B (0.16 MG)	Exterior coating/interior coating		Low	$ 400,000	$ 80,000	$ 60,000	$ 80,000	$ 620,000
		Hatch replacement and new hatch	Move hatch away from access ladder and add second hatch	High	$ 80,000	$ 16,000	$ 12,000	$ 16,000	$ 124,000
		Ventilation improvements		High	$ 20,000	$ 4,000	$ 3,000	$ 4,000	$ 31,000
		Add railing around roof		High	$ 25,000	$ 5,000	$ 3,750	$ 5,000	$ 38,750
Reservoir	Lower Gordon A (0.16 MG)	Exterior coating/interior coating		Low	$ 400,000	$ 80,000	$ 60,000	$ 80,000	$ 620,000
		Hatch replacement and new hatch	Move hatch away from access ladder and add second hatch	High	$ 80,000	$ 16,000	$ 12,000	$ 16,000	$ 124,000
		Ventilation improvements		High	$ 20,000	$ 4,000	$ 3,000	$ 4,000	$ 31,000
		Add railing around roof		High	$ 25,000	$ 5,000	$ 3,750	$ 5,000	$ 38,750

Table 11-2 (Continued)
Reservoir Improvement Recommendations

Facility Type	Facility Name	Recommendations	Recommendation Notes	Priority	Construction Cost Estimate for Improvements	Design & Administration Cost ($)	Construction Management Cost ($)	Contingency Cost ($)	Total Project Cost ($)
Reservoir	Upper Gordon B (0.20 MG)	Interior coating		Medium	$ 300,000	$ 60,000	$ 45,000	$ 60,000	$ 465,000
		Exterior coating		Medium	$ 250,000	$ 50,000	$ 37,500	$ 50,000	$ 387,500
		Add cathodic protection		Medium	$ 50,000	$ 10,000	$ 7,500	$ 10,000	$ 77,500
		Replace interior ladders		High	$ 20,000	$ 4,000	$ 3,000	$ 4,000	$ 31,000
Reservoir	Upper Gordon A (0.20 MG)	Interior coating		Medium	$ 300,000	$ 60,000	$ 45,000	$ 60,000	$ 465,000
		Exterior coating		Medium	$ 250,000	$ 50,000	$ 37,500	$ 50,000	$ 387,500
		Add cathodic protection		Medium	$ 50,000	$ 10,000	$ 7,500	$ 10,000	$ 77,500
		Replace interior ladders		High	$ 20,000	$ 4,000	$ 3,000	$ 4,000	$ 31,000
Reservoir	Rainbow A	* Recoat hydropneumatic tank		High	$ 100,000	$ 20,000	$ 15,000	$ 20,000	$ 155,000
		* Add about 350 feet of 8-inch pipe, pressure relief valve and vault, connected to Zone 2.	Use in case hydropneumatic tank is not replaced	High	$ 300,000	$ 60,000	$ 45,000	$ 60,000	$ 465,000
Reservoir	Glencoe B (0.125 MG)	Site maintenance outside fence perimeter	Clear brush in front of overflow/drain	Low	$ 80,000	$ 16,000	$ 12,000	$ 16,000	$ 124,000
		Access road improvements	Regrading and asphalt whole road, about 1000 feet	High	$ 600,000	$ 120,000	$ 90,000	$ 120,000	$ 930,000
		Add railing around roof		High	$ 16,000	$ 3,200	$ 2,400	$ 3,200	$ 24,800
		Add retaining wall on north side of site		High	$ 80,000	$ 16,000	$ 12,000	$ 16,000	$ 124,000
		Add flexible coupling to overflow pipe		Low	$ 20,000	$ 4,000	$ 3,000	$ 4,000	$ 31,000
Reservoir	Glencoe A (0.0125 MG)	Add railing around roof		High	$ 8,000	$ 1,600	$ 1,200	$ 1,600	$ 12,400
		Add flexible coupling to overflow pipe		Low	$ 20,000	$ 4,000	$ 3,000	$ 4,000	$ 31,000
Reservoir	North Glendora B (0.318 MG)	* Replace reservoir with two tanks	Includes generator and solar	High	$ 5,000,000	$ 1,000,000	$ 750,000	$ 1,000,000	$ 7,750,000
Reservoir	Englewild Cyn A (0.01 MG)	Add railing around roof		High	$ 16,000	$ 3,200	$ 2,400	$ 3,200	$ 24,800
		Replace interior and exterior coating		Low	$ 100,000	$ 20,000	$ 15,000	$ 20,000	$ 155,000
		Add SCADA levels/power		Low	$ 80,000	$ 16,000	$ 12,000	$ 16,000	$ 124,000
Reservoir	Englewild Cyn B (0.01 MG)	Add railing around roof		High	$ 16,000	$ 3,200	$ 2,400	$ 3,200	$ 24,800
		Replace interior and exterior coating		Low	$ 100,000	$ 20,000	$ 15,000	$ 20,000	$ 155,000
		Add SCADA levels/power		Low	$ 80,000	$ 16,000	$ 12,000	$ 16,000	$ 124,000
Reservoir	Bluebird Hill B (0.125 MG)	* Replace reservoirs; increase volume if possible	Purchase property for one or both new reservoirs; Cost estimated for one 0.44 MG	Medium	$ 2,500,000	$ 500,000	$ 375,000	$ 500,000	$ 3,875,000
Reservoir	Bluebird Hill A (0.0125 MG)		Cost estimated for one 0.135 MG on existing property and includes demolition	Medium	$ 800,000	$ 160,000	$ 120,000	$ 160,000	$ 1,240,000
			Total Reservoir Improvement Costs		**$ 34,037,000**	**$ 6,807,400**	**$ 5,105,550**	**$ 6,807,400**	**$ 52,757,349**

**Includes preliminary design report / detailed hydraulic analysis / study*

Table 11-3
Booster Pump Station Improvement Recommendations

Facility Type	Facility Name	Recommendations	Recommendation Notes	Priority	Construction Cost Estimate for Improvements	Design & Administration Cost ($)	Construction Management Cost ($)	Contingency Cost ($)	Total Project Cost ($)
Booster Pump Station	San Gabriel (SG-1, SG-2, SG-3, SG-4, SG-5)	Add 18 pulse VFDs for 250 hp pumps (x2)		Medium-High	$ 360,000	$ 72,000	$ 54,000	$ 72,000	$ 558,000
		Add 18 pulse VFDs for 350 hp pumps (x2)		Medium-High	$ 600,000	$ 120,000	$ 90,000	$ 120,000	$ 930,000
		3000 amp ATS		Medium-High	$ 500,000	$ 100,000	$ 75,000	$ 100,000	$ 775,000
		Electrical improvements	Dependent on VFDs	Medium-High	$ 500,000	$ 100,000	$ 75,000	$ 100,000	$ 775,000
Booster Pump Station	Englewild (B13, B14, B10)	Replace electrical panel		Medium-High	$ 400,000	$ 80,000	$ 60,000	$ 80,000	$ 620,000
		Site Improvements	Concrete floor and drainage	Medium-High	$ 40,000	$ 8,000	$ 6,000	$ 8,000	$ 62,000
		Replace suction line	12-inch suction	Medium-High	$ 180,000	$ 36,000	$ 27,000	$ 36,000	$ 279,000
		Suction isolation valves	3	Medium-High	$ 30,000	$ 6,000	$ 4,500	$ 6,000	$ 46,500
		Replace pump barrels	25 feet	Medium-High	$ 180,000	$ 36,000	$ 27,000	$ 36,000	$ 279,000
		Coating		Medium-High	$ 10,000	$ 2,000	$ 1,500	$ 2,000	$ 15,500
		SCADA improvements		Medium-High	$ 30,000	$ 6,000	$ 4,500	$ 6,000	$ 46,500
Booster Pump Station	Hidden Springs (B11, B12)	Replace suction line	14 inch suction	Medium-High	$ 210,000	$ 42,000	$ 31,500	$ 42,000	$ 325,500
		Suction isolation valves		Medium-High	$ 45,000	$ 9,000	$ 6,750	$ 9,000	$ 69,750
		Replace pump barrels	25 feet	Medium-High	$ 120,000	$ 24,000	$ 18,000	$ 24,000	$ 186,000
		Replace conduits below floor		Medium-High	$ 40,000	$ 8,000	$ 6,000	$ 8,000	$ 62,000
		Replace electrical panels		Medium-High	$ 250,000	$ 50,000	$ 37,500	$ 50,000	$ 387,500
		Replace motors		Medium-High	$ 120,000	$ 24,000	$ 18,000	$ 24,000	$ 186,000
		Replace Cla pump control valves		Medium-High	$ 50,000	$ 10,000	$ 7,500	$ 10,000	$ 77,500
		Replace flow meters	Add flow meter to each discharge line	Medium-High	$ 40,000	$ 8,000	$ 6,000	$ 8,000	$ 62,000
		Site Improvements	Concrete floor and drainage	Medium-High	$ 40,000	$ 8,000	$ 6,000	$ 8,000	$ 62,000
		SCADA improvements		Medium-High	$ 30,000	$ 6,000	$ 4,500	$ 6,000	$ 46,500
Booster Pump Station	Silent Ranch (B20, B57) HP	* *Loop of Zone 5 with about 500 feet of 8-inch pipe through Zone 11 service area (N. Silent Ranch Dr)*	Zone 5 loop will allow 2500 gpm fire flow to be provided from Zone 5 with residual pressures above 26 psi to the Zone 11 service area	High	$ 200,000	$ 40,000	$ 30,000	$ 40,000	$ 310,000
		* Rebuild PS - Include 2 duty pumps with VFDs	~60 gpm pumps; once a certain pressure is reached, reduce speed and provide a pressure relief to Zone 5 (option if no HP tank desired)	High	$ 480,000	$ 96,000	$ 72,000	$ 96,000	$ 744,000
		Standby generator		High	$ 120,000	$ 24,000	$ 18,000	$ 24,000	$ 186,000
Booster Pump Station	Valley Center (B21)	Evaluate reason for infiltration	Could just need new seal and relocate existing drainage facilities	High	$ 20,000	$ 4,000	$ 3,000	$ 4,000	$ 31,000
		Replace pump station	Includes SCADA and electrical	Low	$ 720,000	$ 144,000	$ 108,000	$ 144,000	$ 1,116,000

Table 11-3 (Continued)
Booster Pump Station Improvement Recommendations

Facility Type	Facility Name	Recommendations	Recommendation Notes	Priority	Construction Cost Estimate for Improvements	Design & Administration Cost ($)	Construction Management Cost ($)	Contingency Cost ($)	Total Project Cost ($)
Booster Pump Station	Hicrest (B24, B25)	Permanent standby power/generator		Medium	$ 120,000	$ 24,000	$ 18,000	$ 24,000	$ 186,000
		Electrical upgrades		Medium	$ 200,000	$ 40,000	$ 30,000	$ 40,000	$ 310,000
		Raise pump base to 18" above floor		Medium	$ 40,000	$ 8,000	$ 6,000	$ 8,000	$ 62,000
		Replace discharge piping and valves		Medium	$ 80,000	$ 16,000	$ 12,000	$ 16,000	$ 124,000
		* Add 2500 gpm fire pump	Additional pump or upgrade existing pumps to aide in storage deficit	Medium	$ 800,000	$ 160,000	$ 120,000	$ 160,000	$ 1,240,000
Booster Pump Station	Glencoe (B26, B27)	Misc. interim imps. - Add ladder extension		Medium	$ 5,000	$ 1,000	$ 750	$ 1,000	$ 7,750
		Misc. interim imps. - Spring asst. lid on mtr vlt		Medium	$ 20,000	$ 4,000	$ 3,000	$ 4,000	$ 31,000
		Int. imp, - Vault flooded alarm		Medium	$ 10,000	$ 2,000	$ 1,500	$ 2,000	$ 15,500
		* Replace pump station w/ 2 duty pumps plus 2500 gpm fire pump	Include complete vault reconfiguration and replacement	Medium	$ 4,800,000	$ 960,000	$ 720,000	$ 960,000	$ 7,440,000
Booster Pump Station	Hook Canyon (B52, B53)	Add permanent 125 kW generator		Medium	$ 150,000	$ 30,000	$ 22,500	$ 30,000	$ 232,500
		Raise pump base to 18" above floor		Medium	$ 40,000	$ 8,000	$ 6,000	$ 8,000	$ 62,000
		200 Amp Switchboard		Medium	$ 60,000	$ 12,000	$ 9,000	$ 12,000	$ 93,000
		200 Amp ATS		Medium	$ 60,000	$ 12,000	$ 9,000	$ 12,000	$ 93,000
		MCC with 2 x 50 HP VFD/SSMCs		Medium	$ 150,000	$ 30,000	$ 22,500	$ 30,000	$ 232,500
		Control Panel		Medium	$ 100,000	$ 20,000	$ 15,000	$ 20,000	$ 155,000
Booster Pump Station	Dalton (B31)	Electrical panel upgrades		Medium	$ 300,000	$ 60,000	$ 45,000	$ 60,000	$ 465,000
		Approximately 1000' of discharge piping (16 inch)		Medium	$ 800,000	$ 160,000	$ 120,000	$ 160,000	$ 1,240,000
		Add permanent generator		Medium	$ 120,000	$ 24,000	$ 18,000	$ 24,000	$ 186,000
		* Replace pump with 2 new pumps		Medium	$ 360,000	$ 72,000	$ 54,000	$ 72,000	$ 558,000
Booster Pump Station	Bluebird (B32, B33)	* Replace pump station - 2 duty pumps (25 hp) 300 gpm and 1 fire pump (200 hp) 2500 gpm		Medium-High	$ 2,160,000	$ 432,000	$ 324,000	$ 432,000	$ 3,348,000
		Add permanent generator (300 kW)		Medium-High	$ 300,000	$ 60,000	$ 45,000	$ 60,000	$ 465,000
		Building (720 sq ft)		Medium-High	$ 576,000	$ 115,200	$ 86,400	$ 115,200	$ 892,800
		* Construct 3,000 feet of 10-inch pipe	This includes replacing the 6-inch pipe from the pump station to the reservoirs. Other improvements in Zone 28 are included in the Pipe Replacement Projects.	Medium-High	$ 1,500,000	$ 300,000	$ 225,000	$ 300,000	$ 2,325,000
Booster Pump Station	Rainbow (B42, B43) HP	* Replace PS - Add 2 duty pumps VFDs + fire pump (2500 gpm)	~60 gpm pumps; Investigate new site for pump station and standby generator	High	$ 3,600,000	$ 720,000	$ 540,000	$ 720,000	$ 5,580,000
		Standby generator		High	$ 200,000	$ 40,000	$ 30,000	$ 40,000	$ 310,000
		Add to SCADA	On/Off and pump flows	High	$ 100,000	$ 20,000	$ 15,000	$ 20,000	$ 155,000
		Upsize and replace pipes from Sierra Madre Ave to Rainbow Pump Station	Cost included in Pipe Replacement Plan Project ID 1001	High	$ -	$ -	$ -	$ -	$ -

Table 11-3 (Continued)
Booster Pump Station Improvement Recommendations

Facility Type	Facility Name	Recommendations	Recommendation Notes	Priority	Construction Cost Estimate for Improvements	Design & Administration Cost ($)	Construction Management Cost ($)	Contingency Cost ($)	Total Project Cost ($)
Booster Pump Station	Morgan Ranch (B44, B45, B46)	Add vault for meter and pump control valve		Medium	$ 120,000	$ 24,000	$ 18,000	$ 24,000	$ 186,000
		* Add 2500 gpm fire pump	Includes pump and motor, electrical, and pipeline improvements	Medium	$ 600,000	$ 120,000	$ 90,000	$ 120,000	$ 930,000
		Add permanent generator (300kW)		Medium	$ 300,000	$ 60,000	$ 45,000	$ 60,000	$ 465,000
		Electrical improvements	ATS, MCC for fire pump, and replace existing electrical service	Medium	$ 400,000	$ 80,000	$ 60,000	$ 80,000	$ 620,000
		* Redundancy Enhancement Study	Additional parallel pipe or connection to Zone 28	Medium	$ 100,000	$ 20,000	$ 15,000	$ 20,000	$ 155,000
Booster Pump Station	Englewild Canyon (B47, B48)	Add permanent generator (10kW) and ATS	Interim improvement	Medium-Low	$ 150,000	$ 30,000	$ 22,500	$ 30,000	$ 232,500
		Update electrical system	Interim Improvement	Medium-Low	$ 150,000	$ 30,000	$ 22,500	$ 30,000	$ 232,500
		Connect to SCADA	Interim Improvement	Medium-Low	$ 60,000	$ 12,000	$ 9,000	$ 12,000	$ 93,000
		Construct new pump station - two 60 gpm duty pumps and one fire pump (2500 gpm, 125 hp)	Includes new generator	Medium-Low	$ 3,600,000	$ 720,000	$ 540,000	$ 720,000	$ 5,580,000
		* Install new 10-inch pipeline from pump station to reservoirs (about 1600 feet)	This assumes relocation of pump station near Englewild Reservoir site	Medium-Low	$ 800,000	$ 160,000	$ 120,000	$ 160,000	$ 1,240,000
Booster Pump Station	Country Club (B22, B23, B36)	Lowering the suction header	For 200 feet suction line at 36 inch for all three pump stations	Medium-High	$ 720,000	$ 144,000	$ 108,000	$ 144,000	$ 1,116,000
		Replace suction header isolation valves	3 butterfly valves	Medium-High	$ 150,000	$ 30,000	$ 22,500	$ 30,000	$ 232,500
		Replace electrical panels		Medium-High	$ 400,000	$ 80,000	$ 60,000	$ 80,000	$ 620,000
		Replace suction line	16 inch suction	Medium-High	$ 240,000	$ 48,000	$ 36,000	$ 48,000	$ 372,000
		Suction isolation valves		Medium-High	$ 45,000	$ 9,000	$ 6,750	$ 9,000	$ 69,750
		Replace pump barrels	25 feet	Medium-High	$ 180,000	$ 36,000	$ 27,000	$ 36,000	$ 279,000
		* Replace pumps		Medium-High	$ 300,000	$ 60,000	$ 45,000	$ 60,000	$ 465,000
		Site Improvements	Concrete floor and drainage	Medium-High	$ 40,000	$ 8,000	$ 6,000	$ 8,000	$ 62,000
Booster Pump Station	Eagle Ridge (B49, B50, B51) HP	* Rebuild PS - Add 2 duty pumps with VFDs + fire pump (2500 gpm)	~60 gpm pumps; once a certain pressure is reached, reduce speed and provide a pressure relief to Zone 2 near intersection of Beaverbrook Lane and Eagle Ridge (option if no HP tank desired).	High	$ 900,000	$ 180,000	$ 135,000	$ 180,000	$ 1,395,000
		Upgrade electrical and controls		High	$ 300,000	$ 60,000	$ 45,000	$ 60,000	$ 465,000
		Standby generator		High	$ 200,000	$ 40,000	$ 30,000	$ 40,000	$ 310,000
Booster Pump Station	Boy Scout (B56)	Remove existing pump station and reservoir. Construct above ground non-potable water tank to be filled as needed. Th water will only be used for restrooms while Boy Scout camp is occupied.	See Boy Scout Reservoir Recommendations	High		$ -	$ -	$ -	$ -

Table 11-3 (Continued)
Booster Pump Station Improvement Recommendations

Facility Type	Facility Name	Recommendations	Recommendation Notes	Priority	Construction Cost Estimate for Improvements	Design & Administration Cost ($)	Construction Management Cost ($)	Contingency Cost ($)	Total Project Cost ($)
Booster Pump Station	Gordon (B58, B59)	Replace discharge pipes with 6 inch		Low	$ 70,000	$ 14,000	$ 10,500	$ 14,000	$ 108,500
		Miscellaneous improvements (access hatch replacement, elevate pipe supports)		Low	$ 20,000	$ 4,000	$ 3,000	$ 4,000	$ 31,000
		* Add fire pump (2500 gpm, 250 HP)		Low	$ 420,000	$ 84,000	$ 63,000	$ 84,000	$ 651,000
		Electric Service upgrade		Low	$ 100,000	$ 20,000	$ 15,000	$ 20,000	$ 155,000
		New MCC and controls for fire flow pump		Low	$ 200,000	$ 40,000	$ 30,000	$ 40,000	$ 310,000
		Add 400 kW permanent generator		Low	$ 300,000	$ 60,000	$ 45,000	$ 60,000	$ 465,000
		400 Amp ATS		Low	$ 80,000	$ 16,000	$ 12,000	$ 16,000	$ 124,000
Booster Pump Station	Greencroft (B60, B61,	Add permanent generator 200 kW		Low	$ 300,000	$ 60,000	$ 45,000	$ 60,000	$ 465,000
		200 Amp ATS		Low	$ 100,000	$ 20,000	$ 15,000	$ 20,000	$ 155,000
Booster Pump Station	North Grand (B29, B41)	Demolition		Medium	$ 100,000	$ 20,000	$ 15,000	$ 20,000	$ 155,000
		Building (600 sq ft)		Medium	$ 480,000	$ 96,000	$ 72,000	$ 96,000	$ 744,000
		Pumps and motors (60 HP, 800 gpm)		Medium	$ 300,000	$ 60,000	$ 45,000	$ 60,000	$ 465,000
		Piping and valves		Medium	$ 300,000	$ 60,000	$ 45,000	$ 60,000	$ 465,000
		Upgrade 6-inch suction and discharge pipes to 10-inch	About 500 feet of pipe through easement	Medium	$ 375,000	$ 75,000	$ 56,250	$ 75,000	$ 581,250
		Electrical		Medium	$ 600,000	$ 120,000	$ 90,000	$ 120,000	$ 930,000
		150 kW permanent generator		Medium	$ 200,000	$ 40,000	$ 30,000	$ 40,000	$ 310,000
		Site improvements	Access and site paving	Medium	$ 120,000	$ 24,000	$ 18,000	$ 24,000	$ 186,000
			Total Booster Pump Station Improvement Costs		**$ 35,786,000**	**$ 7,157,200**	**$ 5,367,900**	**$ 7,157,200**	**$ 55,468,300**

**Includes preliminary design report / detailed hydraulic analysis / study*

Table 11-4
Miscellaneous Water Facility Improvement Recommendations

Facility Type	Facility Name	Recommendations	Recommendation Notes	Priority	Construction Cost Estimate for Improvements	Design & Administration Cost ($)	Construction Management Cost ($)	Contingency Cost ($)	Total Project Cost ($)
Miscellaneous	Zone 14	* Hydraulic Elevation Assessment Study	For future development on east side of Gordon Highlands	Low	$ 100,000	$ 20,000	$ 15,000	$ 20,000	$ 155,000
Miscellaneous	San Gabriel Yard	* Assess and Maintain Well 5 and Well 7 Easements for future use		Low	$ 50,000	$ 10,000	$ 7,500	$ 10,000	$ 77,500
Miscellaneous	San Gabriel Yard	* Surge Tank Evaluation	Evaluate size, location, and configuration	Low	$ 120,000	$ 24,000	$ 18,000	$ 24,000	$ 186,000
Miscellaneous	San Gabriel Yard	Add additional generator capacity (2mW)	Relocate existing generator to Sierra Madre	Medium-High	$ 2,000,000	$ 400,000	$ 300,000	$ 400,000	$ 3,100,000
Miscellaneous	San Gabriel Yard	Higher walls	About 600 feet	Medium-High	$ 120,000	$ 24,000	$ 18,000	$ 24,000	$ 186,000
Miscellaneous	San Gabriel Yard	Install camera system		Medium-High	$ 60,000	$ 12,000	$ 9,000	$ 12,000	$ 93,000
Miscellaneous	San Gabriel Yard	Chlorination system improvements	Chlorine Room - vault flood sensors Seismic upgrades, scrubber installation assessment, sump pump, connection to SCADA, chlorine well injection line design and replacement, and 2 pumps and skids	Medium-High	$ 350,000	$ 70,000	$ 52,500	$ 70,000	$ 542,500
Miscellaneous	Water Yard Facility	Additional and upgraded camera system for Water Yard Facility.		Medium	$ 200,000	$ 40,000	$ 30,000	$ 40,000	$ 310,000
Miscellaneous	Water Yard Facility	Warehouse replacement and potential relocation	New building, same size, relocated	Medium	$ 2,400,000	$ 480,000	$ 360,000	$ 480,000	$ 3,720,000
Miscellaneous	Water Yard Facility	* Parking improvements (covered parking)	Include study for all water yard improvements associated with creating more parking	Medium	$ 150,000	$ 30,000	$ 22,500	$ 30,000	$ 232,500
Miscellaneous	Water Yard Facility	NPDES/ spoils/ washout relocation	Need curbs, buffers, clarifiers to minimize impact to storm drain	Medium	$ 250,000	$ 50,000	$ 37,500	$ 50,000	$ 387,500
Miscellaneous	Water Yard Facility	Solid security fence installation around facility		Medium	$ 270,000	$ 54,000	$ 40,500	$ 54,000	$ 418,500
Miscellaneous	Water Yard Facility	* Standby generator for the Water Yard Facility.	Transfer generator from San Gabriel to Water Yard	Medium	$ 1,000,000	$ 200,000	$ 150,000	$ 200,000	$ 1,550,000
Miscellaneous	Water Yard Facility	Chemical Building Upgrades	Rectifier replacement, A/C circulation, replace chlorine feed line for analyzer and 3 pumps and skids	Medium	$ 240,000	$ 48,000	$ 36,000	$ 48,000	$ 372,000
Miscellaneous	Water System	* Comprehensive SCADA Upgrade Assessment		Low	$ 150,000	$ 30,000	$ 22,500	$ 30,000	$ 232,500
Miscellaneous	Water System	* Comprehensive Standby Power Assessment		Low	$ 150,000	$ 30,000	$ 22,500	$ 30,000	$ 232,500
Miscellaneous	Distribution System	* Comprehensive Valve Assessment	Assumes 3,250 valves, 90% under 16-inch, 10% 16-inch and larger	High	$ 331,500	$ 66,300	$ 49,725	$ 66,300	$ 513,825
Miscellaneous	Distribution System	Valve Replacement Program	Includes existing inoperable valves. Assumes 40 valves replaced in the next 5 years	High	$ 1,200,000	$ 240,000	$ 180,000	$ 240,000	$ 1,860,000
				Miscellaneous Improvement Costs	**$ 9,141,500**	**$ 1,828,300**	**$ 1,371,225**	**$ 1,828,300**	**$ 14,169,325**
				Grand Total	**$ 108,747,500**	**$ 21,749,500**	**$ 16,312,125**	**$ 21,749,500**	**$ 168,558,624**

**Includes preliminary design report / detailed hydraulic analysis / study*

SECTION 12
CAPITAL IMPROVEMENT PROGRAM

12-1 General

The Capital Improvement Program (CIP) consists of projects that will enhance the distribution system to meet the established criteria, properly maintain the system's assets, and replace the facilities that have reached the end of their useful lives. The goal of the CIP is to provide the City of Glendora with a long-range planning tool for implementing its water system improvements in an orderly manner and a basis for financing of these improvements. In order to accomplish this goal, it is necessary to estimate project costs of the recommended system improvements, establish a basis, and prioritize the projects.

It should be noted that some of the improvements recommended herein are conceptual in nature based on existing available information. Therefore, they should not be considered as absolute for final design. Further analysis and refinement will be necessary prior to commencing work on the final plans, specifications and estimates package for each project. Detailed preliminary design studies should be prepared to select the final design projects.

12-2 Project Cost Estimates

12-2.1 Pipeline Replacement Cost Estimates

Proposed pipe replacement project costs are planning level estimates based upon recent information provided by the City for similar projects and include contingencies for this planning level study. Specific alignments and refined cost estimates should be developed as part of the preliminary design phase for each recommended project.

The following construction costs were utilized for the Fire Flow Improvements (Table 9-6), Additional Hydraulic Improvements (Table 9-7) and the Pipe Replacement Program Projects (Table 10-6).

1. Pipeline replacement cost = $50 per diameter inch per foot of pipe. The replacement costs are based on pipeline replacement projects between Fiscal Year 2018-2019 and Fiscal Year 2020-2021.
2. Addition of a fire hydrant to an existing water main or reconnection of a fire hydrant lateral to an existing water main = $15,000
3. Valve replacement = $10,000

The total project costs include construction, contingency, design and administrative, and construction management and inspection costs. The individual cost components are calculated as follows:

1. Construction Cost = Unit Cost x Recommended Units
2. Design and Administrative Cost = 15% of the Construction Cost
3. Construction Management Cost = 15% of the Construction Cost
4. Contingency Cost = 20% of the Construction Cost
5. Total Project Cost = Construction Cost + Design and Administrative Cost + Construction Management Cost + Contingency Cost

   Total Project Cost = 1.5 x Construction Cost

Construction costs are expected to fluctuate as changes occur in the economy. These costs should therefore be reevaluated and updated annually based upon Engineering News Record (ENR) Index for the Los Angeles area (ENRLA), with the base ENRLA Index of 13,033.31 for February 2023

12-2.2 Facility Improvement Costs

The recommended facility improvement cost estimates (Table 11-3) are based upon recent project experience and include contingencies for this planning level study.

The total project costs include construction, contingency, design and administrative, and construction management and inspection costs. The individual cost components are calculated as follows:

1. Construction Cost = Unit Cost x Recommended Units
2. Design and Administrative Cost = 20% of the Construction Cost
3. Construction Management Cost = 15% of the Construction Cost
4. Contingency Cost = 20% of the Construction Cost
5. Total Project Cost = Construction Cost + Design and Administrative Cost + Construction Management Cost + Contingency Cost

   Total Project Cost = 1.55 x Construction Cost

The design cost is set at a higher percentage for facility improvements than it is for pipeline improvements. It is expected that facility improvements will require preliminary design studies and hydraulic analysis that will result in a higher design cost than the pipeline improvements.

Construction costs are expected to fluctuate as changes occur in the economy. These costs should therefore be reevaluated and updated annually based upon Engineering News Record (ENR) Index for the Los Angeles area (ENRLA), with the base ENRLA Index of 14,033.31 for February 2023.

12-3 Project Priorities

The primary consideration in establishing project priorities for the capital improvement program list must always be given to the health, safety and welfare of the public and the customers.

The fire flow improvement projects provided in Table 9-6 are listed in order of priority based on the degree of the fire deficiency identified in the hydraulic model analysis described in Section 9.

The pipe replacement program projects provided in Table 10-6 are listed in order of priority based on the risk assessment described in Section 10.

The facility improvements are provided in Tables 11-1 through 11-4 by facility site. The improvements are sorted by priority in Appendix 11-2.

Although recommended projects are assigned a priority based on the analysis conducted for this Master Plan study, the City should review the prioritization and adjust it annually to respond to changed conditions and to take advantage of concurrent construction, such as street paving projects or adjacent infrastructure work.

The recommendations and cost estimates are guidelines for the City to plan future projects and financing. Preliminary design and more detailed hydraulic studies may lead to changes in project definitions and costs as well as priorities.

12-4 Capital Improvement Program Summary

The total Capital Improvement Program costs are as follows:

Fire Flow Pipe Improvement Projects (Table 9-6)	$ 8,638,800
Additional Hydraulic Improvement Projects (Table 9-7)	$ 762,000
Pipe Replacement Program Costs – Priority 1 (Table 10-6)	$64,772,867
Pipe Replacement Program Costs – Priority 2 (Table 10-6)	$43,393,241
Pipe Replacement Program Costs – Priority 3 (Table 10-6)	$74,960,553
Well Improvement Costs (Table 11-1)	$35,003,650
Reservoir Improvement Costs (Table 11-2)	$52,757,349
Booster Pump Station Improvement Costs (Table 11-3)	$55,468,300
Miscellaneous Water Facility Improvement Costs (Table 11-4)	$14,169,624
Total CIP Cost	**$349,926,085**

12-5 Irwindale Facility

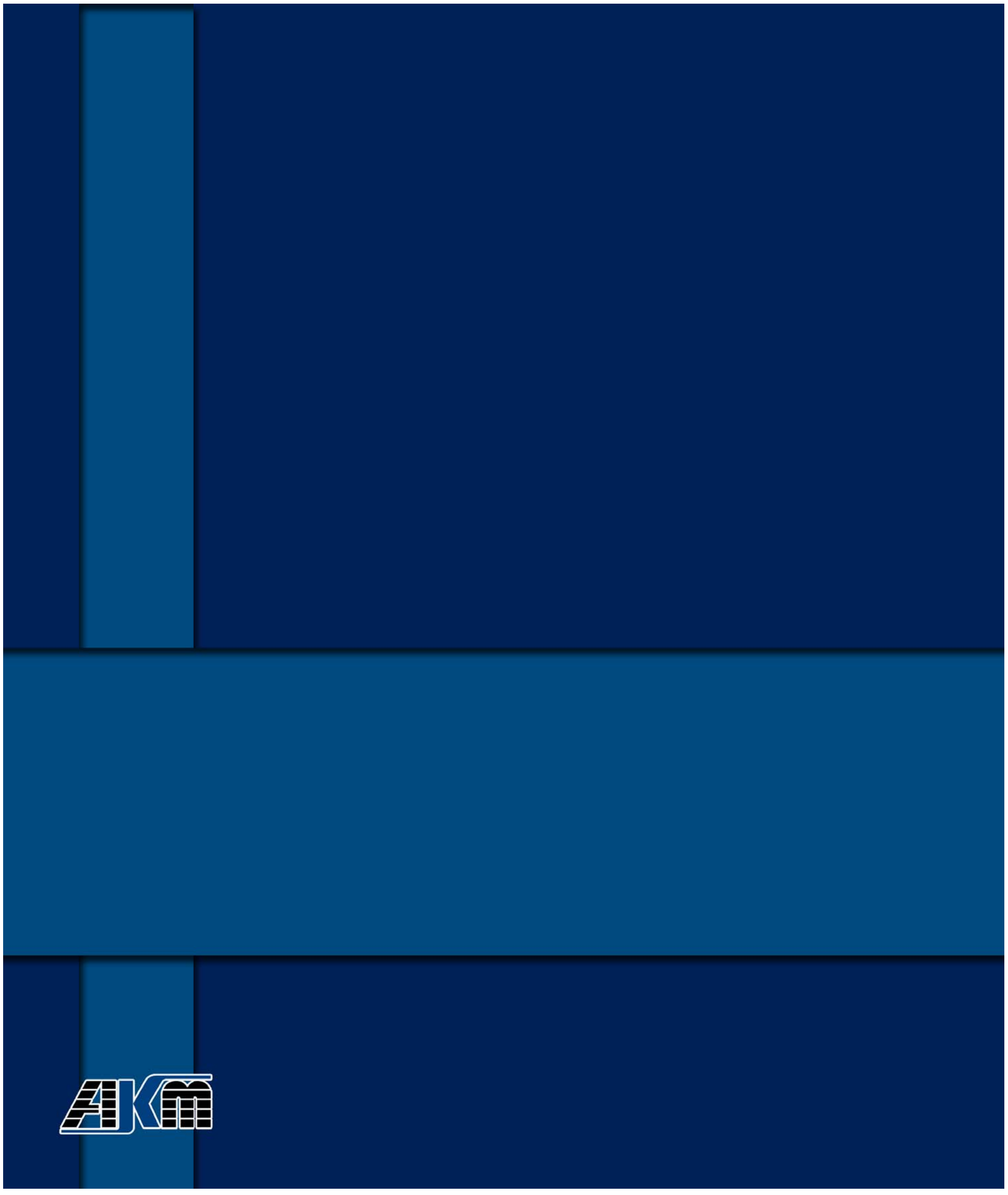
Possible redevelopment of Wells 3, 4, and 7 and upgrades to the Irwindale Facility are discussed in Section 3-4.1. Potential costs are provided in Tables 3-3 and 3-4. It is estimated that upgrades to the Irwindale Water Treatment Facility, including Well 3 and 4 would cost about $84 Million. If redevelopment and construction of Well 7 is included in the project, the cost would increase to about $127 Million. These costs were not included in the CIP as a study was underway at the time of the Master Plan and funding options were being considered.

12-6 Short Term Capital Improvement Projects

Many high priority projects have been identified through this Water Master Plan Update. It is going to take time for the City to address all the recommended projects. In the short term (next five years), the following projects are considered to be the highest priority and should be addressed by the City as soon as possible:

1. Tank Mixers
2. Reservoir Roof Railings
3. SAFT Climb Ladders for Reservoirs
4. Hatch Replacements or Additional Hatches for Reservoirs
5. Ventilation Improvements for Reservoirs
6. Overflow Outlet Structure at Hidden Springs E
7. Replace Security Fence at Morgan Ranch A
8. Comprehensive SCADA Upgrade Assessment
9. North Glendora Reservoir Replacement
10. Comprehensive Valve Assessment
11. Evaluation of Infiltration at Valley Center B21

12. Valve Replacement Program
13. Reconstruct Suction Line at Sierra Madre B
14. Site Improvements at Big Dalton A
15. Access Road Improvements at South Hills West A
16. Access Road Improvements at Glencoe B
17. Add Retaining Wall at Glencoe B
18. Remove Existing Boy Scout Pump Station and Reservoir
19. Construct Above Ground Tank with Mixer to Replace Boy Scout Reservoir
20. Add Chlorine Analyzer at Sierra Madre B
21. Remove/relocate IT Equipment from Roof at South Hills East A
22. Comprehensive Standby Power Assessment
23. Interior and Exterior Coating at Upper Gordon B
24. Interior and Exterior Coating at Upper Gordon A
25. Fire Flow Improvement Pipeline Projects, listed in order of priority in Table 9-6
26. Additional Hydraulic Improvements, listed in Table 9-7
27. Priority 1 Pipe Replacement Projects, listed in Table 10-6 and Appendix 10-1



STAFF REPORT

TO:	**Mayor and Council Members**	**DATE:**	**January 9, 2024**
FROM:	**Library**	**DISTRICT(S):**	**City-Wide**
SUBJECT:	**Discussion of Library Structural Assessment, Visioning, and Funding Options**		

RECOMMENDATION

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. Appropriation of necessary funds.

STRATEGIC FOCUS AREAS

- Goal 1: Implement Strategic Economic Development (ISED)
- Goal 5: Improve and Maintain the City's Infrastructure and Facilities (IMCIF)
- Goal 4: Enhance and Modernize the Organization (EMO)
- Goal 2: Maintain Financial Stability and Sustainability (MFSS)

EXECUTIVE SUMMARY

The current Glendora Public Library building was funded and built in the environment of the early 1970s. Recent structural and programmatic analyses indicate that significant retrofitting/repairs and additional square footage are now needed. Different project costs, estimated to range from approximately $1 million to as high as $70 million, could overwhelm the City's current financial resources. As a result, the City could consider an alternative funding option to facilitate any proposed improvements – a bond issuance, a revenue measure, or a combination thereof.

LEGISLATIVE HISTORY / PREVIOUS ACTIONS

- 2021: City staff contracted with JMDiaz, Inc. to assess the feasibility of adding a shade structure to the Plaza. Based upon the findings of that preliminary evaluation, a more comprehensive evaluation of the Library was recommended.
- November 2021: City Council and Board of Library Trustees each received a briefing on structural anomalies that appear in the City's library building and discussed ways in which the City might address those structural anomalies.
- June 2022: City Council and Board of Library Trustees each received a privileged and confidential briefing regarding a possible threat to public services or facilities (not a threat posed by violence,

but a threat as defined by Government Code section §54957), questions were asked and answered, and no reportable action was taken.

- January 2023: 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, including a potential second-story addition, initial visioning activities, and conceptual design for a second story addition.
- February 2023: City administration solicited proposals to conduct surveys on Library planning and revenue measure feasibility; estimated costs were included in the FY 2023/24 & 2024/25 Two-Year Budget process.
- May 2023: City Council again received a briefing involving a potential threat to public services or public facilities; and directed staff to combine slab work, electrical, HVAC, A/C, plumbing, and structural maintenance repairs with no other significant improvements in the amount of $8 million for round 2 of the California State Library's Building Forward Library Facilities Improvement Program.
- November 2023: At a special joint meeting, a privileged and confidential presentation was provided to City Council and the Board of Library Trustees. Direction was provided to staff to schedule a Special Meeting on Tuesday, December 5, 2023, with no further to reportable action.
- December 2023: At a Special Meeting, the Board of Library Trustees held a discussion of Library structural assessment, visioning, and funding options.

DISCUSSION

Current Library Building

- After a decade of various funding-measure activity, a new Library facility project gained momentum from 1967-1969.
- In 1970, a Joint Powers Authority (JPA) was created between the City and Glendora Unified School District, eventually resulting in the sale of $950,000 in Lease Revenue Bonds.
- Groundbreaking occurred in late 1970 and the building opened in 1972, anticipated to serve the City for 35 years.
- The 1970s pre-Proposition 13 environment allowed the City to adjust its own property taxes in the years that followed.
- Recent structural analyses of the 1972 building now indicate that significant retrofitting/repairs are needed, and events on the Plaza are currently limited to 500 people with equipment.

Library Building for Next 35-50 years

- Structural analysis also included Library stakeholder visioning sessions, led by architectural consultants.
- Programmatic assessment of the current building identified issues ranging from lack of visibility to inadequate HVAC, lighting, and usable space.
- Desirable Library building spaces and uses were identified and assigned square footage for a near-future structure, with the emphasis being on architectural solutions that would support timely and responsive layout changes moving forward.
- Conceptual models for adding approximately 20,000 more square feet to the existing structure were created, and construction cost estimates were in line with total project cost estimates provided to Council in May (total costs approximately $30 million to $45 million).
- Other options from repair to replacement are estimated at approximately $1 million to $70 million in total costs.

Political and Fiscal Environment

- Glendora was not selected for funding from California State Library's Building Forward Library Facilities Improvement Program.
- Glendora Unified School District study showed a "$140 million bond measure for GUSD is worthy of future planning and consideration."

- Options for funding a Library building project include citizen-initiated and City-initiated measures.
- Other options currently assessed to be too limiting, or to be more viable for adding value than full-project funding: new JPAs, private/public partnerships, and naming-rights sponsorships/donations.
- Surveys regarding public receptivity can be designed to ask about a single type of funding, or to compare different funding proposals; turnaround time is approximately 50 days.

Please refer to presentation materials for additional detail.

FISCAL IMPACT

There is no fiscal impact associated with the discussion itself. Should there be any resulting staff direction, recommendation is for Council to set parameters guiding any related appropriations or other funding measures. The largest fiscal impact would arise from any resulting capital projects, which could range from approximately $1 million to $70 million for a single facility. Depending on the direction provided by the City Council and the order of magnitude of the proposed improvements, they could overwhelm the City's current financial resources. As a result, the City could consider an alternative funding option to facilitate the proposed improvements – a bond issuance, a revenue measure, or a combination thereof.

ENVIRONMENTAL DETERMINATION

Not applicable.

Prepared By	Janet Stone, Library Director
Concurs With	Not Applicable
Reviewed By	Janet Stone, Library Director
Certified to Availability of Funds	Marie Ricci, Deputy City Manager
Approved By	Adam Raymond, City Manager
Legal Review	Danny Aleshire, Assistant City Attorney
CEQA Review	Not Applicable

ATTACHMENTS:

A. Presentation

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
	2460	391	2851
Totals in Precincts			
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

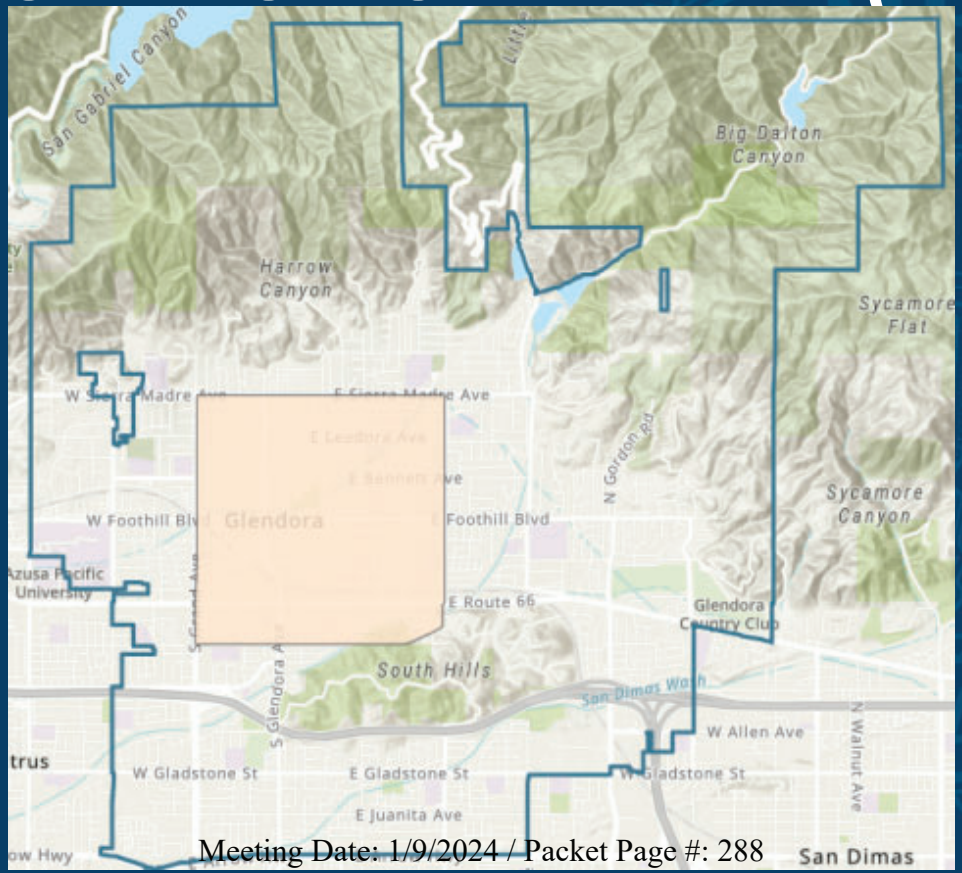
- November 1970
  - Library Authority completes sale of $950,000 in Lease Revenue Bonds
    - Bank of America
    - Approximately 7% for 30 years
    - $81,000 annual debt service payment

BACKGROUND

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

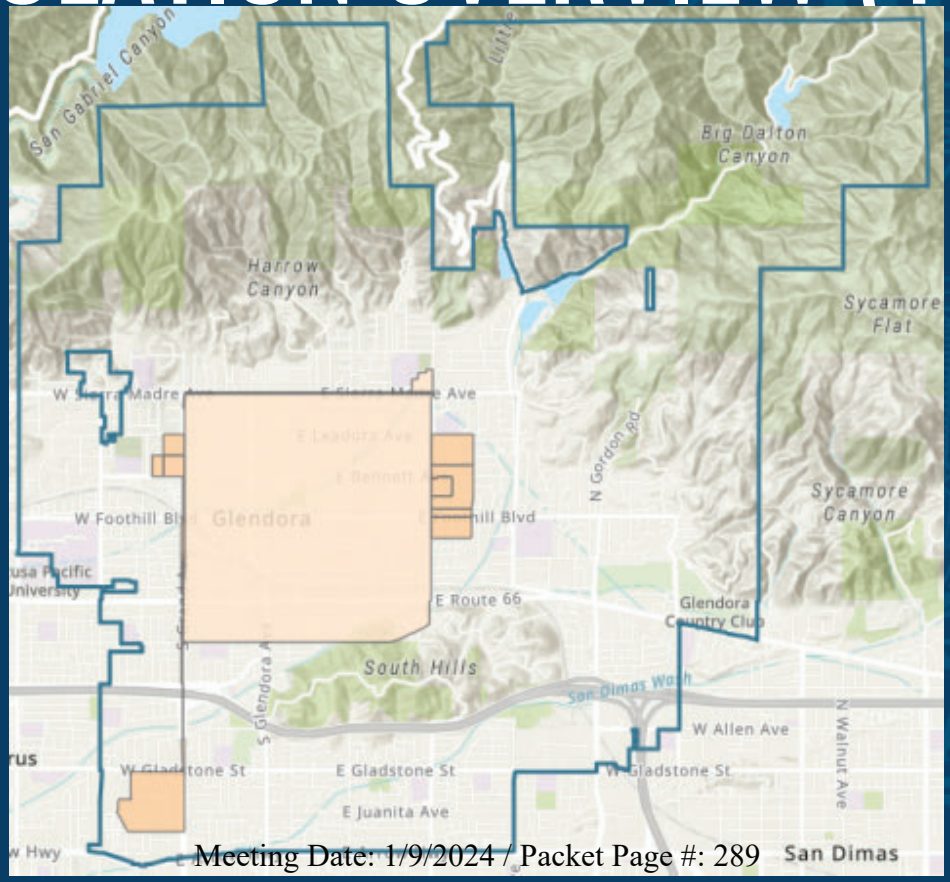
POPULATION OVERVIEW (1911)

700



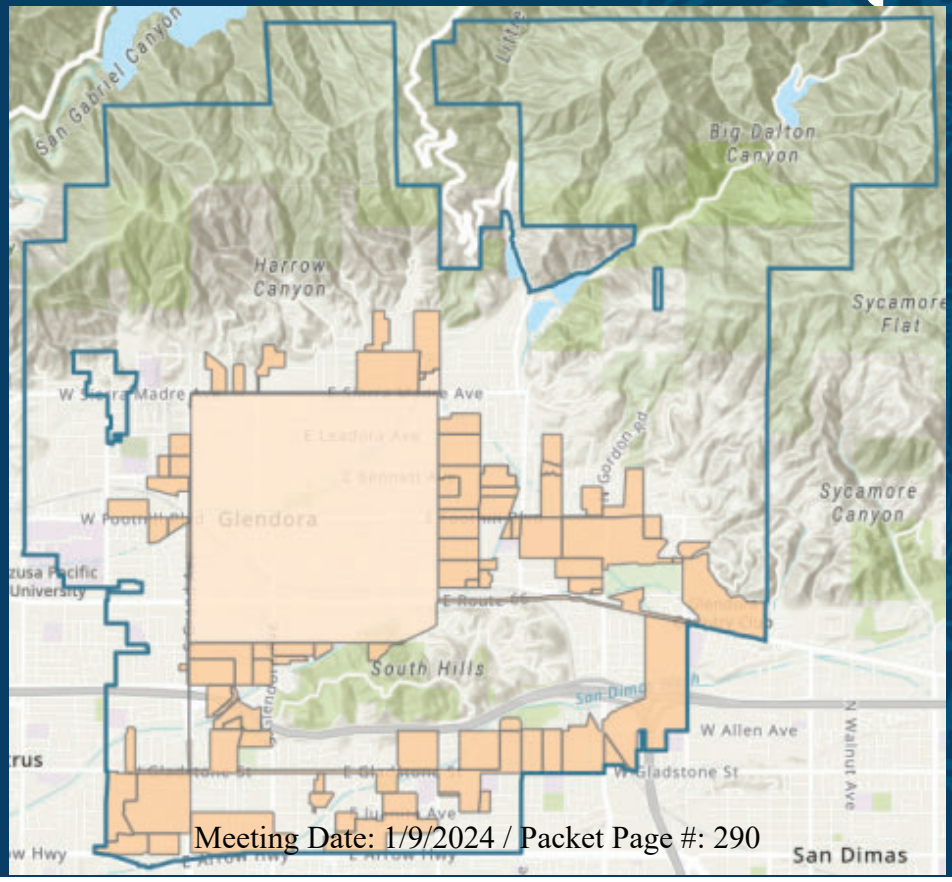
POPULATION OVERVIEW (1950)

3,988



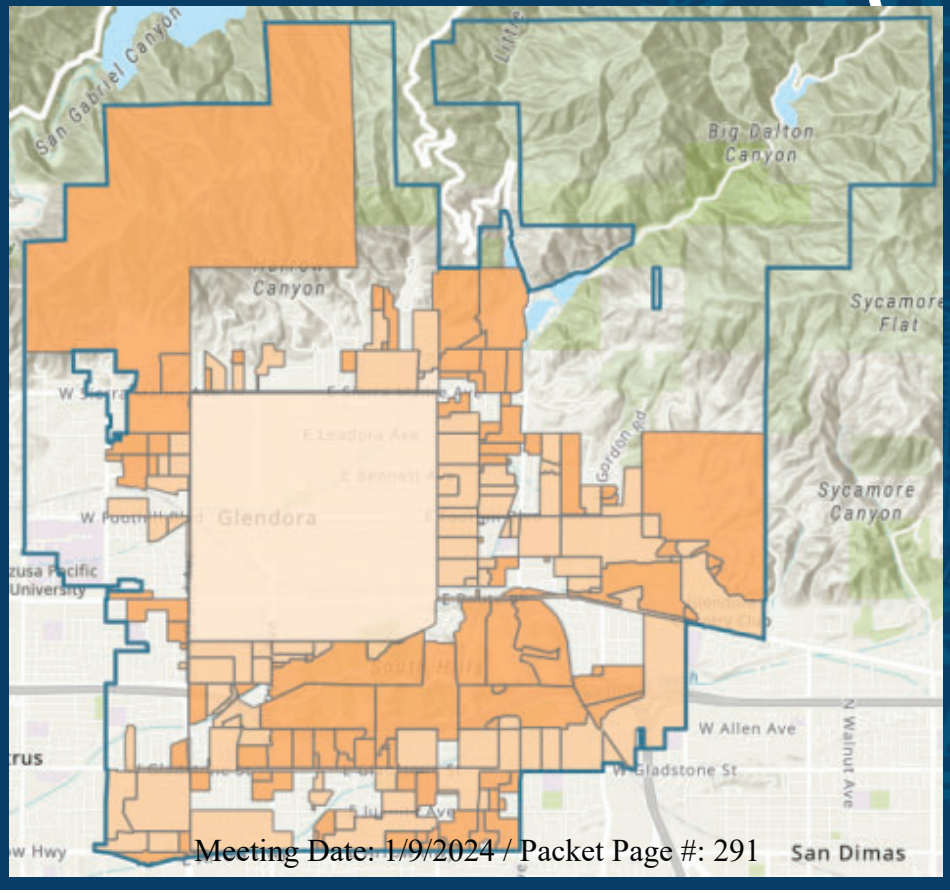
POPULATION OVERVIEW (1960)

20,752



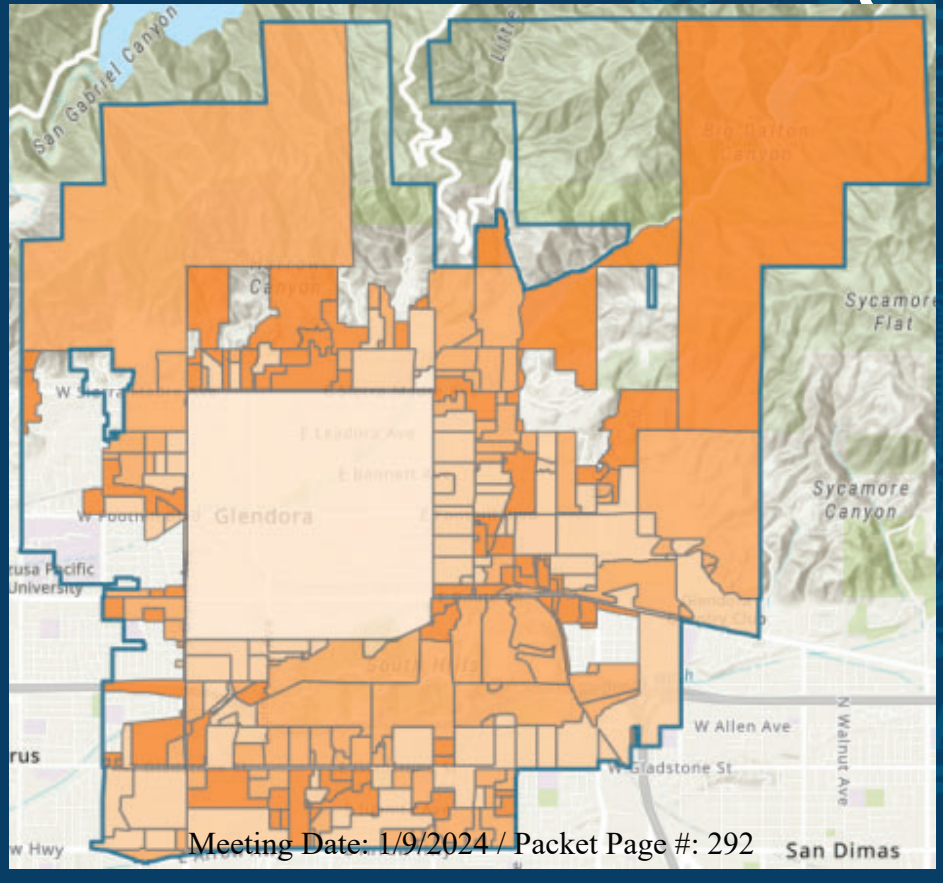
POPULATION OVERVIEW (1970)

31,380



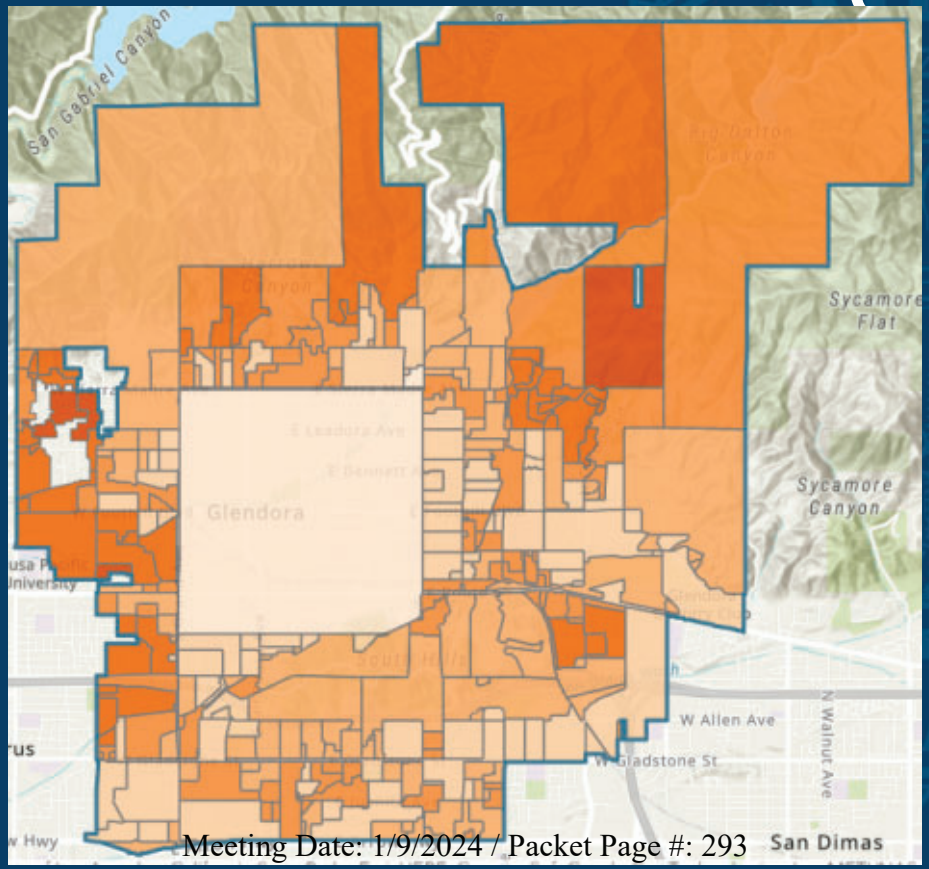
POPULATION OVERVIEW (1980)

38,500



POPULATION OVERVIEW (2000)

49,502

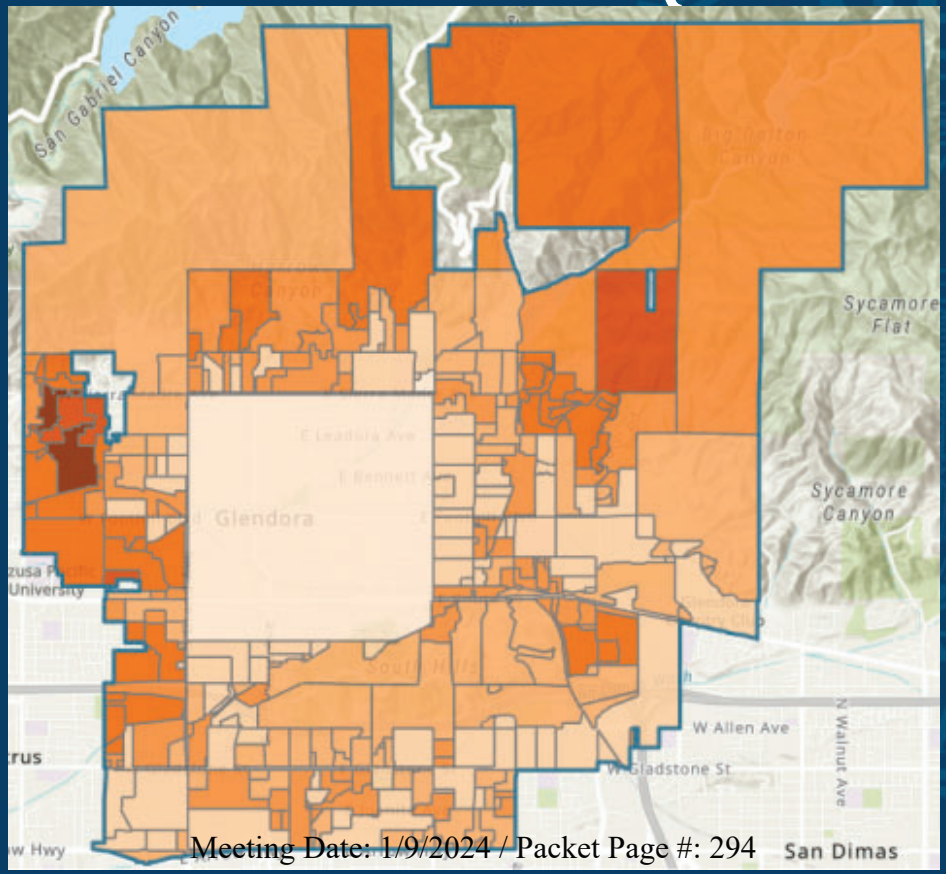


POPULATION OVERVIEW (2013-Current)

51,159

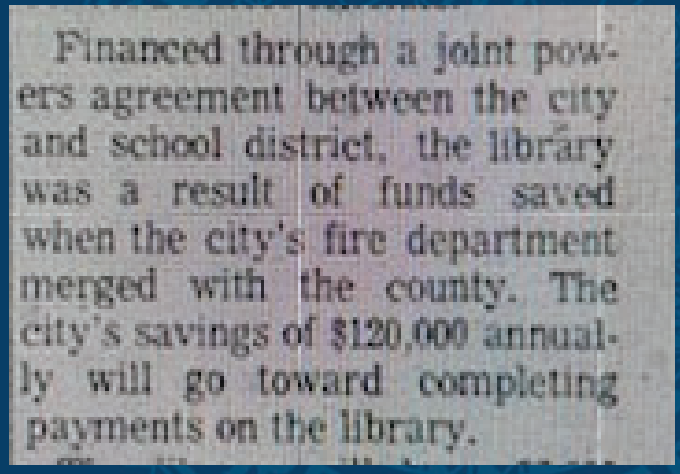
Down from 52,506 in 2020

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

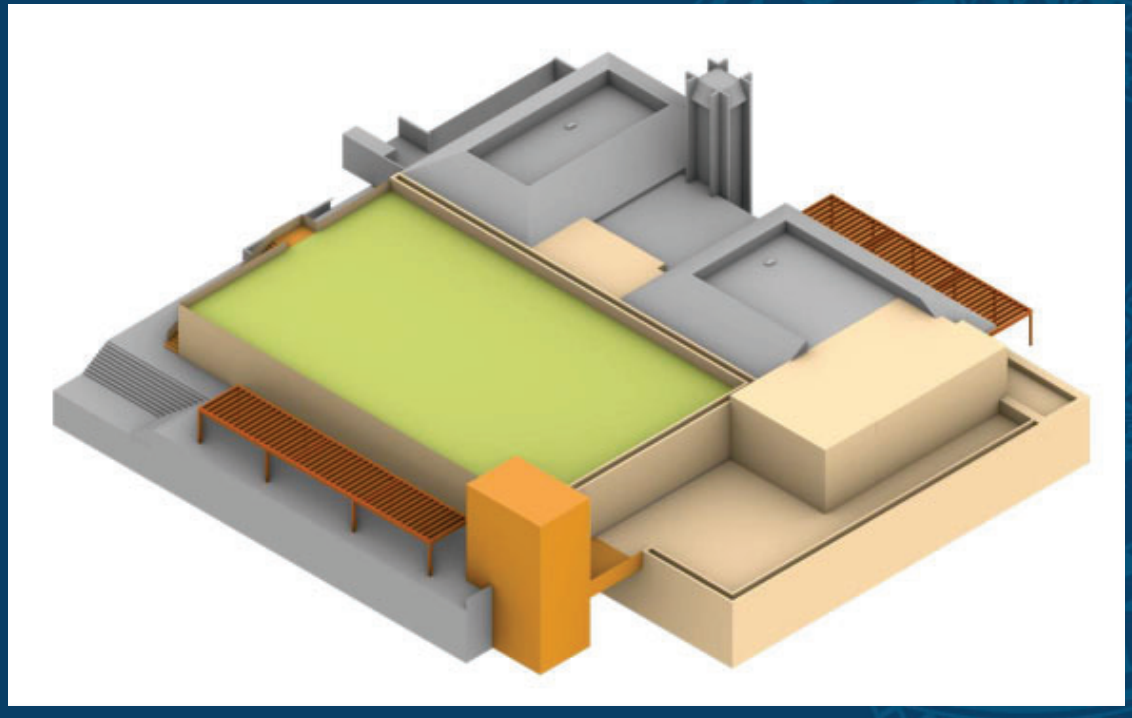
- Roast of the current building
  - no visibility of the activities happening inside
  - entry process dark and non-intuitive
  - several areas where the existing environment fails to meet current codes
  - electrical connectivity in the building is inadequate
  - temperature control and ventilation 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

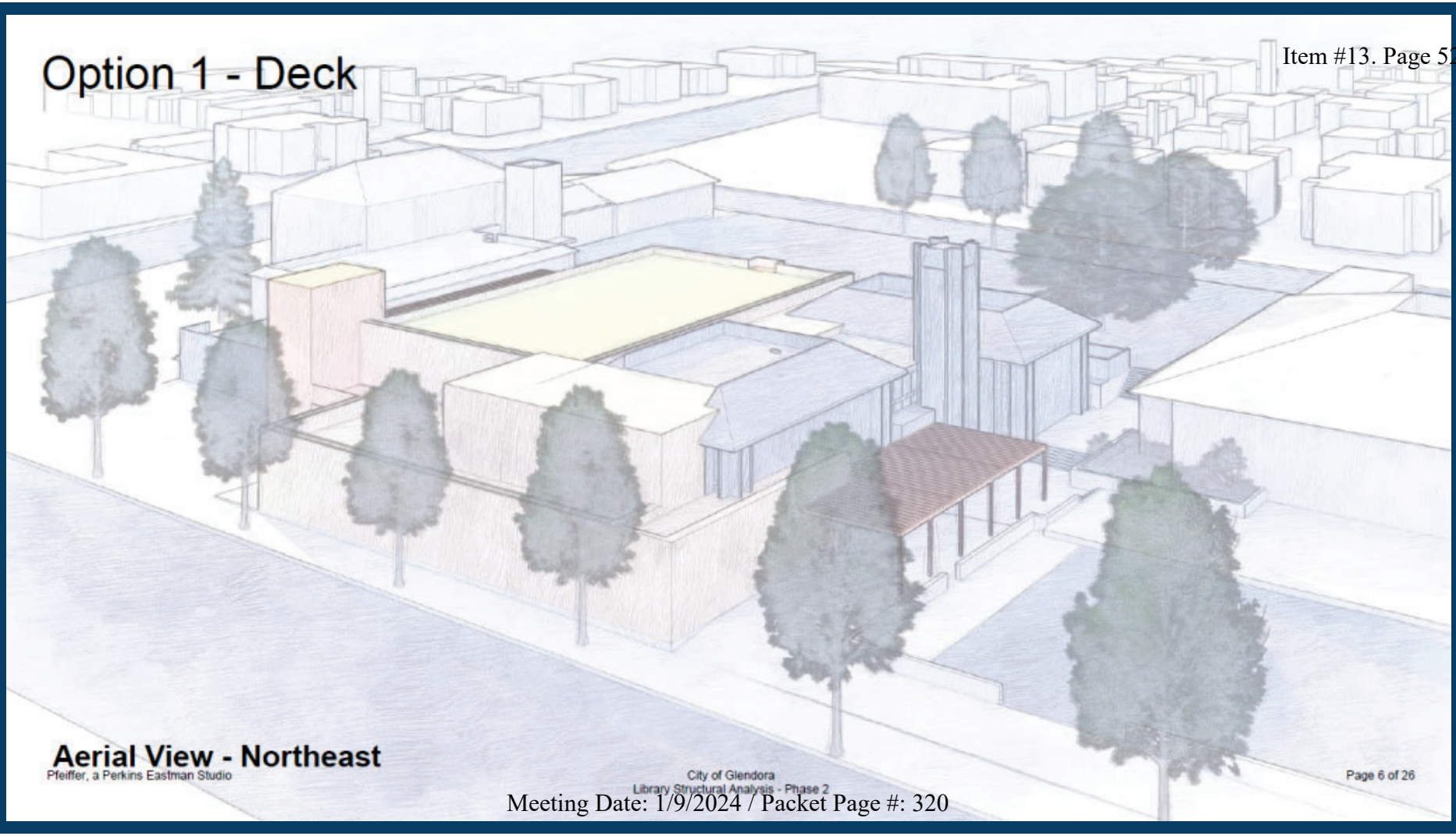
Programmatic visioning

- "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

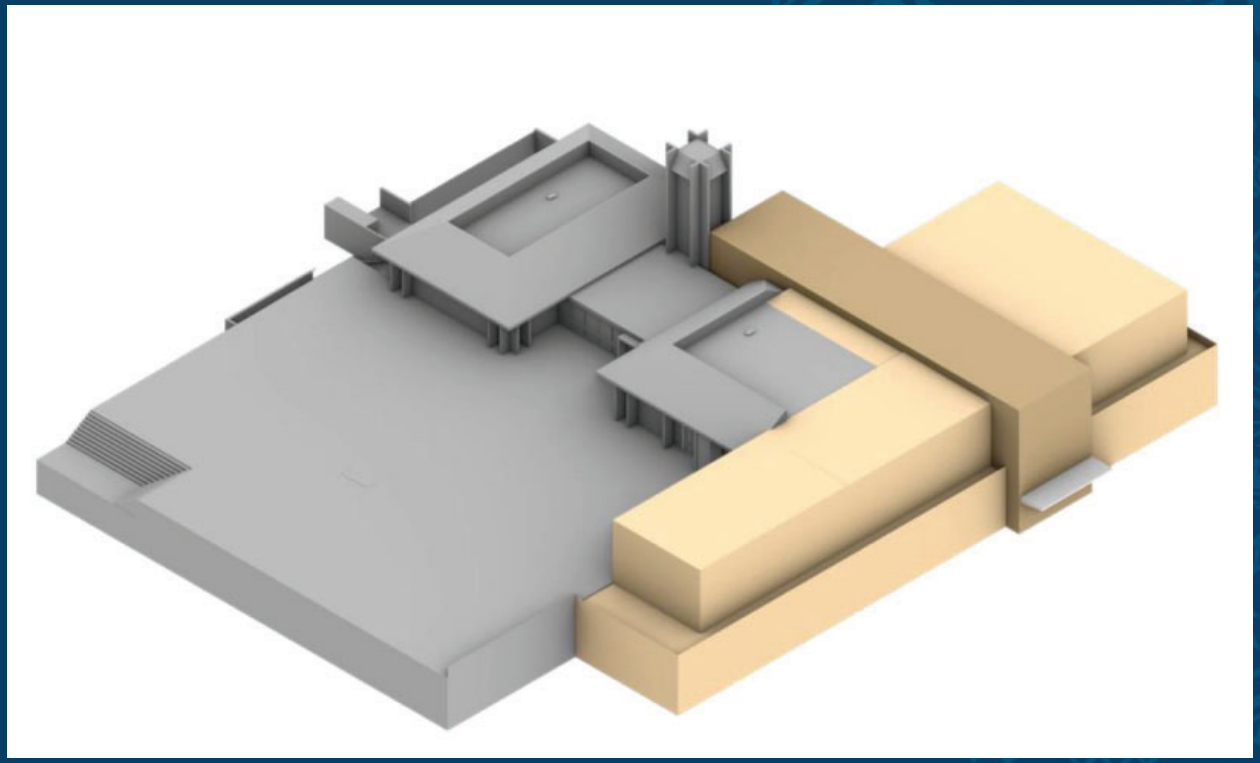
Pfeiffer, a Perkins Eastman Studio

NEXT 35 - 50 YEARS

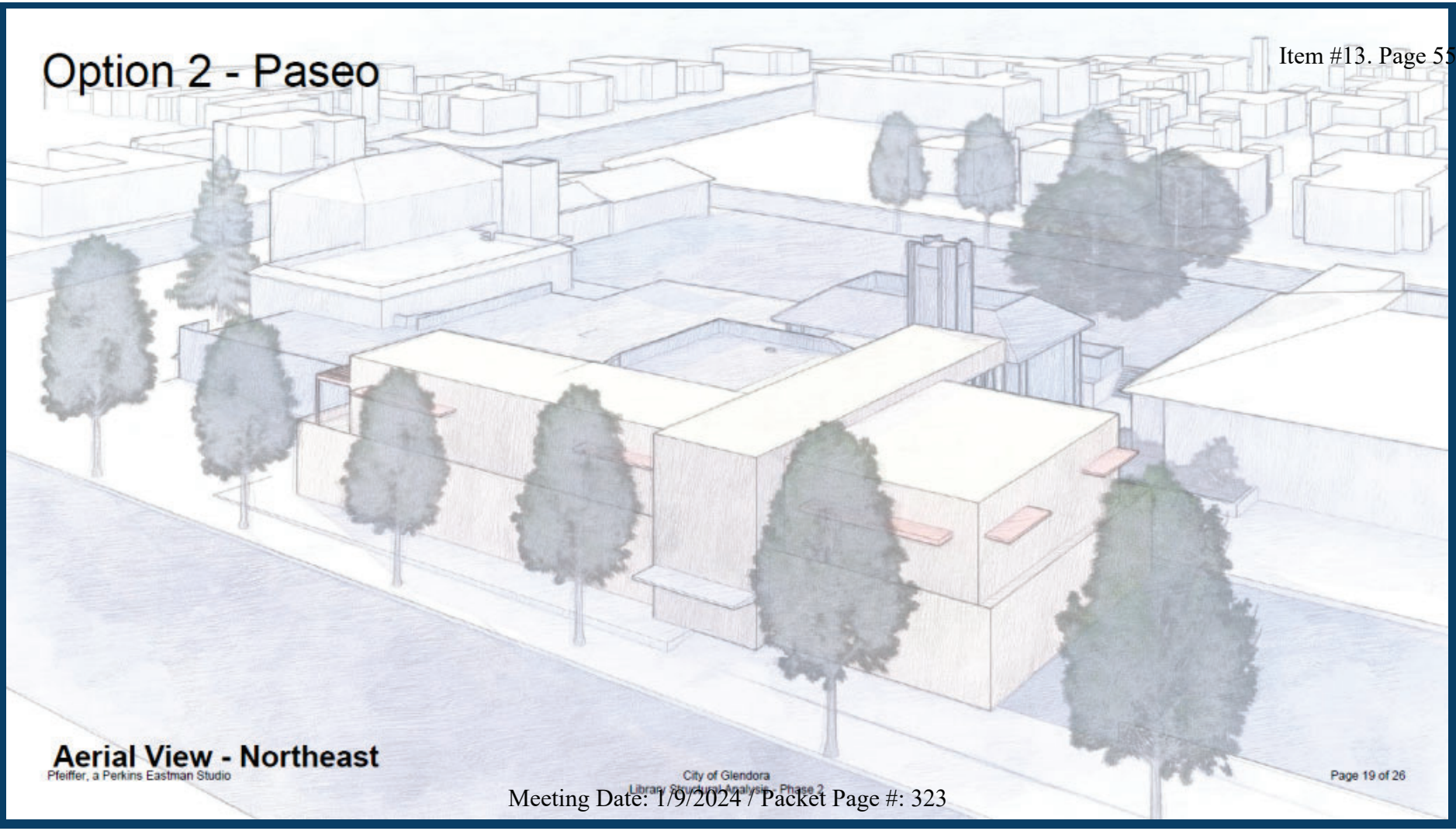
Programmatic visioning

- "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

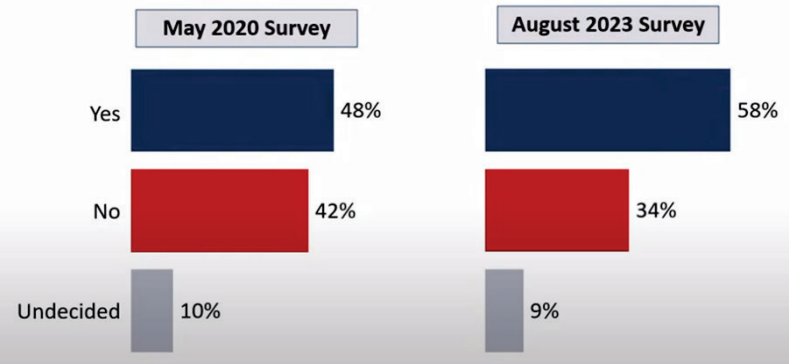
Grant funding

- 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.

STAFF REPORT

TO: MAYOR AND COUNCIL MEMBERS
PRESIDENT AND BOARD MEMBERS

DATE: JANUARY 30, 2024

FROM: CITY MANAGER'S OFFICE

DISTRICT(S): NOT APPLICABLE

SUBJECT: CONSIDERATION OF A MASTER JOINT USE AGREEMENTS BETWEEN THE CITY AND GLENDORA UNIFIED SCHOOL DISTRICT

RECOMMENDATION

That the City Council and the Glendora Unified School District Board of Education:

1. Approve the Master Joint Use Agreement between the City and Glendora Unified School District;
2. Authorize the City Manager and Superintendent to execute the Master Joint Use Agreement including making minor non-substantive changes; and
3. Direct staff to work to implement the Master Joint Use Agreement effective July 1, 2024.

CITY OF GLENDORA STRATEGIC FOCUS AREAS

- Goal 4: Enhance and Modernize the Organization (EMO)
  - Objective 4 – Develop and approve an updated Glendora Unified School District memorandum of understanding.

EXECUTIVE SUMMARY

The City and Glendora Unified School District (District) have entered into several agreements over the decades. These agreements have served to expand the relationship between both agencies to the benefit of the community. The purpose of the Master Joint Use Agreement is twofold. It is intended to reaffirm the longstanding collaboration and partnership between the City and District by incorporating all other agreements. And, it streamlines and clarifies City and District responsibilities related to the scheduling and coordination of sports fields and facilities, cost sharing of maintenance obligations, cost sharing of capital improvements, the implementation of a common fee for the use of sports fields and facilities, crossing guard services, and the cost of the school resource officer program, including additional as needed public safety services.

LEGISLATIVE HISTORY / PREVIOUS ACTIONS

In 1962, the City and District entered into an agreement "for the purpose of sponsoring and promoting community recreation programs and activities." To this end, it facilitated broad access to District buildings, grounds, playfields, as well as the swimming pool. The City was granted the authority to develop and improve areas with District approval. Admissions or user fees could be assessed by the City for use of District facilities.

In 1970, the City and District worked to establish the Glendora Library Authority (GLA). This was a joint venture to construct a new public library. The GLA was empowered with the authority to acquire, construct, maintain, operate, and lease public library buildings and related facilities, including through the issuance of debt. In short order, the City entered into a ground lease with the GLA. The GLA subsequently issued revenue bonds totaling $950,000 for construction of the facility. The GLA then entered into a sublease with the City for which the City paid rent to the GLA to offset the debt issued by the GLA. The result of this joint venture is the existing City library facility.

In 2001, the City and District jointly worked towards the development of the Aquatics Center. The City contributed $500,000 to the project, and the pool would be made available for City related recreation activities for 1,760 hours annually. The City agreed to reimburse the District maintenance costs in a manner proportionate to the normal and ongoing costs of operating the pool, while also agreeing to proportionally share the costs for capital related improvements.

In 2001, the City and District entered into an agreement to work for the development of the Multi-Purpose Events Center (Center). This facility was developed to further support the District's educational purposes, and youth and community groups. While the District was responsible for scheduling all uses at the facility, the Center was to be made available to the community no less than 20 hours per week. All costs related to the operation of the Center would be borne by the sponsoring group.

In 2006, the City and District entered into an agreement to establish the School Resource Officer Program. The City agreed to provide the services of one sworn officer to serve as the School Resource Officer and be on campus when Glendora High School was in session. Other ancillary duties – daytime curfew enforcement, youth-related crime, outreach efforts, and the like – were also outlined. The District is responsible for reimbursing the City 50% of the actual cost (as defined) incurred during an 11-month period each year.

In 2011, the City entered into an agreement with All City Management Services for the provision of crossing guard services. Of the 14 locations where crossing guards would operate, 12 are for District locations (the remaining two locations serve the Charter Oak Unified School District). The District is responsible for reimbursing the City 50% of the cost to provide crossing guard services for half of the locations serving the District.

In 2013, the City and District attempted to comprehensively update and merge all previous agreements into a single document. Additionally, it outlined specific maintenance provisions for certain sports fields and facilities, including George Manooshian Park and Sandburg Middle School Park. The agreement was not completed.

In 2013, the City entered into an agreement with American Little League that authorized the non-exclusive use of designated sports fields in exchange for undertaking certain specific responsibilities, which included the installation, maintenance, and repair of all fencing; field maintenance (weeding, planting, maintaining, mowing of turf); watering; lining and marking of fields; and other general maintenance activities. The agreement was in place for a five year period, with options for renewals; the agreement was not renewed in 2018.

In 2019, the City and District entered into an agreement for the provision of professional library services. The scope of this limited agreement enabled City library staff to advise the District on the selection and ordering of library books, consult regarding school library services and activities, and participate in meetings.

On November 3, 2022, a Joint City Council – Board of Education Meeting was held to discuss the historical relationship between the City and District. The City Council and Board of Education reviewed and discussed a new framework of an agreement that would supersede and replace all previous agreements, and lay the groundwork for continued collaboration to benefit the Glendora community. Staff was directed to prepare a draft document for future consideration.

DISCUSSION

The purpose of the Master Joint Use Agreement (Agreement) is twofold. It is intended to reaffirm the longstanding collaboration and partnership between the City and District by incorporating all other agreements currently in effect between the City and District that include the mutual use of sports fields and facilities, school resource officer program, crossing guard program, and library. Notwithstanding, all other agreements are superseded and replaced by the terms and conditions outlined in the proposed

Agreement. This proposed Agreement further defines City and District responsibilities related to the scheduling and coordination of sports fields and facilities, cost sharing of maintenance obligations, cost sharing of capital improvements, the development of a common fee for use of the sports fields and facilities, and the cost for the school resource officer program, including additional as needed public safety services.

The terms for each of the components of the proposed Agreement are detailed in the attachments to the Agreement. A summary of the terms is provided below:

- General Provisions
  - Capital Projects – The City and District commit to working collaboratively to identify ways in which to fund necessary capital projects for the sports fields and facilities identified in the Agreement. Payment arrangements will be handled on a project-by-project basis.
  - Priority of Use – The District shall have exclusive use and control of sports fields and facilities. The City shall have the next priority of use, in scheduling City-affiliated athletic activities.
  - Governance – The City and District will meet on a quarterly basis to review revenues and expenditures for all costs related to the implementation of this Agreement. The City will assume responsibility for the preparation of all invoicing.
  - Common Fee for Sports Fields and Facility Use – The City and District will develop and implement a common fee or set of fees that local non-profit sports leagues will be required to pay to help offset ongoing maintenance costs, including water and electricity. The common fee will be based on a comparative analysis of the field and facility costs in other nearby jurisdictions. The City and District may consider individual agreements with local non-profit sports leagues, in lieu of the common fee, to facilitate mutually agreed improvements and/or ongoing maintenance.
  - Indemnification – The City and District will mutually indemnify each other. However, the City and District will each assume liability for its own activities when in use of the sports fields and facilities.
  - Periodic Review – The Agreement shall be in effect for a two-year pilot period, with the option to renew every three years thereafter.

- Sports Fields and Facilities
  - Coordinating Responsibility – The City will assume coordinating responsibility of the use of District sports fields and facilities included in the Agreement as it relates to the local non-profit sports leagues and City-affiliated athletic activities.
  - Aquatics Center – The District retains coordinating responsibility for the Aquatics Center. The City will contribute to the maintenance (as defined) of the Aquatics Center in a manner proportional to its use.
  - Other Facilities or Sports Fields – The City and District will work to schedule and facilitate facility use on an as needed basis, based on availability, and be determined on a case by case basis.
  - Maintenance – The City will contribute to the maintenance costs (as defined) of sports fields and facilities used to accommodate local non-profit sports leagues and City-affiliated athletic activities in a manner proportional to its use. The City will install meters to track water use on all fields when in use by the local non-profit sports leagues and City-affiliated athletic activities. The District will install meters to track electricity use on all fields used by the local sports leagues. To fully understand the actual costs related to the maintenance of the sports fields, the City, as part of the two-year pilot program, will assume complete responsibility for the landscaping maintenance of all sports fields, and will work with the District to coordinate maintenance activities.
  - Sandburg and Goddard Middle School North Field Areas – the north field areas of each campus will become accessible to the public beginning at 4 p.m. on school days and act as a public park, unless otherwise used with priority by the District. These areas will remain closed to public access until such time.
  - Tennis Courts – the tennis courts at Goddard Middle School will be open for public use from dawn to dusk, unless otherwise used with priority by the District. The tennis courts at Glendora

High School will become accessible to the public at 5 p.m. on school days, unless otherwise used with priority by the District.

- School Resource Officer Program
  - Officers – The City agrees to provide the services of 1.6 full-time equivalent sworn police officers to serve as the School Resource Officers (SRO) for the District. The allocation of staffing resources for this program will be determined based on the operational needs of the Glendora Police Department (GPD). The City shall supervise the activities of the SROs through the command structure of the GPD.
  - Reimbursement of Costs – The District agrees to reimburse the City 50% of the actual cost (as defined) incurred by the City in employing the SRO during a ten-month period each fiscal year. The District will increase its reimbursement of actual costs to 75% over the next five years, by five percent annually (as outlined in the agreement).
  - Additional Police Services – The District will submit a Request for Special Services to the GPD if additional police services are needed to support any single District activity or event beyond normal SRO duties. The District will reimburse the City the actual cost of such request as is outlined in the Request for Special Police Services Application.
  - If the District wishes to increase the number of FTEs for the SRO Program, the District will be responsible for all costs associated with the officers and necessary equipment, both one-time and ongoing. Any request to increase the number of FTEs for the SRO Program will require a minimum five-year commitment of ongoing financial support from the District.

- Crossing Guard Program
  - Locations – identifies 13 locations where crossing guard services are currently for the District.
  - Reimbursement of Costs – The City and District will share the total costs for the crossing guard program equally.

- Library Services
  - Services Provided – the City will provide certain professional library services related to the operation of the District's school library services (as defined).
  - Reimbursement of Costs – The District shall reimburse the City by the hour for services provided based on the fully burdened compensation rate for a Senior Librarian. The total not to exceed amount is three hours per quarter, unless there is prior written authorization from the Superintendent to the Library Director.

Following City Council and Board of Education consideration of the proposed Agreement, City and District staff will begin the work to implement the common fee for sports fields and facility use. This work will include a review of similar type fees currently being implemented in the surrounding region. Local sports leagues will also be engaged as part of this process. Staff will return to the City Council and Board of Education for final approval of the fee before it is assessed.

FISCAL IMPACT

The fiscal impact of the proposed Agreement is not fully known at this time. Unlike the various issue-specific agreements previously entered into, this Agreement would establish a new governance structure whereby the City would assume responsibility for tracking all revenues and expenditures related to the terms of this agreement, and would prepare the resulting invoice. Should the reconciliation of revenues and expenditures result in a balance owed to the City, the City would issue an invoice to the District. Mutually agreed to capital related costs would not be included in this invoice.

ENVIRONMENTAL DETERMINATION

There is no environmental impact associated with this report.

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 Marie Ricci, Deputy City Manager
Approved By	Adam Raymond, City Manager
Legal Review	Danny Aleshire, City Attorney
CEQA Review	Not Applicable

ATTACHMENTS:

A. Master Joint Use Agreement between City and GUSD
B. PowerPoint

MASTER JOINT USE AGREEMENT

THIS MASTER JOINT USE AGREEMENT ("Agreement"), is made and entered into this day of_____, 2024 (the "Effective Date"), by and between the GLENDORA UNIFIED SCHOOL DISTRICT, hereinafter referred to as "District," and the CITY OF GLENDORA, hereinafter referred to as "City"; and each of the City and District are hereinafter referred to individually as a "Party" and/or both collectively as the "Parties."

RECITALS

A. WHEREAS, the Parties have entered into this Agreement to update and combine previous agreements between the Parties detailing the terms of use for fields and facilities, the school resource officer program, crossing guard services program, and library services. The Parties have determined that this Agreement is in the interest and welfare of the community of the City of Glendora;

B. WHEREAS, the District and the City each own facilities, the use of which can be shared by each Party and the community. Each Party has selected specific locations to be identified as joint use fields and facilities;

C. WHEREAS, the Parties intend, by this Agreement, to establish the terms and conditions for capital improvements, maintenance, and uses of selected fields and facilities by the Parties or the community;

D. WHEREAS, the Parties agree that coordinated and cooperative scheduling of selected fields and facilities is the best way to maximize benefits to the community as a whole, while ensuring that they are maintained as sustainable community assets;

E. WHEREAS, the Parties agree that ensuring the safety of all students and personnel at every District educational facility is of great importance to the community;

F. WHEREAS, as the District does not maintain a school law enforcement agency pursuant to Section 39670(b) of the California Education Code, and as such, the District has requested the services of a School Resources Officer from the City;

G. WHEREAS, the City, through the Glendora Police Department, is ready and willing to provide the services of sworn peace officers to serve as School Resource Officers;

H. WHEREAS, the City administers a crossing guard services program, through a contract with a vendor to ensure safe crossing for all schools within the City, including 13 locations for the 2023-2024 school year near and adjacent to District campuses, which will be reviewed annually to identify needs;

I. WHEREAS, the City and District have a longstanding history of collaboration and partnership and this Agreement is intended to further that relationship;

J. WHEREAS, this Agreement supersedes and replaces all other agreements currently in

effect between the Parties related to the use, maintenance, and capital improvements of the City and District with respect to the Facilities and Services (as defined below); and

K. NOW THEREFORE, in consideration of the mutual promises contained herein, the City and the District do agree as follows:

TERMS AND CONDITIONS

1. GENERAL PURPOSE

The purpose of this Agreement is twofold. It is intended to reaffirm the longstanding collaboration and partnership between the City and District by incorporating all other agreements currently in effect between the City and District that include the mutual use of sports fields and facilities, school resource officer program, crossing guard program, and library services (collectively, the "Facilities and Services"). As such all other agreements between the Parties with respect to the Facilities and Services are hereby superseded and replaced by the terms and conditions outlined herein. This Agreement further defines the City's and District's responsibilities related to the scheduling and coordination of sports fields and facilities, cost sharing of maintenance obligations, cost sharing of capital improvements, the development of a common fee for use of the sports fields and facilities, and cost for the school resource officer program, including related as needed public safety services.

The terms for each of the elements of this Agreement can be found in the following Attachments:

Attachment A: Use of Sports Fields and Facilities
Attachment B: School Resource Officer Services and Glendora Police Department Support
Attachment C: Crossing Guard Services
Attachment D: Library Services

2. CAPTIAL IMPROVEMENTS

City and District will work collaboratively to identify ways in which to fund necessary capital improvements to the sports fields and facilities identified in this Agreement (the "Sports Fields and Facilities").

All capital improvements shall only be effectuated following the express written permission of the City and the District. Approval by the City or District must be given in writing prior to commencing any construction activity on such capital improvements set forth in this Agreement. All necessary permits and approvals, from the requisite approving authorities, will need to have been secured prior to any construction activity occurring with respect to such capital improvements. All costs related to the capital improvements will be borne by the City or District as shall be mutually agreed to by the Parties.

3. PRIORITY OF USE

The District shall have exclusive use and control of the District-owned Sports Fields and Facilities as required to provide educational services and programs. The City shall have the next priority for use of the District-owned Sports Fields and Facilities in scheduling City-affiliated athletic activities and other City functions.

4. TERM

This Agreement shall continue in full force and effect until terminated by either Party. This Agreement may be terminated by either the City or District, with one-hundred eighty (180) day prior written notice to the other Party, provided, however, that no such termination shall affect or modify any rights, duties, or obligations of either Party arising from its acts or omissions prior to such termination.

5. GOVERNANCE, COORDINATION, AND REIMBURSEMENT OF COSTS

Any and all persons using the Sports Fields and Facilities shall abide by all applicable state and federal laws and regulations as well as local City and District policies, administrative regulations, and applicable codes of conduct.

The City and District will meet on a quarterly basis, or as needed, to discuss and coordinate operations and scheduling the use of the Sports Fields and Facilities, and make any adjustments as necessary. To the extent possible, the District will provide the City with a schedule of all District-related events. The City will submit schedules for all City-related athletic activities and local non-profit sports leagues to the District. The District will work with the City to coordinate all City-affiliated athletic activities and local non-profit sports leagues before any other agency, organization, or sports/club league. The Sports Fields and Facilities will be available Monday through Saturday, with no activities scheduled on Sundays to allow fields to rejuvenate to the extent possible; activities may be scheduled on Sundays as agreed to by the District and City. After 4 p.m. Monday through Friday, at designated locations, the City will assume coordinating responsibility in scheduling City affiliated athletic activities and other City functions.

The District shall notify the City in advance of any additional events proposed for the District-owned Sports Fields and Facilities, which were not originally scheduled and conflict with a City or related use, as soon as practical. To the extent possible, such District events shall take priority over any other previously scheduled events. The City shall notify the District of any additional events scheduled at City-owned Sports Fields and Facilities, not originally scheduled and that conflict with a District use, as soon as practical. To the extent possible, such City events shall take priority over any other previously scheduled events.

Quarterly, the City and District will meet to review revenues and expenditures related to the costs outlined in this Agreement for the preceding three months. The

City shall assume responsibility for the preparation of the invoice. Should the review of revenues and expenditures result in a balance owed to the City, the District will use its best effort to cause the City to be paid within thirty (30) days of receipt of the City's invoice.

The quarterly invoice will not include agreed upon capital improvement projects; those payment arrangements will be handled as agreed to in writing by both Parties on a project-by-project basis. All records related to invoicing will be available for review and audit respectively.

6. INSURANCE

Each Party shall procure and maintain general liability insurance at its sole expense to protect against loss from liability imposed by law for damages on account of bodily injury, including death therefrom, suffered or alleged to be suffered by any person or persons, and also to protect against loss from liability imposed by law for damages to any property. Such liability and property damage insurance shall be maintained in full force and effective throughout the term of the Agreement and any extension(s) thereof in an amount no less than three million dollars ($3,000,000) for liability and property. Any deductibles or self-insured retentions must be declared.

Both Parties agree to exchange insurance documents annually.

7. COMMON FEE FOR SPORTS FIELDS AND FACILITY USE

City and District agree to develop and implement a common fee or set of fees that local non-profit sports leagues will be required to pay to help offset the ongoing maintenance costs, including water and electricity, associated with use of the Sports Fields and Facilities. The common fee will be established by the City and District based on a comparative analysis of field and facility costs in other nearby jurisdictions. This fee will be developed in accordance with all applicable rules and laws, including Proposition 218 and Proposition 26.

The City and District may consider individual agreements with local non-profit sports leagues, in lieu of the common fee, to facilitate mutually agreed improvements and ongoing maintenance to the Sports Fields and Facilities. Under such arrangements for locations pursuant to this Agreement, both the City and District will be parties to the agreement with the applicable non-profit sports league and/or entity using the Sports Fields and Facilities.

User fees for outside groups, not City-affiliated or a local non-profit sports league, for use of the Sports Fields and Facilities, will be determined by the City and District and be billed directly to the user group. The City and District agree to share the Sports Fields and Facilities at no additional charge to each Party unless otherwise noted in this Agreement.

8. INDEMNIFICATION AND HOLD HARMLESS

The City shall defend, indemnify, and hold the District, its officers, employees, and agents harmless from and against any and all liability, loss, expense, attorneys' fees, or claims from injury or damages, arising out of the City's performance of the terms set forth in this Agreement but only in proportion to and to the extent such liability, loss, expense, attorneys' fees, or claims for injury or damages are caused by or result of the negligent or intentional acts or omissions of the City, its officers, agents, or employees (for the avoidance of doubt, the City's performance under this Agreement shall specifically include the City's use of any District-owned Sports Fields and Facilities).

The District shall defend, indemnify, and hold the City, its officers, employees, and agents harmless from and against any and all liability, loss, expense, attorneys' fees, or claims from injury or damages, arising out of the District's performance of the terms set forth in this Agreement but only in proportion to and to the extent such liability, loss, expense, attorneys' fees, or claims for injury or damages are caused by or result of the negligent or intentional acts or omissions of the District, its officers, agents, or employees (for the avoidance of doubt, the District's performance under this Agreement shall include the District's use of any City-owned Sports Fields and Facilities).

9. POLICIES AND PROCEDURES

The City and District shall share information for the use of the Sports Fields and Facilities which shall include, without limitation, the following: (a) the names, phone numbers, and e-mails of persons authorized by each Party to resolve operational issues relating to this Agreement, (b) the establishment of records regarding this Agreement, and (c) the dedicated administrative and operational personnel to effectuate the terms of this Agreement. Each Party agrees that after use of a sports field or facility, the Party that used such facility will clean the facility.

10. DISPUTE RESOLUTION

In the event of a dispute between the City and District with respect of the interpretation, implementation, and operation of this Agreement, the District Superintendent or its designee and the City Manager or its designee shall meet to attempt to resolve the dispute. Disputes concerning this Agreement, including but not limited to the interpretation, implementation, and operation of this Agreement, which have not been resolved between the Parties, including disputes involving money and liability, shall be referred to a non-binding mediation in accordance with the following procedure:

To initiate the mediation process, the Parties shall prepare a list of mediators and attempt to agree on one of the mediators on the list. If the Members cannot reach agreement on one of the mediators on the list within ten (10) days, each shall nominate one mediator, and the two nominees shall jointly choose a mediator. The

Parties shall meet with the mediator on at least three occasions within a thirty (30)-day period in an attempt to resolve the dispute. In the event the Parties are unable to resolve the dispute within thirty (30) days after the mediator is named, the process shall be deemed unsuccessful, subject to the ability of the Parties to extend the mediation period by mutual agreement. If the mediation is unsuccessful, then the Members may pursue arbitration in accordance with the rules of the American Arbitration Association.

11. PERIODIC REVIEW

This Agreement shall be in effect for an initial two (2) year period commencing upon the Effective Date (as defined above) (the "Initial Term"). Prior to the expiration of the Initial Term, representatives of the District and the City shall informally confer to review the terms of this Agreement and shall have the option to renew the Initial Term of this Agreement for an additional three (3) years. This Agreement is a living document; representatives of the District and City may establish procedures to administer this Agreement from time to time for proposed amendments to any part of this Agreement or its addenda.

Amendments must be approved by both governing bodies and once approved shall be implemented within one-hundred eighty (180) days of approval.

12. NOTICES

Notices required or permitted to be given by a Party hereunder shall be sufficiently given if made in writing and delivered either personally or by certified mail, postage prepaid, to the other Party at the following address or to such other address as may be designated from time to time in a written notice given pursuant hereto by the concerned Party. A notice may be sent via email so long as the notice is also given in the manner set forth above. The Parties' notice addresses are as follows:

CITY
City of Glendora
City Manager's Office
116 E. Foothill Blvd.
Glendora, CA 91741
Email: city_manager@cityofglendora.org

DISTRICT
Glendora Unified School District
Superintendent
500 North Loraine Ave
Glendora, CA 91741
Email:_____

13. MISCELLANEOUS

(a) SEVERABILITY

If any section, clause, or phrase of the Agreement or the application thereof to any Party or any other person or circumstance is for any reason held to be invalid by a final decision of a court of competent jurisdiction, it shall be deemed severable and the remainder of the Agreement or the application of such provisions to any other Party or through other persons or circumstances

shall not be affected thereby.

(b) NON-ASSIGNABILITY OF PARTICIPATING INTERESTS

The rights and duties of any Party to this Agreement shall not be assignable or transferable to any other party.

(c) SECTION HEADINGS

The section headings herein are for the convenience of the Parties only and shall not be deemed to govern, limit, modify, or in any manner affect the scope, meaning, or intent of the provisions or language of this Agreement.

(d) LAWS OF CALIFORNIA

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..

(e) COOPERATION

The Parties hereby agree to cooperate with each other in carrying out the purposes and objectives of this Agreement.

(f) SUCCESSORS

The Agreement shall be binding upon and shall ensure to the benefit of the successors of the Parties hereto.

(g) AUTHORITY.

The persons executing this Agreement on behalf of the Parties hereto warrant that they are duly authorized to execute and deliver this Agreement on behalf of said Party, and the entering into this Agreement does not violate any provision of any other agreement to which said Party is bound.

(h) COUNTERPARTS.

This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which when taken together shall constitute one and the same instrument. Each of the Parties intend to be bound by the signatures on the 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 wave any defenses to the enforcement of the terms of this Agreement based on the form of signature.

(i) 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 shall be entitled to reasonable attorneys' fees incurred in such action or proceeding, in addition to any other relief which may be granted. Otherwise the Parties shall each be responsible for its own attorneys' fees with respect to the terms of this Agreement.

[REMAINDER OF PAGE IS INTENTIONALLY LEFT BLANK]

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

Adam Raymond
City Manager

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

Danny Aleshire
City Attorney

CERTIFY AVAILABILITY OF FUNDS:

Kyle Johnson
Finance Director/City Treasurer

ATTEST:

Kathleen R. Sessman
City Clerk/Communications Director

DISTRICT:
Glendora Unified School District

Dominic J. DiGrazia, Ed. D.
Superintendent

Janette Walczak
Assistant Superintendent of Business Services/Chief Business Official

ATTACHMENT A – USE OF SPORTS FIELDS AND FACILITIES

1. This section is intended to include the use of fields and facilities at the following District and City sites:

   a. Cullen Elementary School – sports fields
   b. Glendora High School – tennis courts and Aquatics Center
   c. Goddard Middle School – sports fields, tennis courts, and gymnasium
   d. La Fetra Elementary School – sports fields
   e. Sandburg Middle School – sports fields, gymnasium
   f. Sellers Elementary School – sports fields
   g. Stanton Elementary School – sports fields
   h. Whitcomb High School – sports fields
   i. Williams Educational Center – sports fields (will become available for use when a fence is installed to separate the main campus from the sports fields)
   j. Finkbiner Park – sports fields, bandshell, shade structure, and Scout Hut
   k. Pompei Park – sports fields
   l. Teen Center – volleyball courts, basketball courts, meeting room

2. City would assume coordinating responsibility for the use of District sports fields and facilities included in this Agreement as it relates to the local non-profit sports leagues and City-affiliated athletic activities. The City will coordinate with the District on the availability of sports fields and facilities. District would retain coordinating responsibility for the Aquatics Center.

3. District-related activities and events will preempt all City-affiliated athletic activities and local non-profit sports leagues. The District will work with the City to schedule all other City-affiliated athletic activities and local non-profit sports leagues before any other agency, organization, or sports league.

4. The City will contribute to the maintenance costs of sports fields and facilities used to accommodate local non-profit sports leagues and City-affiliated athletic activities in a manner proportional to its use. Maintenance costs would mean landscaping, watering, lighting, and cleaning. City will install meters to track water use on all fields used by the local non-profit sports leagues and City-affiliated athletic activities. The District will install meters to track electricity use on all fields used by the local sports leagues.

   To best understand the actual costs related to the maintenance of the sports fields, the City, as part of a two-year pilot program, will assume complete responsibility for the landscaping maintenance of all sports fields. In coordination with the District, the City will contract with a third party for this service and track all expenses. The City and District will meet on a quarterly basis to review these costs.

5. The District will be responsible for the maintenance and operation of the Aquatics Center. The City will contribute to the maintenance of the Aquatics Center in a manner proportional to its use. Maintenance would mean those costs incurred for the operation of the facility while in use by the City. The City shall coordinate with the District for staffing, as

necessary, during the time when the facility is used for City-sponsored activities and events.

6. Should any other facility or sports field be needed, the District and City will work cooperatively to schedule and facilitate its use based on availability, including any necessary support. Such requests will be considered on a case-by-case basis.

7. The north side of Sandburg Middle School and Goddard Middle School will become accessible to the public beginning at 4 p.m. on school days and act as a public park, unless otherwise used with priority by the District. These areas will remain closed to public access until such time and will remain open until dusk unless otherwise approved by the City and District.

8. The tennis courts at Goddard Middle School will be open for public use from dawn to dusk, unless otherwise used with priority by the District.

9. The tennis courts at Glendora High School will become accessible to the public at 5 p.m. on school days, unless otherwise used with priority by the District. These courts will remain closed to public access until 5 p.m. and will remain open until dusk unless approved by the City and District.

10. The City and District will meet quarterly to discuss operations and scheduling of facilities, and make any adjustments as necessary.

11. The City and District agree to develop and implement a standard agreement for the local non-profit sports leagues that includes a code of conduct and outlines the minimum level of responsibility each local sports league must adhere to.

ATTACHMENT B – SCHOOL RESOURCE OFFICER SERVICES AND GLENDORA POLICE DEPARTMENT SUPPORT

1. The City agrees to provide the services of 1.6 full-time equivalent (FTE) sworn police officers to serve as the School Resource Officer (SRO) for the District. The allocation of staffing resources will be determined based on the operational needs of the Glendora Police Department subject to the review and approval of the Chief of Police.

2. The City shall supervise the activities of the SRO through the command structure of the Glendora Police Department (GPD).

3. District shall appoint a designated individual to interface with GPD regarding activities of the SRO and to interface with such officer in accordance with a joint operating protocol developed between GPD and the District. The designated individual will work with the SRO to create a mutually acceptable list of tasks, duties, and schedule for the SRO. The acceptable list of tasks, duties, schedule shall be approved by the Chief of Police for GPD. The District Superintendent and Chief of Police shall meet on a quarterly basis to adjust SRO activities as is needed.

4. At all times during the term of this Agreement, the SRO shall be an employee of the City, under the supervision and control of the City, not an employee or agent of the District, and the City shall assume responsibility for the activities of the SRO.

5. During the term of the Agreement, the District agrees to reimburse the City 50% of the actual cost incurred by the City in employing the SRO during an 10-month period each fiscal year. The District agrees to increase its reimbursement of actual costs to 75% over the next five years by five percent annually (2025: 55%; 2026: 60%; 2027: 65%; 2028: 70%; 2029: 75%). For the purpose of the Agreement, “actual cost” shall be defined as the SRO’s salary and benefits, including, but not limited to, health insurance, life insurance, dental insurance, vision insurance, pension, and the educational/special incentives.

6. The City shall, at its expense, provide the SRO with a vehicle and equipment necessary for performing the duties required of the SRO.

7. Services will normally be provided during the regular school year and during summer school sessions as needed. The SRO may be utilized for other duties, including but not limited to, daytime curfew enforcement, youth related crimes, outreach programs, enforcement, and other related duties when school is not in session or when the officer’s duties as SRO do not occupy the officer fully, based on the needs of the City.

8. If additional police services are needed to support any single District activity or event beyond normal SRO duties (i.e. Board meeting, football game, assembly), the District will submit a Request for Special Services to the GPD. In consultation with the District, the GPD will evaluate the request and determine the appropriate level of police services needed. The District will reimburse the City the actual cost of such request, as outlined in the Request for Special Police Services Application.

9. If the District wishes to increase the number of FTEs for the SRO Program, the District shall submit such a request in writing to the City. The City will evaluate the request and prepare a plan that details the estimated cost of the request for the District's consideration. The District will be responsible for all costs associated with the officers and necessary equipment, both one-time and ongoing. Any request to increase the number of FTE for the SRO Program will require a minimum five-year commitment of ongoing financial support from the District.

10. Should the District desire to contract with a vendor for security services for any District related activity, the District will consult with the City ahead of selecting the vendor to ensure adequate security services are provided. review and assess the proposed security plan to ensure a mutually beneficial outcome.

ATTACHMENT C – CROSSING GUARD SERVICES

1. The City, through the Glendora Police Department, will administer the crossing guard program and contract with a qualified service provider for this service.

2. The City and District will meet annually to review the crossing guard program, to evaluate and discuss any potential changes to the program. Crossing guard services will be provided during a morning shift and an afternoon shift of each school day, with start and stop times determined by City and District staff.

3. There are currently 13 crossing guard locations serving the District. These include the following:

    a. Live Oak / Leadora
    b. Live Oak / Whitcomb
    c. Sierra Madre / Live Oak
    d. Sierra Madre / Northridge
    e. Bennett / Grand
    f. Bennett / Trayer (during construction)
    g. Grand / Foothill
    h. Bennett / Barranca
    i. Bennett / East of Barranca
    j. Sierra Madre / Lorraine
    k. Leadora / Lorraine
    l. Mauna Loa / Vecino
    m. Amelia / Route 66

4. The City and District will equally share the total cost of the crossing guard program for crossing guard locations within the District.

ATTACHMENT D – LIBRARY SERVICES

1. The City will provide the District with certain professional services related to the operation of the District's school library services, as set forth below.

2. The services to be performed by the City involve strictly advising District Administration on the selection and ordering of library books, general consulting regarding school library services and activities, and participating with the District Library Technician meetings, not to exceed four during the fiscal year.

3. The City-assigned personnel for this Agreement shall have no direct or indirect supervisorial authority or responsibility relating to any District employees, officers, agents or volunteers.

4. All City personnel providing any of the services shall be selected at the discretion of the City and supervised by the Library Director.

5. City personnel providing the services under this Agreement shall at all times be under the City's exclusive direction and control.

6. The District shall pay the City by the hour for services provided based on the fully burdened compensation rate for a Senior Librarian. The actual hourly rate can be adjusted by the City at any time based on actual increases to the fully burdened compensation rate. The total not to exceed amount is three hours per quarter, unless there is prior written authorization from the Superintendent of the District to the Library Director. The Library Director may decline a proposed increase in hours based on staffing availability.

City of Glendora & Glendora Unified School District

Master Joint Use Agreement

Joint City Council – Board of Education Meeting

January 30, 2024

CityOfGlendora.org

AGREEMENTS OVER THE YEARS

- Joint Use of Sports Fields and Facilities
- Library
  - Facility
  - Professional Services
- School Resource Officer Program
- Crossing Guard Program

JOINT USE OF SPORTS FIELDS AND FACILITIES

- 1962 Agreement
  - "for the purpose of sponsoring and promoting community recreation programs and activities."
  - Broad agreement facilitating access to GUSD school buildings, grounds, playfields, and swimming pool
  - City granted authority to develop and improve areas, with GUSD approval
  - City could charge admissions or user fees

JOINT USE OF SPORTS FIELDS AND FACILITIES

- Aquatics Center – 2001
  - City contributed $500,000 to the project
  - Pool to be available 14.5 hours per day (7 a.m. to 9:30 p.m.)
  - City entitled to no less than 1,760 hours of use of the facility
  - City to reimburse GUSD a proportionate amount of the normal and ongoing costs of operation of the pool
  - Proportional costs for capital improvements
  - Term of the agreement is for the life of the facility

JOINT USE OF SPORTS FIELDS AND FACILITIES

- Multi-Purpose Events Center – 2001
  - Intended to support GUSD's educational purposes, and youth and community groups
  - Term: 40 years; automatic 5-year renewals thereafter
  - GUSD schedules all use of the facility
  - Center to be available to the community no less than 20 hours per week
  - Center use costs borne by the sponsoring group

JOINT USE OF SPORTS FIELDS AND FACILITIES

- Joint Use Agreement – 2013
  - Comprehensive attempt to update and combine previous agreements
    - Combined Multi-Purpose Events Center, Aquatics Center, and Schools (fields/facilities), Tennis Courts (GHS) and Crowther Teen Center
  - Outlined specific maintenance provisions for certain fields/facilities
    - George Manooshinan Park
    - Sandburg Middle School Park

JOINT USE OF SPORTS FIELDS AND FACILITIES

- American Little League (ALL) – 2013
  - Agreement between the City and ALL
  - Authorized non-exclusive use for a period of 5 years (option for renewals)
  - Outlined specific responsibilities for ALL:
    - Installation, maintenance and repair of all fencing
    - Field maintenance (weeding, cleaning, planting/maintaining/mowing turf)
    - Field watering
    - General maintenance
    - Lining and marking of field
  - Ensured public access to field when not in use by ALL
  - Agreement not renewed in 2018

LIBRARY

- Glendora Library Authority (1970)
  - Scope:
    - Joint venture to construct a public library to provide necessary library services
    - GLA given authority to acquire sites and to acquire, construct, maintain, operate and lease public library buildings and related facilities
    - GLA governed by the Glendora Library Commission (five members)
  - Outcome:
    - City entered a ground lease with the GLA
    - GLA issued Revenue Bonds totaling $950,000 (principal amount)
    - GLA entered a sublease with the City, for which the City paid rent to the GLA
  - Term:
    - July 7, 1970 – July 7, 2020, or until all revenue bonds are paid off (whichever date is earlier)

LIBRARY

- Professional Library Services (2019)
  - Scope:
    - Advise GUSD on the selection and ordering of library books
    - Consult regarding school library services and activities
    - Participate in library technician meetings
  - Term:
    - July 1, 2019, and will continue thereafter from year to year unless terminated by one of the parties
  - Cost:
    - Based on the fully burdened compensation rate for a Senior Librarian, not to exceed 3 hours per quarter (unless adjusted)

SCHOOL RESOURCE OFFICER PROGRAM

- Agreement entered in 2006
  - City agreed to provide the services of one sworn officer to serve as an SRO
    - 1.5 FTE have been allocated
  - Scope:
    - On campus all days GHS is in session
    - Other related responsibilities include daytime curfew enforcement, youth-related crimes, outreach programs, football games, Board Meetings
  - GUSD responsible for 50% of the actual cost incurred by the City during an 11-month period each year

CROSSING GUARD PROGRAM

- Pre-2011
  - Staffed by 15 part-time crossing guards; supplemented by police cadets, police auxiliaries, and community service officers as needed
  - Hired, trained, and supervised by the GPD Traffic Bureau
  - 16 total locations, 14 of which were for GUSD
  - Cost (per year)
    - Total annual cost: $147,806.70 (2011)
      - School Districts reimbursed the City approximately $29,362.50
    - Funding for 7 locations was split between the City and GUSD
    - Funding for 8 locations was covered by the City
    - Funding for 1 location was covered by Charter Oak

CROSSING GUARD PROGRAM

- 2011 (All City Management Services)
  - Term: August 2, 2011 – June 30, 2015
    - Four-year extension: June 30, 2015 – June 30, 2019
  - 14 total locations
    - GUSD: 12
    - Charter Oak: 2
  - Cost (per year)
    - City: $109,380.38
    - School Districts Split: $25,864.87

CROSSING GUARD PROGRAM

- 2019 (All City Management Services)
  - Term: July 1, 2019 – June 30, 2020
    - Up to four additional one-year extensions available
  - 14 total locations
    - GUSD: 12
    - Charter Oak: 2
  - Cost (per year)
    - Total Not to Exceed Cost: $222,804.80
    - Fiscal Year 2021/22 Actual Cost: $200,065.60

MASTER JOINT USE AGREEMENT

- Based on the Framework presented in November 2022
  - Supersedes and replaces all other agreements
  - Streamlines and clarifies
- Topic Areas
  - Sports Fields/Facilities
  - School Resource Officers/GPD Support
  - Crossing Guards
  - Library

MASTER JOINT USE AGREEMENT

- General Provisions
  - Capital Projects: City and District to work collaboratively
  - Priority of Use: District, then City
  - Governance
  - Common Fee for Sports Field and Facility Use
  - Indemnification : Time of Use

MASTER JOINT USE AGREEMENT

- Sports Fields and Facilities
  - Coordinating Responsibility (City)
  - Maintenance
    - City will contribute to maintenance costs in a manner proportional to its use
    - Water meter installation
    - Electric meter installation
    - Two-Year Pilot Program: City will assume landscape maintenance responsibility

MASTER JOINT USE AGREEMENT

- School Resource Officer Program
  - 1.6 full-time equivalent sworn police officers
  - District to reimburse City 50% of the actual cost
    - Reimbursement will increase to 75% over the next five years
  - Additional Police Services
  - Increase in SRO Program services
    - District responsible for all costs (one-time and ongoing)
    - Minimum five-year commitment

MASTER JOINT USE AGREEMENT

- Crossing Guard Program
  - Service provided at 13 locations
  - Program costs shared equally

MASTER JOINT USE AGREEMENT

- Library Services
  - Provision of professional library services
  - District to reimburse the City by the hour (not to exceed three hours per quarter)

MASTER JOINT USE AGREEMENT

- What's Next?
  - Staff to work on implementation of the common fee
    - Comparative analysis of fees in surrounding jurisdictions
    - Engage local sports leagues
    - Will require subsequent approval by City and District
  - Quarterly meetings between City and District
    - Status Updates

RECOMMENDATIONS

That the City Council and Board of Education:

1. Approve the Master Joint Use Agreement between the City and Glendora Unified School District;
2. Authorize the City Manager and Superintendent to execute the Master Joint Use Agreement including making minor non-substantive changes; and
3. Direct staff to work to implement the Master Joint Use Agreement effective July 1, 2024.

Bond Feasibility Survey

Conducted for the
City of Glendora

Presented By
Timothy McLarney Ph.D.

8/20/2024

TrueNorth Research

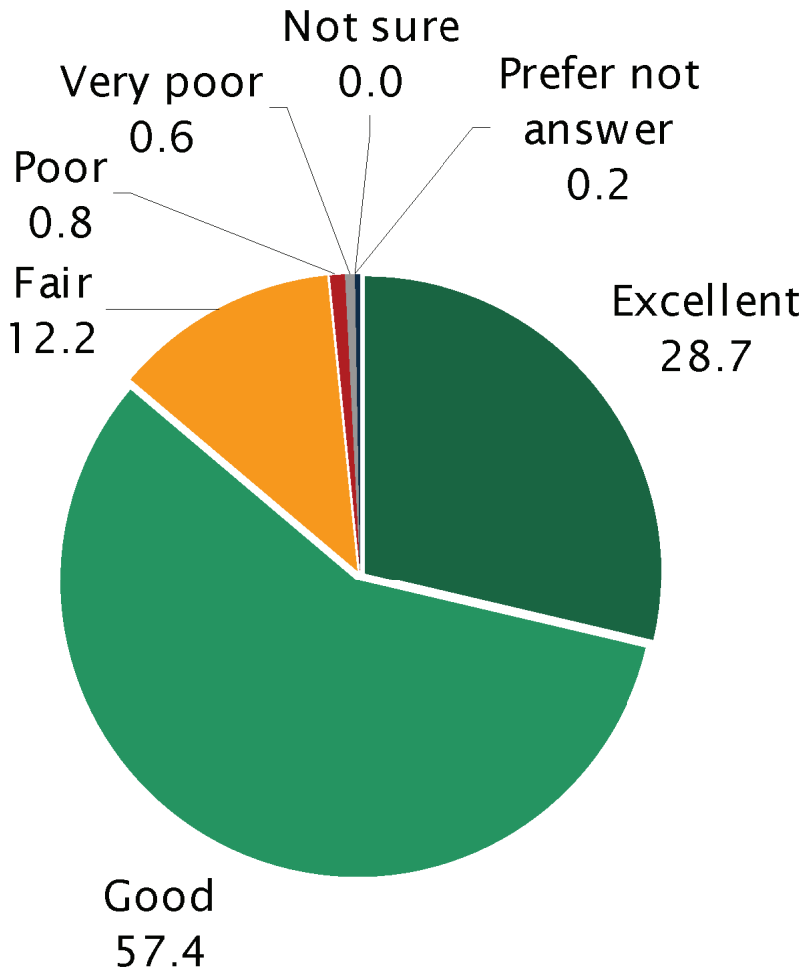
PURPOSE OF STUDY

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

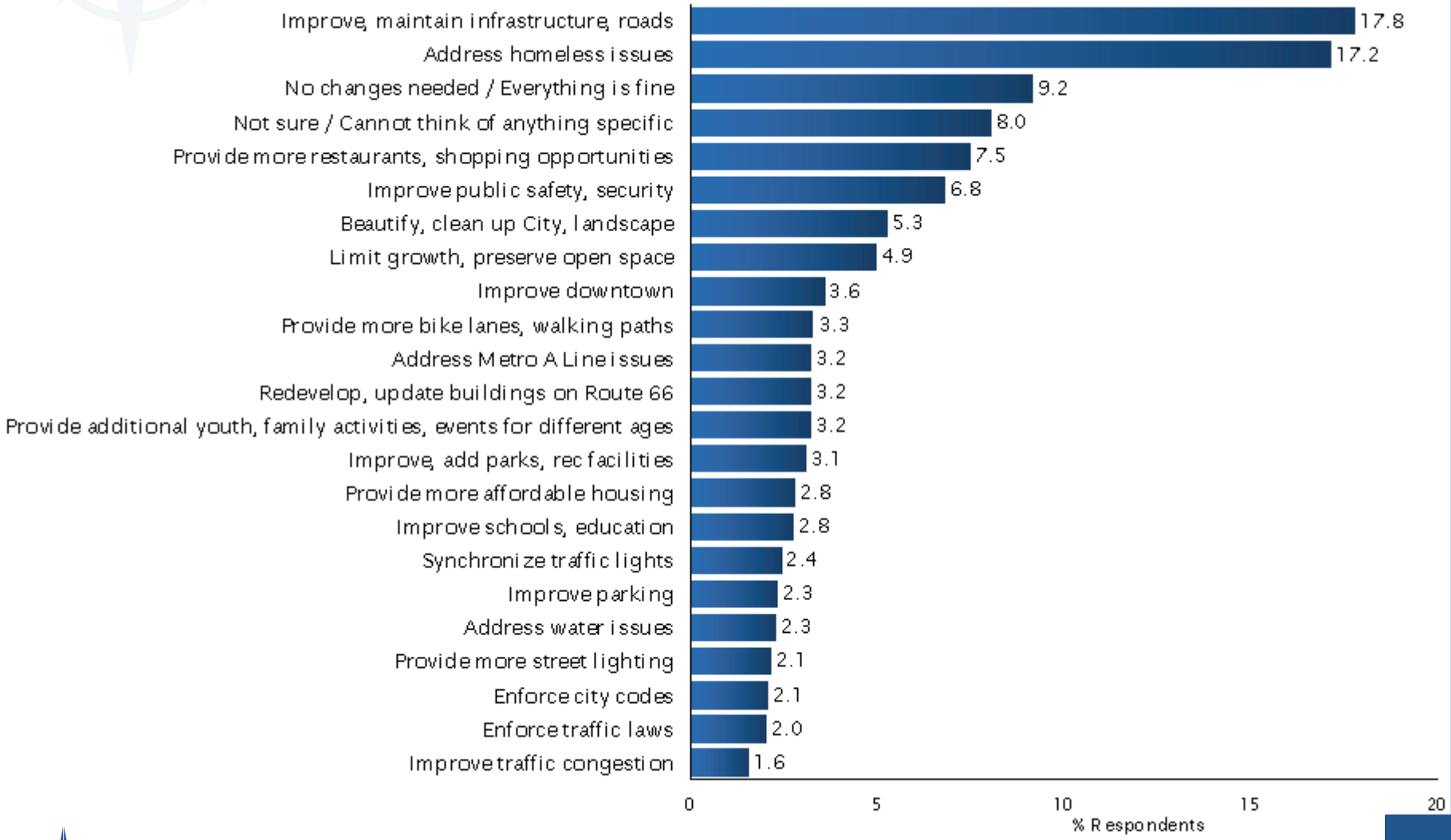
METHODOLOGY OF STUDY

- **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

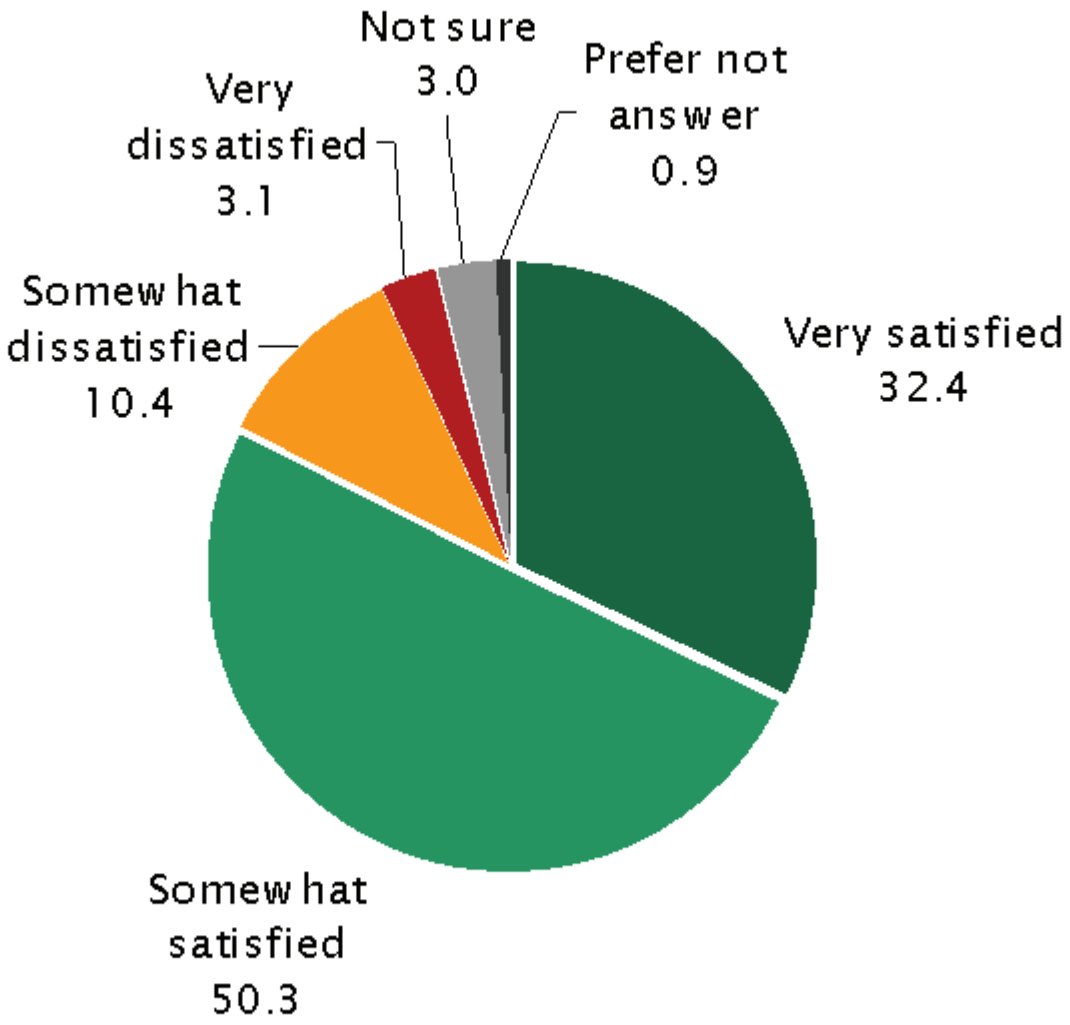
QUALITY OF LIFE



CHANGES TO IMPROVE CITY



OVERALL SATISFACTION



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?

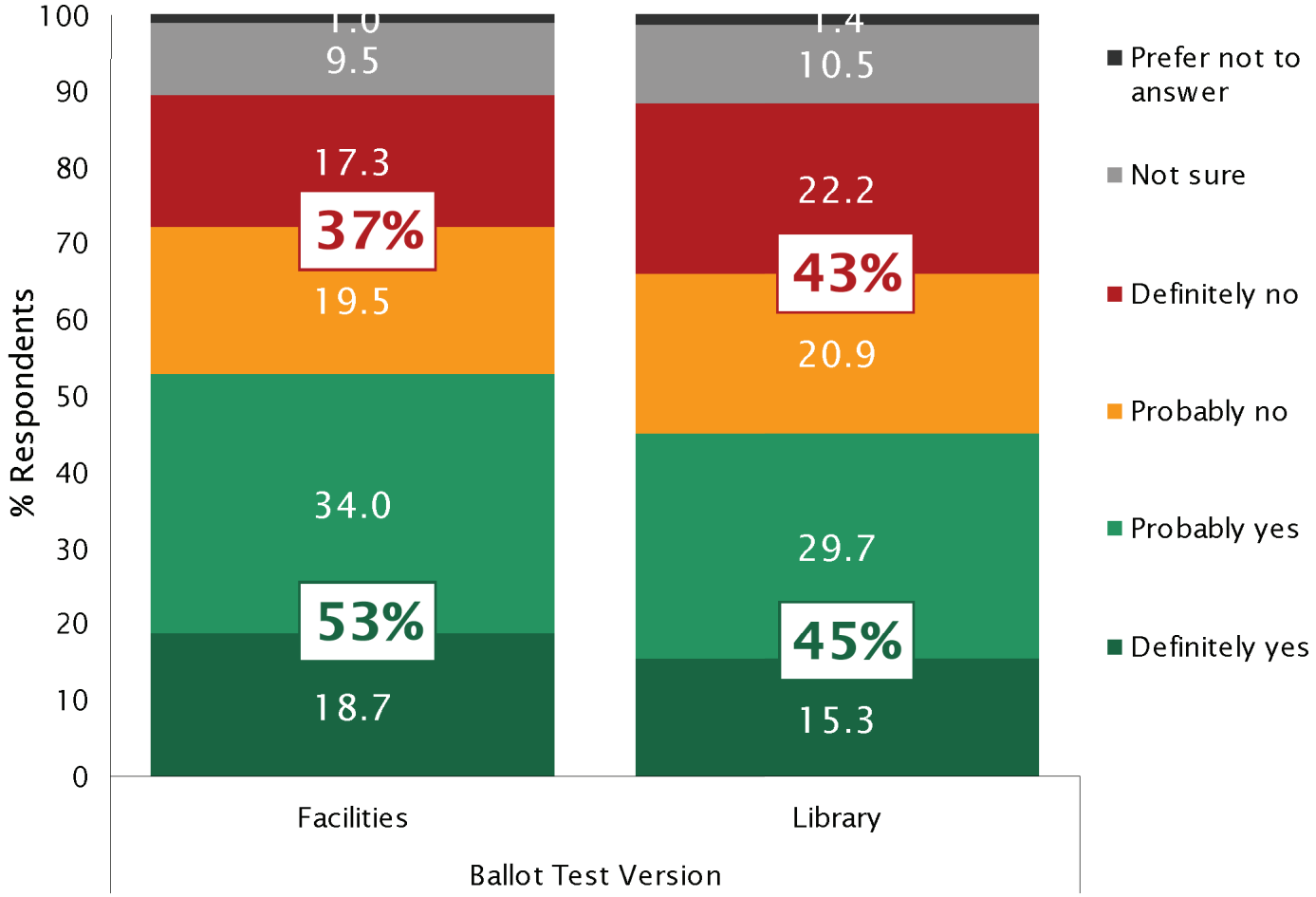
INITIAL BALLOT TEST: LIBRARY

In order to:

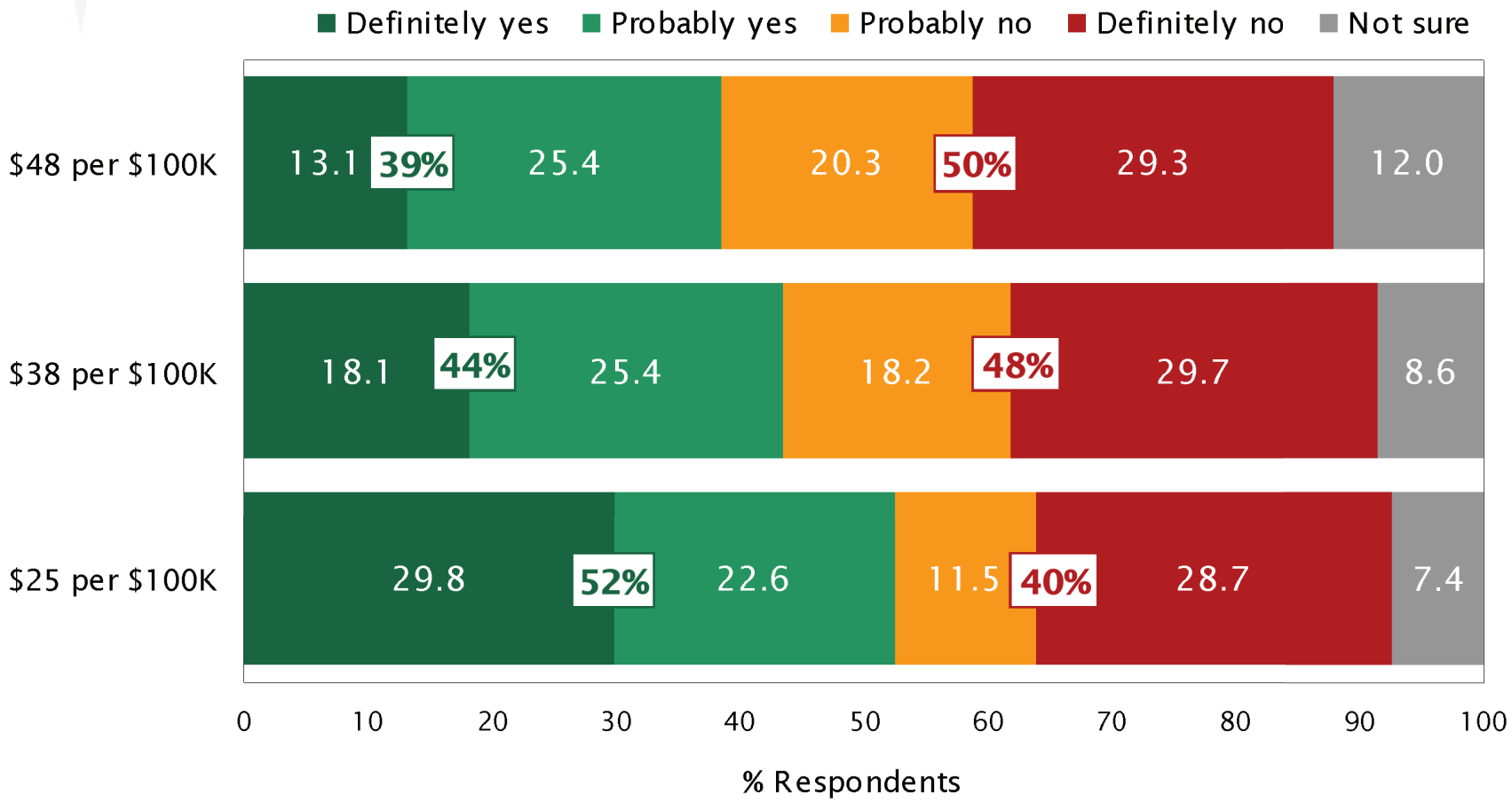
- Repair, modernize, and expand the Glendora Library with improved spaces for collaboration, community programs and events, computers/technology learning center, studying, training, and expanded book/resource collections to serve residents of all ages
- Fix faulty roofs, electrical, ventilation
- And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

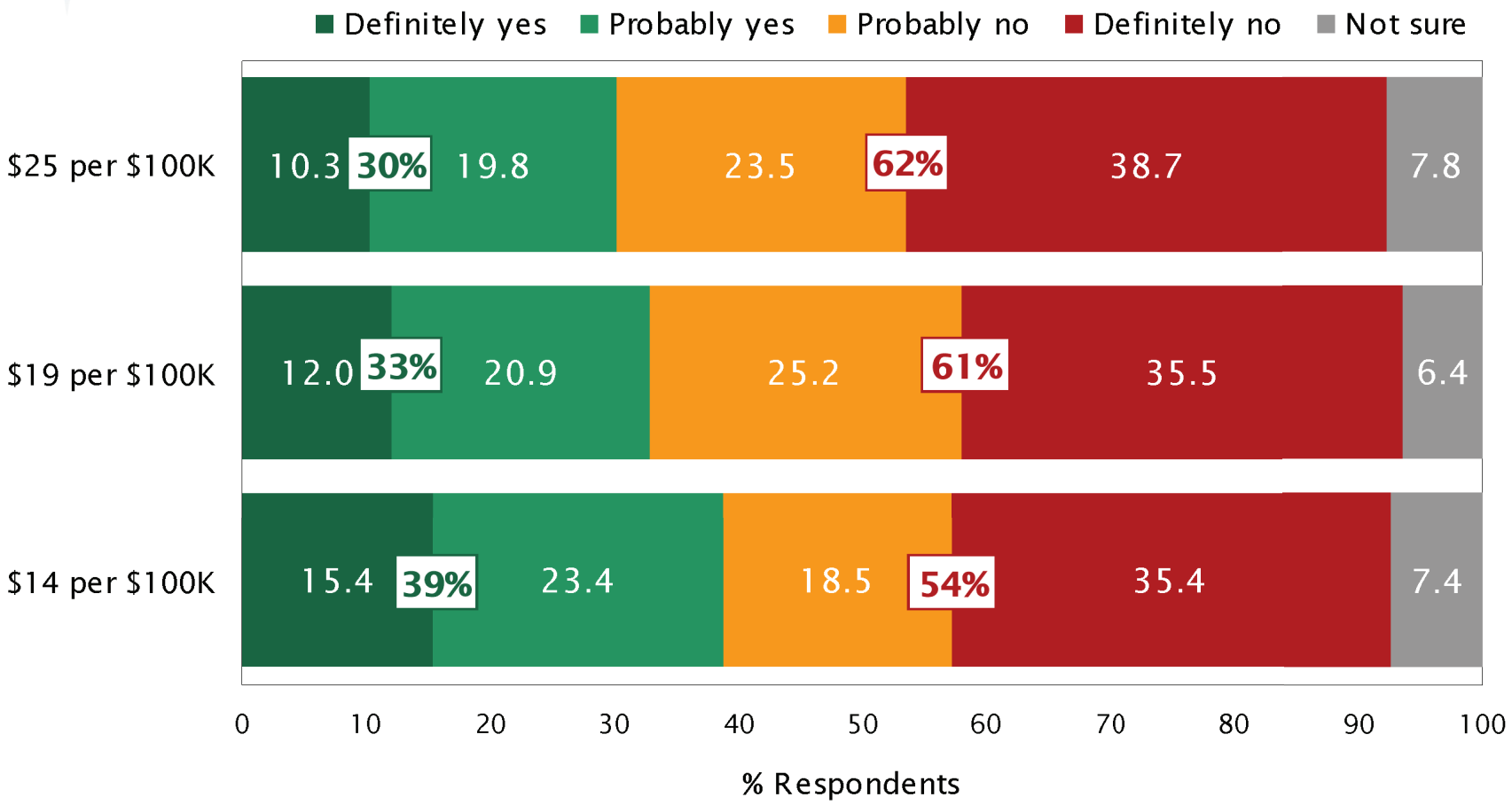
INITIAL BALLOT TEST



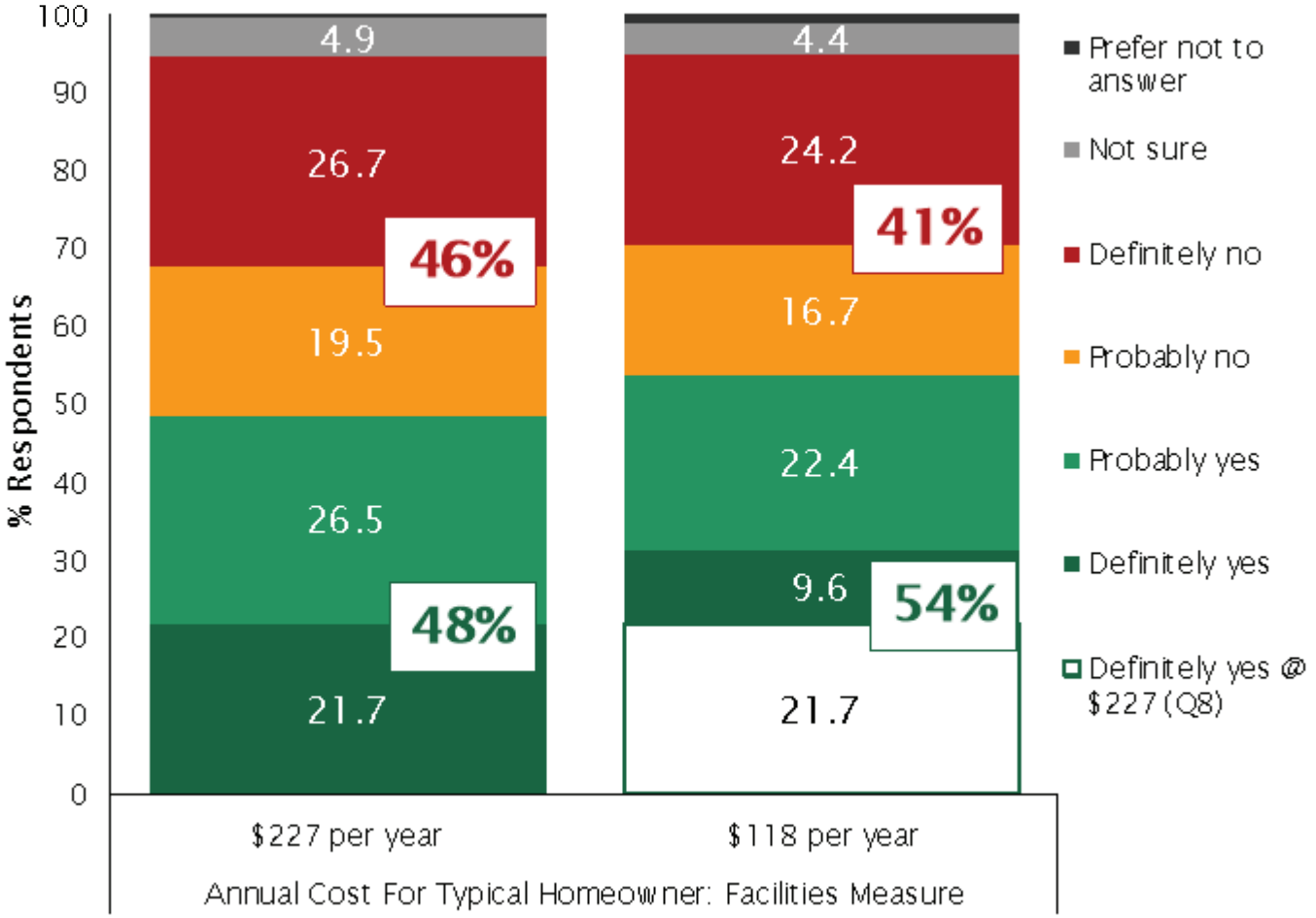
TAX THRESHOLD: FACILITIES



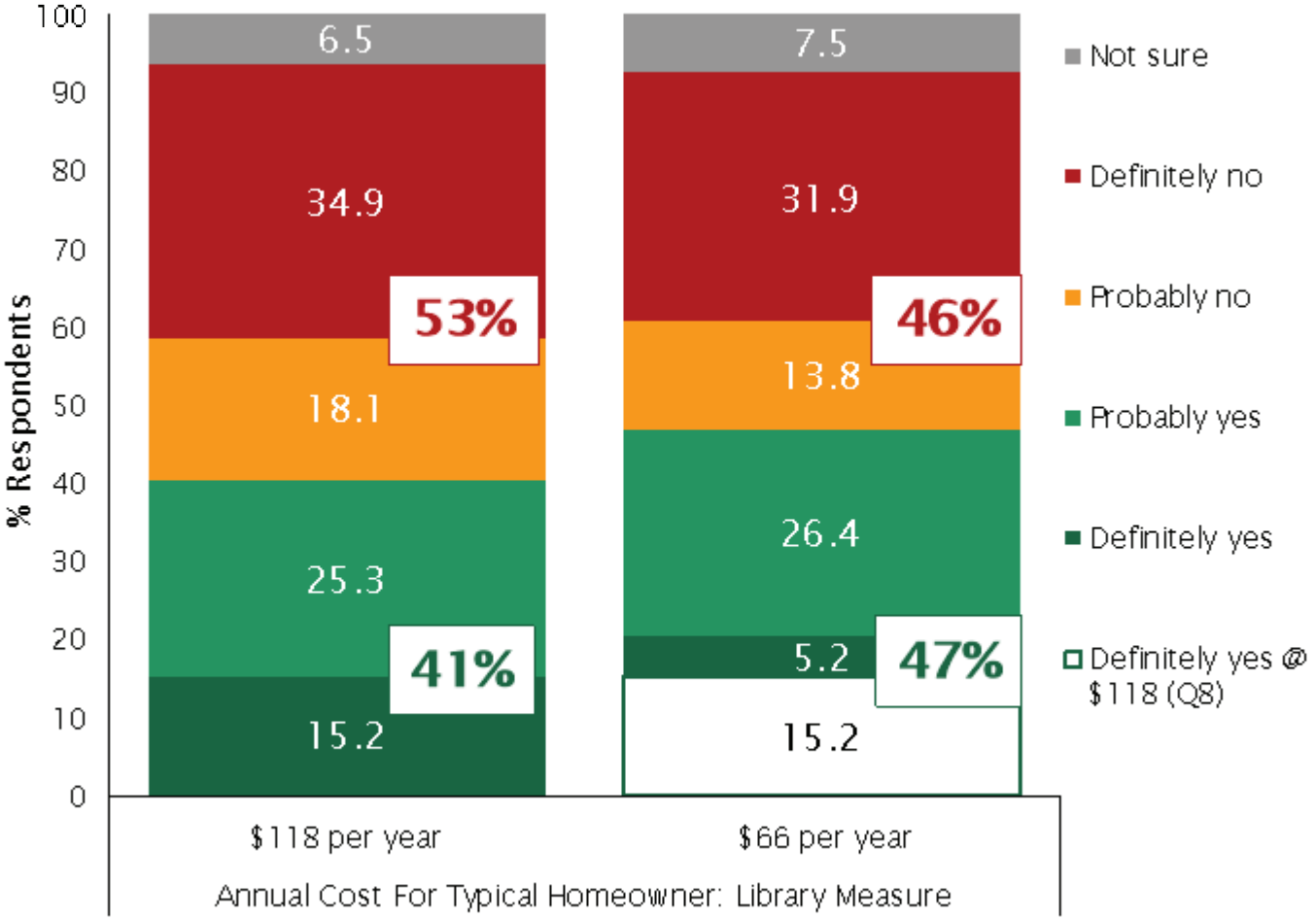
TAX THRESHOLD: LIBRARY



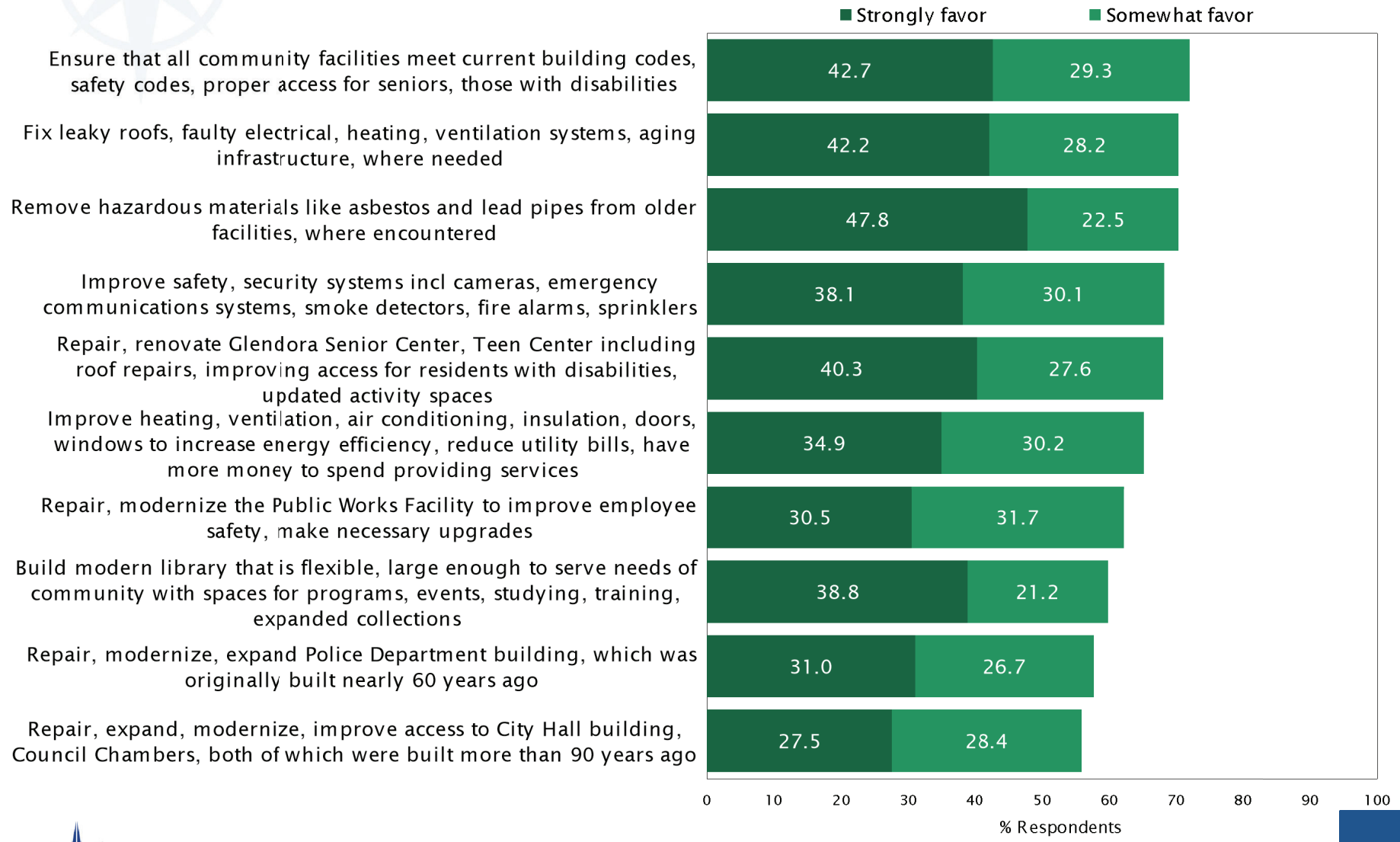
ANNUAL COST FOR HOMEOWNER: FACILITIES



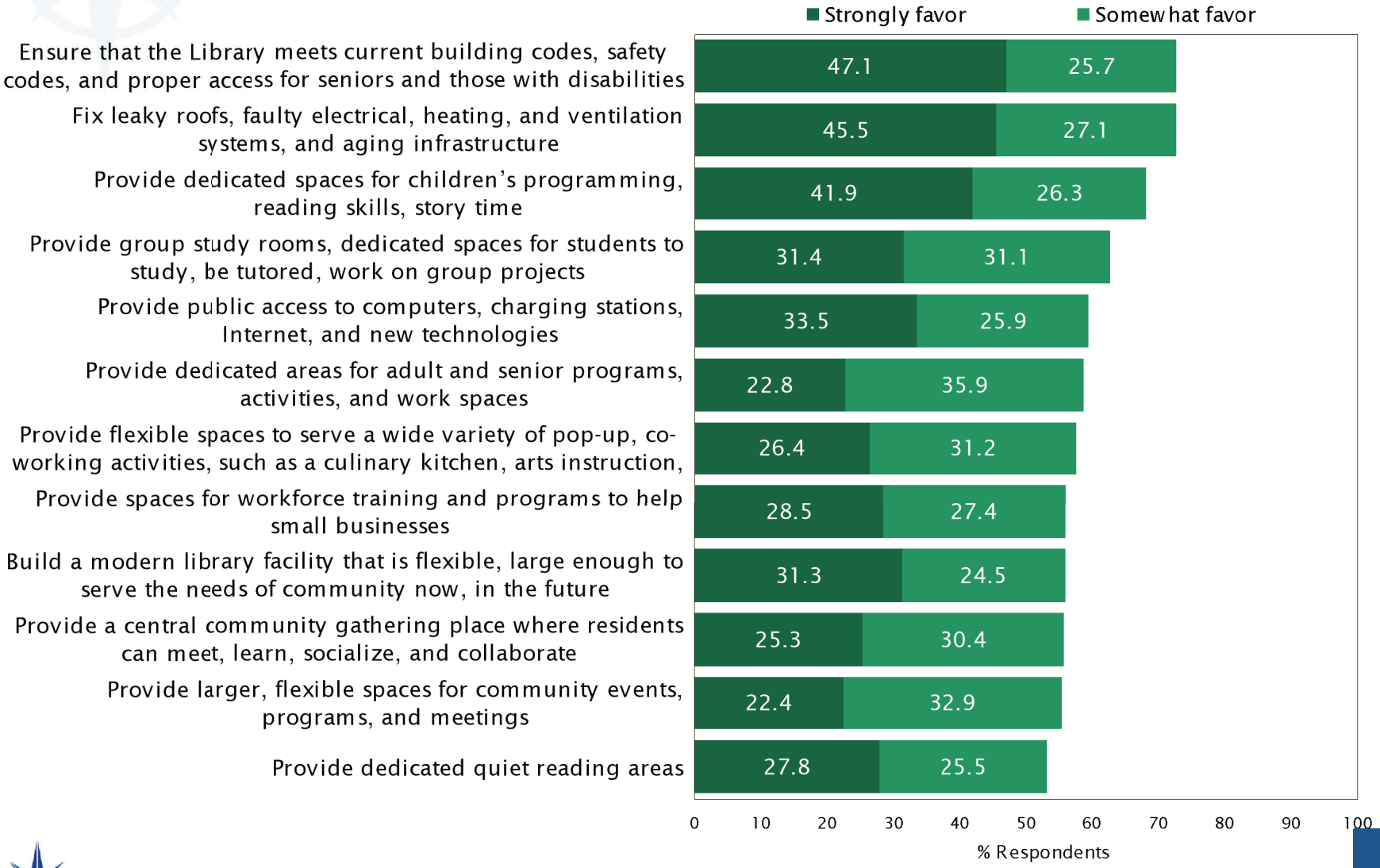
ANNUAL COST FOR HOMEOWNER: LIBRARY



PROJECTS & IMPROVEMENTS: FACILITIES

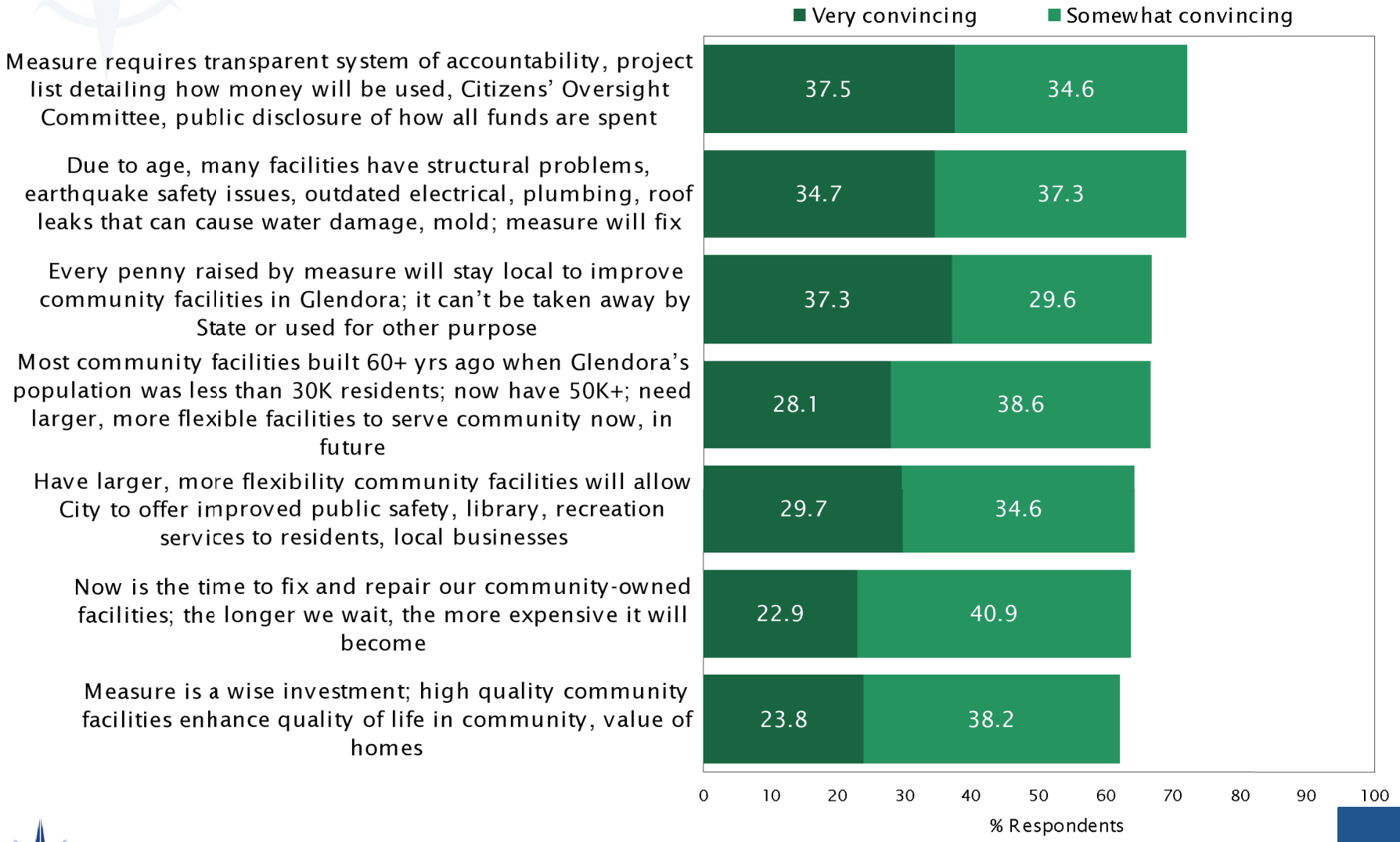


PROJECTS & IMPROVEMENTS: LIBRARY



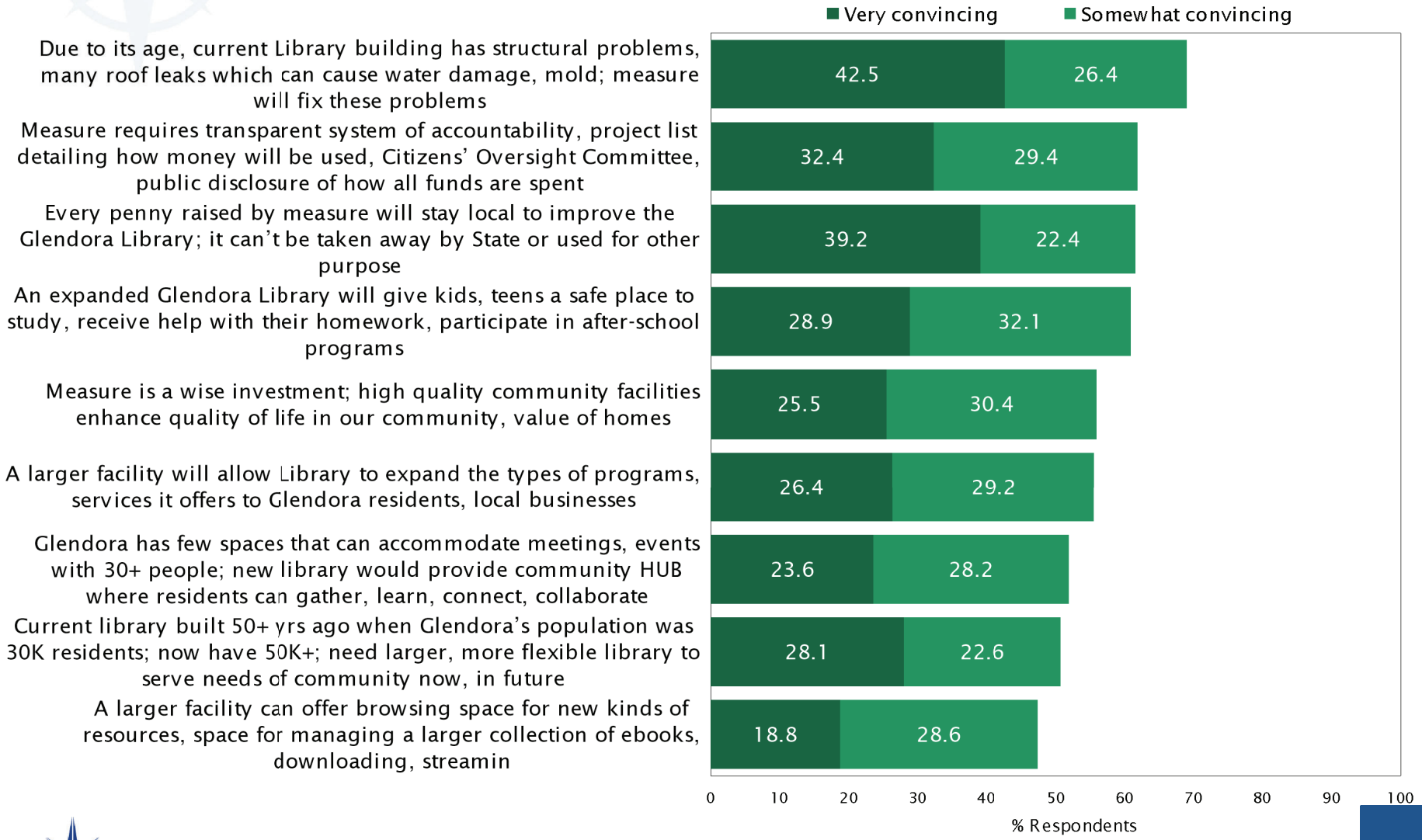
TRUENORTH RESEARCH

POSITIVE ARGUMENTS: FACILITIES

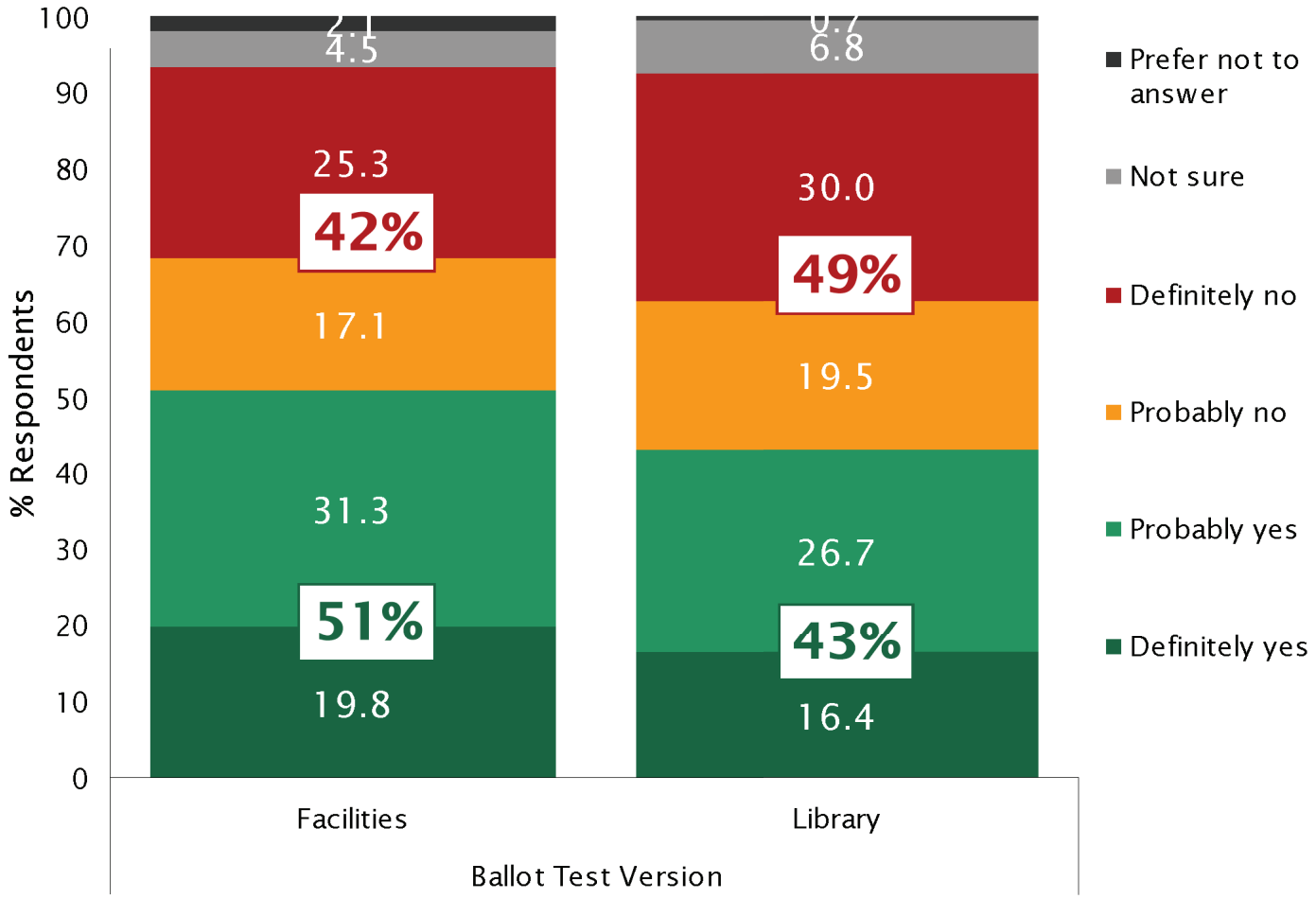


TRUENORTH RESEARCH

POSITIVE ARGUMENTS: LIBRARY



INTERIM BALLOT TEST



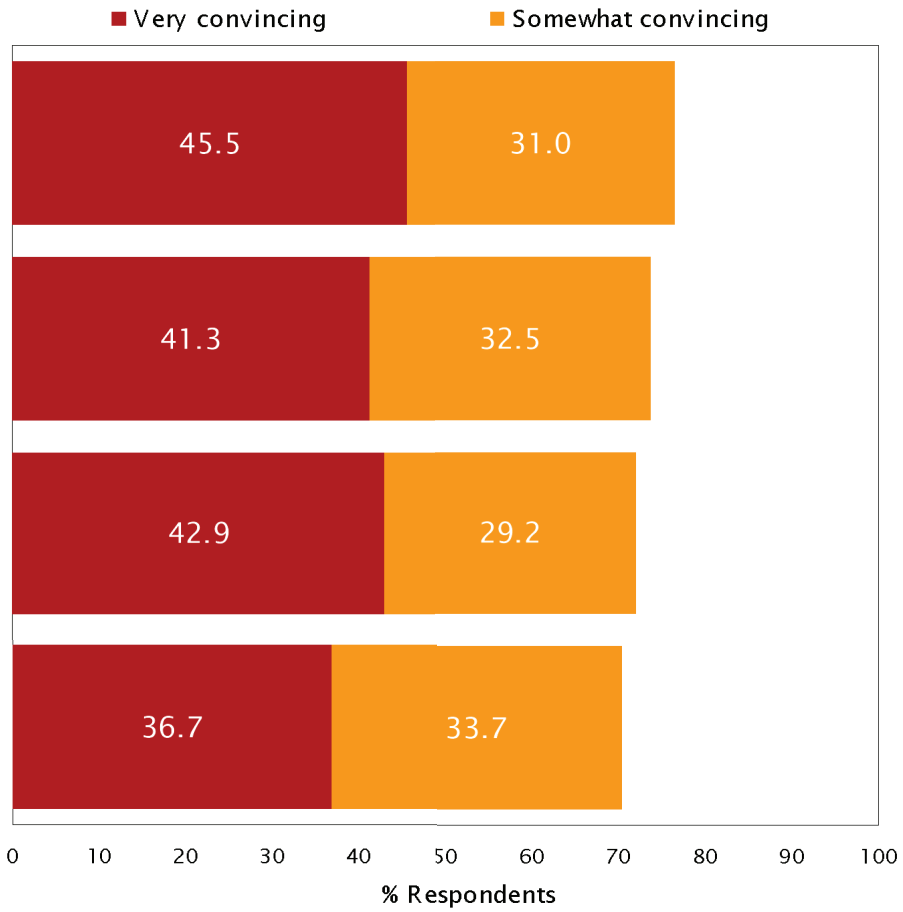
NEGATIVE ARGUMENTS: FACILITIES

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

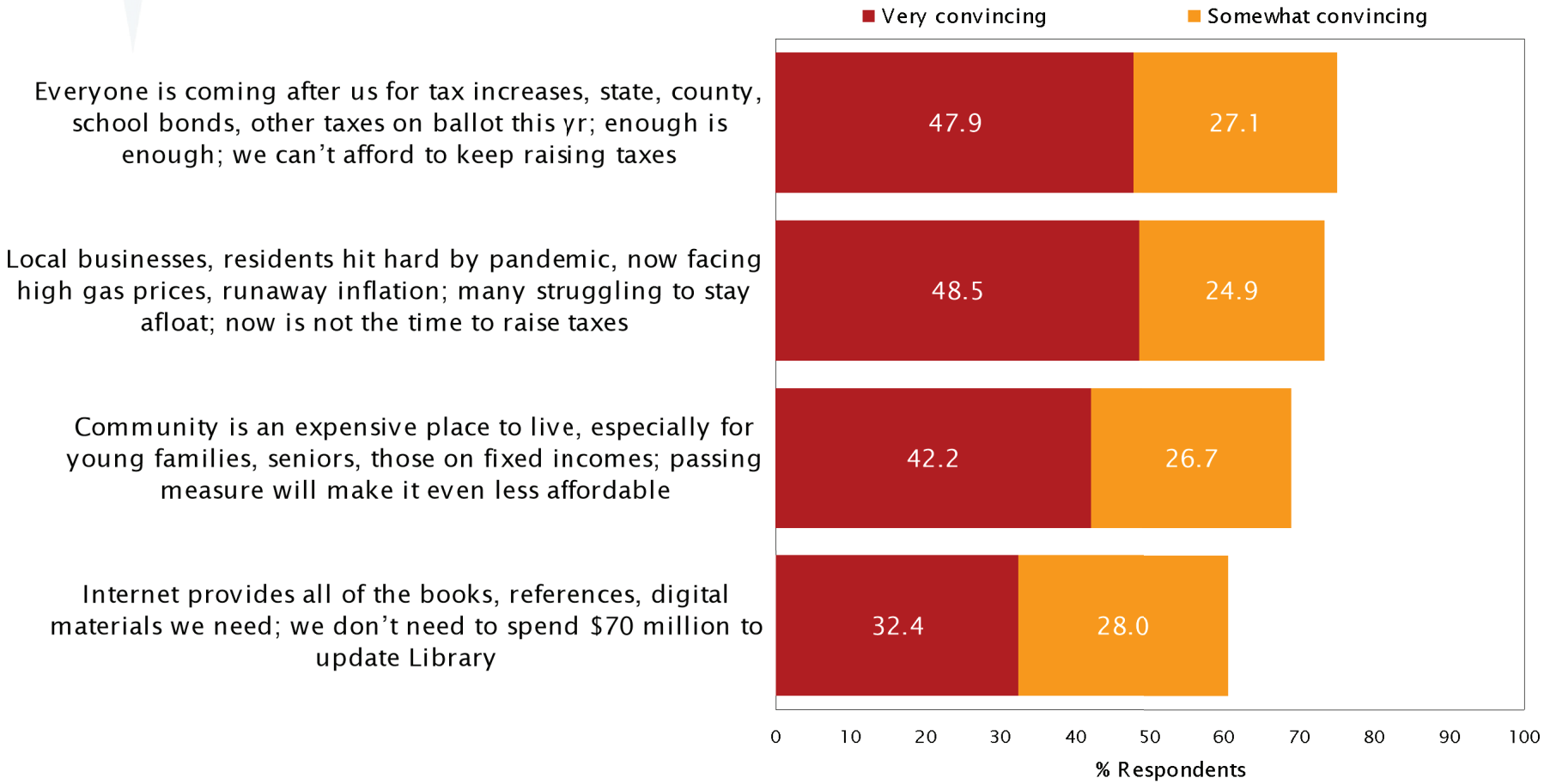
Everyone is coming after us for tax increases, state, county taxes, school bonds, other taxes on ballot this year; enough is enough; we can't afford to keep raising taxes

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

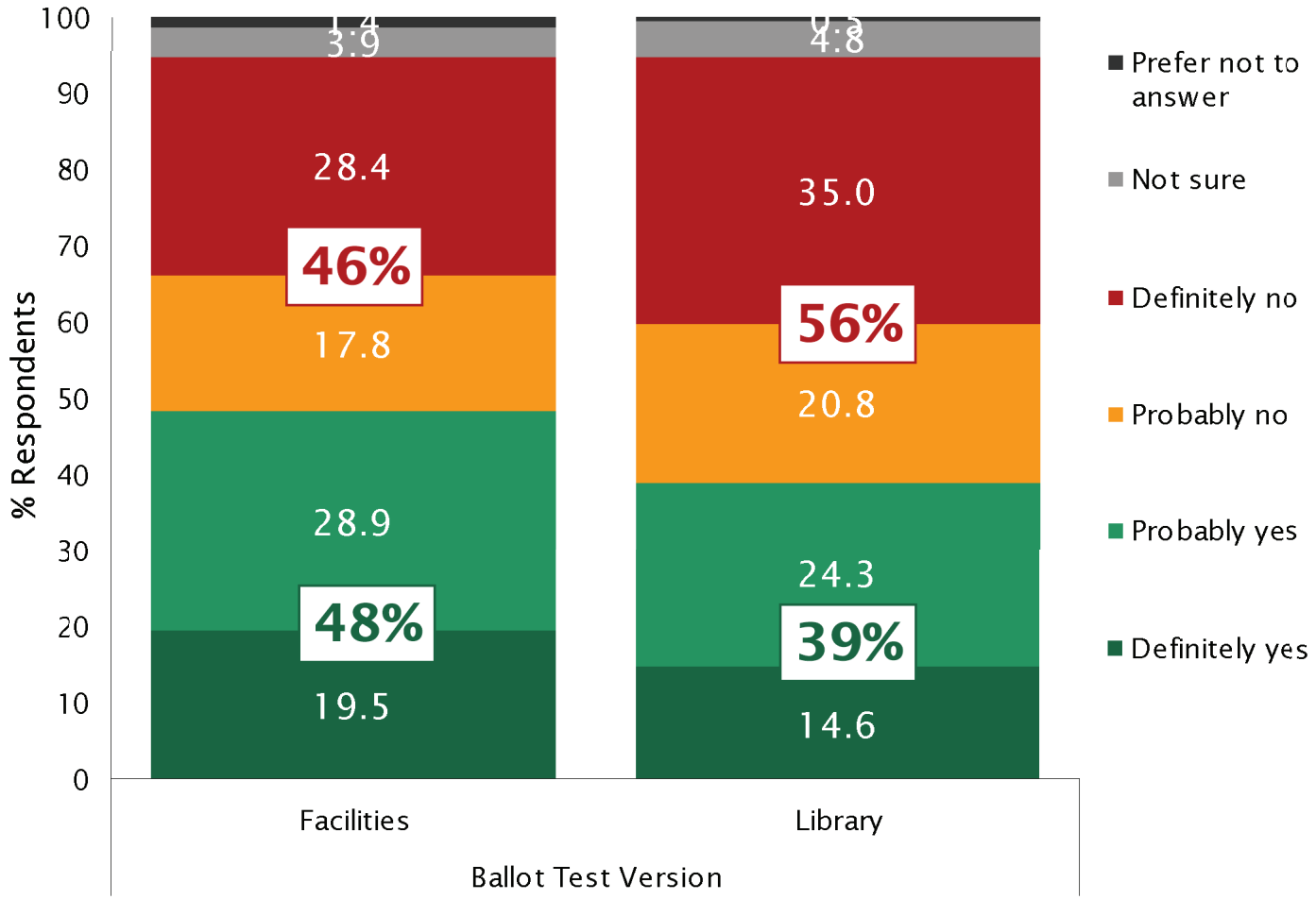
Community is an expensive place to live, especially for young families, seniors, those on fixed incomes; passing measure will make it even less affordable



NEGATIVE ARGUMENTS: LIBRARY



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

STAFF REPORT

TO: Mayor and Council Members **DATE:** November 12, 2024

FROM: Public Works **DISTRICT(S):** 4

SUBJECT: **Approve 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**

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.

STRATEGIC FOCUS AREAS

- Goal 4: Enhance and Modernize the Organization (EMO)
- Goal 5: Improve and Maintain the City's Infrastructure and Facilities (IMCIF)

EXECUTIVE SUMMARY

The City Corporate Yard at 1250 St. Vladimir St. serves as the primary storage facility for construction materials, equipment, and vehicles. It houses the Streets, Facilities, and Fleet Divisions, with plans to relocate the Parks, Trees, and Landscape Division to the site as well. A facility analysis completed by IDS Group, Inc. determined that the four existing buildings on the site are outdated and obsolete. The analysis concluded that demolishing the current structures and constructing four new buildings would be more cost-effective than attempting to renovate the existing ones and provide for a more efficient setup. Conceptual drawings, plans, reports, and cost estimates for the improvements are complete. The next required step is design refinement, construction documents and permit approvals, followed by the preparation and release of an RFP for construction and the actual construction completion. This item seeks approval to enter into an agreement with IDS Group, Inc. for services that will complete and assist with those next steps.

LEGISLATIVE HISTORY / PREVIOUS ACTIONS

On December 8, 2022, the Public Works Department released a Request for Proposal for the preparation of concept drawings, plans, and cost estimates for improvements of the City's Corporate Yard.

On May 31, 2023, a Notice to Proceed with a task order to include site evaluation, conceptual and schematic design for corporate yard improvements was issued to IDS Group, Inc. under the On Call Professional Service Agreement between the City of Glendora and IDS Group, Inc. dated 02/09/2022. The City is in receipt of the deliverables including the conceptual design, schematic design, and cost estimates.

DISCUSSION

Improvements for the City Corporate Yard (City Yard) are included within the City's current planned and budgeted 5-year Capital Improvement Program. Offices for the Streets, Fleet, and Facilities Maintenance are currently located at the City Yard. The improvements will provide needed improvements, increase efficiency, and provide additional offices to accommodate moving the Parks, Trees and Landscape

Division to the site.

On December 8, 2022, a Request for Proposal (RFP) was released to solicit professional services for a site analysis, conceptual plans for necessary improvements and a cost estimate. Three proposals were received in the amounts of $279,990, $353,310, and $595,439. The proposal received from IDS Group, Inc. (IDS), was in the lowest dollar amount. In addition, the City already had an On-Call Professional Service Agreement (On-Call Agreement) in place with IDS, however the On-Call Agreement was limited to a not to exceed total of $150,000 per calendar year. To expedite the start of the scope of work and utilize the in place On-Call Agreement, the City was able to modify the Scope of Work with IDS, while still including all the essential components (site analysis, conceptual and schematic design, and cost estimate) for a revised total amount of $142,677. A Notice to Proceed was then issued on May 31, 2023.

IDS performed a site analysis and determined that it would be most cost effective to demo the four existing buildings and start from scratch. This would include the construction of a new office building that includes compliant restroom facilities, break room and meeting space. Three additional shop buildings would be constructed to accommodate material storage, fleet maintenance, and working areas for the staff as described in the table below. While all existing buildings will be demolished, the existing gas pump stations will remain in place. In August of 2023, IDS provided the City with five proposed site plans; after review of the five site plans, Option 2 was selected as the preferred option. The selected option, included as Attachment B, includes four new buildings positioned in an "L" shape providing a neat and efficient traffic flow through the site. The four buildings together total 18,310 +/- square feet (SF), a considerable increase compared to the existing 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 +/-**	

The next step in moving forward with completion of the City Yard improvement project is refinement of the schematic design for the selected option, CEQA analysis and preparation of final architectural, engineering and construction documents to apply for applicable permits.

With the On-Call Agreement still in place and with IDS's knowledge of the proposed site plan, the City requested a proposal from IDS to complete the next required steps. The proposal received is included in the proposed Agreement included as Attachment C, as Exhibit "A-1" and is summarized as follows:

Project Review and Schematic Design Refinement:	$ 71,836
Design Development:	$213,551
Construction Documents:	$325,168
Agency Review and Approvals:	$ 31,802
	$642,357

The timeline for the above noted scope of work is expected to be approximately eight months from the start date. The proposal also included an additional option for assistance with the RFP process for construction services, and assistance with construction oversight. The additional cost for these services is as follows:

Construction Bid Assistance:	$11,752
Construction Administration:	$71,472
	$83,224

Professional services for design and construction documents combined with assistance for the RFP process for construction and construction administration comes to $725,581.

Preparation of Design and Construction Documents:	$642,357
Construction BID Assistance and Construction Administration:	$ 83,224
Total:	**$725,581**

Staff recommends that the City Council award IDS with a Professional Service Agreement in the amount of $725,581 to facilitate the City Corporate Yard Improvement Project. While the formal procurement process was not undertaken, Glendora Municipal Code (GMC) Section 2.40.100 (Procurement of Services) provides the ability for the City to award the Agreement without a formal procurement process. Paragraph (12) of GMC Section 2.40.100 states that "When approved by the designee, the city requires services not subject to the PCC, which are of such a nature that suitable technical or performance specifications describing them are not readily available and cannot be developed in a timely manner to meet the needs of the city, in which case the designee shall be authorized to negotiate with any person or persons for the procurement thereof upon the price, terms and conditions deemed by the designee to be in the best interest of the city and in doing so may utilize informal procurement or negotiated procurement process." Furthermore, the requested services are not subject to the PCC's competitive bidding requirements. Under the Public Contract Code (PCC) § 4526, architectural and engineering (A&E) services are exempt from competitive bidding requirements. Instead of the traditional bidding process, the Qualifications-Based Selection (QBS) method is used for A&E services. This process evaluates firms based on their qualifications and expertise rather than cost.

It is of staff's opinion that as the originating firm for the conceptual design, IDS has the expertise and is the best qualified consultant for the required services. In addition, based on their proposal submitted in response to the initial RFP, IDS has demonstrated their ability to offer the best price and satisfactorily perform the City Corporate Yard Improvement Project.

The City Yard Improvements are budgeted in the City's 5-year Capital Improvement Program with $1,046,650 budgeted for the current FY 2025. A total of $9,187,485 (including the $1,046,650 budgeted in the FY 2024-25 Mid-Cyle Budget) was estimated for the completion of the project in the 5-Year Capital Improvement Program. Early cost estimates suggest completion of the project as proposed will come to approximately $12,609,486 (Attachment D), while this number exceeds the budgeted amount, consideration should be given to the notable increase in overall building size of the proposed project. Staff will make every effort to select design features and processes aimed at reducing the dollar amount as staff continues to refine the construction documents, incorporating value engineering principles where applicable. The building total of the existing site is approximately 8,270 SF whereas the new proposed buildings will total more than double that area at 18,310 SF. An appropriation of additional funding will be requested at the time an award of construction agreement is presented to the City Council for consideration.

FISCAL IMPACT

The Adopted FY 2024-25 Mid-Cycle Budget includes $1,046,650 for this project in Capital Projects Fund 301, project number 5625101.

City Yard Improvements Project Budget	**$1,046,650**
Preparation of Design and Construction Documents	$642,357

Construction BID Assistance and Construction Administration	$83,224
Requested expenditure including contingency	**$725,581**
Remaining available budget	*$321,069*

As previously noted, future costs associated with construction of the project (outside of engineering, plans, etc.) will need to be budgeted. At this time, no funding source exists for the completion of this project, and other major facility needs. As this project moves forward, staff will continue to work to identify funding for the construction phase of this and other City projects.

ENVIRONMENTAL DETERMINATION

The approval of an agreement for design and construction documents does not provide approval of the project; this item is therefore covered by the commonsense exemption under Section 15061(b)(3) of the California Environmental Quality Act.

Prepared By	Valerie Velasquez Santoya
Concurs With	Not Applicable
Reviewed By	William Wittkopf, Public Works 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. Proposed City Yard Site Plan
B. Professional Services Agreement, with IDS Proposal as Exhibit “A-1”
C. Preliminary Completion Cost Estimate
D. Presentation

SCHEMATIC DESIGN





PROJECT DESCRIPTION

The Glendora Corporate Yard Improvements project consists of site and building upgrades for the city's main yard for storage of construction material, equipment, and vehicles. The project plans for four new buildings replacing four older, obsolete buildings that will be demolished. The four new building comprise of 1) Office Building for both Facility and Maintenance staff in addition to Parks and Trees Department, 2) Fleet Maintenance Garage for maintenance and repair of county vehicles, 3) Sign Shop and Tire Storage Building and 4) Facility Workshops for both wood and metal. The Parks and Trees Department will move to the corporate yard and will require new permanent facilities for offices and equipment storage. The site will also include a Vehicle Washing Station with a pressure washer. The site will also have an emergency backup generator.

The site is located along the north side of what will be the LA Metro line with single-family residential surrounding on the east, north and west sides. The main entrance is off of a cul-de-sac from St. Vladamir Street from the east side with a possible secondary entrance off of Walnut St. from the north side. An existing access gate will remain that opens up to the rail right-of-way on the southeast corner of the site. Site improvements will include the repaving of approximately 159,149 SF of existing asphalt paving. Various subgrade utilities pass though the site including a large drainage channel (Big Dalton Wash) that bisects the site from north to south, along with domestic water, SS lines, and gas and power lines.

COVER SHEET

GLENDORA CORPORATE YARD IMPROVEMENTS

CLIENT:
The City of Glendora
116 E. Foothill Blvd.
Glendora, CA 91741

PROJECT ADDRESS:
1250 Saint Vladimir St., Glendora, CA 91740

DATE:
January 25, 2024
THURSDAY

PROJECT NO::
22X021.01
SCALE: 1/8" = 1'-0"

IDS Group
1 PETERS CANYON ROAD, SUITE 130
IRVINE, CA. 92606
TEL: 949-387-8500, FAX: 949-387-0800

G-1

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SCHEMATIC DESIGN

SHEET INDEX

NUMBER	NAME
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G-1	COVER SHEET
G-2	PROJECT DATA
G-3	BUILDING 1 - CODE ANALYSIS
G-4	BUIDING 2 - CODE ANALYSIS
G-5	BUILDING 3 & 4 - CODE ANALYSIS
G-6	SITE PLAN
D-1	ISITE DEMOLITION PLAN
1-CIVIL	
C-1	OVERALL TOTOPGRAPHIC SURVEY
C-2	DEVELOP AREA TOPOGRAPHIC SURVEY
C-3	GRADING AND PAVING PLANS
C-4	UTILITY PLAN
C-5	EROSION CONTROL PLAN
C-6	DETAIL SHEET
C-7	TURNING RADIUS EXHIBIT
A-1	OVERALL GROUND FLOOR PLANS
A-2	BLDG 1 - 1ST & 2ND FLOOR PLANS
A-3	BLDG 1 ROOF PLAN & 3D SECTION - OPTION 1
A-4	BLDG 1 ROOF PLAN & 3D SECTION - OPTION 2
A-5	BLDG 1 EXTERIOR PERSPECTIVES - OPTION 1
A-6	BLDG 1 INTERIOR PERSPECTIVES - OPTION 1
A-7	BLDG 1 ELEVATIONS - OPTION 1
A-8	BLDG 1 ELEVATIONS - OPTION 1
A-9	BLDG 1 SECTIONS - OPTION 1
A-10	BLDG 1 EXTERIOR PERSPECTIVES - OPTION 2
A-11	BLDG 1 INTERIOR PERSPECTIVES - OPTION 2
A-12	BLDG 1 ELEVATIONS - OPTION 2
A-13	BLDG 1 ELEVATIONS - OPTION 2
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A-15	BLDG 2 FLOOR PLAN
A-16	BLDG 2 ROOF PLAN - OPTION 1
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A-18	BLDG 2 ELEVATIONS - OPTION 1
A-19	BLDG 2 ELEVATIONS - OPTION 1
A-20	BLDG 2 SECTIONS - OPTION 1
A-21	BLDG 2 ELEVATIONS - OPTION 2
A-22	BLDG 2 ELEVATIONS - OPTION 2
A-23	BLDG 2 SECTIONS - OPTION 2
A-24	BLDG 3 & 4 FLOOR PLAN
A-25	BLDG 3&4 - ROOF PLAN OPTION 1
A-26	BLDG 3 & 4 ROOF PLAN - OPTION 2
A-27	BLDG 3 & 4 ELEVATIONS - OPTION 1
A-28	BLDG 3 & 4 ELEVATIONS - OPTION 1
A-29	BLDG 3 & 4 SECTIONS OPTION 1
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A-31	BLDG 3 & 4 ELEVATIONS - OPTION 2
A-32	BLDG 3 & 4 SECTIONS - OPTION 2
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MP-0.1	NOTES, LEGEND AND ABBREVIATION
MP-0.2	MECHANICAL SCHEDULE
MP-1	MECHANICAL / PLUMBING SITE PLAN
MP-2	OFFICE BLDG. 1 MECHANICAL / PLUMBING FLOOR PLANS
MP-2.1	OFFICE BLDG. 1 MECHANICAL / PLUMBING ROOF PLAN
MP-3	BLDG. 2 MECHANICAL / PLUMBING FLOOR PLAN
MP-3.1	BLDG. 2 MECHANICAL / PLUMBING ROOF PLAN
MP-4	BLDG. 3 & 4 MECHANICAL / PLUMBING FLOOR PLANS
MP-4.1	BLDG. 3 & 4 MECHANICAL / PLUMBING ROOF PLAN
4-ELECTRICAL	
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E-2	SINGLE LINE DIAGRAM
5-STRUCTURAL	
S-1	BLDG 1 - FOUNDATION & 2ND FLOOR FRAMING
S-2	BLDG 1 - ROOF FRAMING PLAN - OPTION 1
S-2A	BLDG 1 - ROOF FRAMING PLAN - OPTION 2
S-3	BLDG 2 - FOUNDATION PLAN
S-4	BLDG 2 - ROOF FRAMING PLAN - OPTION 1
S-4B	BLDG 2 - ROOF FRAMING PLAN - OPTION 2
S-5	BDGG 3&4 - FOUNDATION PLAN
S-6	BDGG 3&4 - ROOF FRAMING PLAN - OPTION 1
S-6A	BLDG 3&4 - ROOF FRAMING PLAN - OPTION 2

PROJECT DATA

BUILDING	LEVEL	CONST.	EXISTING AREA S.F.	PROPOSED AREA S.F.	BUILDING HEIGHT	OCCUPANCY
BUILDING -1 OFFICE	TWO	NEW	1,203 SF +/-	7,500 SF +/-	32'-0" ABOVE GRADE	(B) BUSINESS
BUILDING - 2 GARAGE/ FLEET MAINT.	ONE	NEW	4,346 SF +/-	5,510 SF +/-	22'-0" ABOVE GRADE	(S-1) STORAGE
BUILDING - 3 SIGN & TIRE STORAGE SHOPS	ONE	NEW	1,200 SF +/-	1,800 SF +/-	22'-0" ABOVE GRADE	(S-1) STORAGE
BUILDING - 4 FACILITY SHOPS	ONE	NEW	1,521 SF +/-	3,500SF +/-	22'-0" ABOVE GRADE	(S-1) STORAGE
TOTAL			8,270 SF +/-	18,310 SF +/-		

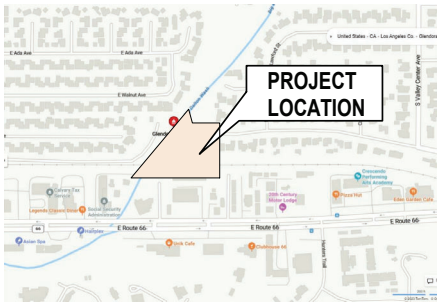
GENERAL NOTES:

- ASSUME CONSTRUCTION TYPE VB. U.N.O
- ALL NEW CONSTRUCTION TO HAVE 8" CMU WALL
- SEISMIC ZONE REFERS TO STRUCTURAL DRAWINGS
- EXPANSION JOINTS AT CMU EXTERIOR WALLS AS REQUIRED
- EFER TO CIVIL DRAWINGS FOR PEDESTRIAN CROSSING STRIPING SHOWN CONNECTING BUILDING 1 SIDEWALK WITH BUILDING 2, 3 AND 4.

- **THIS IS LIMITED TO SCHEMATIC DESIGN ONLY, CIVIL DRAWINGS TO FOLLOW**

CODE REFRENCES:

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA GREEN BUILDING CODE (TITLE 24)
2022 GLENDORA, CALIFORNIA MUNICIPAL CODE (TITLE 21)



NORTH

VICINITY MAP

PROJECT DATA

GLENDORA CORPORATE YARD IMPROVEMENTS

CLIENT:
The City of Glendora
116 E. Foothill Blvd.
Glendora, CA 91741

PROJECT ADDRESS:
1250 Saint Vladimir St., Glendora, CA 91740

DATE:
January 25, 2024
THURSDAY

PROJECT NO::
22X021.01
SCALE: As indicated

IDS Group
1 PETERS CANYON ROAD, SUITE 130
IRVINE, CA. 92606
TEL: 949-387-8500, FAX: 949-387-0800

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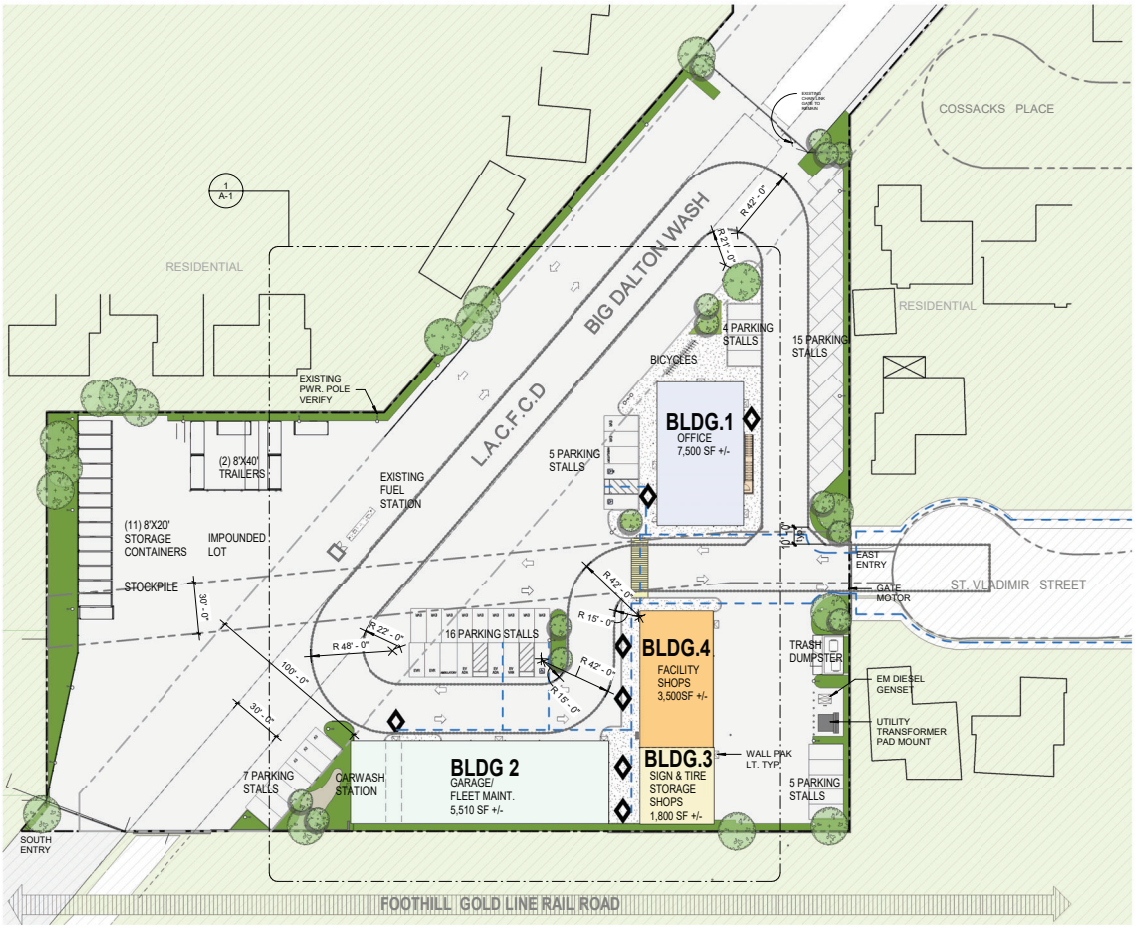
SCHEMATIC DESIGN



OVERALL SITE PLAN

1" = 40'-0"

0' 20' 40' 80' 120' 160'

NORTH

SITE PLAN

PROJECT DATA

BUILDING	LEVEL	CONST.	EXISTING AREA S.F.	PROPOSED AREA S.F.	OCCUPANCY
BUILDING -1 OFFICE	TWO	NEW	1,203 SF +/-	7,500 SF +/-	(B) BUSINESS
BUILDING - 2 GARAGE/ FLEET MAINT.	ONE	NEW	4,346 SF +/-	5,510 SF +/-	(S-1) STORAGE
BUILDING - 3 SIGN & TIRE STORAGE SHOPS	ONE	NEW	1,200 SF +/-	1,800 SF +/-	(S-1) STORAGE
BUILDING - 4 FACILITY SHOPS	ONE	NEW	1,521 SF +/-	3,500SF +/-	(S-1) STORAGE
TOTAL			8,270 SF +/-	18,310 SF +/-	

PARKING COUNT

• ADA PARKING	3 STALLS (INCLUDE 1 VAN SPACE) - CBC TABLE 11B-208.2
• STANDARD PARKING	49 STALLS
TOTAL REQUIRED	52 STALLS - CHAPTER 21.03.020 CITY OF GLENDORA
EV STALLS REQUIRED	1 VAN - 2 ACCESSIBLE - 2 AMBULATORY
EV CHARGING STATIONS	
EV CHARGING STATION - CAPABLE	13
EV CHARGING STATION	3
BICYCLES REQUIRED	
LONG TERM	3 - CGBC - CHAPTER 5.106.4.1.1
SHORT TERM	1 - CGBC - CHAPTER 5.106.4.1.2

SPACE REQUIREMENTS

STANDARD SPACE SIZE	9'-0" x 20'-0"
ACCESSIBLE SPACE SIZE	9'-0" x 20'-0"
AMBULATORY SPACE SIZE	10'-0" x 20'-0"

LEGEND

- VEHICULAR TRAFFIC DIRECTION
- AREA N.I.C.
- ACCESSIBLE PATH OF TRAVEL
- BUILDING ENTRANCE/EXIT
- FIRE DEPARTMENT TURNING RADIUS

GLENDORA CORPORATE YARD IMPROVEMENTS

CLIENT:
The City of Glendora
116 E. Foothill Blvd.
Glendora, CA 91741

PROJECT ADDRESS:
1250 Saint Vladimir St., Glendora, CA 91740

DATE:
January 25, 2024
THURSDAY

PROJECT NO::
22X021.01
SCALE: As indicated

IDS Group
1 PETERS CANYON ROAD, SUITE 130
IRVINE, CA. 92606
TEL: 949-387-8500, FAX: 949-387-0800

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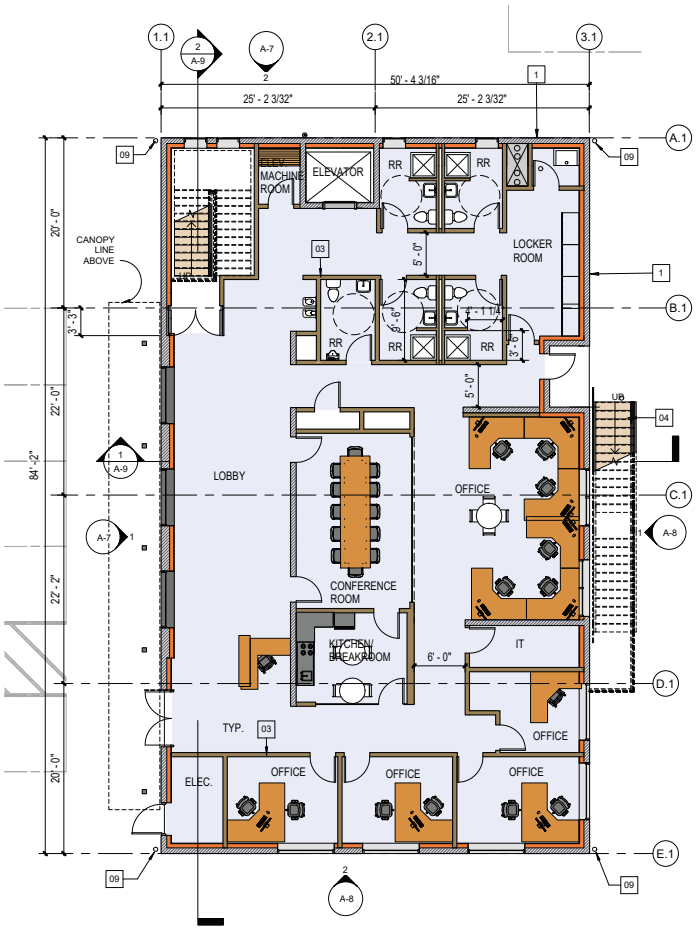
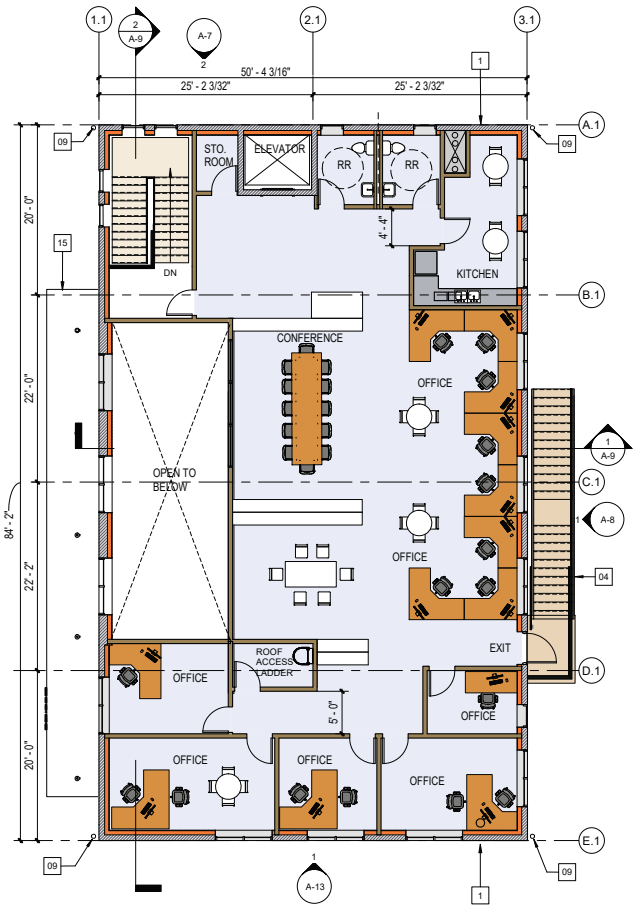
SCHEMATIC DESIGN



1ST FLOOR PLAN - OFFICE BLDG. 1

1/8" = 1'-0"



2ND FLOOR PLAN - OFFICE BLDG. 1

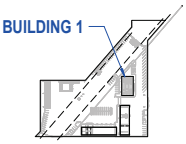
1/8" = 1'-0"

PLAN KEYNOTES	
1	SPLIT FACE CONCRETE BLOCKS
2	PRECISION CONCRETE BLOCKS
3	INTERIOR METAL STUD WALL
4	STEEL STAIRS
5	COLUMN (SEE STRUCTURAL)
6	ROLL-UP DOOR
7	WORKSTATION
8	COPING
9	DOWN SPOUT
10	DOOR (DARK ANODIZE FRAME)
11	WINDOW (DARK ANODIZE FRAME)
12	MECHANICAL SHAFT
13	GUTTER
14	METAL ROOF
15	CANOPY

OFFICE 9
OPEN WORKSTATION 14

NOTES:

1. REFER TO CIVIL DRAWINGS FOR EXTENT OF SITE 6" CONCRETE CURBS, CURB CUTS AND SIDEWALKS.
2. PASSENGER ELEVATOR SHOWN IN BUILDING 1 IS A HYDRAULIC TYPE, DESIGN ASSUMES A 4'-0" SHAFT PIT AND A 12'-7" OVERRUN EXTENDING FROM THE SECOND FINISHED FLOOR.



KEY PLAN

0 5' 15' 25'

NORTH

BLDG 1 - 1ST & 2ND FLOOR PLANS

GLENDORA CORPORATE YARD IMPROVEMENTS

CLIENT:
The City of Glendora
116 E. Foothill Blvd.
Glendora, CA 91741

PROJECT ADDRESS:
1250 Saint Vladimir St., Glendora, CA 91740

DATE:
January 25, 2024
THURSDAY

PROJECT NO::
22X021.01
SCALE: As indicated

IDS Group
1 PETERS CANYON ROAD, SUITE 130
IRVINE, CA. 92606
TEL: 949-387-8500, FAX: 949-387-0800

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SCHEMATIC DESIGN









GLENDORA CORPORATE YARD IMPROVEMENTS

BLDG 1 EXTERIOR PERSPECTIVES - OPTION 2

CLIENT:
The City of Glendora
116 E. Foothill Blvd.
Glendora, CA 91741

PROJECT ADDRESS:
1250 Saint Vladimir St., Glendora, CA 91740

DATE:
January 25, 2024
THURSDAY

PROJECT NO::
22X021.01

SCALE:

IDS Group
1 PETERS CANYON ROAD, SUITE 130
IRVINE, CA. 92606
TEL: 949-387-8500, FAX: 949-387-0800

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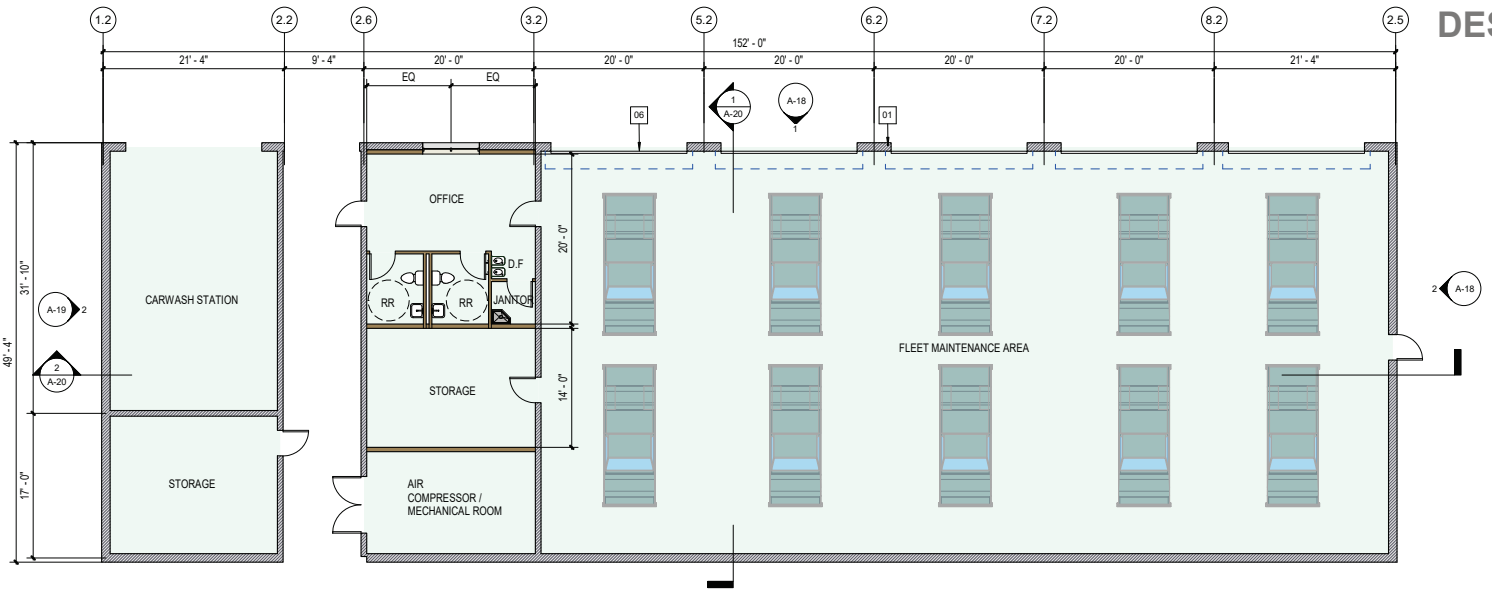


FLOOR PLAN - BLDG 2

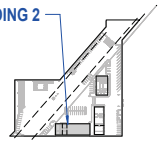
1/8" = 1'-0"

BUILDING COLOR LEGEND

BUILDING -2

PLAN KEYNOTES	
1	SPLIT FACE CONCRETE BLOCKS
2	PRECISION CONCRETE BLOCKS
3	INTERIOR METAL STUD WALL
4	STEEL STAIRS
5	COLUMN (SEE STRUCTURAL)
6	ROLL-UP DOOR
7	WORKSTATION
8	COPING

9	DOWN SPOUT
10	DOOR (DARK ANODIZE FRAME)
11	WINDOW (DARK ANODIZE FRAME)
12	MECHANICAL SHAFT
13	GUTTER
14	METAL ROOF
15	ROOF CRICKET
16	SKYLIGHT
18	LADDER



KEY PLAN

0 5' 15' 25'

NORTH

BLDG 2 FLOOR PLAN

GLENDORA CORPORATE YARD IMPROVEMENTS

CLIENT:
The City of Glendora
116 E. Foothill Blvd.
Glendora, CA 91741

PROJECT ADDRESS:
1250 Saint Vladimir St., Glendora, CA 91740

DATE:
January 25, 2024
THURSDAY

PROJECT NO::
22X021.01
SCALE: As indicated

IDS Group
1 PETERS CANYON ROAD, SUITE 130
IRVINE, CA. 92606
TEL: 949-387-8500, FAX: 949-387-0800

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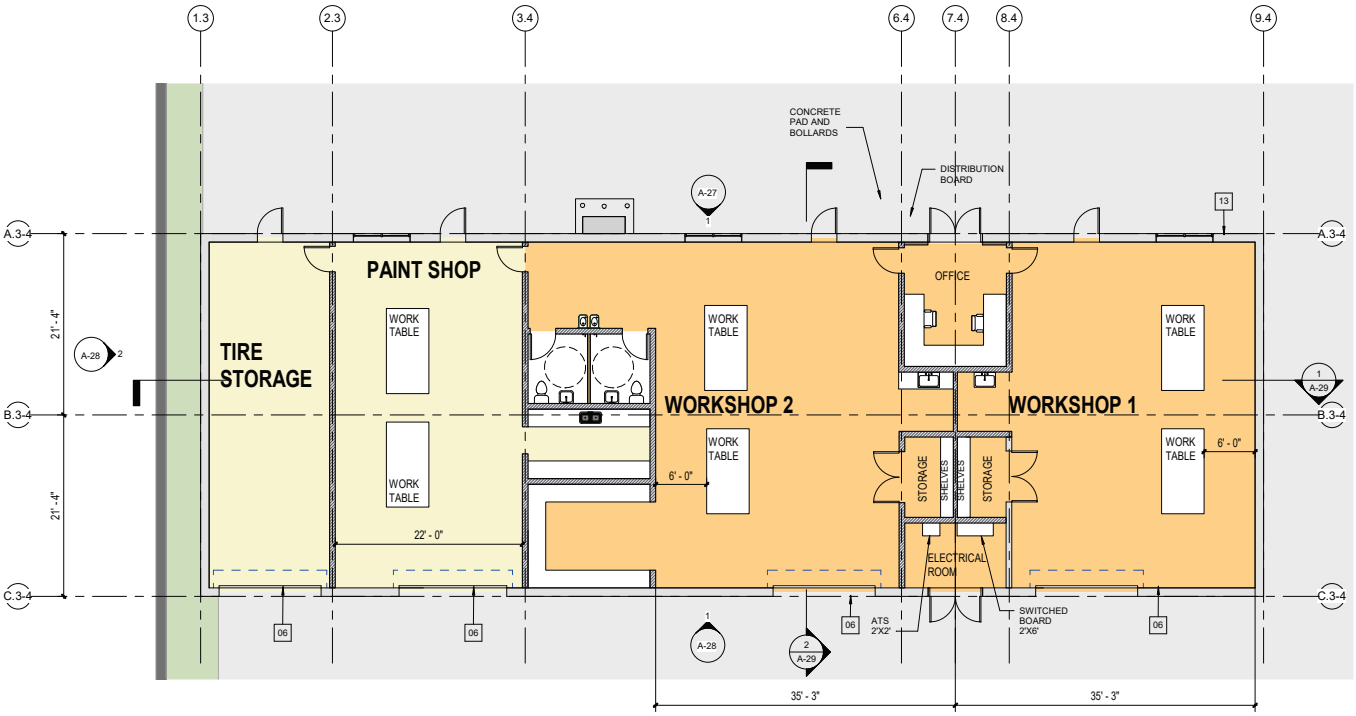
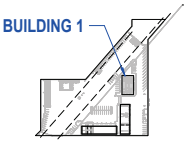


PLAN KEYNOTES	
1	SPLIT FACE CONCRETE BLOCKS
2	PRECISION CONCRETE BLOCKS
3	INTERIOR METAL STUD WALL
4	STEEL STAIRS
5	COLUMN (SEE STRUCTURAL)
6	ROLL-UP DOOR
7	WORKSTATION
8	COPING
9	DOWN SPOUT
10	DOOR (DARK ANODIZE FRAME)
11	WINDOW (DARK ANODIZE FRAME)
12	MECHANICAL SHAFT
13	GUTTER
14	METAL ROOF
15	CANOPY

BLDG 3 & 4 - FLOOR PLAN - OPTION 1

1/8" = 1'-0"



KEY PLAN

0 5' 15' 25'

BLDG 3 & 4 FLOOR PLAN

GLENDORA CORPORATE YARD IMPROVEMENTS

CLIENT:
The City of Glendora
116 E. Foothill Blvd.
Glendora, CA 91741

PROJECT ADDRESS:
1250 Saint Vladimir St., Glendora, CA 91740

DATE:
January 25, 2024
THURSDAY

PROJECT NO::
22X021.01
SCALE: As indicated

IDS Group
1 PETERS CANYON ROAD, SUITE 130
IRVINE, CA. 92606
TEL: 949-387-8500, FAX: 949-387-0800

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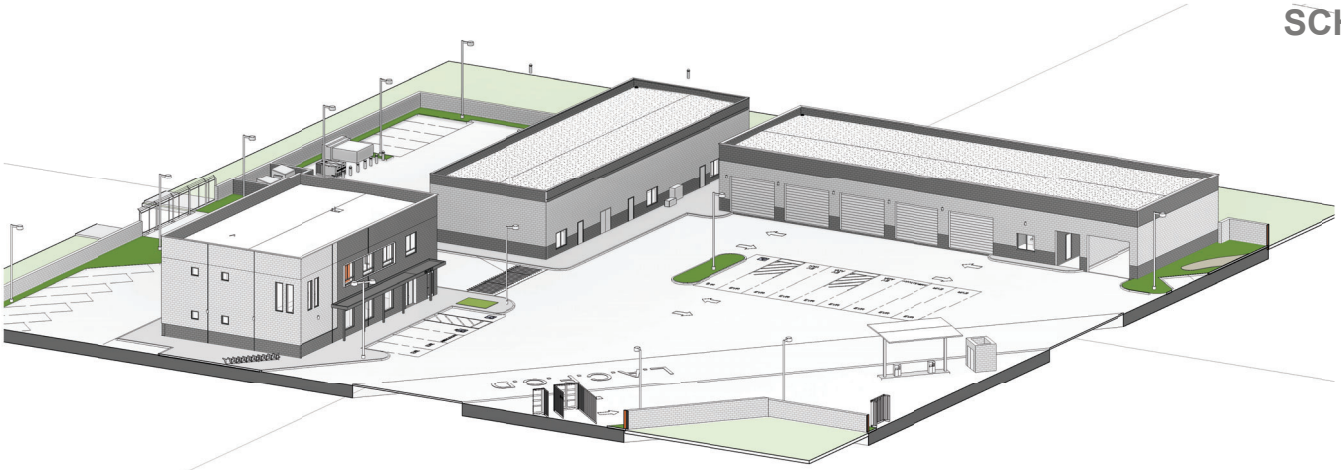
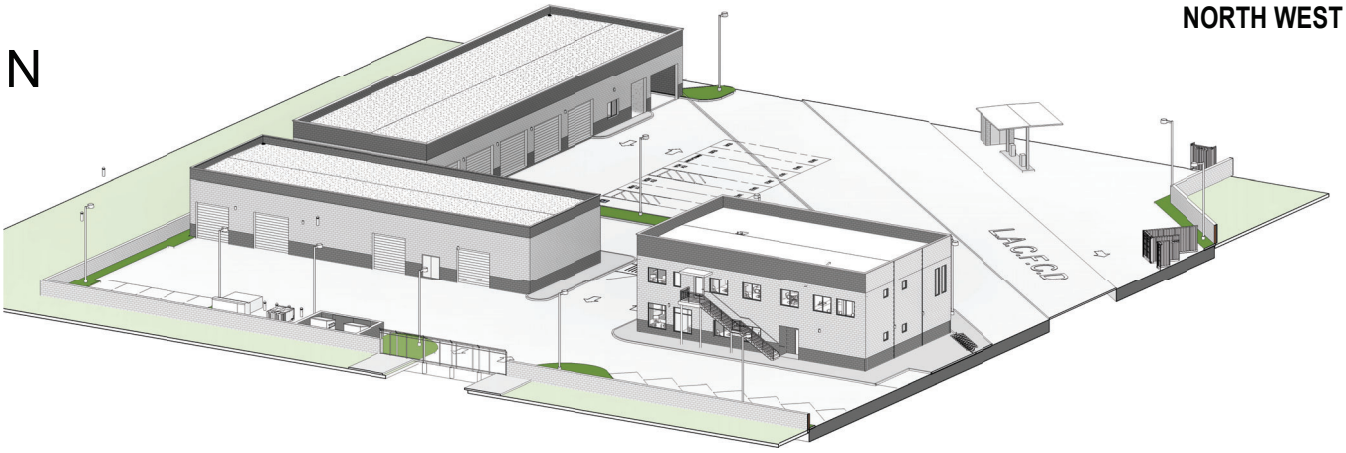


NORTH WEST VIEW

N



NORTH EAST VIEW

OVERALL SITE - ISOMETRICS - OPTION 1

GLENDORA CORPORATE YARD IMPROVEMENTS

CLIENT:
The City of Glendora
116 E. Foothill Blvd.
Glendora, CA 91741

PROJECT ADDRESS:
1250 Saint Vladimir St., Glendora, CA 91740

DATE:
January 25, 2024
THURSDAY

PROJECT NO::
22X021.01

SCALE:

IDS Group
1 PETERS CANYON ROAD, SUITE 130
IRVINE, CA. 92606
TEL: 949-387-8500, FAX: 949-387-0800

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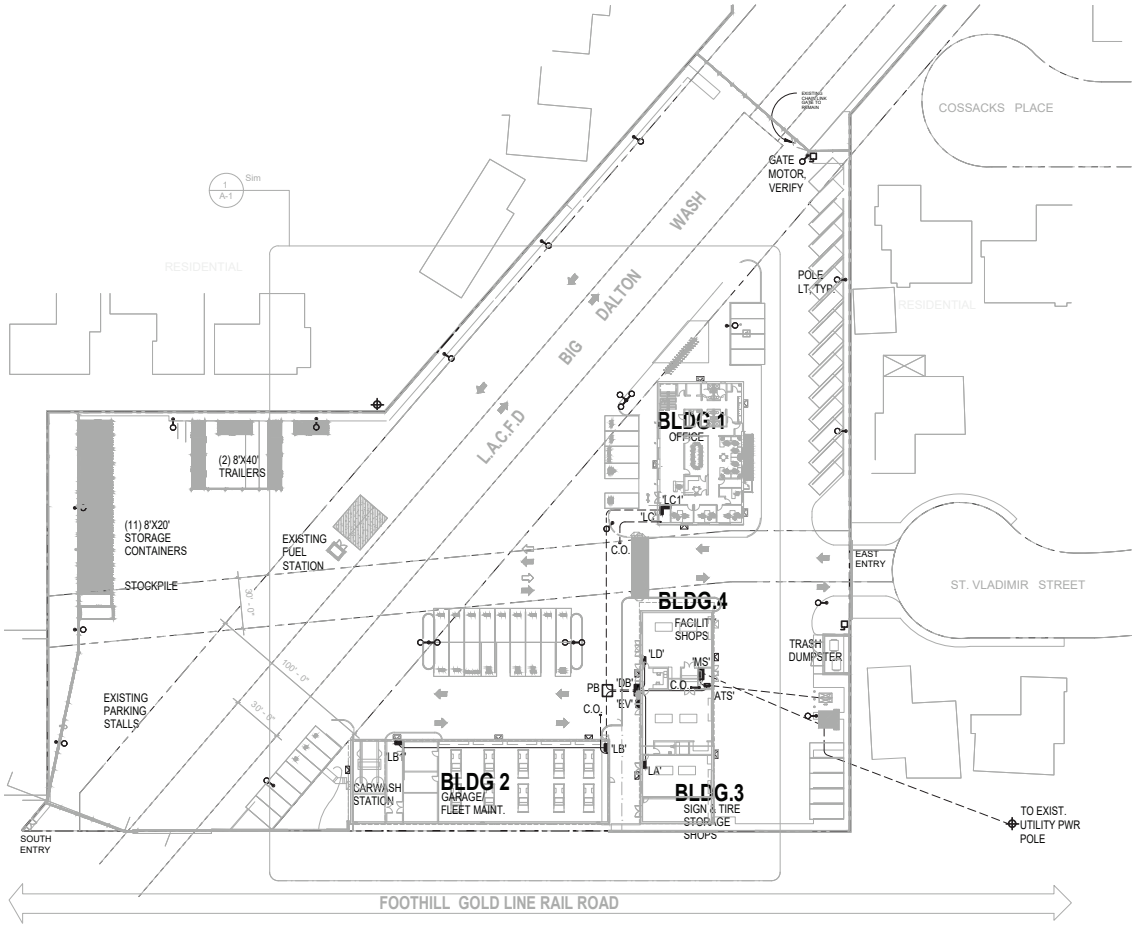

OVERALL SITE PLAN

GLENDORA CORPORATE YARD IMPROVEMENTS

ELECTRICAL SITE PLAN

CLIENT:
The City of Glendora
116 E. Foothill Blvd.
Glendora, CA 91741

PROJECT ADDRESS:
1250 Saint Vladimir Street.
Glendora, CA 91740

DATE:
January 25, 2024
THURSDAY

PROJECT NO::
22X021.01

SCALE:

IDS Group
1 PETERS CANYON ROAD, SUITE 130
IRVINE, CA. 92606
TEL: 949-387-8500, FAX: 949-387-0800

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AGREEMENT FOR CONTRACT SERVICES

By and Between

CITY OF GLENDORA

and

IDS GROUP, INC.

AGREEMENT FOR CONTRACT SERVICES BETWEEN THE CITY OF GLENDORA AND IDS GROUP, INC.

THIS AGREEMENT FOR CONTRACT SERVICES (herein "Agreement") is made and entered into this 12th day of November, 2024 by and between the City of Glendora, a California municipal corporation ("City") and IDS GROUP, INC., a California corporation ("Consultant"). City and Consultant may be referred to, individually or collectively, as "Party" or "Parties."

RECITALS

A. City has sought, by issuance of a Request for Proposals or Invitation for Bids, the performance of the services defined and described particularly in Article 1 of this Agreement.

B. Consultant, following submission of a proposal or bid for the performance of the services defined and described particularly in Article 1 of this Agreement, was selected by the City to perform those services.

C. Pursuant to the City of Glendora's Municipal Code, City has authority to enter into and execute this Agreement.

D. The Parties desire to formalize the selection of Consultant for performance of those services defined and described particularly in Article 1 of this Agreement and desire that the terms of that performance be as particularly defined and described herein.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the mutual promises and covenants made by the Parties and contained herein and other consideration, the value and adequacy of which are hereby acknowledged, the Parties agree as follows:

ARTICLE 1. SERVICES OF CONSULTANT

1.1 Scope of Services.

In compliance with all terms and conditions of this Agreement, the Consultant shall provide those services specified in the "Scope of Services" attached hereto as Exhibit "A" and incorporated herein by this reference, which may be referred to herein as the "services" or "work" hereunder. As a material inducement to the City entering into this Agreement, Consultant represents and warrants that it has the qualifications, experience, and facilities necessary to properly perform the services required under this Agreement in a thorough, competent, and professional manner, and is experienced in performing the work and services contemplated herein. Consultant shall at all times faithfully, competently and to the best of its ability, experience and talent, perform all services described herein. Consultant covenants that it shall follow the highest professional standards in performing the work and services required hereunder and that all materials will be both of good quality as well as fit for the purpose intended. For purposes of this Agreement, the phrase "highest professional standards" shall mean those

standards of practice recognized by one or more first-class firms performing similar work under similar circumstances.

1.2 Consultant's Proposal.

The Scope of Services shall include the Consultant's scope of work or bid which shall be incorporated herein by this reference as though fully set forth herein. In the event of any inconsistency between the terms of such proposal and this Agreement, the terms of this Agreement shall govern.

1.3 Compliance with Law.

Consultant shall keep itself informed concerning, and shall render all services hereunder in accordance with, all ordinances, resolutions, statutes, rules, and regulations of the City and any Federal, State or local governmental entity having jurisdiction in effect at the time service is rendered.

1.4 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, including the following requirements:

(a) Public Work. The Parties acknowledge that some or all of the work to be performed under this Agreement is a "public work" as defined in Labor Code Section 1720 and that this Agreement is therefore subject to the requirements of Division 2, Part 7, Chapter 1 (commencing with Section 1720) of the California Labor Code relating to public works contracts and the rules and regulations established by the Department of Industrial Relations ("DIR") implementing such statutes. The work performed under this Agreement is subject to compliance monitoring and enforcement by the DIR. Consultant shall post job site notices, as prescribed by regulation.

(b) Prevailing Wages. Consultant shall pay prevailing wages to the extent required by Labor Code Section 1771. Pursuant to Labor Code Section 1773.2, copies of the prevailing rate of per diem wages are on file at City Hall and will be made available to any interested party on request. By initiating any work under this Agreement, Consultant acknowledges receipt of a copy of the Department of Industrial Relations (DIR) determination of the prevailing rate of per diem wages, and Consultant shall post a copy of the same at each job site where work is performed under this Agreement.

(c) Penalty for Failure to Pay Prevailing Wages. Consultant shall comply with and be bound by the provisions of Labor Code Sections 1774 and 1775 concerning the payment of prevailing rates of wages to workers and the penalties for failure to pay prevailing wages. The Consultant shall, as a penalty to the City, forfeit two hundred dollars ($200) for each calendar day, or portion thereof, for each worker paid less than the prevailing rates as determined by the

DIR for the work or craft in which the worker is employed for any public work done pursuant to this Agreement by Consultant or by any subcontractor.

(d) Payroll Records. Consultant shall comply with and be bound by the provisions of Labor Code Section 1776, which requires Consultant and each subconsultant to: keep accurate payroll records and verify such records in writing under penalty of perjury, as specified in Section 1776; certify and make such payroll records available for inspection as provided by Section 1776; and inform the City of the location of the records.

(e) Apprentices. Consultant shall comply with and be bound by the provisions of Labor Code Sections 1777.5, 1777.6, and 1777.7 and California Code of Regulations Title 8, Section 200 *et seq.* concerning the employment of apprentices on public works projects. Consultant shall be responsible for compliance with these aforementioned Sections for all apprenticeable occupations. Prior to commencing work under this Agreement, Consultant shall provide City with a copy of the information submitted to any applicable apprenticeship program. Within sixty (60) days after concluding work pursuant to this Agreement, Consultant and each of its subconsultants shall submit to the City a verified statement of the journeyman and apprentice hours performed under this Agreement.

(f) Eight-Hour Work Day. Consultant acknowledges that eight (8) hours labor constitutes a legal day's work. Consultant shall comply with and be bound by Labor Code Section 1810.

(g) Penalties for Excess Hours. Consultant shall comply with and be bound by the provisions of Labor Code Section 1813 concerning penalties for workers who work excess hours. The Consultant shall, as a penalty to the City, forfeit twenty-five dollars ($25) for each worker employed in the performance of this Agreement by the Consultant or by any subcontractor for each calendar day during which such worker is required or permitted to work more than eight (8) hours in any one calendar day and forty (40) hours in any one calendar week in violation of the provisions of Division 2, Part 7, Chapter 1, Article 3 of the Labor Code. Pursuant to Labor Code section 1815, work performed by employees of Consultant in excess of eight (8) hours per day, and forty (40) hours during any one week shall be permitted upon public work upon compensation for all hours worked in excess of 8 hours per day at not less than one and one-half (1½) times the basic rate of pay.

(h) Workers' Compensation. California Labor Code Sections 1860 and 3700 provide that every employer will be required to secure the payment of compensation to its employees if it has employees. In accordance with the provisions of California Labor Code Section 1861, Consultant certifies as follows:

> "I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract."

Consultant's Authorized Initials _____
Said Hilmy, Principal

(i) Consultant's Responsibility for Subcontractors. For every subcontractor who will perform work under this Agreement, Consultant shall be responsible for such subcontractor's compliance with Division 2, Part 7, Chapter 1 (commencing with Section 1720) of the California Labor Code, and shall make such compliance a requirement in any contract with any subcontractor for work under this Agreement. Consultant shall be required to take all actions necessary to enforce such contractual provisions and ensure subcontractor's compliance, including without limitation, conducting a review of the certified payroll records of the subcontractor on a periodic basis or upon becoming aware of the failure of the subcontractor to pay his or her workers the specified prevailing rate of wages. Consultant shall diligently take corrective action to halt or rectify any such failure by any subcontractor.

1.5 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 this Agreement. Consultant shall have the sole obligation to pay for any fees, assessments and taxes, plus applicable penalties and interest, which may be imposed by law and arise from or are necessary for the Consultant's performance of the services required by this Agreement, and shall indemnify, defend and hold harmless City, its officers, employees or agents of City, against any such fees, assessments, taxes, penalties or interest levied, assessed or imposed against City hereunder.

1.6 Familiarity with Work.

By executing this Agreement, Consultant warrants that Consultant (i) has thoroughly investigated and considered the scope of services to be performed, (ii) has carefully considered how the services should be performed, and (iii) fully understands the facilities, difficulties and restrictions attending performance of the services under this Agreement. If the services involve work upon any site, Consultant warrants that Consultant has or will investigate the site and is or will be fully acquainted with the conditions there existing, prior to commencement of services hereunder. Should the Consultant discover any latent or unknown conditions, which will materially affect the performance of the services hereunder, Consultant shall immediately inform the City of such fact and shall not proceed except at Consultant's risk until written instructions are received from the Contract Officer.

1.7 Care of Work.

The Consultant shall adopt reasonable methods during the life of the Agreement to furnish continuous protection to the work, and the equipment, materials, papers, documents, plans, studies and/or other components thereof to prevent losses or damages, and shall be responsible for all such damages, to persons or property, until acceptance of the work by City, except such losses or damages as may be caused by City's own negligence.

1.8 Further Responsibilities of Parties.

Both Parties agree to use reasonable care and diligence to perform their respective obligations under this Agreement. Both Parties agree to act in good faith to execute all instruments, prepare all documents and take all actions as may be reasonably necessary to carry out the purposes of this Agreement. Unless hereafter specified, neither party shall be responsible for the service of the other.

1.9 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 for the actual costs 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 or $50,000, whichever is less; or, in the time to perform of up to one hundred eighty (180) days, may be approved by the Contract Officer. Any greater increases, taken either separately or cumulatively, must be approved by the City Council. It is expressly understood by Consultant that the provisions of this Section shall not apply to services specifically set forth in the Scope of Services. Consultant hereby acknowledges that it accepts the risk that the services to be provided pursuant to the Scope of Services may be more costly or time consuming than Consultant anticipates and that Consultant shall not be entitled to additional compensation therefor. City may in its sole and absolute discretion have similar work done by other Consultants. No claims for an increase in the Contract Sum or time for performance shall be valid unless the procedures established in this Section are followed.

1.10 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.

ARTICLE 2. COMPENSATION AND METHOD OF PAYMENT.

2.1 Contract Sum.

Subject to any limitations set forth in this Agreement, City agrees to pay Consultant the amounts specified in the "Schedule of Compensation" attached hereto as Exhibit "C" and incorporated herein by this reference. The total compensation, including reimbursement for actual expenses, shall not exceed $725,581 (Seven Hundred Twenty Five Thousand, Five Hundred Eighty One Dollars) (the "Contract Sum"), unless additional compensation is approved pursuant to Section 1.9.

2.2 Method of Compensation.

The method of compensation may include: (i) a lump sum payment upon completion; (ii) payment in accordance with specified tasks or the percentage of completion of the services, less contract retention; (iii) payment for time and materials based upon the Consultant's rates as specified in the Schedule of Compensation, provided that (a) time estimates are provided for the performance of sub tasks, (b) contract retention is maintained, and (c) the Contract Sum is not exceeded; or (iv) such other methods as may be specified in the Schedule of Compensation.

2.3 Reimbursable Expenses.

Compensation may include reimbursement for actual and necessary expenditures for reproduction costs, telephone expenses, and travel expenses approved by the Contract Officer in advance, or actual subcontractor expenses of an approved subcontractor pursuant to Section 4.5, and only if specified in the Schedule of Compensation. The Contract Sum shall include the attendance of Consultant at all project meetings reasonably deemed necessary by the City. Coordination of the performance of the work with City is a critical component of the services. If Consultant is required to attend additional meetings to facilitate such coordination, Consultant shall not be entitled to any additional compensation for attending said meetings.

2.4 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 this Agreement, Consultant is certifying 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, or as provided in Section 7.3, 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 City for any invoice provided by the Consultant shall not constitute a waiver of any rights or remedies provided herein or any applicable law.

2.5 Waiver.

Payment to Consultant for work performed pursuant to this Agreement shall not be deemed to waive any defects in work performed by Consultant.

ARTICLE 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 one hundred eighty (180) days cumulatively.

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 this 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 three years from the date hereof (the "Term"), except as otherwise provided in the Schedule of Performance (Exhibit "D"). The City Manager may, at his/her sole discretion, extend the Term for two additional one-year terms.

ARTICLE 4. COORDINATION OF WORK

4.1 Representatives and Personnel of Consultant.

The following principals of Consultant ("Principals") are hereby designated as being the principals and representatives of Consultant authorized to act in its behalf with respect to the work specified herein and make all decisions in connection therewith:

Said Hilmy, Principal

Rami Elhassan, Principal

It is expressly understood that the experience, knowledge, capability and reputation of the foregoing principals were a substantial inducement for City to enter into this Agreement. Therefore, the foregoing principals shall be responsible during the term of this Agreement for directing all activities of Consultant and devoting sufficient time to personally supervise the services hereunder. All personnel of Consultant, and any authorized agents, shall at all times be under the exclusive direction and control of the Principals. For purposes of this Agreement, the foregoing Principals may not be replaced nor may their responsibilities be substantially reduced by Consultant without the express written approval of City. Additionally, 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, if any, assigned to perform the services required under this Agreement. Consultant shall notify City of any changes in Consultant's staff and subcontractors, if any, assigned to perform the services required under this Agreement, prior to and during any such performance.

4.2 Status of Consultant.

Consultant shall have no authority to bind City in any manner, or to incur any obligation, debt or liability of any kind on behalf of or against City, whether by contract or otherwise, unless such authority is expressly conferred under this Agreement or is otherwise expressly conferred in writing by City. Consultant shall not at any time or in any manner represent that Consultant or any of Consultant's officers, employees, or agents are in any manner officials, officers, employees or agents of City. Neither Consultant, nor any of Consultant's officers, employees or agents, shall obtain any rights to retirement, health care or any other benefits which may otherwise accrue to City's employees. Consultant expressly waives any claim Consultant may have to any such rights.

4.3 Contract Officer.

The Contract Officer shall be the Assistant Public Works Director, or such person as may be designated by the City Manager. It shall be the Consultant's responsibility to assure that the Contract Officer is kept informed of the progress of the performance of the services and the Consultant shall refer any decisions which must be made by City to the Contract Officer. Unless otherwise specified herein, any approval of City required hereunder shall mean the approval of the Contract Officer. The Contract Officer shall have authority, if specified in writing by the City Manager, to sign all documents on behalf of the City required hereunder to carry out the terms of this Agreement.

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 herein. City shall have no voice in the selection, discharge, supervision or control of Consultant's employees, servants, representatives or agents, or in fixing their number, compensation or hours of service. Consultant shall perform all services required herein as an independent contractor of City and shall remain at all times as to City a wholly independent contractor with only such obligations as are consistent with that role. Consultant shall not at any time or in any manner represent that it or any of its agents or employees are agents or employees of City. City shall not in any way or for any purpose become or be deemed to be a partner of Consultant in its business or otherwise or a joint venturer or a member of any joint enterprise with Consultant.

4.5 Prohibition Against Subcontracting or Assignment.

The experience, knowledge, capability and reputation of Consultant, its principals and employees were a substantial inducement for the City to enter into this Agreement. Therefore, Consultant shall not contract with any other entity to perform in whole or in part the services required hereunder without the express written approval of the City. In addition, neither this Agreement nor any interest herein may be transferred, assigned, conveyed, hypothecated or encumbered voluntarily or by operation of law, whether for the benefit of creditors or otherwise, without the prior written approval of City. Transfers restricted hereunder shall include the transfer to any person or group of persons acting in concert of more than twenty five percent (25%) of the present ownership and/or control of Consultant, taking all transfers into account on a cumulative basis. In the event of any such unapproved transfer, including any bankruptcy proceeding, this Agreement shall be void. No approved transfer shall release the Consultant or any surety of Consultant of any liability hereunder without the express consent of City.

ARTICLE 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~~ 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 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 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 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 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) Self-insured retentions. Any self-insured retentions must be declared to and approved by City. City reserves the right to require that self-insured retentions be eliminated, lowered, or replaced by a deductible. Self-insurance will not be considered to comply with these specifications unless approved by City.

(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, or 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, and in connection therewith:

(a) Consultant will defend any action or actions filed in connection with any of said claims or liabilities and will pay all costs and expenses, including legal costs and attorneys' fees incurred in connection therewith;

(b) Consultant will promptly pay any judgment rendered against the City, its officers, agents or employees for any such claims or liabilities arising out of or in connection with the negligent performance of or failure to perform such work, operations or activities of Consultant hereunder; and Consultant agrees to save and hold the City, its officers, agents, and employees harmless therefrom;

(c) In the event the City, its officers, agents or employees is made a party to any action or proceeding filed or prosecuted against Consultant for such damages or other claims arising out of or in connection with the negligent performance of or failure to perform the work, operation or activities of Consultant hereunder, Consultant agrees to pay to the City, its officers, agents or employees, any and all costs and expenses incurred by the City, its officers, agents or employees in such action or proceeding, including but not limited to, legal costs and attorneys' fees.

Consultant shall incorporate similar indemnity agreements with its subcontractors and if it fails to do so Consultant shall be fully responsible to indemnify City hereunder therefore, and failure of City to monitor compliance with these provisions shall not be a waiver hereof. This indemnification includes claims or liabilities arising from any negligent or wrongful act, error or omission, or reckless or willful misconduct of Consultant in the performance of professional services hereunder. The provisions of this Section do not apply to claims or liabilities occurring as a result of City's sole negligence or willful acts or omissions, but, to the fullest extent permitted by law, shall apply to claims and liabilities resulting in part from City's negligence, except that design professionals' indemnity hereunder shall be limited to claims and liabilities arising out of the negligence, recklessness or willful misconduct of the design professional. The indemnity obligation shall be binding on successors and assigns of Consultant and shall survive termination of this Agreement.

ARTICLE 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. Any and all such documents shall be maintained in accordance with generally accepted accounting principles and shall be complete and detailed. 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. Such records shall be maintained for a period of three (3) years following completion of the services hereunder, and the City shall have access to such records in the event any audit is required. In the event of dissolution of Consultant's business, custody of the books and records may be given to City, and access shall be provided by

Consultant's successor in interest. Notwithstanding the above, the Consultant shall fully cooperate with the City in providing access to the books and records if a public records request is made and disclosure is required by law including but not limited to the California Public Records Act.

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 as the Contract Officer shall require. Consultant hereby acknowledges that the City is greatly concerned about the cost of work and services to be performed pursuant to this Agreement. For this reason, Consultant agrees that if Consultant becomes aware of any facts, circumstances, techniques, or events that may or will materially increase or decrease the cost of the work or services contemplated herein or, if Consultant is providing design services, the cost of the project being designed, Consultant shall promptly notify the Contract Officer of said fact, circumstance, technique or event and the estimated increased or decreased cost related thereto and, if Consultant is providing design services, the estimated increased or decreased cost estimate for the project being designed.

6.3 Ownership of Documents.

All drawings, specifications, maps, designs, photographs, studies, surveys, data, notes, computer files, reports, records, documents and other materials (the "documents and materials") prepared by Consultant, its employees, subcontractors and agents in the performance of this Agreement shall be the property of City and shall be delivered to 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 City of its full rights of ownership use, reuse, or assignment of the documents and materials hereunder. Any use, reuse or assignment of such completed documents for other projects and/or use of uncompleted documents without specific written authorization by the Consultant will be at the City's sole risk and without liability to Consultant, and Consultant's guarantee and warranties shall not extend to such use, reuse or assignment. Consultant may retain copies of such documents for its own use. Consultant shall have the right to use the concepts embodied therein. All subcontractors shall provide for assignment to City of any documents or materials prepared by them, and in the event Consultant fails to secure such assignment, Consultant shall indemnify City for all damages resulting therefrom. 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.

6.4 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 City without prior written authorization from the Contract Officer.

(b) Consultant, its officers, employees, agents or subcontractors, 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 City notice of such court order or subpoena.

(c) If Consultant, or any officer, employee, agent or subcontractor of Consultant, provides any information or work product in violation of this Agreement, then 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 City should Consultant, its officers, employees, agents or subcontractors 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 there under. 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 City and to provide City with the opportunity to review any response to discovery requests provided by Consultant. However, this right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response.

ARTICLE 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, or any other appropriate court in such county, and Consultant covenants and agrees to submit to the personal jurisdiction of such court in the event of such action. 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, though not reduced, if circumstances warrant. 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. In the alternative, the City may, in its sole discretion, elect to pay some or all of the outstanding invoices during the period of default. If Consultant does not cure the default, the City may take necessary steps to terminate this Agreement under this Article. Any failure on the

part of the City to give notice of the Consultant's default shall not be deemed to result in a waiver of the City's legal rights or any rights arising out of any provision of this Agreement.

7.3 Retention of Funds.

Consultant hereby authorizes City to deduct from any amount payable to Consultant (whether or not arising out of this Agreement) (i) any amounts the payment of which may be in dispute hereunder or which are necessary to compensate City for any losses, costs, liabilities, or damages suffered by City, and (ii) all amounts for which City may be liable to third parties, by reason of Consultant's acts or omissions in performing or failing to perform Consultant's obligation under this Agreement. In the event that any claim is made by a third party, the amount or validity of which is disputed by Consultant, or any indebtedness shall exist which shall appear to be the basis for a claim of lien, City may withhold from any payment due, without liability for interest because of such withholding, an amount sufficient to cover such claim. The failure of City to exercise such right to deduct or to withhold shall not, however, affect the obligations of the Consultant to insure, indemnify, and protect City as elsewhere provided herein.

7.4 Waiver.

Waiver by any party to this Agreement of any term, condition, or covenant of this Agreement shall not constitute a waiver of any other term, condition, or covenant. Waiver by any Party of any breach of the provisions of this Agreement shall not constitute a waiver of any other provision or a waiver of any subsequent breach or violation of any provision of this Agreement. Acceptance by City of any work or services by Consultant shall not constitute a waiver of any of the provisions of this Agreement. No delay or omission in the exercise of any right or remedy by a non-defaulting party on any default shall impair such right or remedy or be construed as a waiver. Any waiver by either Party of any default must be in writing and shall not be a waiver of any other default concerning the same or any other provision of this Agreement.

7.5 Rights and Remedies are Cumulative.

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.

7.6 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 a legal action under this Agreement.

7.7 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, except as provided in Section 7.3. 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. 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.

7.8 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.

7.9 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 may be granted, whether legal or equitable, shall be entitled to reasonable attorneys' fees. Attorneys' fees shall include attorneys' fees on any appeal, and in addition a party entitled to attorney's fees shall be entitled to all other reasonable costs for investigating such action, taking depositions and discovery and all other necessary costs the court allows which are incurred in such litigation. All such fees shall be deemed to have accrued on commencement of such action and shall be enforceable whether or not such action is prosecuted to judgment.

ARTICLE 8. CITY OFFICERS AND EMPLOYEES: NON-DISCRIMINATION

8.1 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.

8.2 Conflict of Interest.

Consultant covenants that neither it, nor any officer or principal of its firm, has or shall acquire any interest, directly or indirectly, which would conflict in any manner with the interests of City or which would in any way hinder Consultant's performance of services under this Agreement. Consultant further covenants that in the performance of this Agreement, no person having any such interest shall be employed by it as an officer, employee, agent or subcontractor without the express written consent of the Contract Officer. Consultant agrees to at all times avoid conflicts of interest or the appearance of any conflicts of interest with the interests of City in the performance of this Agreement.

No officer or employee of the City shall have any financial interest, direct or indirect, in this Agreement nor shall any such officer or employee participate in any decision relating to the Agreement which affects her/his financial interest or the financial interest of any corporation, partnership or association in which (s)he is, directly or indirectly, interested, in violation of any State statute or regulation. The Consultant warrants that it has not paid or given and will not pay or give any third party any money or other consideration for obtaining this Agreement.

8.3 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 insure 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.

8.4 Unauthorized Aliens.

Consultant hereby promises and agrees to comply with all of the provisions of the Federal Immigration and Nationality Act, 8 U.S.C. § 1101 *et seq.*, as amended, and in connection therewith, shall not employ unauthorized aliens as defined therein. Should Consultant so employ such unauthorized aliens for the performance of work and/or services covered by this Agreement, and should any liability or sanctions be imposed against City for such use of unauthorized aliens, Consultant hereby agrees to and shall reimburse City for the cost of all such liabilities or sanctions imposed, together with any and all costs, including attorneys' fees, incurred by City.

ARTICLE 9. MISCELLANEOUS PROVISIONS

9.1 Notices.

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.

9.2 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.

9.3 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.

9.4 Integration; Amendment.

This Agreement including the attachments hereto is the entire, complete and exclusive expression of the understanding of the Parties. 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. No amendment to or modification of this Agreement shall be valid unless made in writing and approved by the Consultant and by the City Council. The Parties agree that this requirement for written modifications cannot be waived and that any attempted waiver shall be void.

9.5 Severability.

In the event that any one or more of the phrases, sentences, clauses, paragraphs, or sections contained in 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 phrases, sentences, clauses, paragraphs, or sections 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.

9.6 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 _____
Said Hilmy, Principal

9.7 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) that entering into this Agreement does not violate any provision of any 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 ON FOLLOWING PAGE]

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

Adam Raymond
City Manager

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

CERTIFY AVAILABILITY OF FUNDS:

Danny Aleshire
City Attorney

Kyle Johnson
Finance Director/City Treasurer

ATTEST:

Kathleen R. Sessman
City Clerk/Communications Director

CONSULTANT:
IDS GROUP, INC.,
a California corporation

Name: Said Hilmy
Title: Principal
Email: said.hilmy@idsgi.com

Name: Rami Elhassan
Title: Principal
Email: rami.elhassan@idsgi.com
Address: 1 Peters Canyon Road, Ste 130
Irvine, CA 92606

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. CONSULTANT'S SIGNATURES SHALL BE DULY NOTARIZED UNLESS EXECUTED UTILIZING DOCUSIGN. IN ADDITION, THE APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO CONSULTANT'S BUSINESS ENTITY.

EXHIBIT "A"

SCOPE OF SERVICES

I. Consultant will perform the following services:

Consultant will provide Architectural and Engineering Design Services for the City of Glendora Corporate Yard improvements project. The services shall include the schematic design refinements, design development, construction documents and permit approvals for agencies having jurisdiction over the project.

A detailed description of such services is shown in the proposal attached hereto as Exhibit "A-1".

II. As part of the services, Consultant will prepare and deliver the following tangible work products to the City:

A. An updated timeline with dates for completion of the services within the schedule provided in Exhibit "D-1".

B. Documents with all information listed in Exhibits "A-1" and "D-1".

III. Consultant will utilize the following personnel to accomplish the services:

A. Project Principal: Said Hilmy, PE, Ph. D., LEED AP

B. Principal Architect: John Siber, AIA

C. Project Manager: Quentin Montrie, LEEP AP

EXHIBIT "A-1"
SCOPE OF SERVICES

IDS GROUP

May 10, 2024

The City of Glendora
William Wittkopf, Director
Public Works Department
116 E. Foothill Blvd., Glendora, CA 91741
wwitkopf@cityofglendora.org

Submitted Via Email: quentin.montrie@idsgi.com

Subject: **R1 Proposal to Provide Architectural and Engineering Design Services for the City of *Glendora Corporate Yard Improvements***
1250 Saint Vladimir St., Glendora, CA 91740
Proposal submitted under *On Call Professional Service* Agreement dated *02/09/2022*

Dear Mr. Wittkopf,

We are pleased to submit this proposal to provide Architectural and Engineering design services for the City of Glendora Corporate Yard Improvements project. The scope of services includes the schematic design refinements, design development, construction documents and permit approvals from agencies having jurisdiction.



Project Description

The Glendora Corporate Yard Improvements project consists of site and building upgrades for the city's main yard for storage of construction material, equipment, and vehicles. The project plans for four new buildings replacing four older, obsolete buildings that will be demolished. The four new building comprise of 1) Office Building for both Facility and Maintenance staff in addition to Parks and Trees Department, 2) Fleet Maintenance Garage for maintenance and repair of county vehicles, 3) Sign Shop and Tire Storage Building and 4) Facility Workshops for both wood and metal. The Parks and Trees Department will move to the corporate yard and will require new permanent facilities for offices and equipment storage. The site will also include a Vehicle Washing Station with a pressure washer. The site will also have an emergency backup generator.

1 Peters Canyon Rd., Ste.130, Irvine, CA 92606 | tel. 949.387.8500 | fax. 949.387.0800 | www.idsgi.com

EXHIBIT "A-1"
SCOPE OF SERVICES

The site is located along the north side of what will be the LA Metro line with single-family residential surrounding on the east, north and west sides. The main entrance is off of a cul-de-sac from St. Vladamir Street from the east side with a possible secondary entrance off of Walnut St. from the north side. An existing access gate will remain that opens up to the rail right-of-way on the southeast corner of the site. Site improvements will include the repaving of approximately 159,149 SF of existing asphalt paving. Various subgrade utilities pass though the site including a large drainage channel (Big Dalton Wash) that bisects the site from north to south, along with domestic water, SS lines, and gas and power lines.

As part of this development strategy, we anticipate the following scope of work:

- Demolition/removal of all existing site buildings and structures (excluding an existing fueling station).
- Demolition of existing site asphalt and concrete paving.
- Construction of three new CMU block wall buildings. Capping and reconnecting all site utility lines to service all site and building elements.
- New site asphalt paving to replace demolished site paving.
- A new electrical system for all buildings to accommodate power, lighting, and HVAC systems.
- Installation of gas lines, feeding off existing line leading into site.
- Installation of new building HVAC systems.
- Construction of a new partition with a man door that separates the high- and low bays.
- Providing code-required access compliance improvements to include the following:
    - An accessible on-site parking adjacent to the buildings.
    - An accessible Path of Travel (POT) connecting the accessible on-site parking to building entry doors.
    - An accessible Path of Travel within the building commencing with the accessible building entry and terminating at the furthest point from the entry.
    - Restroom facilities with code-required accessible features.

Scope of IDS Services and Deliverables

Our scope of services consists of providing architectural and engineering design and construction administration services in support of the project's intended work, according to the following:

- Conduct site visits to document existing building/systems.
- Attend biweekly meetings with the County's project team as needed.
- Attend City Board meeting(s) to present design progress.

Project Initiation/SD Review/Design Development Phase:

- Refine the Final Schematic Design to draft Design Development phase level documents
- Provide Code analysis and design describing our findings and laying out options.
- Complete Design Development documents including the data, exhibits, analysis, and cost estimating.
- Incorporate meetings and workshops as set forth in the RFP.

EXHIBIT "A-1"
SCOPE OF SERVICES

50% Construction Document Phase:

- Meet with County Building Planning and Fire to review the proposed work.
- Prepare preliminary Design Documents and submit to the County for over-the-shoulder review.
- Prepare 50% Construction Documents, which incorporate County's preliminary Design comments, and submit them to the County for review.
- Prepare draft CSI Format Technical Specifications.
- Incorporate meetings and workshops as set forth in the RFP.

Final Construction Documents/Plan Review Phase:

- Prepare 100% CD incorporating all County's 50% CD comments and other revisions and submit to plan review agencies having jurisdiction over the project for their review and approvals.
- Prepare and submit a construction cost estimate.
- Complete and submit final CSI Format Technical Specifications.
- Provide technical support during plan check submittal and review through permit ready to issue. Revise documents as required.
- Incorporate plan check corrections into the final/ approved Construction Documents' drawings and specifications.

Future Phases during Bidding & Construction (not included in base sum)

Bid and Construction Administration Support Phase:

Provide bid and Construction Administration support services:

- Review and provide written responses to the contractor's requests for information.
- Review and process shop drawings and submittals
- Attend site/construction progress meetings to review construction progress (maximum of 11 site meetings). We presume that the City Project Manager will conduct the meetings and prepare the meeting minutes.
- Provide punch list and project close-out assistance.
- Prepare Record Drawings based on Contractor redlines.

Exclusions and Assumptions:

- City will provide available as-built architectural, structural, and MEP drawings for our use.
- Existing vehicle fueling station is not part of this project.
- Utility connections are assumed to be within site boundaries.
- Site access improvements assume accessible parking adjacent to the building and POT from parking to the building only; documentation and design for accessible POT from the public way to the building excluded.
- Electrical distribution and emergency systems upgrades outside of our scope of work above are excluded.

EXHIBIT "A-1"
SCOPE OF SERVICES

- Fire alarm design, modifications, and/or interfaces outside of our scope of work above are excluded.
- Automatic fire sprinkler system design is not included in our scope.
- Plan check submittal and permit fees are not included in our fee.
- Additional design work due to Value Engineering/Peer Review is excluded.
- Remedial permit approvals for work previously performed and for which there is no record of a permit are excluded.
- Testing for the presence of hazardous materials of any kind and mitigation requirements for the same is not included.
- Documentation and/or work done in the north site entrance and driveway is excluded.
- Analysis, review, design, strengthening, retrofit, etc. of structural load support and/or lateral force resisting systems not directly related to architectural or MPE elements of this project are excluded.
- Our construction administration proposed fee is based on a construction duration not exceeding one year, including not-to-exceed 11 site meetings. More meetings will be held via teleconferencing.
- Commissioning of equipment or systems is excluded.

Project Phase Schedule

• Schematic Design Review	5 Weeks from NTP
• Design Development	8 weeks from SD Review sign-off
• Client Review	Client's discretion – Estimated at 1 Weeks
• Construction Documents	12 Weeks from DD Review sign-off
• Permit Approval	6 weeks estimated for permit approval

Fee Proposal

We propose to provide the services outlined in the Scope of Work within this proposal for a lump sum amount of **$642,357** as identified below including plotting and reproduction expenses.

The above total fee is broken down per phase as follows:

- Project Review & Schematic Design Refinement $71,836
- Design Development.....$213,551
- Construction Documents.....$325,168
- Agency Reviews and Approvals.....$31,802
- TOTAL FEE $642,357

EXHIBIT "A-1"
SCOPE OF SERVICES

Future Phases During Bidding & Construction

• Bid Assistance	Client's Discretion (estimating 9 weeks)
• Construction Administration	Estimating approx. 1 year to completion

- Bid Assistance.....$11,752
- Construction Administration.....$71,472
- TOTAL $83,224

Thank you for the opportunity to provide our services to you. Please don't hesitate to email at quentin.montrie@idsgi.com or call us (949) 387-8500 if you require further information regarding this proposal. We look forward to working with you on this project.

Sincerely,

IDS Group, Inc.

Quentin Montrie AIA LEED AP
Lead Design Architect

cc: John Silber, Said Hilmy

Attachments: **Project Timeline, Fee Table**

IDS GROUP

EXHIBIT "B"

SPECIAL REQUIREMENTS

(Superseding Contract Boilerplate)

Added text is indicated in ***bold italics***, deleted text is indicated in ~~strikethrough~~.

N/A

EXHIBIT "C"

SCHEDULE OF COMPENSATION

I. Consultant shall perform the following tasks at the following rates:

A. Project Review, Design and Development:

• Project Review & Schematic Design Refinement:	$71,836
• Design Development:	$213,551
• Construction Documents:	$325,168
• Agency Reviews and Approvals:	$31,802
Subtotal:	**$642,357**

B. Bidding and Construction:

• Bid Assistance:	$11,752
• Construction Administration:	$71,472
Subtotal:	**$83,224**
Total:	**$725,581**

II. Within the budgeted amounts for each Task, and with the approval of the Contract Officer, funds may be shifted from one Task subbudget to another so long as the Contract Sum is not exceeded per Section 2.1, unless Additional Services are approved per Section 1.9.

III. 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 personnel describing 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.

IV. The total compensation for the services shall not exceed the Contract Sum as provided in Section 2.1 of this Agreement.

V. The Consultant's billing rates for all personnel are attached as Exhibit "C-1".

EXHIBIT "C-1"

CONSULTANT BILLING RATES

Title – Association	Hourly Rate
Principal	$210
Associate Principal	$196
Senior Project Manager | Associate	$185
Project Manager	$173
Senior Architect or Engineer	$161
Senior Cost Estimator	$149
Project Architect or Engineer	$149
Designer Architect or Engineer	$132
Engineering Designer - BIM	$116
Two Man Survey Crew	$276
Architectural Job Captain | Designer	$110
CAD Drafting Engineer | Architect	$99
Office Administration	$61

Expenses such as, but not limited to, plan check fees, permits, inspections, testing services, title company fees, special delivery charges, plotting/ presentation boards, maps, aerial photographs, and reprographics/ illustrations that may be required for community or other stakeholder presentation, shall be billed to the owner at Consultant's direct cost plus 5%.

EXHIBIT "D"

SCHEDULE OF PERFORMANCE

I. Consultant shall perform all services timely in accordance with the following schedule:

Description	Days to Perform
A. Schematic Design Review	**5 weeks from Notice to Proceed**
B. Design Development (DD)	**8 weeks from review sign off**
C. Client Review	**Estimated 1 week**
D. Construction Documents	**12 weeks from DD review sign off**
E. Permit Approval	**6 weeks estimated**
F. Bid Assistance	**Estimated 9 weeks**
G. Construction Administration	**Estimated 1 year**

A detailed description of the Consultant's Schedule is shown in the proposal attached hereto as Exhibit "D-1".

II. The Contract Officer may approve extensions for performance of the services in accordance with Section 3.2.

EXHIBIT "D-1"

PROJECT SCHEDULE
GLENDORA CORPORATE YARD IMPROVEMENTS – PHASE 2

ID	Task Name	Duration
1	**PS&E Phase Services**	**170 days**
2	**Project Initiation / Design Review**	**25 days**
3	SD Program Review	10 days
4	Schematic Design Refinement	15 days
5	CEQA Assessment	25 days
6	Preliminary ROM Construction Cost Estimate	1 day
7	Schematic Design Sign-off	1 day
8	**Design Development**	**42 days**
9	Site, Architecture & Engineering Design	15 days
10	Design Development Package	27 days
11	DD Construction Cost Estimate	5 days
12	Submission of Design Development Package	1 day
13	Client Review Period	5 days
14	**Construction Documents**	**60 days**
15	50% Site, Architecture & Engineering Design	10 days
16	50% Drawings for Construction Documents	15 days
17	100% Site, Architecture & Engineering Design	15 days
18	100% Drawings for Construction Documents	15 days
19	Internal QA/QC Review	5 days
20	Final Construction Cost Estimate	10 days
21	Final CSI Format Specifications	20 days
22	Submission of Construction Documents Package	1 day
23	Client Review Period	5 days
24	**Agency Review & Approvals**	**30 days**
25	1st Submittal Review Period	10 days
26	2nd Submittal Review Period	10 days
27	3rd Submittal Review Period	10 days
28	Permit Issuance	0 days
29	**Bidding Phase Services**	**45 days**
30	Bid Assistance, Q&A, Review & Recommendations	45 days
31	Bid Award	0 days
32	**Construction Phase Services**	**260 days**
33	Construction Period	240 days
34	Punch Walk, Closeout Submittal, and As-built Drawing Preparation	20 days
35	Submittal of As-built Drawings	0 days

Owner's Name: City of Glendora

Project Name: Glendora Corporate Yard Improvements Project

Project Address: 1250 St. Vladimir Street, Glendora, Ca 91740

IDS GROUP

Ids Job # 22X021.01

Date: 4/15/2024

Project Construction Cost Estimate Based on IDS Conceptual Plans Dated 1/24/2024

Preliminary OPINION OF CONCEPTUAL COST OF CONSTRUCTION

PROJECT: **Glendora Corporate Yard Improvements**

WORK: **Demolition of Existing Building and Construction of Office Building, Fleet Maintenance Facility, and Sign , Tire and Shop Buildings and Related Site Improvements**

	Overall Building Area: (SF):	18,310							
		Col	1	2	3	3	4	5	6
Div #	Division Name/description	Project Section	Office Building	Fleet Maintenance Building 2	Sign/Tire & Shops Building 3&4	Site Work	Total Cost	Cost/SF	Comments
		SQ. FT. Per Area	7,500	5,510	5,300		18,310		
Division 1: General Requirements (GR 1)			$15,000	$15,000	$10,786	$18,000	$58,786	$3.21	
Division 2: Existing Conditions			$0	$0	$0	$204,500	$204,500	$11.17	
Division 3: Concrete			$126,690	$225,000	$161,790	$0	$513,480	$28.04	
Division 4: Masonry			$714,480	$719,110	$790,810	$70,200	$2,294,600	$125.32	
Division 5: Metals			$286,000	$494,790	$386,176	$0	$1,166,966	$63.73	
Division 6: Wood, Plastics and Composites			$683,105	$10,000	$10,000	$0	$703,105	$38.40	
Division 7: Thermal and Moisture Protection			$180,691	$232,440	$171,520	$0	$584,651	$31.93	
Division 8: Openings			$149,500	$87,400	$90,048	$0	$326,948	$17.86	
Division 9: Finishes			$360,109	$80,939	$77,411	$0	$518,458	$28.32	
Division 10: Specialties			$12,000	$4,600	$6,600	$0	$23,200	$1.27	
Division 11: Equipment			$0	$0	$0	$0	$0	$0.00	
Division 12: Casework			$15,000	$2,000	$17,800	$0	$34,800	$1.90	
Division 13: Special Construction			$0	$0	$0	$0	$0	$0.00	
Division 14: Conveying Equipment			$180,000	$0	$0	$0	$180,000	$9.83	
Division 21: Fire Suppression			$60,000	$60,000	$43,144	$0	$163,144	$8.91	
Division 22: Plumbing			$138,399	$144,338	$158,854	$0	$441,590	$24.12	
Division 23: Heating, Ventilation and Air-conditioning			$311,367	$0	$34,748	$0	$346,115	$18.90	
Division 25: Integrated Automation			$0	$0	$0	$0	$0	$0.00	
Division 26: Electrical			$375,000	$187,500	$188,755	$0	$751,255	$41.03	
Division 27: Communications			$15,000	$7,500	$5,393	$0	$27,893	$1.52	
Division 28: Electronic Safety and Security			$18,750	$22,500	$16,179	$0	$57,429	$3.14	
Division 31: Earthwork			$0	$0	$0	$144,000	$144,000	$7.86	
Division 32: Exterior Improvements			$0	$0	$0	$434,000	$434,000	$23.70	
Division 33: Utilities (Wet)			$0	$0	$0	$165,000	$165,000	$9.01	
Division XX 1: Officers Area Upgrade Premium			$0	$0	$0	$0	$0	$0.00	
Division XX 2: Logistics and Phasing Impact			$0	$0	$0	$0	$0	$0.00	
Division XX 3: Not Used			$0	$0	$0	$0	$0	$0.00	
Division XX 4: Not Used			$0	$0	$0	$0	$0	$0.00	
Total Direct and Phasing Costs			**$3,641,090**	**$2,293,117**	**$2,170,013**	**$1,035,700**	**$9,139,920**	$499.18	
		SUBTOTAL	$3,641,090	$2,293,117	$2,170,013	$1,035,700	$9,139,920	$499.18	
General Conditions		8.00%	$291,287	$183,449	$173,601	$82,856	$731,194	$39.93	
Logistics and Phasing Allowance		0.00%	$0	$0	$13,888	$0	$13,888	$0.76	
Insurance (PL & PD)		1.00%	$39,324	$24,766	$23,436	$11,186	$98,711	$5.39	
		SUBTOTAL	$3,971,701	$2,501,332	$2,380,938	$1,129,742	$9,983,713	$545.26	
General Contractor's Fee		5%	$198,585	$125,067	$119,046.92	$56,487	$499,186	$27.26	
Total Construction Cost			**$4,170,286**	**$2,626,399**	**$2,499,985**	**$1,186,229**	**$10,482,899**	**$572.52**	
Payment & Performance Bond		1.50%	$62,554	$39,396	$37,500	$17,793	$157,243	$8.59	
		SUBTOTAL	$4,232,841	$2,665,795	$2,537,485	$1,204,022	$10,640,142	$581.11	
Estimate Contingency		15.00%	$625,543	$393,960	$374,998	$177,934	$1,572,435	$85.88	
Construction Costs Including Bonds and Contingency			**$4,858,384**	**$3,059,754**	**$2,912,483**	**$1,381,956**	**$12,212,577**	$666.99	
Escalation to Midpoint of Construction - Assume 8/30/2025		3.25%	$157,897	$99,442	$94,656	$44,914	$396,909	$21.68	
Grand Total Construction Costs, Including Bonds & Escalation construction grand total costs, including escal			**$5,016,281**	**$3,159,196**	**$3,007,139**	**$1,426,870**	**$12,609,486**	**$689**	

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

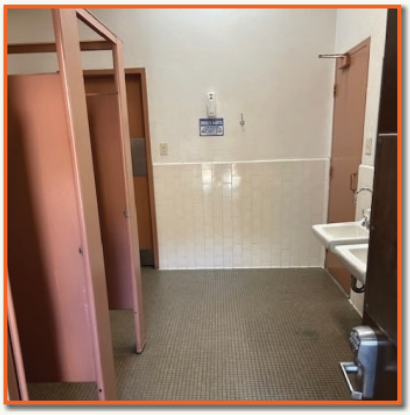




Facilities Division

One Restroom





Office Area



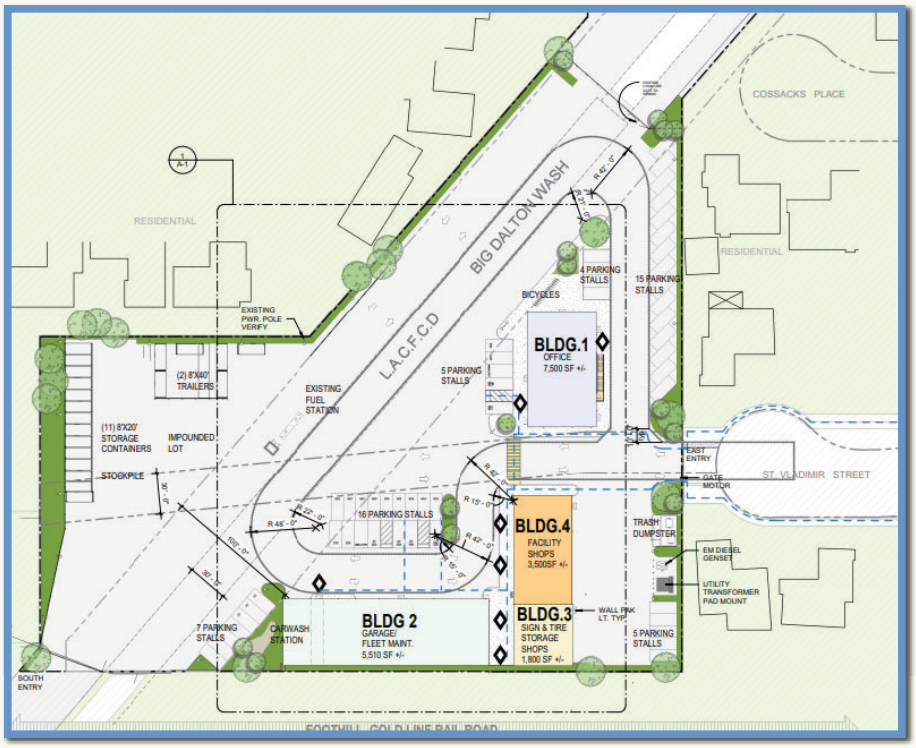
CONCEPTUAL DESIGN

Four New Buildings:

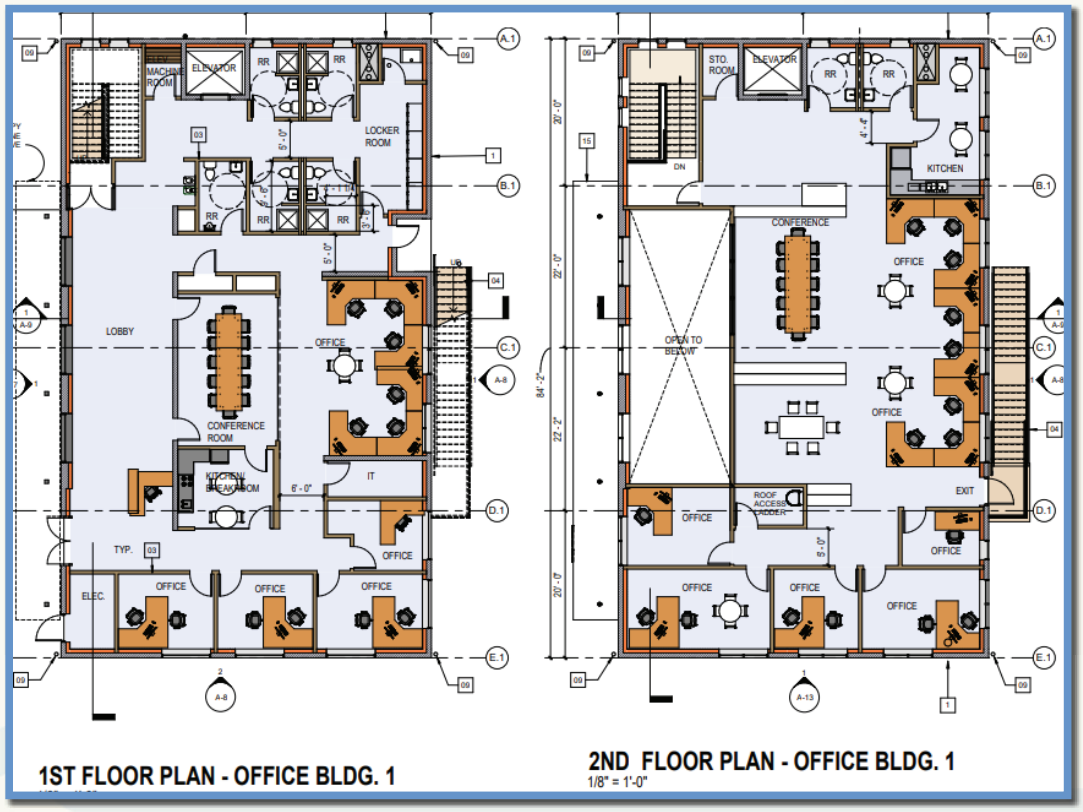
- One new office building w/ compliant restroom facilities, break room and meeting space.
- Three additional shop buildings.

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
BIG DALTON WASH
L.A.C.F.C.D
RESIDENTIAL
RESIDENTIAL
4 PARKING STALLS
BICYCLES
15 PARKING STALLS
BLDG.1
OFFICE
7,500 SF +/-
5 PARKING STALLS
EXISTING PWR. POLE VERIFY
(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
7 PARKING STALLS
CARWASH STATION
BLDG 2
GARAGE/ FLEET MAINT.
5,510 SF +/-
BLDG.3
SIGN & TIRE STORAGE SHOPS
1,800 SF +/-
WALL PAK LT. TYP.
5 PARKING STALLS
SOUTH ENTRY
FOOTHILL GOLDLINE RAILROAD


OPTION 1
OPTION 2


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

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.

STAFF REPORT

TO: Mayor and Council Members **DATE:** February 25, 2025

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

SUBJECT: Conduct a Mid-Year Budget Review and Adopt a Joint Resolution amending the Fiscal Year 2024-25 Budget

RECOMMENDATION

That the City Council, Successor Agency and Housing Authority:

1. Adopt a Joint City Council Resolution entitled, "A RESOLUTION OF THE CITY COUNCIL, SUCCESSOR AGENCY AND HOUSING AUTHORITY AMENDING THE FY 2024-25 FISCAL BUDGET PER THE MID-YEAR REVIEW RECOMMENDATIONS."

STRATEGIC FOCUS AREAS

- Goal 2: Maintain Financial Stability and Sustainability (MFSS)

EXECUTIVE SUMMARY

Staff has reviewed the Adopted and Amended FY 2024-25 Maintenance and Operations Budget and has determined that the following adjustments are necessary to continue providing quality services to the community:

Fund	Revenue Proposed Adjustment	Expenditure Proposed Adjustment
General Fund	1,087,134	677,594
Pension Stabilization	(129,749)	-
Measure E	(570,000)	(570,000)
GUSD JUA	650,000	650,000
Measure Z	700,000	700,000
Library Friends Foundation	11,827	26,270
Prop A Transit	-	25,000
State Gas Tax	-	38,860
Grants	-	4,500
Step OTS Grants	125,000	125,000
Capital Projects	(216,249)	334,500
Water Operations	-	626,549
Worker's Compensation	(43,250)	-
Technology	-	210,291
Vehicle Replacement	-	353,650

Revenue adjustments in the General Fund are mainly attributed to the decrease in sales tax assumptions. Third quarter sales in Glendora were 8.2% down compared to the same time period in 2023. Consumers are more cautious about spending on non-essential products and projects. As such, there has been a decrease in sales for autos, fuel-service stations, and building and construction.

However, an increase to the refuse franchise fee, interest income, and the Measure Z transfer-in will offset the decrease in sales tax. Other changes to revenues include miscellaneous accounting adjustments and reimbursement for police services.

Other expenditure adjustments in the General Fund include accounting for overtime costs due to train testing of the A Line, costs associated with Glendora Unified School District Joint Use Agreement, account for the recent amendment to the animal control contract, and Glendora Village decor.

LEGISLATIVE HISTORY / PREVIOUS ACTIONS

On June 11, 2024, the City Council adopted the FY 2024-25 Mid-Cycle Budget and approved the appropriations for FY 2024/25. The recommended changes included in the Mid-Year Review increase or decrease the annual budgeted revenues, appropriations, and available resources (starting balance) of several funds, and therefore require City Council approval.

DISCUSSION

The Mid-Year Budget Review process includes review and analysis by each department and Finance staff. A complete list of the recommended adjustments for each fund is attached as Exhibit A to the Resolution.

AVAILABLE RESOURCES SUMMARY

The Available Resources Summary includes the mid-year adjustments total by fund providing an overview of each fund showing available beginning balances, budgeted revenues and expenditures, and the projected ending available balance.

GENERAL FUND

Revenues

Staff recommends a net increase in revenues in the amount of $586,234. The adjustments are due to:

- $300,000 increase in refuse franchise fee collections,
- $700,000 increase for the transfer in of Measure Z revenue,
- $700,000 decrease in sales tax based on the sales tax consultant's economic outlook which forecasts higher costs as a result of increased business operating costs and a decrease in consumer spending,
- $300,000 A-Line Police Department reimbursements for security during train testing, and
- Decreases in Transfers-in from Measure E consistent with sales tax decreases.

Detailed Revenue Adjustments are attached in Exhibit A to the Budget Resolution.

Expenditures

The expenditure budget increased by a net $677,594. The primary components of the increase are due to:

- Glendora Unified School District Joint Use Agreement (GUSD JUA) of $190,500 (for Goddard Middle School pavement repairs and school resources officer cost offsets in the new GUSD JUA Fund 105); and
- Police Department of $206,644 (for change in contract with IVHS and change in accounting process for the City). The most recent amendment to the IVHS contract, approved by City Council on June 11, 2024, removed the guaranteed revenue provision. With the removal of this provision the City is updating to reflect the revenue collected and full cost of the contract in its revenue and expenditure budgets. This change is consistent with other contracts that function similarly and best practices for government accounting.
- Community Development of $100,000 for the installation of décor for the Glendora Village.

Overall, with the adjustments, the General Fund is balanced and the City meets the reserve policy requirements.

SPECIAL REVENUE FUNDS

Special Revenues are restricted in their use. The mid-year budget adjustments are recommended to acknowledge receipt of revenues or to update the budget based on current information. The mid-year

adjustments provide an updated perspective on how the fund is performing, whether there are sufficient reserves and/or revenues to cover the expenditure budget previously approved. The majority of these funds are for grants or special funding awarded to the City. The adjustments recommended cover the following categories:

- Adding revenue budget for actual special income received or to be received; and
- Adding/reducing budgeted expenditures to match actual spending and revenue adjustments.

CAPITAL PROJECTS

The mid-year budget adjustments requested at this time, in the amount of $334,500, are for GUSD accounting updates for the new GUSD JUA Fund, purchase of street, gateway, and wayfinding signs, grant application assistance and a Citywide traffic study. With the City Council approval of the GUSD JUA on January 30, 2024 the City Council authorized the creation of one fund to track all related revenues and expenditures. The GUSD pool contribution was originally budgeted in the Capital Projects Fund 301 however, with the creation of GUSD JUA Fund 105 the budget and actual contribution payment requires a decrease in the Capital Projects Fund budget and an increase in the GUSD JUA Fund budget to both receive the reserves for the payment that was issued on October 25, 2024 and to reflect the appropriation in GUSD JUA Fund 105.

ENTERPRISE FUNDS

Water Operations Fund revenues and expenditures for FY2025 are on track with budget projections. The primary operational expenditures being requested is related to contract services for emergency repairs, adding one full-time water conservation officer, and high school meter replacements. The Water Capital Fund does not have any changes with mid-year.

INTERNAL SERVICE FUNDS

The Internal Service Funds include Worker's Compensation, Liability Insurance, Technology and Vehicles. The revenues in these funds come from charges to the departments/funds receiving their services.

Liability Insurance experienced some challenges procuring affordable programs in the insurance pool. As part of ICRMA, the City has leveraged the economies of scale in the pool; however, insurance rates continue to climb. Staff continues to review and evaluate insurance for the City and is making continued efforts to mitigate costs while focusing on managing risk and exposure. Staff will bring forth insurance options for the City to consider in March 2025.

The largest adjustments for the Internal Services Funds are in the Technology Fund and the Vehicle Replacement Fund. The Technology Fund is increasing software and hardware line items in the amount of $210,290 for backup systems, agenda management and ArcGIS subscriptions. The Vehicle Replacement Fund is for the repair of Vactor Truck 1 and purchase of 2 small pickups and a grounds utility task vehicle in the amount of $240,000.

MULTI-YEAR BUDGET PROJECTIONS

The Multi-Year Budget Forecasts have been updated with the mid-year review assumptions and adjustments. The forecasts are updated with the following focus areas to anticipate:

- The General Fund is being impacted by a reduction in sales tax of $1.35 million and increases in insurance costs of $1 to $1.5 million.
- Community support is needed for City facility improvements.
- Critical opportunity to further address homelessness through the development of housing and supportive services in Glendora.
- Continue with aggressive capital improvements throughout the City.
- Significant private investment will continue throughout the City.
- City employee negotiations will commence as current contracts expire over the next year.

These forecasts are a tool for future decisions by placing an emphasis on the long-term impacts of policy decisions. Based on conservative assumptions, the General Fund, Measure E and the Enterprise Water Funds are balanced and demonstrate the stable financial condition of each of these major funds for future

planning and in the event of a catastrophic event.

PERSONNEL
The following positions were added or had a title change:

- Water Conservation Officer: (Effective January 1, 2025 Making Conservation a California Way of Life Regulation)

CONCLUSION
The Mid-Year budget review process is a part of managing a dynamic City. Financial planning is done with the best available information at the time it is prepared, however, the economy, elections, shopping trends, and legislation can change our planning assumptions quickly.

FISCAL IMPACT

The effects of these adjustments will be to change estimated revenues and/or expenditures as presented in the attachments. The net impact of these adjustments is shown on the Available Resources Summary. Despite challenges ahead, the City remains in a strong financial position to address key strategic iniatives

ENVIRONMENTAL DETERMINATION

Not Applicable

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

ATTACHMENTS:

A. Summary of Available Resources
B. Resolution Adopting Mid-Year Adjustments
C. Exhibit A-Summary of Detail Revenue Adjustments
D. Exhibit A-Summary of Detail Expenditure Adjustments
E. General Fund Forecast
F. Measures E_Z Forecast
G. Water Fund Forecast
H. PowerPoint

SUMMARY OF AVAILABLE RESOURCES

Funds	FY 2024-25 Beginning Balance	FY2024-25 Revenues	FY2024-25 Rev Mid-Year	FY2024-25 Expenditures	FY2024-25 Exp Mid-Year	FY2024-25 Ending Balance
						43.5%
101-General Fund	17,593,331	44,008,121	1,087,134	44,018,261	677,594	***17,992,731***
102-Pension Stabilization	3,520,092	220,223	(129,749)	2,000,000	-	**1,610,566**
103-Measure E	-	9,071,600	(570,000)	9,071,600	(570,000)	**-**
105-GUSD JUA	-	791,817	650,000	791,817	650,000	**-**
106-Measure Z	-	-	700,000	-	700,000	**-**
201-Street Lighting Assessmt	472,412	507,750	-	382,838	-	**597,324**
202-Street Improvement Dist	29,820	400	-	-	-	**30,220**
203-Landscape Assessment	49,093	66,377	-	66,377	-	**49,093**
204-Glendora Village Bus Dist	117,584	104,300	-	152,250	-	**69,634**
211-Park & Rec Development	319,630	53,900	-	-	-	**373,530**
216-Library Foundation	-	184,573	11,827	170,130	26,270	**-**
221-Plan Maint Fees	1,118,166	116,500	-	121,435	-	**1,113,231**
222-General Plan Maint Fee	416,121	95,000	-	-	-	**511,121**
223-PEG Cable Tv	240,923	107,200	-	113,159	-	**234,964**
228-Affordable Housing	30,911	-	-	-	-	**30,911**
229-Glendora Hsg. Authority	670,234	5,000	-	111,000	-	**564,234**
230-Trans Develop Act	71,387	53,000	-	65,000	-	**59,387**
231-Prop A Transit	1,504,155	1,821,860	-	2,415,014	25,000	**886,001**
232-Prop C Transit	1,913,761	1,230,100	-	1,158,100	-	**1,985,761**
233-Measure R Transpt. 2009	314,849	908,800	-	706,153	-	**517,496**
234-Measure M	841,208	1,045,100	-	369,518	-	**1,516,790**
240-Measure A/Parks	48,288	60,000	-	25,000	-	**83,288**
245-Measure H	-	50,000	-	50,000	-	**-**
250-Measure W	985,469	905,800	-	658,110	-	**1,233,159**
254-Air Quality	13,467	71,330	-	26,859	-	**57,938**
255-State Gas Tax	705,612	2,311,500	-	2,173,327	38,860	**804,925**
256-Road Maintenance Repair	2,264,567	1,377,800	-	1,666,420	-	**1,975,947**
257-Surface Trans. Prog-Stlp	208,620	1,408,200	-	1,405,000	-	**211,820**
265-Home-State Grant	198,690	2,900	-	-	-	**201,590**
266-Cal-Home Prop 1C	75,530	700	-	-	-	**76,230**
270-Used Oil Block Grant	38,773	8,860	-	8,460	-	**39,173**
271-Beverage Recyling Grant	58,350	13,800	-	-	-	**72,150**
275-Suppl Law Enf Svce (Cops)	137,734	174,900	-	298,721	-	**13,913**
280-Grants	33,944	4,070,176	-	4,062,514	4,500	**37,107**
281-Asset Forfeiture	50,816	14,200	-	55,000	-	**10,016**
282-Step Ots Grants	3,400	-	125,000	-	125,000	**3,400**
285-Community Dev Block Grant	-	461,509	-	461,509	-	**-**
291-Highwy Safety Improv Grnt	1,285,669	483,328	-	1,768,141	-	**856**
292-Highway Bridge Repl Prog	-	-	-	-	-	**-**
301-Capital Projects	18,533,497	277,705	(216,249)	17,304,979	334,500	**955,474**
401-Pension Obligation Bonds	37,220	3,382,680	-	3,382,680	-	**37,220**
405-Energy Efficiency Project	15,380	103,449	-	103,449	-	**15,380**
450-Successor Agency	418,495	2,069,321	-	2,244,321	-	**243,495**
501-Water Operations	8,042,877	29,789,600	-	29,450,328	626,549	**7,755,600**
502-Water Capital Projects	13,317,807	21,259,600	-	21,904,622	-	**12,672,785**
550-Workers Compensation	475,752	1,310,082	(43,250)	980,133	-	**762,451**
551-Liability Insurance	-	2,769,270	-	2,769,270	-	**-**
553-Technology	3,228,304	3,807,136	-	4,193,660	210,291	**2,631,489**
554-Vehicle Replacement	363,746	3,259,448	-	3,240,454	353,650	**29,090**
GRAND TOTAL ALL FUNDS	**$ 79,765,684**	**$ 139,834,915**	**$ 1,614,713**	**$ 159,945,609**	**$ 3,202,214**	**$ 58,067,490**

RESOLUTION
CC 2025-___ CC 2025-____(SA) HA 2025-___

A RESOLUTION OF THE CITY COUNCIL, SUCCESSOR AGENCY AND HOUSING AUTHORITY OF THE CITY OF GLENDORA, CALIFORNIA, AMENDING ITS 2024-25 FISCAL BUDGET PER THE MID-YEAR REVIEW RECOMMENDATIONS

CITY COUNCIL, SUCCESSOR AGENCY,
AND HOUSING AUTHORITY
City of Glendora, California

WHEREAS, in accordance with Glendora Municipal Code Section 2.08.070, it is the City's Manager's duty to prepare and submit a proposed annual budget and salary plan to the Glendora City Council; and

WHEREAS, in accordance with Glendora Municipal Code Section 2.09.040, it is the City's Manager's duty to prepare and submit any revisions or amendments to the classified service positions and job descriptions to the Glendora City Council; and

WHEREAS, the City Manager submitted a proposed budget to the Glendora City Council for Fiscal Year 2024-25 commencing July 1, 2025; and

WHEREAS, the budget for fiscal year 2024-25 of the City of Glendora has been adopted by this Council in its original form, and said budget will need to be amended at times to fulfill the goals of the City; and

WHEREAS, the budget is reviewed during a Mid-Year Review process that results in recommended budget adjustments to reflect unforeseen changes in revenue or expenditure requirements that require City Council approval;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GLENDORA HEREBY RESOLVES AS FOLLOWS:

SECTION 1. The City Council does hereby approve the Mid-Year Adjustments as detailed in Exhibit "A".

SECTION 2. The City Council, as Successor Agency to the Glendora Community Redevelopment Agency, is amending the revenue and expenditure budget applicable to the Successor Agency as identified in "Exhibit A". The City Council hereby determines and declares that the City of Glendora, its General Fund, and all of its other accounting funds shall NOT be obligated to finance or fulfill any Successor Agency obligations in any manner.

SECTION 3. Per the City of Glendora adopted financial policies, the City Manager is authorized to transfer appropriations between departments or functions, provided that no change is made in the total amount of the annual budget of any single fund.

SECTION 4. The Mayor Shall sign and the City Clerk shall certify to the passage and adoption of this resolution shall enter the same in the Book of Original Resolutions and that this resolution shall take effect and be in force on this date.

SECTION 5. The City Clerk is hereby directed to forward a copy of this resolution to the Finance Director.

PASSED, APPROVED AND ADOPTED by the City Council, Successor Agency, and Housing Authority of the City of Glendora this __ day of February, 2025.

BY: _____
DAVID FREDENDALL
Mayor/Chair

APPROVED AS TO FORM:
Aleshire & Wynder, LLP

_____
DANNY ALESHIRE
City/Agency Attorney

CERTIFICATION

I, Kathleen R. Sessman, City Clerk of the City of Glendora, do hereby certify that the foregoing Joint Resolution was duly adopted by the City Council, Successor Agency and Housing Authority of the City of Glendora at a regular meeting held on the _____day of February, 2025, by the following vote:

AYES: MEMBERS:
NOES: MEMBERS:
ABSENT: MEMBERS:
ABSTAIN: MEMBERS:

Dated:

_____
KATHLEEN R. SESSMAN
City Clerk/Communications Director

DETAIL OF FY 2025 MIDYEAR REVENUE ADJUSTMENTS

2/19/2025 2:18 PM

FUND	FY 2025 AMENDED BUDGET	FY 2025 ACTUALS	FY 2025 REMAINING BALANCE	FY 2025 MID-YEAR ADJUSTMENTS	EXPLANATION OF ADJUSTMENT
101-GENERAL FUND					
00-NON-DEPARTMENTAL					
00-NON-DEPARTMENTAL					
31201-SALES & USE TAX	11,200,000	3,478,191	7,721,809	(700,000)	Match HdL Forecast.
31303-FRANCHISE TAX - REFUSE	1,320,000	770,134	549,866	300,000	Match trend for refuse franchise fee.
34001-INTEREST INCOME	675,100	418,314	256,786	324,900	Match trend for interest income.
35003-SB 90 MANDATES	20,000	81,824	(61,824)	65,000	Match Actual.
98-OTHER FINANCING USES					
39103-T/I - MEASURE E	4,966,953	-	4,966,953	(137,502)	Measure E Adjustment to match HdL Forecast.
39106-T/I - MEASURE Z	-	-	-	700,000	Transfer in from Measure Z.
00-NON-DEPARTMENTAL Total	**18,182,053**	**4,748,463**	**13,433,590**	**552,398**	
50-PUBLIC SAFETY					
30-POLICE ADMINISTRATION					
35002-GRANT REVENUE	-	79,533	(79,533)	80,000	Opioid Settlements, match actual.
36503-SPECIAL POLICE SERVICES	18,000	180,207	(162,207)	300,000	Match Actual Gold Line O/T
31-PATROL					
33502-PARKING CITATIONS	300,000	84,400	215,600	(60,000)	Reduce to match trend.
36-POLICE RECORDS					
36507-FINGERPRINTING FEE	12,500	930	11,570	10,000	Right align budget to change in accounting.
38-COMMUNITY PRESERVATION					
32507-ANIMAL LICENSES	-	20,865	(20,865)	145,000	Change to track revenue and full cost of IVHS.
50-PUBLIC SAFETY Total	**330,500**	**365,936**	**(35,436)**	**475,000**	
80-LIBRARY					
70-LIBRARY ADMINISTRATION					
34902-BIDWELL FORUM RENTAL	2,950	775	2,175	(1,370)	Reduce to match trend.
71-CIRCULATION/TECHN SERVICE					
35002-GRANT REVENUE	-	-	-	4,991	Match Actual.
36005-COPY FEES	7,945	4,463	3,482	115	Match Actual.
80-LIBRARY Total	**10,895**	**5,238**	**5,657**	**3,736**	
90-RECREATION & HUMAN SERVICES					
85-GOLF COURSE					
34005-RENTAL INCOME	94,000	57,138	36,863	56,000	Reduce to match trend.
90-RECREATION & HUMAN SERVICES TOTAL	**94,000**	**57,138**	**36,863**	**56,000**	
101-GENERAL FUND Total	**18,617,448**	**5,176,774**	**13,440,675**	**1,087,134**	
102-PENSION STABILIZATION					
00-NON-DEPARTMENTAL					
98-OTHER FINANCING USES					
39103-T/I MEASURE E	166,623	-	166,623	(129,749)	Measure E Adjustment to match HdL Forecast.
00-NON-DEPARTMENTAL Total	**166,623**	**-**	**166,623**	**(129,749)**	
102-PENSION STABILIZATION Total	**166,623**	**-**	**166,623**	**(129,749)**	
103-MEASURE E					
00-NON-DEPARTMENTAL					
00-NON-DEPARTMENTAL					
31203-TRANSACTION & USE TAX	9,020,000	2,818,758	6,201,242	(620,000)	Match HdL Forecast.
34001-INTEREST INCOME	51,600	63,408	(11,808)	50,000	Match trend for interest income.
00-NON-DEPARTMENTAL Total	**9,071,600**	**2,882,166**	**6,189,434**	**(570,000)**	
103-MEASURE E Total	**9,071,600**	**2,882,166**	**6,189,434**	**(570,000)**	

DETAIL OF FY 2025 MIDYEAR REVENUE ADJUSTMENTS

FUND	FY 2025 AMENDED BUDGET	FY 2025 ACTUALS	FY 2025 REMAINING BALANCE	FY 2025 MID-YEAR ADJUSTMENTS	EXPLANATION OF ADJUSTMENT
105-GUSD JUA					
00-NON-DEPARTMENTAL					
98-OTHER FINANCING USES					
39101-T/I GENERAL FUND	-	-	-	190,500	Goddard Middle School pavement repairs and SRO make whole, JUA does not reimburse 100%.
39301-T/I CAPITAL PROJECTS	-	-	-	600,000	Move GUSD Pool investment from Fund 301.
00-NON-DEPARTMENTAL Total	**-**	**-**	**-**	**790,500**	
50-PUBLIC SAFETY					
34-TRAFFIC CONTROL					
36502-SCHOOL DIST CROSS GUARDS	280,917	24,452	256,465	(140,500)	Reduce to match GUSD JUA amounts.
50-PUBLIC SAFETY Total	**280,917**	**24,452**	**256,465**	**(140,500)**	
105-GUSD JUA Total	**280,917**	**24,452**	**256,465**	**650,000**	
106-MEASURE Z					
00-NON-DEPARTMENTAL					
00-NON-DEPARTMENTAL					
31203-TRANSACTION & USE TAX	-	-	-	700,000	Measure Z first year starts April 2025.
00-NON-DEPARTMENTAL Total	**-**	**-**	**-**	**700,000**	
106-MEASURE Z Total	**-**	**-**	**-**	**700,000**	
216-LIBRARY FOUNDATION					
80-LIBRARY					
70-LIBRARY ADMINISTRATION					
35602-FRIENDS CONTRIBUTION	4,500	-	4,500	1,500	Match grant amounts.
72-YOUTH SERVICES					
35602-FRIENDS CONTRIBUTIONS	43,160	17,760	25,400	21,390	Match grant amounts.
73-ADULT SERVICES					
35602-FRIENDS CONTRIBUTIONS	136,913	21,091	115,822	(11,063)	Match grant amounts.
80-LIBRARY Total	**184,573**	**38,851**	**145,722**	**11,827**	
216-LIBRARY FOUNDATION Total	**184,573**	**38,851**	**145,722**	**11,827**	
282-STEP OTS GRANTS					
50-PUBLIC SAFETY					
94-OPERATING GRANTS					
35104-STEP REIMBURSEMENTS	-	29,308	(29,308)	125,000	Match grant amounts.
50-PUBLIC SAFETY Total	**-**	**29,308**	**(29,308)**	**125,000**	
282-STEP OTS GRANTS Total	**-**	**29,308**	**(29,308)**	**125,000**	
301-CAPITAL PROJECTS					
00-NON-DEPARTMENTAL					
98-OTHER FINANCING USES					
39103-T/I MEASURE E	277,705	-	277,705	(216,249)	Measure E Adjustment to match HdL Forecast.
00-NON-DEPARTMENTAL Total	**277,705**	**-**	**277,705**	**(216,249)**	
301-CAPITAL PROJECTS Total	**277,705**	**-**	**277,705**	**(216,249)**	
550-WORKERS COMPENSATION					
00-NON-DEPARTMENTAL					
98-OTHER FINANCING USES					
39103-T/I MEASURE E	55,541	-	55,541	(43,250)	Measure E Adjustment to match HdL Forecast.
00-NON-DEPARTMENTAL Total	**55,541**	**-**	**55,541**	**(43,250)**	
550-WORKERS COMPENSATION Total	**55,541**	**-**	**55,541**	**(43,250)**	
Grand Total	**28,654,407**	**8,151,552**	**20,502,856**	**1,614,713**	

DETAIL OF FY 2025 MIDYEAR EXPENDITURE ADJUSTMENTS

2/20/2025 1:26 PM

FUND	FY 2025 AMENDED BUDGET	FY 2025 ACTUALS	FY 2025 REMAINING BALANCE	FY 2025 MID-YEAR ADJUSTMENTS	EXPLANATION OF ADJUSTMENT
101-GENERAL FUND					
00-NON-DEPARTMENTAL					
98-OTHER FINANCING USES					
90105-T/O GUSD FUND	-	-	-	190,500	Goddard Middle School pavement repairs and SRO make whole, JUA does not reimburse 100%.
00-NON-DEPARTMENTAL Total	**-**	**-**	**-**	**190,500**	
15-CITY CLERK					
03-CITY CLERK					
55310-ADVERTISING	5,000	624	4,376	2,000	Cost of agenda advertisments for the year.
55320-PRINTING	2,200	-	2,200	800	Cost of agenda/other printing for the year.
55400-DUES & MEMBERSHIPS	2,490	525	1,965	2,500	Training for staff certifications.
15-CITY CLERK Total	**9,690**	**1,149**	**8,541**	**5,300**	
50-PUBLIC SAFETY					
32-DISPATCH					
41300-OVERTIME	-	79,073	(79,703)	98,000	Match actual, cost formerly tracked in Patrol.
38-COMMUNITY PRESERVATION					
41300-OVERTIME	2,500	4,859	(2,359)	3,500	Enhanced sidewalk vendor enforcement.
59135-ANIMAL SHELTER SERVICES	244,000	152,793	91,207	206,644	Change to track revenue and full cost of IVHS.
50-PUBLIC SAFETY Total	**246,500**	**236,725**	**9,145**	**308,144**	
60-COMMUNITY DEVELOPMENT					
42-ECONOMIC DEVELOPMENT					
59100-CONTRACT SERVICES	175,000	95,910	79,090	100,000	Glendora Village Plaza décor and installation.
60-COMMUNITY DEVELOPMENT Total	**175,000**	**95,910**	**79,090**	**100,000**	
70-PUBLIC WORKS					
55-ENGINEERING					
59100-CONTRACT SERVICES	30,120	39,561	(9,441)	40,000	Traffic engineering services.
70-PUBLIC WORKS Total	**30,120**	**39,561**	**(9,441)**	**40,000**	
80-LIBRARY					
70-LIBRARY ADMINISTRATION					
51780-SERVICE/EMPLOYEE RECOGNITION	3,600	905	2,695	750	Staff and Library Board recognition.
57100-ELECTRIC	76,100	45,708	30,392	19,900	Match trend for electricity charges.
80-LIBRARY Total	**79,700**	**46,613**	**33,087**	**20,650**	
90-RECREATION & HUMAN SERVICES					
80-RECREATION & HUMAN SRVS ADMIN					
59100-CONTRACT SERVICES	50,250	27,117	23,133	13,000	New sign for move to former Transportation building.
90-RECREATION & HUMAN SERVICES Total	**50,250**	**27,117**	**23,133**	**13,000**	
101-GENERAL FUND Total	**591,260**	**447,076**	**143,554**	**677,594**	
103-MEASURE E					
00-NON-DEPARTMENTAL					
98-OTHER FINANCING USES					
90101-T/O GENERAL FUND	4,966,953	-	4,966,953	(137,502)	Measure E Adjustment to match HdL Forecast.
90102-T/O PENSION OBLIGATION	166,623	-	166,623	(129,749)	Measure E Adjustment to match HdL Forecast.
90301-T/O CAPITAL PROJECTS	277,705	-	277,705	(216,249)	Measure E Adjustment to match HdL Forecast.
90550-T/O WORKERS COMPENSATION	55,541	-	55,541	(43,250)	Measure E Adjustment to match HdL Forecast.
90602-T/O OPEB 115 TRUST	55,541	-	55,541	(43,250)	Measure E Adjustment to match HdL Forecast.
00-NON-DEPARTMENTAL Total	**5,522,363**	**-**	**5,522,363**	**(570,000)**	
103-MEASURE E Total	**5,522,363**	**-**	**5,522,363**	**(570,000)**	
105-GUSD JUA					
00-NON-DEPARTMENTAL					
99-CAPITAL PROJECTS					
70000-CAPITAL IMPROVEMENT	-	600,000	(600,000)	600,000	Move GUSD Pool investment from Fund 301.
00-NON-DEPARTMENTAL Total	**-**	**600,000**	**(600,000)**	**600,000**	
70-PUBLIC WORKS					
52-STREETS					
56600-STREET REP & MAINT	-	44,475	(44,475)	50,000	Goddard Middle School pavement repairs.
70-PUBLIC WORKS Total	**-**	**44,475**	**(44,475)**	**50,000**	
105-GUSD JUA Total	**-**	**644,475**	**(644,475)**	**650,000**	
106-MEASURE Z					

DETAIL OF FY 2025 MIDYEAR EXPENDITURE ADJUSTMENTS

FUND	FY 2025 AMENDED BUDGET	FY 2025 ACTUALS	FY 2025 REMAINING BALANCE	FY 2025 MID-YEAR ADJUSTMENTS	EXPLANATION OF ADJUSTMENT
00-NON-DEPARTMENTAL					
00-NON-DEPARTMENTAL					
90101-T/O GENERAL FUND	-	-	-	700,000	Measure Z first year starts April 2025.
00-NON-DEPARTMENTAL Total	**-**	**-**	**-**	**700,000**	
106-MEASURE Z Total	**-**	**-**	**-**	**700,000**	

DETAIL OF FY 2025 MIDYEAR EXPENDITURE ADJUSTMENTS

FUND	FY 2025 AMENDED BUDGET	FY 2025 ACTUALS	FY 2025 REMAINING BALANCE	FY 2025 MID-YEAR ADJUSTMENTS	EXPLANATION OF ADJUSTMENT
216-LIBRARY FOUNDATION					
80-LIBRARY					
70-LIBRARY ADMINISTRATION					
51200-DIVISION SUPPLIES	4,500	-	4,500	1,500	Match grant amounts.
72-YOUTH SERVICES					
51200-DIVISION SUPPLIES	30,000	4,953	25,047	9,900	Match grant amounts.
51300-CONTENT FOR THE PUBLIC	5,600	-	5,600	(5,600)	Match grant amounts.
55320-PRINTING	2,560	149	2,411	440	Match grant amounts.
58100-RECREATION ACTV & EVENTS	1,400	-	1,400	500	Match grant amounts.
59200-UNIFORM & LINEN LAUNDRY	2,600	635	1,965	150	Match grant amounts.
72030-COMPUTERS	-	14,083	(14,083)	16,000	Match grant amounts.
73-ADULT SERVICES					
51200-DIVISION SUPPLIES	8,150	1,575	6,575	(1,450)	Match grant amounts.
51300-CONTENT FOR THE PUBLIC	82,400	33,575	48,825	4,750	Match grant amounts.
55320-PRINTING	1,600	-	1,600	400	Match grant amounts.
58100-RECREATION ACTV & EVENTS	820	-	820	(320)	Match grant amounts.
80-LIBRARY Total	**139,630**	**54,969**	**84,661**	**26,270**	
216-LIBRARY FOUNDATION Total	**139,630**	**54,969**	**84,661**	**26,270**	
231-PROP A TRANSIT					
60-COMMUNITY DEVELOPMENT					
43-PUBLIC TRANSIT					
59100-CONTRACT SERVICES	101,300	140,979	(39,679)	25,000	Software subscription of EV bus chargers.
60-COMMUNITY DEVELOPMENT Total	**101,300**	**140,979**	**(39,679)**	**25,000**	
231-PROP A TRANSIT Total	**101,300**	**140,979**	**(39,679)**	**25,000**	
255-STATE GAS TAX					
70-PUBLIC WORKS					
52-STREETS					
57170-REFUSE DISPOSAL	9,140	22,975	(13,835)	38,860	Athens cleaning services for Glendora Village.
70-PUBLIC WORKS Total	**9,140**	**22,975**	**(13,835)**	**38,860**	
255-STATE GAS TAX Total	**9,140**	**22,975**	**(13,835)**	**38,860**	
280-GRANTS					
60-COMMUNITY DEVELOPMENT					
42-ECONOMIC DEVELOPMENT					
59100-CONTRACT SERVICES	-	-	-	4,500	Match PLHA grant amounts.
60-COMMUNITY DEVELOPMENT Total	**-**	**-**	**-**	**4,500**	
280-GRANTS Total	**-**	**-**	**-**	**4,500**	
282-STEP OTS GRANTS					
50-PUBLIC SAFETY					
94-OPERATING GRANTS					
41310-O/T COLLABORATIVE DUI	-	-	-	2,080	Match grant amounts.
41311-OT- CHECKPOINT OPERATIONS	-	23,514	(23,514)	25,000	Match grant amounts.
41312-SATURATION PATROLS	-	4,176	(4,176)	26,975	Match grant amounts.
41314-OT - KNOW YOUR LIMIT OPS	-	-	-	4,508	Match grant amounts.
41315-COLLABORATIVE TRAFFIC ENF	-	-	-	910	Match grant amounts.
41316-OT - WARRANT SERVICE OPS	-	-	-	3,600	Match grant amounts.
41320-OT-TRAFFIC ENFORCEMENT	-	7,179	(7,179)	28,500	Match grant amounts.
41321-OT - DISTRACTED DRIVING	-	-	-	3,640	Match grant amounts.
41323-BICYCLE & PED OPS	-	1,546	(1,546)	5,460	Match grant amounts.
41324-EDUCATIONAL PRESENTATIONS	-	-	-	1,800	Match grant amounts.
42300-EMPLOYER PAID BENEFITS	-	405	(405)	1,486	Match grant amounts.
42400-WORKERS COMP	-	2,082	(2,082)	10,278	Match grant amounts.
51215-CHECKPOINT SUPPLIES	-	1,563	(1,563)	3,001	Match grant amounts.
51216-PAS DEVICES/CALIB. UNITS	-	263	(263)	2,700	Match grant amounts.
51217-EDUCATIONAL MATERIALS	-	-	-	500	Match grant amounts.
55500-INSTATE TRAVEL	-	-	-	4,562	Match grant amounts.
50-PUBLIC SAFETY Total	**-**	**40,728**	**(40,728)**	**125,000**	
282-STEP OTS GRANTS Total	**-**	**40,728**	**(40,728)**	**125,000**	

DETAIL OF FY 2025 MIDYEAR EXPENDITURE ADJUSTMENTS

FUND	FY 2025 AMENDED BUDGET	FY 2025 ACTUALS	FY 2025 REMAINING BALANCE	FY 2025 MID-YEAR ADJUSTMENTS	EXPLANATION OF ADJUSTMENT

DETAIL OF FY 2025 MIDYEAR EXPENDITURE ADJUSTMENTS

FUND	FY 2025 AMENDED BUDGET	FY 2025 ACTUALS	FY 2025 REMAINING BALANCE	FY 2025 MID-YEAR ADJUSTMENTS	EXPLANATION OF ADJUSTMENT
301-CAPITAL PROJECTS					
00-NON-DEPARTMENTAL					
98-OTHER FINANCING USES					
90105-T/O GUSD FUND	-	-	-	600,000	Move GUSD Pool investment to Fund 105.
99-CAPITAL PROJECTS					
70000-CAPITAL IMPROVEMENT	2,143,650	1,779,256	364,394	(350,000)	Move GUSD Pool investment to Fund 105, ($600K) and for new wayfinding signs, $250K.
00-NON-DEPARTMENTAL Total	**2,143,650**	**1,779,256**	**364,394**	**250,000**	
70-PUBLIC WORKS					
55-ENGINEERING					
59100-CONTRACT SERVICES	700,000	403,780	296,220	84,500	Grant application services and Citywide Traffic Study.
70-PUBLIC WORKS Total	**700,000**	**403,780**	**296,220**	**84,500**	
301-CAPITAL PROJECTS Total	**2,843,650**	**2,183,036**	**660,614**	**334,500**	
501-WATER OPERATIONS					
15-CITY CLERK					
03-CITY CLERK					
51110-OFFICE SUPPLIES	2,200	753	1,447	1,800	Cost of supplies for the year.
55310-ADVERTISING	5,000	624	4,376	2,000	Cost of agenda advertisments for the year.
15-CITY CLERK Total	**7,200**	**1,378**	**5,822**	**3,800**	
70-PUBLIC WORKS					
61-WATER CUSTOMER SERVICE					
53540-METER PARTS & SUPPLIES	120,000	46,284	73,716	90,000	Meter replacement of high school meters.
59200-UNIFORM & LINEN LAUNDRY	6,500	4,663	1,837	4,000	Update uniforms to match brand standards.
62-WATER CONSERVATION					
41110-REGULAR TIME	348,787	143,319	205,468	25,009	Add 1 FT Water Conservation Officer.
41430-UNIFORM ALLOWANCE	500	722	(222)	250	Add 1 FT Water Conservation Officer.
42101-MISC PERS	36,491	-	36,491	8,640	Add 1 FT Water Conservation Officer.
42102-MISC UAL	1,035	16,119	(15,084)	500	Add 1 FT Water Conservation Officer.
42200-FLEX BENEFIT	75,360	31,284	44,076	6,500	Add 1 FT Water Conservation Officer.
42300-EMPLOYER PAID BENEFITS	8,831	4,034	4,797	650	Add 1 FT Water Conservation Officer.
42400-WORKERS COMP	9,548	4,093	5,456	1,200	Add 1 FT Water Conservation Officer.
63-TRANSMISSION/ DISTRIBUTN					
51200-DIVISION SUPPLIES	11,000	15,812	(4,812)	11,000	Update uniforms to match brand standards.
57170-REFUSE DISPOSAL	150,000	84,460	65,540	25,000	Increased fees for emergency water line repairs.
59100-CONTRACT SERVICES	640,000	490,449	149,551	400,000	Increase in emergency repairs and mainline leak repairs.
59200-UNIFORM & LINEN LAUNDRY	19,000	12,387	6,613	6,000	Update uniforms to match brand standards.
64-PRODUCTION					
51200-DIVISION SUPPLIES	2,500	5,214	(2,714)	4,000	Lock replacement to secure water sampling stations.
53510-CHLORINATION SUPPLIES	70,000	87,786	(17,786)	40,000	Chlorination supplies and maintenance.
70-PUBLIC WORKS Total	**1,499,552**	**946,625**	**552,927**	**622,749**	
501-WATER OPERATIONS Total	**1,499,552**	**946,625**	**552,927**	**622,749**	
553-TECHNOLOGY					
00-NON-DEPARTMENTAL					
99-CAPITAL PROJECTS					
70000-CAPITAL IMPROVEMENT	-	68,245	(68,245)	80,000	Backup systems for Police and City.
00-NON-DEPARTMENTAL Total	**-**	**68,245**	**(68,245)**	**80,000**	
30-INFORMATION TECHNOLOGY					
15-INFORMATION SYSTEMS					
57051-CELLULAR PHONES	104,900	59,723	45,177	12,000	Equipment purchases and match subscription trend.
59110-SOFTWARE MAINT	1,404,595	653,637	750,958	118,291	Software subscription charges for agenda management, bodyworn cameras, and ArcGIS
30-INFORMATION TECHNOLOGY Total	**1,509,495**	**713,360**	**796,135**	**130,291**	
553-TECHNOLOGY Total	**1,509,495**	**781,605**	**727,890**	**210,291**	

DETAIL OF FY 2025 MIDYEAR EXPENDITURE ADJUSTMENTS

FUND	FY 2025 AMENDED BUDGET	FY 2025 ACTUALS	FY 2025 REMAINING BALANCE	FY 2025 MID-YEAR ADJUSTMENTS	EXPLANATION OF ADJUSTMENT
554-FLEET MANAGEMENT					
70-PUBLIC WORKS					
53-FLEET MANAGEMENT					
51520-SOFTWARE	12,000	41,312	(29,312)	43,000	Software subscription charges for AVL system and Fuel Management system.
55600-TRAINING & EDUCATION	1,420	3,651	(2,231)	2,280	Commercial driver training costs.
57100-ELECTRIC	14,630	13,339	1,291	5,370	Match electricity cost trends.
59100-CONTRACT SERVICES	280,710	177,703	103,007	63,000	Increase in vehicle repair costs.
72375-VEHICLES-PW WATER	629,890	794,127	(164,237)	100,000	Repower Vactor truck 1.
72390-VEHICLES-RHS	-	-	-	140,000	Replace one small pickup, purchase an one small pickup and one utility task vehicle.
70-PUBLIC WORKS Total	**938,650**	**1,030,133**	**(91,483)**	**353,650**	
554-FLEET MANAGEMENT Total	**938,650**	**1,030,133**	**(91,483)**	**353,650**	
Grand Total	**13,162,240**	**6,293,979**	**6,867,631**	**3,202,214**	

CITY OF GLENDORA
GENERAL FUND MULTI-YEAR FINANCIAL FORECAST

		FY 2023-24 ACTUAL	FY 2024-25 AMENDED		FY 2024-25 MID-YEAR		FY 2025-26 ESTIMATE		FY 2026-27 ESTIMATE		FY 2027-28 ESTIMATE		FY 2028-29 ESTIMATE	
1	**BEGINNING BALANCE**				**17,593,331**		**17,992,731**		**18,196,527**		**18,415,663**		**18,727,122**	
REVENUE														
2	Property Taxes	$ 16,699,603	$ 17,454,200	4.5%	$ 17,454,200	0.0%	$ 18,328,000	5.0%	$ 19,240,100	5.0%	$ 20,007,500	4.0%	$ 20,812,600	4.0%
3	Sales Tax	11,119,948	11,820,000	6.3%	11,120,000	-5.9%	11,320,000	1.8%	11,620,000	2.7%	11,720,000	0.9%	11,920,000	1.7%
4	Other Taxes	4,093,756	3,881,600	-5.2%	4,181,600	7.7%	4,161,600	-0.5%	4,176,600	0.4%	4,176,600	0.0%	4,186,600	0.2%
5	Licenses & Permits	1,212,397	1,212,475	0.0%	1,357,475	12.0%	1,371,000	1.0%	1,385,000	1.0%	1,399,000	1.0%	1,413,000	1.0%
6	Fines & Forfeitures	445,834	392,000	-12.1%	332,000	-15.3%	392,000	18.1%	392,000	0.0%	392,000	0.0%	392,000	0.0%
7	Rents & Interest	2,168,965	1,521,050	-29.9%	1,900,580	25.0%	1,717,050	-9.7%	1,682,150	-2.0%	1,697,250	0.9%	1,717,350	1.2%
8	Plan, Bldg & Eng	1,205,878	1,348,110	11.8%	1,348,110	0.0%	1,550,000	15.0%	1,597,000	3.0%	1,645,000	3.0%	1,694,000	3.0%
9	Admin, Recreation & Library	1,072,168	1,001,925	-6.6%	1,007,031	0.5%	1,002,265	-0.5%	1,005,265	0.3%	1,006,230	0.1%	1,007,054	0.1%
10	Miscellaneous	661,722	419,948	-36.5%	864,808	105.9%	603,755	-30.2%	543,755	-9.9%	564,260	3.8%	577,265	2.3%
11	Transfers In-Measures E/Z	2,764,364	4,966,953	79.7%	5,529,451	11.3%	4,434,850	-19.8%	5,407,522	21.9%	5,225,000	-3.4%	5,044,200	-3.5%
	REVENUE TOTAL	**41,444,637**	**44,018,261**	**6.2%**	**45,095,255**	**2.4%**	**44,880,520**	**-0.5%**	**47,049,392**	**4.8%**	**47,832,840**	**1.7%**	**48,764,069**	**1.9%**
EXPENDITURES														
12	Salaries	17,683,397	17,268,708	-2.3%	17,370,208	0.6%	17,907,913	3.1%	19,125,302	6.8%	19,716,800	3.1%	20,325,310	3.1%
13	Retirement	2,755,877	2,583,145	-6.3%	2,583,145	0.0%	2,952,177	14.3%	3,323,483	12.6%	3,619,360	8.9%	3,915,459	8.2%
14	Other Benefits	3,405,822	4,100,636	20.4%	4,100,636	0.0%	4,170,339	1.7%	4,210,173	1.0%	4,225,121	0.4%	4,239,883	0.3%
15	Operations & Maintenance	8,290,192	9,127,993	10.1%	9,513,587	4.2%	8,896,787	-6.5%	8,979,446	0.9%	9,051,454	0.8%	9,260,200	2.3%
16	Allocation - Internal Svc	4,551,396	5,733,894	26.0%	5,733,894	0.0%	5,515,997	-3.8%	5,821,619	5.5%	5,676,517	-2.5%	5,387,241	-5.1%
17	Allocation - Insurance	1,748,088	2,043,522	16.9%	2,043,522	0.0%	2,046,803	0.2%	2,060,917	0.7%	2,063,919	0.1%	2,066,940	0.1%
18	Elections	3,601	130,500	3524.4%	130,500	0.0%	8,000	-93.9%	130,500	1531.3%	8,000	-93.9%	130,500	1531.3%
19	Transfers Out-POB	2,949,160	2,948,175	100.0%	2,948,175	0.0%	2,953,460	0.2%	2,950,335	-0.1%	2,953,377	0.1%	2,954,332	0.0%
20	Transfers Out-Other	57,105	81,688	43.0%	272,188	233.2%	225,248	-17.2%	228,481	1.4%	206,834	-9.5%	162,188	-21.6%
	EXPENDITURE TOTAL	**41,444,637**	**44,018,261**	**6.2%**	**44,695,855**	**1.5%**	**44,676,724**	**0.0%**	**46,830,256**	**4.8%**	**47,521,381**	**1.5%**	**48,442,052**	**1.9%**
21	**Net (Loss)**	**-**	**-**		**399,400**		**203,796**		**219,136**		**311,459**		**322,017**	
22	**Ending Balance**				**17,992,731**	**43.5%**	**18,196,527**	**41.1%**	**18,415,663**	**41.4%**	**18,727,122**	**40.3%**	**19,049,138**	**40.3%**

NOTES:

2 Numbers from consultant indicate steady increases in property tax.

3 FY25 reduction due to sluggish third quarter 2024 tax filings and mixed short-term performance (primarily in the Autos/Transportation, Building/Construction, Food/Drugs, Fuel/Service, and Consumer Goods sectors).

4 Franchise Fees are projected to remain relatively consistent with programmed increases for Refuse. Business License & TOT are projected to remain consistent.

5,6 The revenues are projected to be relatively consistent with some programmatic increases anticipated for Licenses & Permits related to the Citywide Fee Study and enhanced parking enforcement tools.

7 Rental activity has stabilized and the City's investments are trending in a positive direction. FY26 and beyond, interest earnings show minor decreases as the future interest rate environment is uncertain.

8 Development has continued and steady increases are projected with the citywide fee study. The current economic and insurance environments create uncertainty around future development.

9 FY25 & Beyond expected to be consistent. Primary components of this line are Recreation contract classes and programs.

10 FY24 DOF approved $200K for ROPS administrative amount, City assumes $100K for FY25 and $25K for FY26 and beyond. FY25 Includes one-time adjustment for Gold Line police services overtime reimbursement.

11 Based on actual results at the end of the fiscal year to represent the "subsidy" amount from Measures E/Z to balance the General Fund and meet the contingency reserve requirements.
FY24 amended budget was $3.7 million actual transfer/"subsidy" needed is $2.8 million (if there are savings in the General Fund this will result in a "subsidy" less than the amount projected to cover budgeted expenditures).

12,13,14 Salaries/Benefits/Retirement for FY25 include ongoing costs of the recent realignments. FY26 and beyond include assumptions for upcoming negotiations.

15 FY25 includes one-time items like Village Décor and traffic engineering services. Future years assumptions include additional use of contracted services to maintain service levels.

16,17 These costs are related to internal services funds. Fluctuation due to capital outlay needs in Information Technology and City Fleet. Assumes city achieves insurance savings with change in SIR approach.

18 The City holds elections in November of even calendar years.

19,20 Includes debt service payment for the 2019 POBs, lease pmts on the energy efficiency projects & Landscape Maintenance Fund subsidy, and GUSD JUA offsets for crossing guard costs.

21 Amount required from the operating results to maintain 30%-45% contingency reserve.

22 The City's General Fund Reserve Policy is a minimum of 30% to maximum of 45% of prior year operational expenditures.
The Contingency Reserve Contribution is added to the beginning available balance to reach the ending available balance.

CITY OF GLENDORA

MEASURE E/Z MULTI-YEAR FINANCIAL FORECAST

		FY 2023-24 ACTUAL	FY 2024-25 AMENDED		FY 2024-25 MID-YEAR		FY 2025-26 PROJECTED		FY 2026-27 PROJECTED		FY2027-28 PROJECTED		FY2028-29 PROJECTED	
1	**BEGINNING BALANCE**				**-**		**-**		**2,208,393**		**3,308,391**		**4,758,391**	
REVENUE														
2	Transactions & Use Tax (E)	$ 8,454,822	$ 9,020,000	6.7%	$ 8,400,000	-6.9%	$ 8,700,000	3.6%	$ 8,730,000	0.3%	$ 8,770,000	0.5%	$ 8,800,000	0.3%
3	Transactions & Use Tax (Z)	-	-	0.0%	700,000	0.0%	2,700,000	285.7%	2,710,000	0.4%	2,720,000	0.4%	2,730,000	0.4%
4	Interest	147,131	51,600	-64.9%	101,600	96.9%	90,000	-11.4%	85,000	-5.6%	82,500	-2.9%	80,000	-3.0%
	REVENUE TOTAL	**$ 8,601,953**	**$ 9,071,600**	**5.5%**	**$ 9,201,600**	**1.4%**	**$11,490,000**	**24.9%**	**$11,525,000**	**0.3%**	**$11,572,500**	**0.4%**	**$11,610,000**	**0.3%**
EXPENDITURES														
5	Salaries	1,103,357	1,833,457	66.2%	1,833,457	0.0%	1,976,905	7.8%	2,066,820	4.5%	2,121,900	2.7%	2,171,975	2.4%
6	Retirement	129,978	326,130	150.9%	326,130	0.0%	372,081	14.1%	414,383	11.4%	451,141	8.9%	486,449	7.8%
7	Other Benefits	281,360	682,965	142.7%	682,965	0.0%	841,325	23.2%	844,724	0.4%	845,772	0.1%	846,893	0.1%
8	Operations & Maintenance	6,711	49,683	640.3%	49,683	0.0%	344,500	593.4%	359,500	4.4%	374,500	4.2%	389,500	4.0%
9	Transfers Out-GF	2,764,364	4,966,953	79.7%	5,529,451	11.3%	4,434,850	-19.8%	5,407,522	21.9%	5,225,000	-3.4%	5,044,200	-3.5%
10	Transfers Out-GUSD	-	280,917	0.0%	280,917	0.0%	250,000	-11.0%	240,000	-4.0%	230,000	-4.2%	220,000	-4.3%
11	Transfers Out-POB	381,195	376,085	-1.3%	376,085	0.0%	370,955	-1.4%	371,865	0.2%	367,175	-1.3%	366,425	-0.2%
12	Transfers Out-CIP	1,253,048	277,705	-77.8%	61,456	-77.9%	495,496	706.3%	510,094	2.9%	403,505	-20.9%	442,280	9.6%
13	Transfers Out-Pension Fund	751,828	166,623	-77.8%	36,874	-77.9%	117,297	218.1%	126,056	7.5%	62,103	-50.7%	265,367	327.3%
14	Transfers Out-OPEB 115 Trust	250,609	55,541	-77.8%	12,291	-77.9%	39,099	218.1%	42,019	7.5%	20,702	-50.7%	88,456	327.3%
15	Transfers Out-Internal Svc	250,609	55,541	-77.8%	12,291	-77.9%	39,099	218.1%	42,019	7.5%	20,702	-50.7%	88,456	327.3%
16	Capital Outlay/Projects	1,428,893	-	-100%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%
	EXPENDITURE TOTAL	**$ 8,601,953**	**$ 9,071,600**	**5.5%**	**$ 9,201,600**	**1.4%**	**$ 9,281,607**	**0.9%**	**$10,425,002**	**12.3%**	**$10,122,500**	**-2.9%**	**$10,410,000**	**2.8%**
17	**Net (Loss)**	**-**	**-**		**-**		**2,208,393**		**1,099,998**		**1,450,000**		**1,200,000**	
18	**ENDING BALANCE**				**$ -**		**$ 2,208,393**		**$ 3,308,391**		**$ 4,758,391**		**$ 5,958,391**	

NOTES:

2,3 FY25 reduction due to sluggish third quarter 2024 tax filings and mixed short-term results in Autos/Transportation, Building/Construction, Food/Drugs, Fuel/Service, and Consumer Goods sectors.

4 The City's investments are trending in a positive direction. FY26 and beyond, interest earnings show minor decreases as the future interest rate environment is uncertain.

5,6,7 Salaries/Benefits/Retirement for FY25 include ongoing costs of the recent realignments. FY26 and beyond include assumptions for upcoming negotiations.

8 Includes $335K to $380K for Homelessness Progams for FY 2026 and beyond. City staff is actively looking for grants to recover these anticipated costs.

9 Transfer to cover General Fund deficit and meet the contingency reserve policy limits.

10 Transfer for cost offset of GUSD JUA for police department provided services.

11 Transfer for fairshare of pension obligation bond debt service cost.

12,13 The City has taken a more active approach to budgeting for the reserve policy that provides funding for capital projects, pension stabilization, subsidies for internal service funds, and
14,15 OPEB 115 Trust. These transfers may be updated based on actual results at the end of the fiscal year.

50% to the Capital Projects Fund, 30% to the PERS Rate Stabilization Fund, 10% to OPEB Section 115 Trust and 10% to Internal Service Funds.

Forecast is based on budgeted amounts and may fluctuate with actual results as of June 30.

Assumes amounts available for capital projects, pension reserve and internal service funds are moved to those funds in accordance with the Reserve Policy

16 This line represents funding for Finkbiner Park Playground, Restroom and Tennis/Pickleball in FY2023-24.

CITY OF GLENDORA
WATER FUNDS MULTI-YEAR BUDGET PROJECTION

	FUND 501 - OPERATIONS	FY 2023-24 ACTUAL	FY 2024-25 AMENDED		FY 2024-25 MID-YEAR		FY 2025-26 PROJECTED		FY 2026-27 PROJECTED		FY2027-28 PROJECTED		FY2028-29 PROJECTED	
	BEGINNING BALANCE				**$ 8,042,877**		**$ 7,755,600**		**$ 8,980,184**		**$ 10,464,532**		**$ 10,504,803**	
REVENUE														
1	Meter Connection	8,625,552	10,654,000	23.5%	10,654,000	0.0%	10,974,000	3.0%	11,303,000	3.0%	11,642,000	3.0%	11,758,000	1.0%
2	Consumption	9,370,533	14,987,500	59.9%	14,987,500	0.0%	15,023,500	0.2%	15,499,500	3.2%	16,555,500	6.8%	16,636,500	0.5%
3	Elevation	2,075,221	3,574,500	72.2%	3,574,500	0.0%	3,601,000	0.7%	3,673,000	2.0%	3,746,000	2.0%	3,821,000	2.0%
4	Other Water Service Charges	331,840	239,500	-27.8%	239,500	0.0%	239,500	0.0%	239,500	0.0%	239,500	0.0%	239,500	0.0%
5	Sales to Other Water Co	39,863	50,000	25.4%	50,000	0.0%	50,000	0.0%	50,000	0.0%	50,000	0.0%	50,000	0.0%
6	Misc Revenues/Interest	429,336	284,100	-33.8%	284,100	0.0%	289,275	1.8%	292,100	1.0%	294,900	1.0%	297,950	1.0%
	REVENUE TOTAL	**20,872,345**	**29,789,600**	42.7%	**29,789,600**	0.0%	**30,177,275**	1.3%	**31,057,100**	2.9%	**32,527,900**	4.7%	**32,802,950**	0.8%
EXPENDITURES														
7	Production	4,748,573	7,802,197	64.3%	7,846,197	0.6%	7,837,294	-0.1%	7,870,981	0.4%	7,894,828	0.3%	7,418,731	-6.0%
8	Transmission/Distribution	2,169,456	3,061,038	41.1%	3,503,038	14.4%	3,662,078	4.5%	3,736,710	2.0%	3,784,599	1.3%	3,828,969	1.2%
9	Elevation (Pumping Expenses)	1,442,890	1,750,000	21.3%	1,750,000	0.0%	1,750,000	0.0%	1,750,000	0.0%	1,750,000	0.0%	1,750,000	0.0%
10	Water Customer Service	1,812,569	699,322	-61.4%	793,322	13.4%	665,543	-16.1%	679,267	2.1%	689,505	1.5%	699,795	1.5%
11	Water Administration	1,941,959	2,709,502	39.5%	2,709,502	0.0%	2,260,363	-16.6%	2,520,679	11.5%	2,475,576	-1.8%	2,660,668	7.5%
12	Support	3,415,930	3,686,692	7.9%	3,690,492	0.1%	3,857,038	4.5%	4,384,063	13.7%	4,487,553	2.4%	4,533,407	1.0%
13	Water Conservation	638,151	1,158,899	81.6%	1,201,648	3.7%	1,088,439	-9.4%	1,114,745	2.4%	1,130,667	1.4%	1,146,630	1.4%
14	Debt Service	2,314,384	2,535,145	9.5%	2,535,145	0.0%	4,416,788	74.2%	4,409,217	-0.2%	4,408,487	0.0%	4,409,913	0.0%
15	Transfer Out - Capital Fund	3,000,000	6,000,000	100.0%	6,000,000	0.0%	3,365,400	-43.9%	3,055,000	-9.2%	5,830,000	90.8%	6,330,000	8.6%
16	Transfer Out - Energy & Others	233,166	47,533	-79.6%	47,533	0.0%	49,748	4.7%	52,090	4.7%	36,414	-30.1%	4,084	-88.8%
	EXPENDITURE TOTAL	**21,717,078**	**29,450,328**	35.6%	**30,076,877**	2.1%	**28,952,691**	-3.7%	**29,572,752**	2.1%	**32,487,629**	9.9%	**32,782,197**	0.9%
	Operations Net (Loss)	(844,732)	339,272		(287,277)		1,224,584		1,484,348		40,271		20,753	
17	**ENDING BALANCE**				**7,755,600**	**36.1%**	**8,980,184**	**42.5%**	**10,464,532**	**47.4%**	**10,504,803**	**47.3%**	**10,525,556**	**47.8%**

	FUND 502 - CAPITAL PROJECTS	FY 2023-24 ACTUAL	FY 2024-25 AMENDED		FY 2024-25 MID-YEAR		FY 2025-26 PROJECTED		FY 2026-27 PROJECTED		FY2027-28 PROJECTED		FY2028-29 PROJECTED	
	BEGINNING BALANCE				**$13,317,807**		**$12,672,785**		**$ 8,778,659**		**$ 4,316,808**		**$ 1,830,579**	
REVENUE														
18	Transfer In - Operating Fund	3,000,000	6,000,000	100.0%	6,000,000	0.0%	3,365,400	-43.9%	3,055,000	-9.2%	5,533,000	81.1%	6,330,000	14.4%
19	Development Fees/Other	321,684	259,600	-19.3%	259,600	0.0%	262,100	1.0%	264,700	1.0%	267,300	1.0%	270,000	1.0%
20	Infrastructure Revenue Bond	-	15,000,000	0.0%	15,000,000	0.0%	-	-100.0%	-	0%	-	0%	-	0%
	REVENUE TOTAL	**3,321,684**	**21,259,600**	0.0%	**21,259,600**	0.0%	**3,627,500**	-82.9%	**3,319,700**	-8.5%	**5,800,300**	74.7%	**6,600,000**	13.8%
EXPENDITURES														
21	Capital Projects	13,289,005	21,904,622	64.8%	21,904,622	0.0%	7,521,626	-65.7%	7,781,551	3.5%	8,286,529	6.5%	8,291,527	0.1%
	EXPENDITURE TOTAL	**13,289,005**	**21,904,622**	64.8%	**21,904,622**	0.0%	**7,521,626**	-65.7%	**7,781,551**	3.5%	**8,286,529**	6.5%	**8,291,527**	0.1%
	Capital Projects Net (Loss)	(9,967,321)	(645,022)		(645,022)		(3,894,126)		(4,461,851)		(2,486,229)		(1,691,527)	
22	**ENDING BALANCE**				**$12,672,785**		**$ 8,778,659**		**$ 4,316,808**		**$ 1,830,579**		**$ 139,052**	

NOTES:

1,2 Rate Study Adopted December 2023 according to Infrastructure Assessment.

3 Sales to other companies, depends on the water demand from other water company

4 Primarily interest earnings, forecasted conservatively due to uncertain interest rate environment.

5 Includes Cyclic Storage program budget of $2.7 million. FY24 did not include any expenditures in the program and the Water Division is re-evaluating participation level of for future years.

6,8 Water Customer Service shows re-alignment of personnel costs between FY24 and FY25.

9 Includes Vehicle Fund allocation of direct charge for vehicle purchases and indirect charges for maintenance and repairs.

10 Cost of water personnel, water assessments, cost of water conservation grant programs and costs related to the divisions supporting the water fund (i.e Finance, Human Resources, etc.).

12 Debt Service includes the 2012 CSCDA Water Revenue Bonds, 2016 Water Revenue Bonds and the 2019 Pension Obligation Bonds. Debt service of $1.9 million Infrastructure Bond

13,16 Amount based on Water Fund Reserves Policy where the Water Operations Working Capital and Catastrophic Reserve (adopted by Resolution No. 2010-49) shall be in an amount equal to the cost to fund operations for a six-month period in the event of a catastrophic event and remaining amounts are transferred from the Water Operations to the Water Capital Projects Fund.

14 Transfers for Citywide Energy Efficiency Project debt service & to LMD's to supplement zones.

15 Water Fund Reserves Policy (adopted by Resolution No. 2010-49) equal to the cost to fund operations for a six-month period.

17 Primarily interest earnings, forecasted conservatively due to uncertain interest rate environment.

18 Revenue Bond Issuance $15 million to fund CIP. The City is monitoring the economy and issuance conditions. Issuance may occur during FY27.

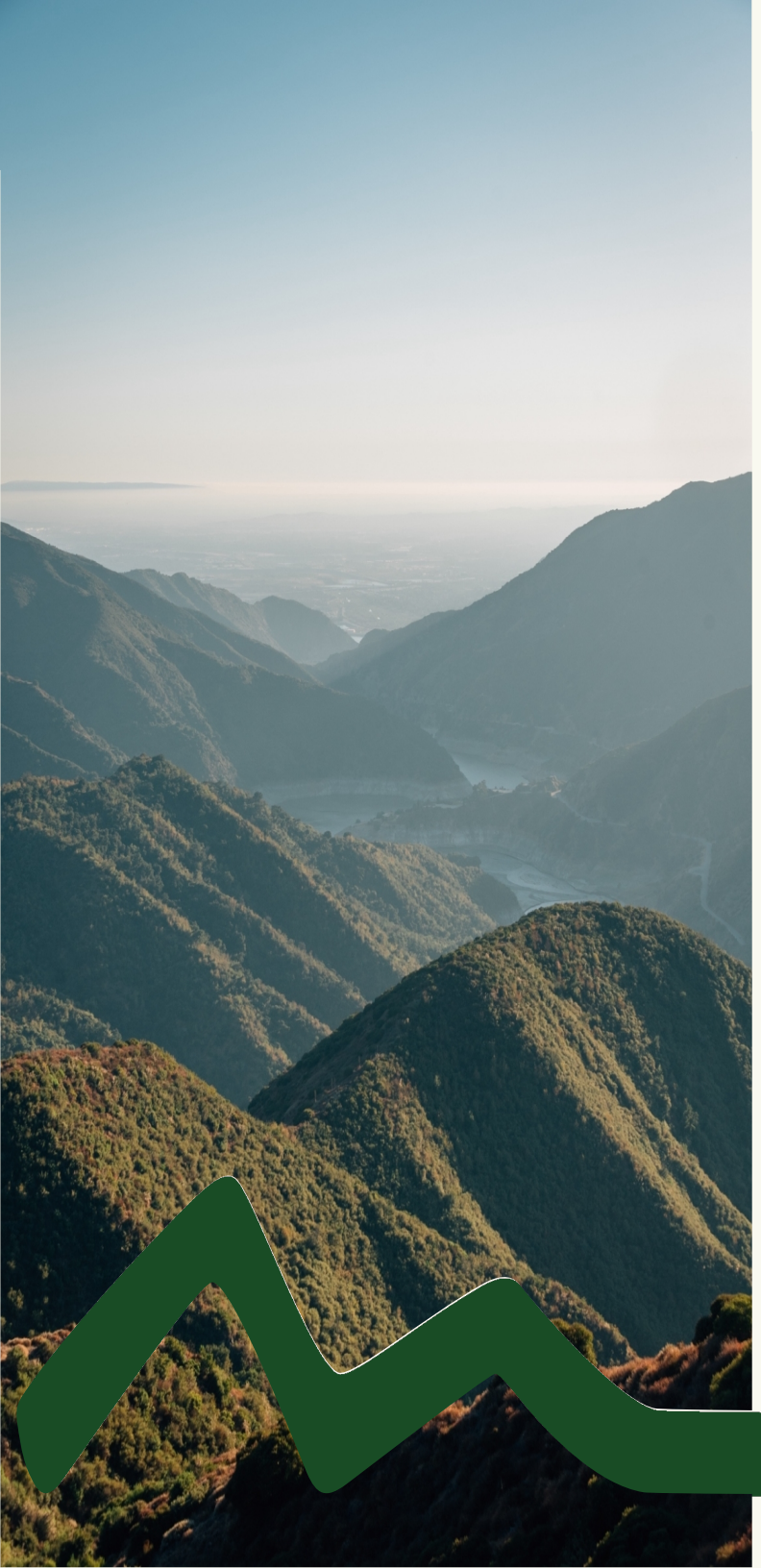
MID-YEAR BUDGET REVIEW
FISCAL YEAR 2024-2025

FINANCE DEPARTMENT

CITY COUNCIL MEETING

FEBRUARY 25, 2024

KYLE JOHNSON & FINANCE DIRECTOR



MID-YEAR REVIEW PROCESS

The Mid-Year Review process includes review and analysis by all City Departments and is part of managing a dynamic City. Financial planning/forecasting is done with the best available information at the time, however, the economy, elections, shopping trends, and legislation can change our planning assumptions quickly.

The review resulted in common Mid-Year budget adjustment scenarios summarized below.

- Some revenue trends exceed or will not meet the budget.
- Revenues have been received but there was no budget (typically grant funding).
- Expenditure increases requested due to identified needs subsequent to budget adoption.
- Expenditure decreases due to changes in activity (often related to reduction in revenue).

GENERAL FUND & MEASURE E/Z SUMMARY

FUND	ESTIMATED BEGINNING BALANCE 07/01/2024	FY 2025 AMENDED BUDGET REVENUES	FY 2025 MID-YEAR ADJUSTMENT REVENUES	FY 2025 AMENDED BUDGET EXPENDITURES	FY 2025 MID-YEAR ADJUSTMENT EXPENDITURES	ESTIMATED ENDING BALANCE 06/30/2025
GENERAL FUND	17,593,331	44,008,121	1,087,134	44,018,261	677,594	17,992,731
MEASURES E/Z	-	9,071,600	130,000	9,071,600	130,000	-
TOTAL	**17,593,331**	**53,079,721**	**1,217,134**	**53,089,861**	**807,594**	**17,992,731**

REVENUE ADJUSTMENTS:

- NON-DEPARTMENTAL: $1,350,000 DECREASE IN SALES TAX & MEASURE E BASED ON CONSULTANT OUTLOOK.
- NON-DEPARTMENTAL: $300,000 INCREASE IN FRANCHISE FEES REFUSE BASED ON TREND.
- NON-DEPARTMENTAL: $324,900 INCREASE IN INTEREST INCOME
- TRANSFERS IN: $700,000 INCREASE BASED ON ESTIMATED MEASURE Z COLLECTIONS.

EXPENDITURE ADJUSTMENTS:

- GUSD JUA: $190,500 INCREASE FOR OFFSETS OF GODDARD PAVEMENT REPAIRS AND SCHOOL RESOURCE OFFICER COSTS.
- POLICE: $206,644 INCREASE FOR CHANGE IN ACCOUNTING FOR IVHS CONTRACT.
- COMMUNITY DEVELOPMENT: $100,000 INCREASE FOR GLENDORA VILLAGE DÉCOR.

OVERALL, WITH THE ADJUSTMENTS, THE GENERAL FUND IS BALANCED AND THE CITY MEETS THE RESERVE POLICY REQUIREMENTS.

FY 2024-25 MID-YEAR REVIEW AND THE APPROACHING FY2025 – 2027 TWO-YEAR BUDGET

- Impacts of severe weather events and the reacting insurance landscape.
- Unknown of shifting federal policies related to funding for City infrastructure projects.
- Community support is needed for City facility improvements.
- Critical opportunity to further address homelessness through the development of housing and supportive services in Glendora.
- Continue with aggressive capital improvements throughout the City.
- Significant private investment will continue throughout the City.
- City employee negotiations will commence as current contracts expire over the next year.



GENERAL FUND MULTI-YEAR FINANCIAL FORECAST

		FY 2023-24 ACTUAL	FY 2024-25 AMENDED		FY 2024-25 MID-YEAR		FY 2025-26 ESTIMATE		FY 2026-27 ESTIMATE		FY 2027-28 ESTIMATE		FY 2028-29 ESTIMATE	
1	**BEGINNING BALANCE**				**17,593,331**		**17,992,731**		**18,196,527**		**18,415,663**		**18,727,122**	
REVENUE														
2	Property Taxes	$ 16,699,603	$ 17,454,200	4.5%	$ 17,454,200	0.0%	$ 18,328,000	5.0%	$ 19,240,100	5.0%	$ 20,007,500	4.0%	$ 20,812,600	4.0%
3	Sales Tax	11,119,948	11,820,000	6.3%	11,120,000	-5.9%	11,320,000	1.8%	11,620,000	2.7%	11,720,000	0.9%	11,920,000	1.7%
4	Other Taxes	4,093,756	3,881,600	-5.2%	4,181,600	7.7%	4,161,600	-0.5%	4,176,600	0.4%	4,176,600	0.0%	4,186,600	0.2%
5	Licenses & Permits	1,212,397	1,212,475	0.0%	1,357,475	12.0%	1,371,000	1.0%	1,385,000	1.0%	1,399,000	1.0%	1,413,000	1.0%
6	Fines & Forfeitures	445,834	392,000	-12.1%	332,000	-15.3%	392,000	18.1%	392,000	0.0%	392,000	0.0%	392,000	0.0%
7	Rents & Interest	2,168,965	1,521,050	-29.9%	1,900,580	25.0%	1,717,050	-9.7%	1,682,150	-2.0%	1,697,250	0.9%	1,717,350	1.2%
8	Plan, Bldg & Eng	1,205,878	1,348,110	11.8%	1,348,110	0.0%	1,550,000	15.0%	1,597,000	3.0%	1,645,000	3.0%	1,694,000	3.0%
9	Admin, Recreation & Library	1,072,168	1,001,925	-6.6%	1,007,031	0.5%	1,002,265	-0.5%	1,005,265	0.3%	1,006,230	0.1%	1,007,054	0.1%
10	Miscellaneous	661,722	419,948	-36.5%	864,808	105.9%	603,755	-30.2%	543,755	-9.9%	564,260	3.8%	577,265	2.3%
11	Transfers In-Measures E/Z	2,764,364	4,966,953	79.7%	5,529,451	11.3%	4,434,850	-19.8%	5,407,522	21.9%	5,225,000	-3.4%	5,044,200	-3.5%
	REVENUE TOTAL	**41,444,637**	**44,018,261**	**6.2%**	**45,095,255**	**2.4%**	**44,880,520**	**-0.5%**	**47,049,392**	**4.8%**	**47,832,840**	**1.7%**	**48,764,069**	**1.9%**
EXPENDITURES														
12	Salaries	17,683,397	17,268,708	-2.3%	17,370,208	0.6%	17,907,913	3.1%	19,125,302	6.8%	19,716,800	3.1%	20,325,310	3.1%
13	Retirement	2,755,877	2,583,145	-6.3%	2,583,145	0.0%	2,952,177	14.3%	3,323,483	12.6%	3,619,360	8.9%	3,915,459	8.2%
14	Other Benefits	3,405,822	4,100,636	20.4%	4,100,636	0.0%	4,170,339	1.7%	4,210,173	1.0%	4,225,121	0.4%	4,239,883	0.3%
15	Operations & Maintenance	8,290,192	9,127,993	10.1%	9,513,587	4.2%	8,896,787	-6.5%	8,979,446	0.9%	9,051,454	0.8%	9,260,200	2.3%
16	Allocation - Internal Svc	4,551,396	5,733,894	26.0%	5,733,894	0.0%	5,515,997	-3.8%	5,821,619	5.5%	5,676,517	-2.5%	5,387,241	-5.1%
17	Allocation - Insurance	1,748,088	2,043,522	16.9%	2,043,522	0.0%	2,046,803	0.2%	2,060,917	0.7%	2,063,919	0.1%	2,066,940	0.1%
18	Elections	3,601	130,500	3524.4%	130,500	0.0%	8,000	-93.9%	130,500	1531.3%	8,000	-93.9%	130,500	1531.3%
19	Transfers Out-POB	2,949,160	2,948,175	100.0%	2,948,175	0.0%	2,953,460	0.2%	2,950,335	-0.1%	2,953,377	0.1%	2,954,332	0.0%
20	Transfers Out-Other	57,105	81,688	43.0%	272,188	233.2%	225,248	-17.2%	228,481	1.4%	206,834	-9.5%	162,188	-21.6%
	EXPENDITURE TOTAL	**41,444,637**	**44,018,261**	**6.2%**	**44,695,855**	**1.5%**	**44,676,724**	**0.0%**	**46,830,256**	**4.8%**	**47,521,381**	**1.5%**	**48,442,052**	**1.9%**
21	**Net (Loss)**	**-**	**-**		**399,400**		**203,796**		**219,136**		**311,459**		**322,017**	
22	**Ending Balance**				**17,992,731**	**43.5%**	**18,196,527**	**41.1%**	**18,415,663**	**41.4%**	**18,727,122**	**40.3%**	**19,049,138**	**40.3%**

MEASURE E/Z MULTI-YEAR FINANCIAL FORECAST

		FY 2023-24 ACTUAL	FY 2024-25 AMENDED		FY 2024-25 MID-YEAR		FY 2025-26 PROJECTED		FY 2026-27 PROJECTED		FY2027-28 PROJECTED		FY2028-29 PROJECTED	
1	**BEGINNING BALANCE**				-		-		**2,208,393**		**3,308,391**		**4,758,391**	
REVENUE														
2	Transactions & Use Tax (E)	$ 8,454,822	$ 9,020,000	6.7%	$ 8,400,000	-6.9%	$ 8,700,000	3.6%	$ 8,730,000	0.3%	$ 8,770,000	0.5%	$ 8,800,000	0.3%
3	Transactions & Use Tax (Z)	-	-	0.0%	700,000	0.0%	2,700,000	285.7%	2,710,000	0.4%	2,720,000	0.4%	2,730,000	0.4%
4	Interest	147,131	51,600	-64.9%	101,600	96.9%	90,000	-11.4%	85,000	-5.6%	82,500	-2.9%	80,000	-3.0%
	REVENUE TOTAL	**$ 8,601,953**	**$ 9,071,600**	**5.5%**	**$ 9,201,600**	**1.4%**	**$11,490,000**	**24.9%**	**$11,525,000**	**0.3%**	**$11,572,500**	**0.4%**	**$11,610,000**	**0.3%**
EXPENDITURES														
5	Salaries	1,103,357	1,833,457	66.2%	1,833,457	0.0%	1,976,905	7.8%	2,066,820	4.5%	2,121,900	2.7%	2,171,975	2.4%
6	Retirement	129,978	326,130	150.9%	326,130	0.0%	372,081	14.1%	414,383	11.4%	451,141	8.9%	486,449	7.8%
7	Other Benefits	281,360	682,965	142.7%	682,965	0.0%	841,325	23.2%	844,724	0.4%	845,772	0.1%	846,893	0.1%
8	Operations & Maintenance	6,711	49,683	640.3%	49,683	0.0%	344,500	593.4%	359,500	4.4%	374,500	4.2%	389,500	4.0%
9	Transfers Out-GF	2,764,364	4,966,953	79.7%	5,529,451	11.3%	4,434,850	-19.8%	5,407,522	21.9%	5,225,000	-3.4%	5,044,200	-3.5%
10	Transfers Out-GUSD	-	280,917	0.0%	280,917	0.0%	250,000	-11.0%	240,000	-4.0%	230,000	-4.2%	220,000	-4.3%
11	Transfers Out-POB	381,195	376,085	-1.3%	376,085	0.0%	370,955	-1.4%	371,865	0.2%	367,175	-1.3%	366,425	-0.2%
12	Transfers Out-CIP	1,253,048	277,705	-77.8%	61,456	-77.9%	495,496	706.3%	510,094	2.9%	403,505	-20.9%	442,280	9.6%
13	Transfers Out-Pension Fund	751,828	166,623	-77.8%	36,874	-77.9%	117,297	218.1%	126,056	7.5%	62,103	-50.7%	265,367	327.3%
14	Transfers Out-OPEB 115 Trust	250,609	55,541	-77.8%	12,291	-77.9%	39,099	218.1%	42,019	7.5%	20,702	-50.7%	88,456	327.3%
15	Transfers Out-Internal Svc	250,609	55,541	-77.8%	12,291	-77.9%	39,099	218.1%	42,019	7.5%	20,702	-50.7%	88,456	327.3%
16	Capital Outlay/Projects	1,428,893	-	-100%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%
	EXPENDITURE TOTAL	**$ 8,601,953**	**$ 9,071,600**	**5.5%**	**$ 9,201,600**	**1.4%**	**$ 9,281,607**	**0.9%**	**$10,425,002**	**12.3%**	**$10,122,500**	**-2.9%**	**$10,410,000**	**2.8%**
17	**Net (Loss)**	**-**	**-**		**-**		**2,208,393**		**1,099,998**		**1,450,000**		**1,200,000**	
18	**ENDING BALANCE**				**$ -**		**$ 2,208,393**		**$ 3,308,391**		**$ 4,758,391**		**$ 5,958,391**	

OTHER FUNDS –SUMMARY

FUND	ESTIMATED BEGINNING BALANCE 07/01/2024	FY 2025 AMENDED BUDGET REVENUES	FY 2025 MID-YEAR ADJUSTMENT REVENUES	FY 2025 AMENDED BUDGET EXPENDITURES	FY 2025 MID-YEAR ADJUSTMENT EXPENDITURES	ESTIMATED ENDING BALANCE 06/30/2025
SPECIAL REVENUE FUNDS	**14,219,183**	17,714,863	136,827	18,490,035	219,630	**13,361,208**
CAPITAL PROJECTS FUND	**18,533,497**	277,705	(216,249)	17,304,979	334,500	**955,474**
DEBT SERVICE FUNDS	**52,600**	3,486,129	-	3,486,129	-	**52,600**
ENTERPRISE FUNDS	**21,360,684**	51,049,200	-	51,354,950	626,549	**20,428,385**
INTERNAL SERVICES FUNDS	**4,067,802**	11,145,936	(43,250)	11,183,517	563,941	**3,423,030**
SUCCESOR AGENCY FUNDS	**418,495**	2,069,321	-	2,244,321	-	**243,495**
TOTAL OTHER FUNDS	**58,652,261**	**85,743,154**	**(122,672)**	**104,063,931**	**1,744,620**	**38,464,192**

OTHER FUNDS –SUMMARY

REVENUE ADJUSTMENTS:

- SPECIAL REVENUE FUNDS
  - **MATCH GRANT AWARDS- POLICE, CDBG, FRIENDS FOUNDATION.**

EXPENDITURE ADJUSTMENTS:

- SPECIAL REVENUE FUNDS
  - **MATCH GRANT AWARDS- POLICE, CDBG, FRIENDS FOUNDATION.**

- CAPITAL PROJECTS FUNDS
  - **CIP PROJECTS FOR FACILITIES, PARKS, STREETS – CITYWIDE TRAFFIC STUDY, NEW STREET NAME, GATEWAY AND WAYFINDING SIGNS.**

- ENTERPRISE FUNDS
  - **OPERATIONAL INCREASES FOR ADDING ONE(1) WATER CONSERVATION OFFICER.**
  - **CIP: NO ADJUSTMENTS REQUESTED WITH MID-YEAR.**

- INTERNAL SERVICES FUNDS
  - **LIABILITY INSURANCE PREMIUMS CONTINUES TO CREATE CHALLENGES WITH RISING PREMIUMS.**
  - **INFORMATION TECHNOLOGY: INCREASES FOR BACKUP HARDWARE PURCHASES AND SOFTWARE SUBSCRIPTIONS.**
  - **VEHICLE REPLACEMENT FUND: PURCHASE OF 2 SMALL PICKUPS AND ONE(1) GROUNDS UTILITY TASK VEHICLE.**

Glendora

WATER FUND MULTI-YEAR FINANCIAL FORECAST

	FUND 501 - OPERATIONS	FY 2023-24 ACTUAL	FY 2024-25 AMENDED		FY 2024-25 MID-YEAR		FY 2025-26 PROJECTED		FY 2026-27 PROJECTED		FY2027-28 PROJECTED		FY2028-29 PROJECTED	
	BEGINNING BALANCE				**$ 8,042,877**		**$ 7,755,600**		**$ 8,980,184**		**$ 10,464,532**		**$ 10,504,803**	
REVENUE														
1	Meter Connection	8,625,552	10,654,000	23.5%	10,654,000	0.0%	10,974,000	3.0%	11,303,000	3.0%	11,642,000	3.0%	11,758,000	1.0%
2	Consumption	9,370,533	14,987,500	59.9%	14,987,500	0.0%	15,023,500	0.2%	15,499,500	3.2%	16,555,500	6.8%	16,636,500	0.5%
3	Elevation	2,075,221	3,574,500	72.2%	3,574,500	0.0%	3,601,000	0.7%	3,673,000	2.0%	3,746,000	2.0%	3,821,000	2.0%
4	Other Water Service Charges	331,840	239,500	-27.8%	239,500	0.0%	239,500	0.0%	239,500	0.0%	239,500	0.0%	239,500	0.0%
5	Sales to Other Water Co	39,863	50,000	25.4%	50,000	0.0%	50,000	0.0%	50,000	0.0%	50,000	0.0%	50,000	0.0%
6	Misc Revenues/Interest	429,336	284,100	-33.8%	284,100	0.0%	289,275	1.8%	292,100	1.0%	294,900	1.0%	297,950	1.0%
	REVENUE TOTAL	**20,872,345**	**29,789,600**	42.7%	**29,789,600**	0.0%	**30,177,275**	1.3%	**31,057,100**	2.9%	**32,527,900**	4.7%	**32,802,950**	0.8%
EXPENDITURES														
7	Production	4,748,573	7,802,197	64.3%	7,846,197	0.6%	7,837,294	-0.1%	7,870,981	0.4%	7,894,828	0.3%	7,418,731	-6.0%
8	Transmission/Distribution	2,169,456	3,061,038	41.1%	3,503,038	14.4%	3,662,078	4.5%	3,736,710	2.0%	3,784,599	1.3%	3,828,969	1.2%
9	Elevation (Pumping Expenses)	1,442,890	1,750,000	21.3%	1,750,000	0.0%	1,750,000	0.0%	1,750,000	0.0%	1,750,000	0.0%	1,750,000	0.0%
10	Water Customer Service	1,812,569	699,322	-61.4%	793,322	13.4%	665,543	-16.1%	679,267	2.1%	689,505	1.5%	699,795	1.5%
11	Water Administration	1,941,959	2,709,502	39.5%	2,709,502	0.0%	2,260,363	-16.6%	2,520,679	11.5%	2,475,576	-1.8%	2,660,668	7.5%
12	Support	3,415,930	3,686,692	7.9%	3,690,492	0.1%	3,857,038	4.5%	4,384,063	13.7%	4,487,553	2.4%	4,533,407	1.0%
13	Water Conservation	638,151	1,158,899	81.6%	1,201,648	3.7%	1,088,439	-9.4%	1,114,745	2.4%	1,130,667	1.4%	1,146,630	1.4%
14	Debt Service	2,314,384	2,535,145	9.5%	2,535,145	0.0%	4,416,788	74.2%	4,409,217	-0.2%	4,408,487	0.0%	4,409,913	0.0%
15	Transfer Out - Capital Fund	3,000,000	6,000,000	100.0%	6,000,000	0.0%	3,365,400	-43.9%	3,055,000	-9.2%	5,830,000	90.8%	6,330,000	8.6%
16	Transfer Out - Energy & Others	233,166	47,533	-79.6%	47,533	0.0%	49,748	4.7%	52,090	4.7%	36,414	-30.1%	4,084	-88.8%
	EXPENDITURE TOTAL	**21,717,078**	**29,450,328**	35.6%	**30,076,877**	2.1%	**28,952,691**	-3.7%	**29,572,752**	2.1%	**32,487,629**	9.9%	**32,782,197**	0.9%
	Operations Net (Loss)	(844,732)	339,272		(287,277)		1,224,584		1,484,348		40,271		20,753	
17	**ENDING BALANCE**				**7,755,600**	**36.1%**	**8,980,184**	**42.5%**	**10,464,532**	**47.4%**	**10,504,803**	**47.3%**	**10,525,556**	**47.8%**

	FUND 502 - CAPITAL PROJECTS	FY 2023-24 ACTUAL	FY 2024-25 AMENDED		FY 2024-25 MID-YEAR		FY 2025-26 PROJECTED		FY 2026-27 PROJECTED		FY2027-28 PROJECTED		FY2028-29 PROJECTED	
	BEGINNING BALANCE				**$ 13,317,807**		**$ 12,672,785**		**$ 8,778,659**		**$ 4,316,808**		**$ 1,830,579**	
REVENUE														
18	Transfer In - Operating Fund	3,000,000	6,000,000	100.0%	6,000,000	0.0%	3,365,400	-43.9%	3,055,000	-9.2%	5,533,000	81.1%	6,330,000	14.4%
19	Development Fees/Other	321,684	259,600	-19.3%	259,600	0.0%	262,100	1.0%	264,700	1.0%	267,300	1.0%	270,000	1.0%
20	Infrastructure Revenue Bond	-	15,000,000	0.0%	15,000,000	0.0%	-	-100.0%	-	0%	-	0%	-	0%
	REVENUE TOTAL	**3,321,684**	**21,259,600**	0.0%	**21,259,600**	0.0%	**3,627,500**	-82.9%	**3,319,700**	-8.5%	**5,800,300**	74.7%	**6,600,000**	13.8%
EXPENDITURES														
21	Capital Projects	13,289,005	21,904,622	64.8%	21,904,622	0.0%	7,521,626	-65.7%	7,781,551	3.5%	8,286,529	6.5%	8,291,527	0.1%
	EXPENDITURE TOTAL	**13,289,005**	**21,904,622**	64.8%	**21,904,622**	0.0%	**7,521,626**	-65.7%	**7,781,551**	3.5%	**8,286,529**	6.5%	**8,291,527**	0.1%
	Capital Projects Net (Loss)	(9,967,321)	(645,022)		(645,022)		(3,894,126)		(4,461,851)		(2,486,229)		(1,691,527)	
22	**ENDING BALANCE**				**$ 12,672,785**		**$ 8,778,659**		**$ 4,316,808**		**$ 1,830,579**		**$ 139,052**	

STAFFING CHANGES

PERSONNEL STAFFING RECONCILIATION

MID-YEAR FY24-25

Department	Position	Reason	FTE
Amended FY2024-25 Budget Positions (Full time and Part time)			**268.39**
FY24-25 Position Changes (During the Fiscal Year)			
Full time positions -			
Public Works	Water Conservation Officer	Position Added	1.00
			-
		Net	**1.00**
Part time Positions -			
Public Works	Water Conservation Officer	Position Removed	(0.50)
		Net	**(0.50)**
		Total Change in Authorized Positions	**0.50**
		Total Amended FY 24-25 Budget Positions	**268.89**

RECOMMENDATIONS

THAT THE CITY COUNCIL:

1. ADOPT A JOINT RESOLUTION ENTITLED, “RESOLUTION OF THE CITY COUNCIL, SUCCESSOR AGENCY AND HOUSING AUTHORITY AMENDING THE FY 2024-25 FISCAL BUDGET PER THE MID-YEAR REVIEW RECOMMENDATIONS.”

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.

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 Reasearch, 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.

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
	2460	391	2851
Totals in Precincts			
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

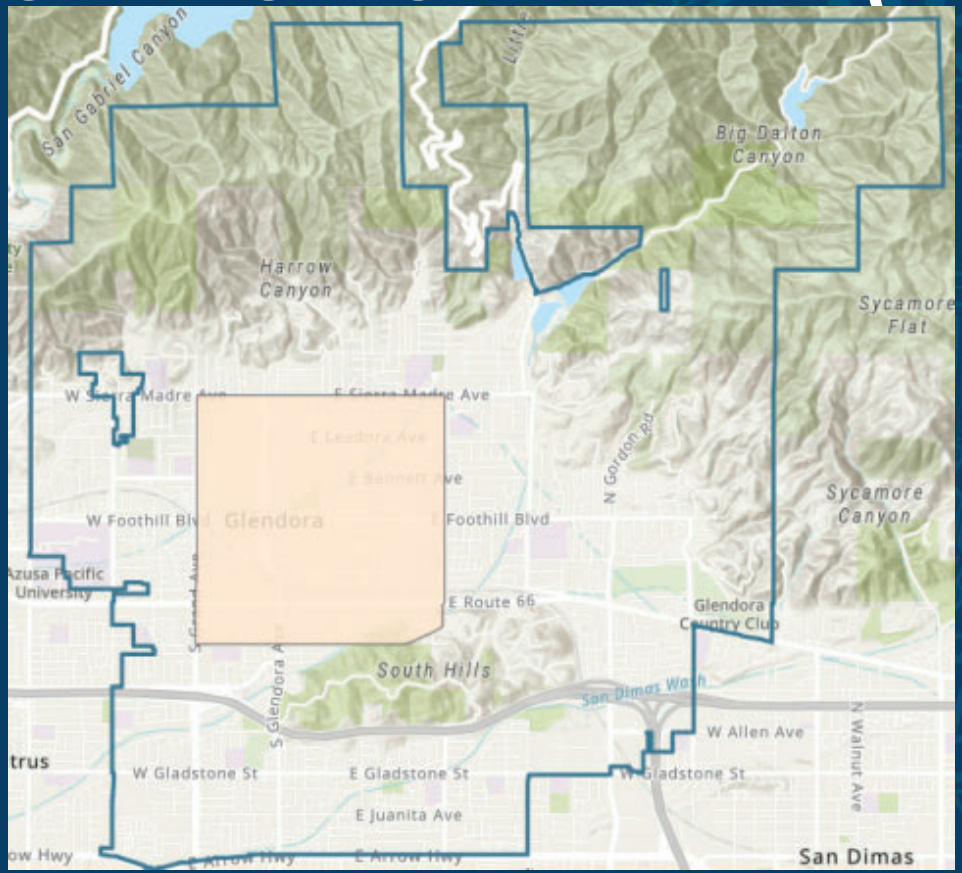
- November 1970
  - Library Authority completes sale of $950,000 in Lease Revenue Bonds
    - Bank of America
    - Approximately 7% for 30 years
    - $81,000 annual debt service payment

BACKGROUND

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

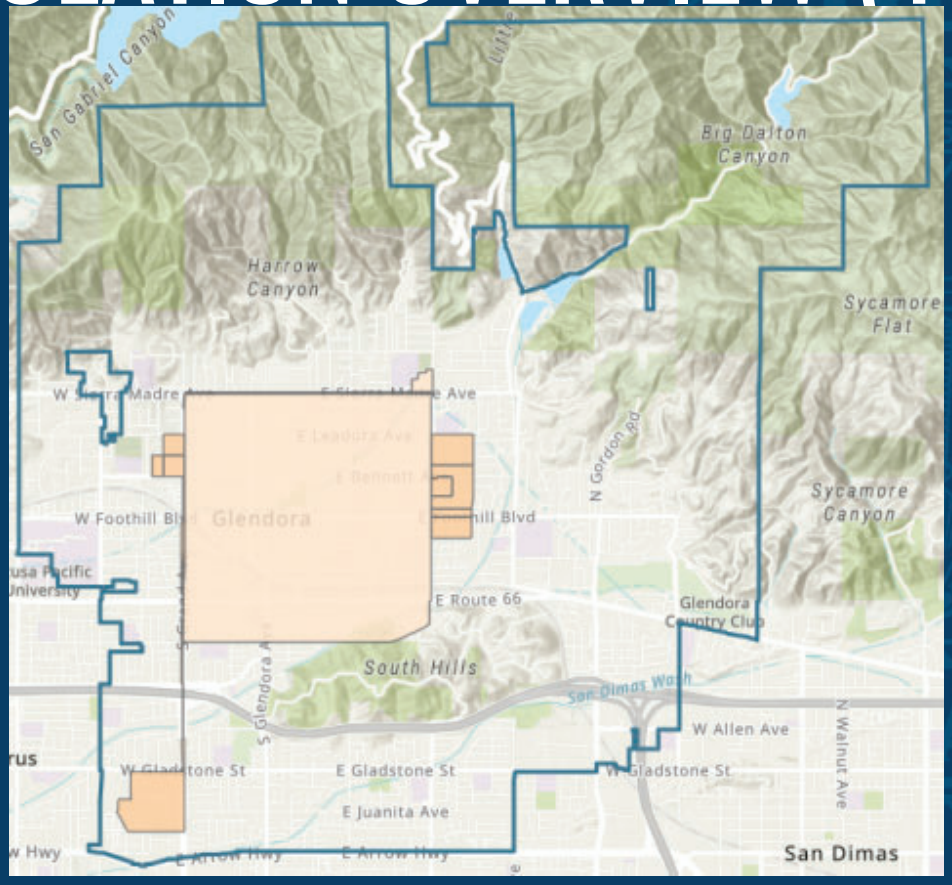
POPULATION OVERVIEW (1911)

700



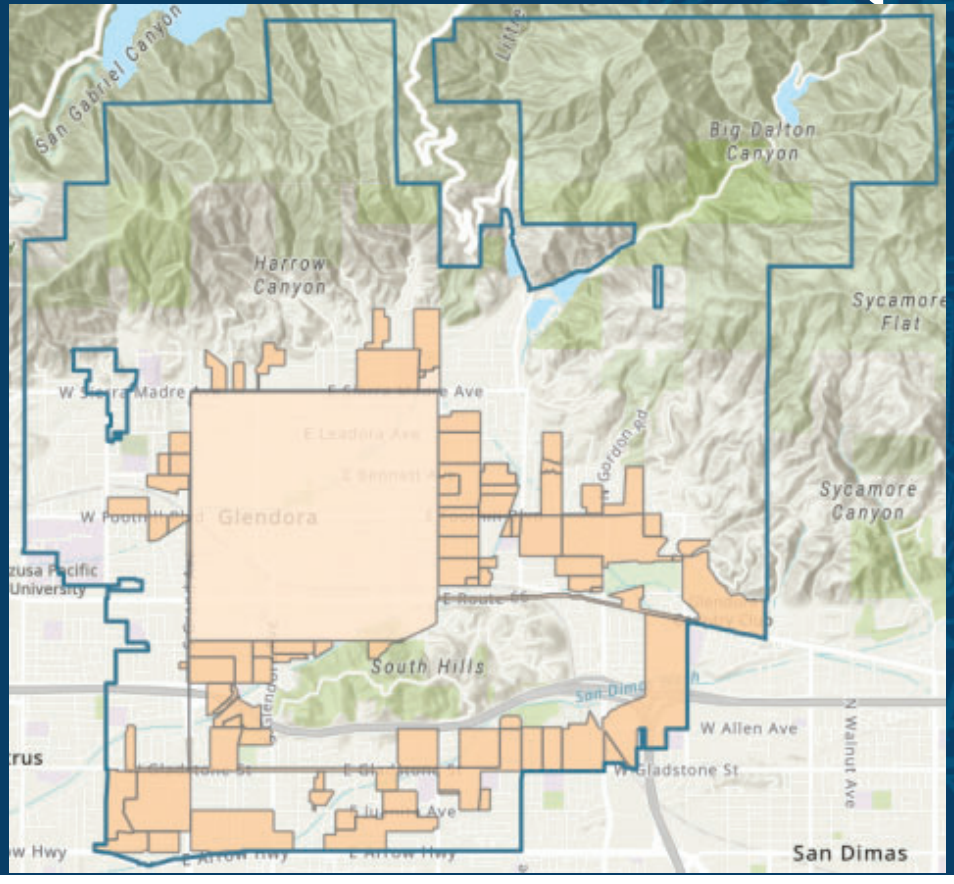
POPULATION OVERVIEW (1950)

3,988



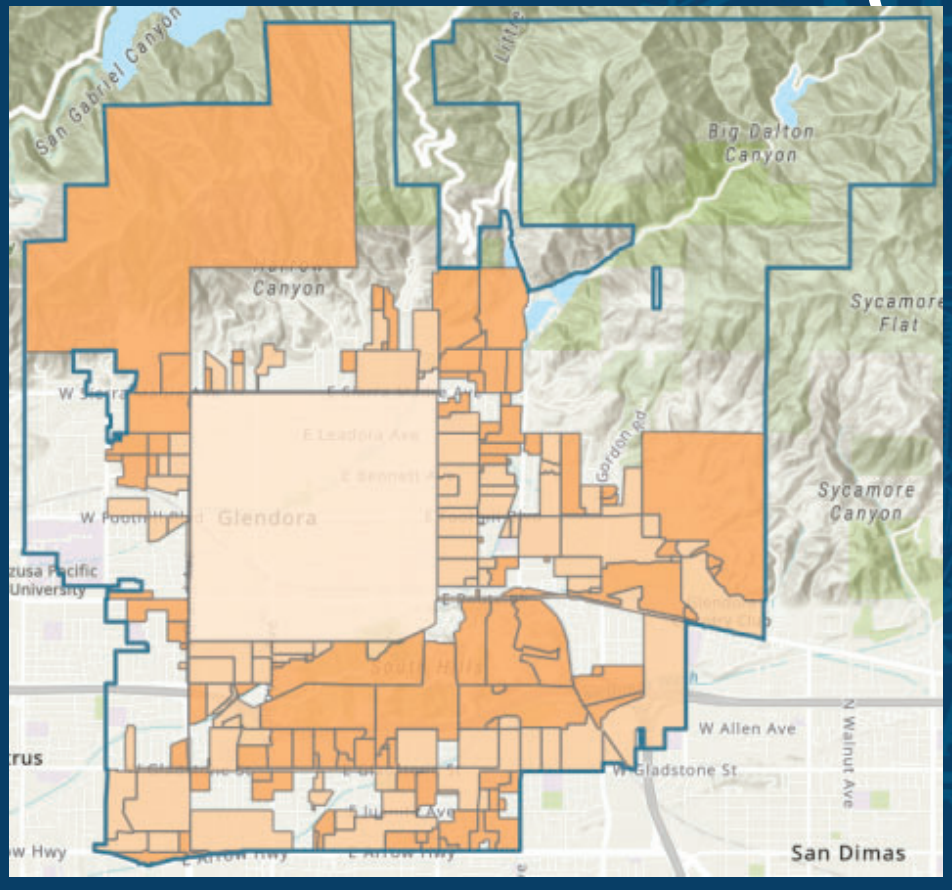
POPULATION OVERVIEW (1960)

20,752



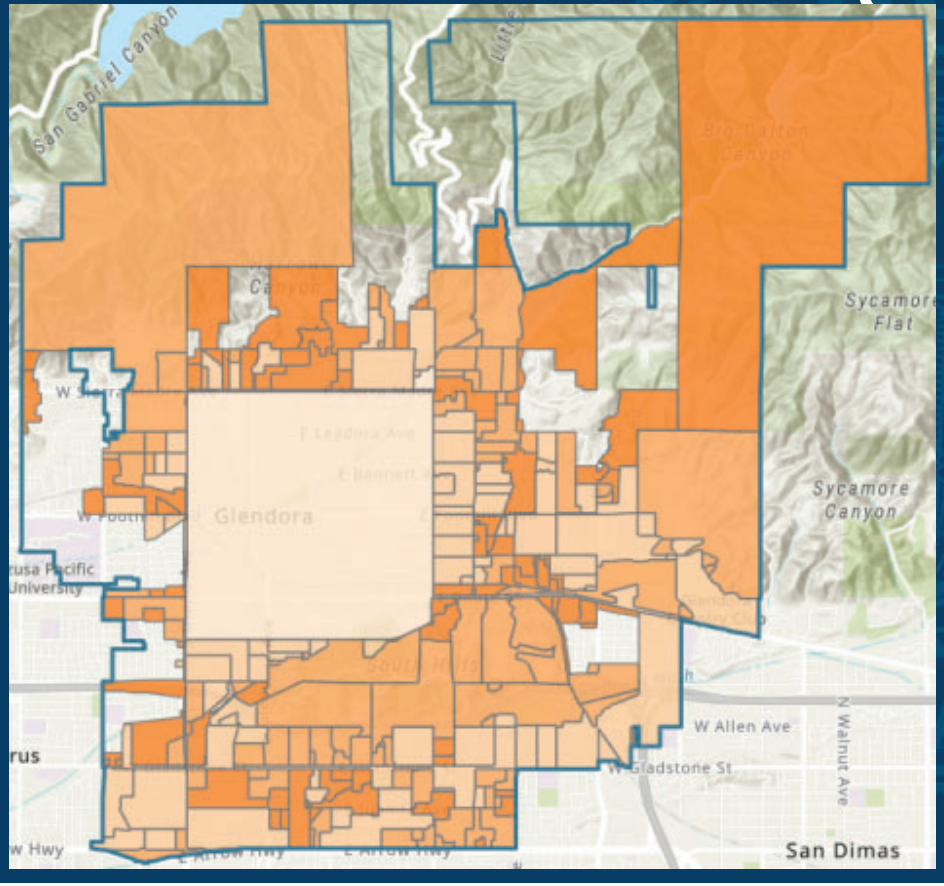
POPULATION OVERVIEW (1970)

31,380



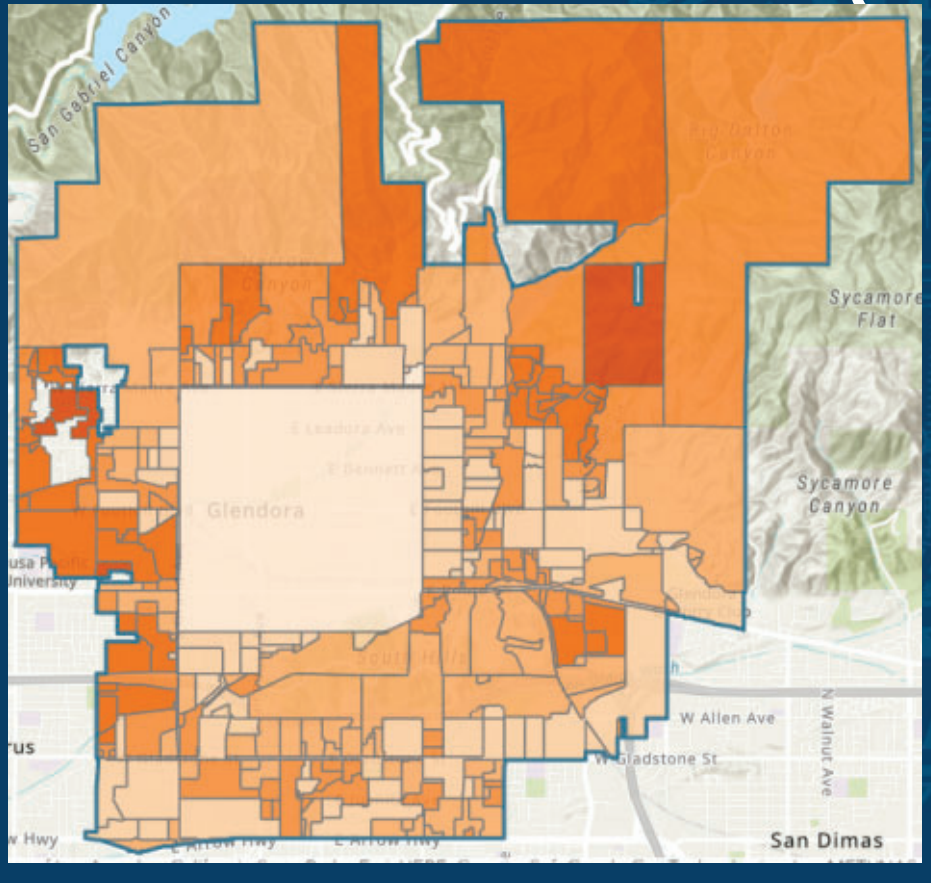
POPULATION OVERVIEW (1980)

38,500



POPULATION OVERVIEW (2000)

49,502

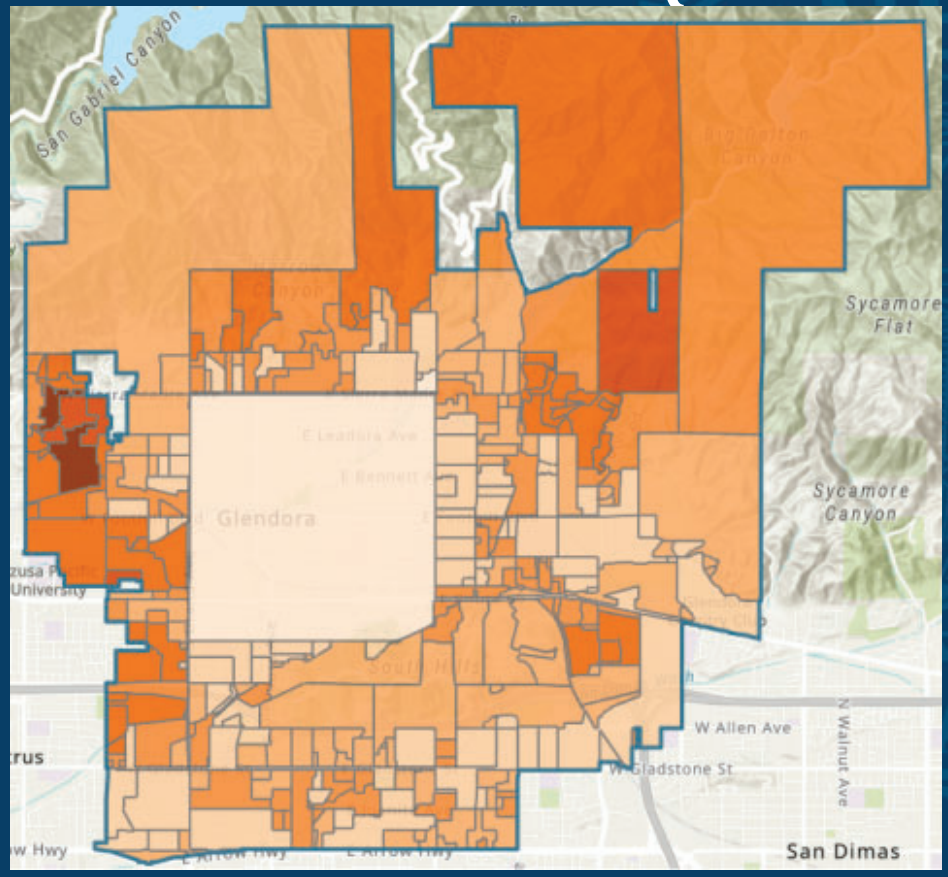


POPULATION OVERVIEW (2013-Current)

51,159

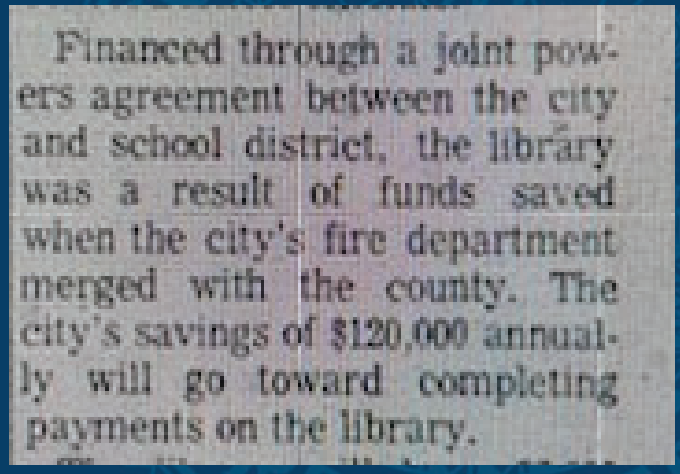
Down from 52,506 in 2020

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

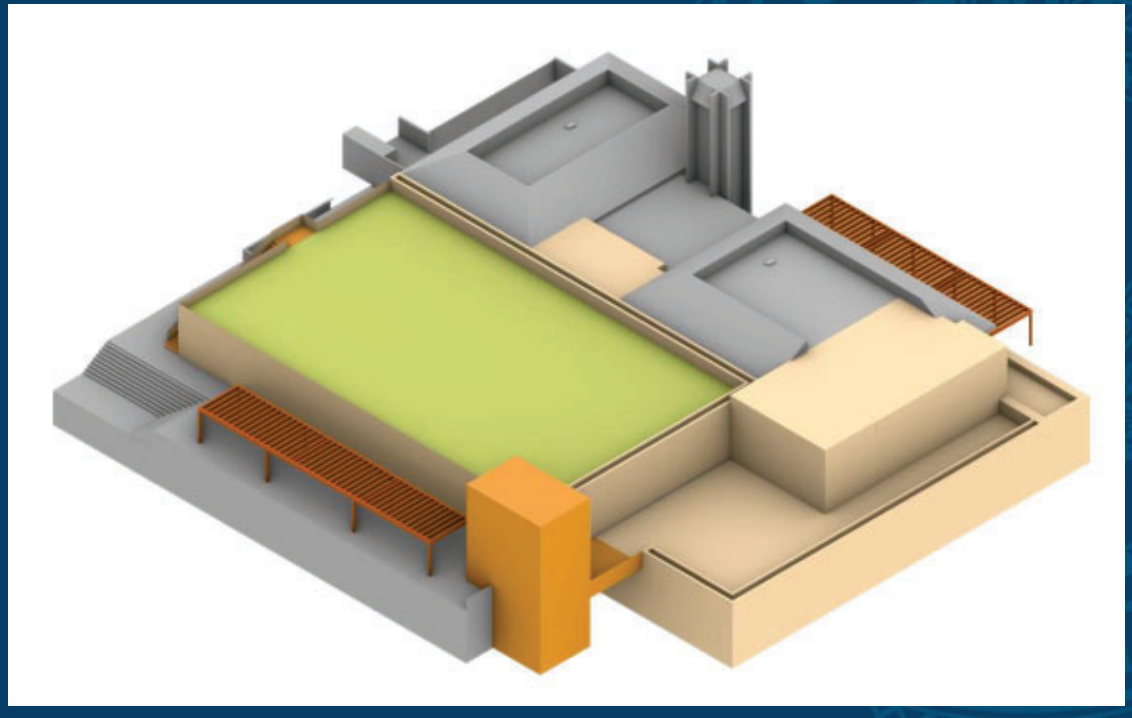
- Roast of the current building
  - no visibility of the activities happening inside
  - entry process dark and non-intuitive
  - several areas where the existing environment fails to meet current codes
  - electrical connectivity in the building is inadequate
  - temperature control and ventilation 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

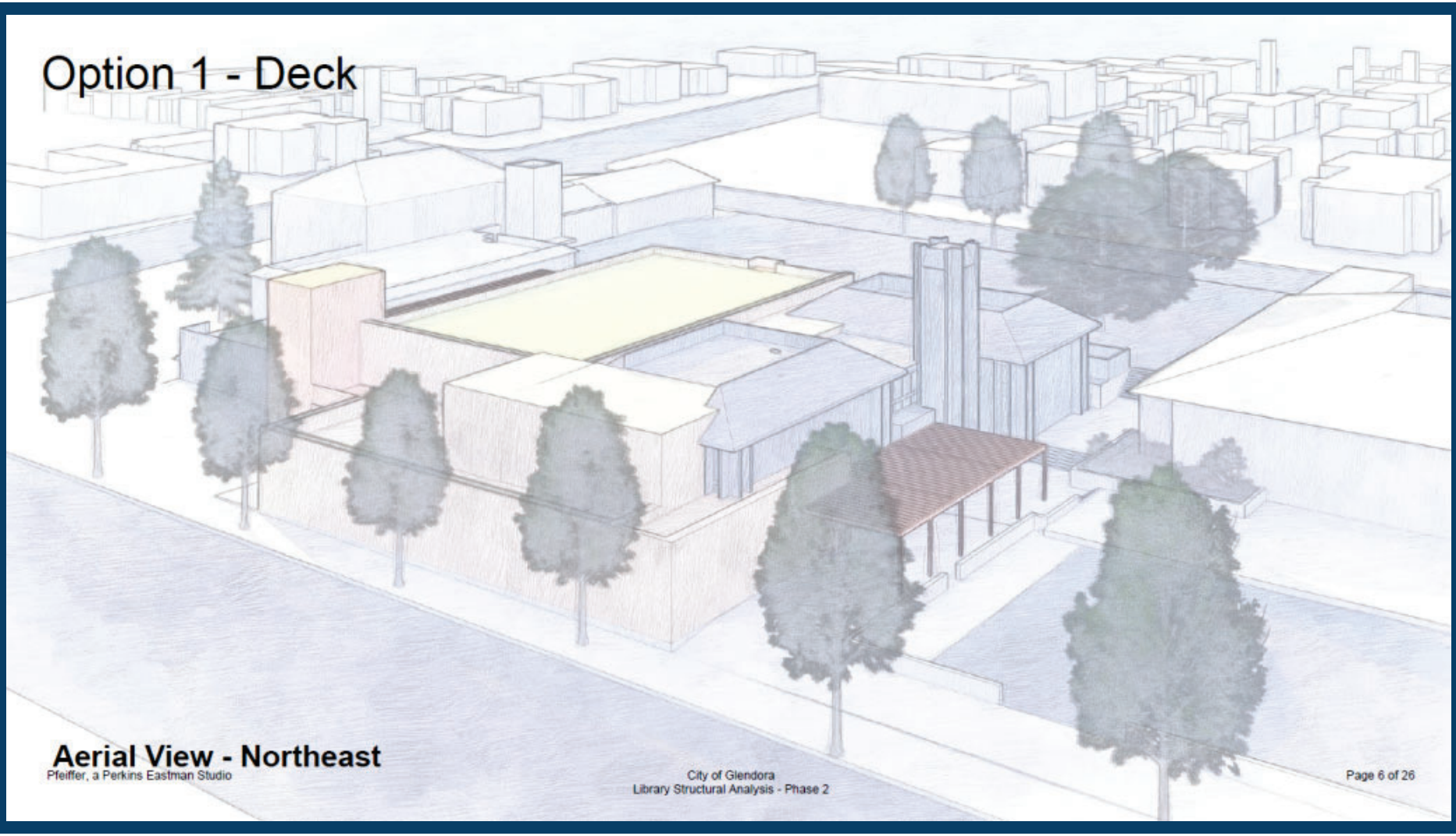
Programmatic visioning

- "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

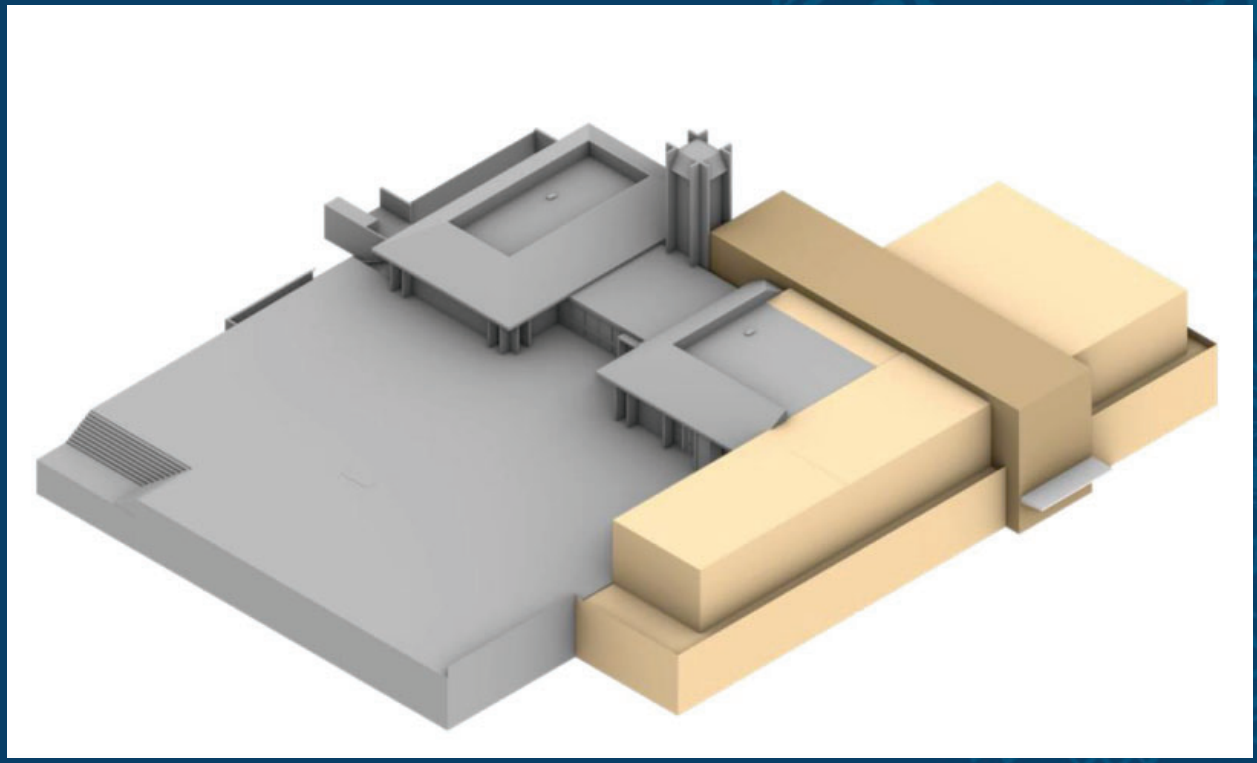
Pfeiffer, a Perkins Eastman Studio

NEXT 35 - 50 YEARS

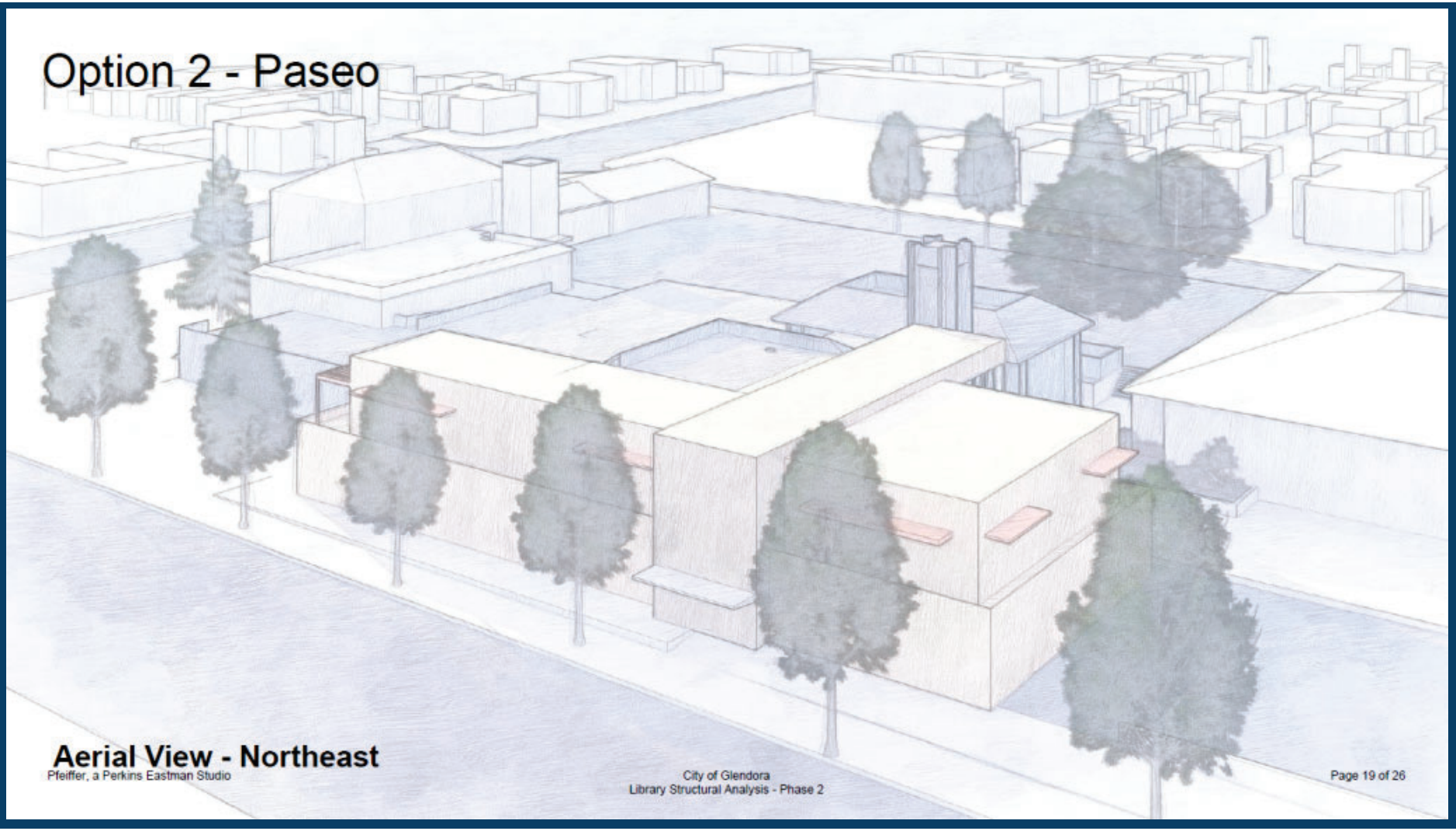
Programmatic visioning

- "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

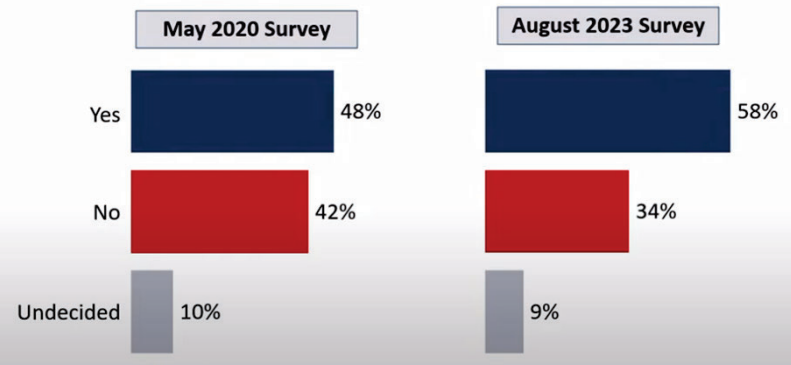
Grant funding

- 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.

Bond Feasibility Survey

Conducted for the
City of Glendora

Presented By
Timothy McLarney Ph.D.

8/20/2024

TrueNorth Research

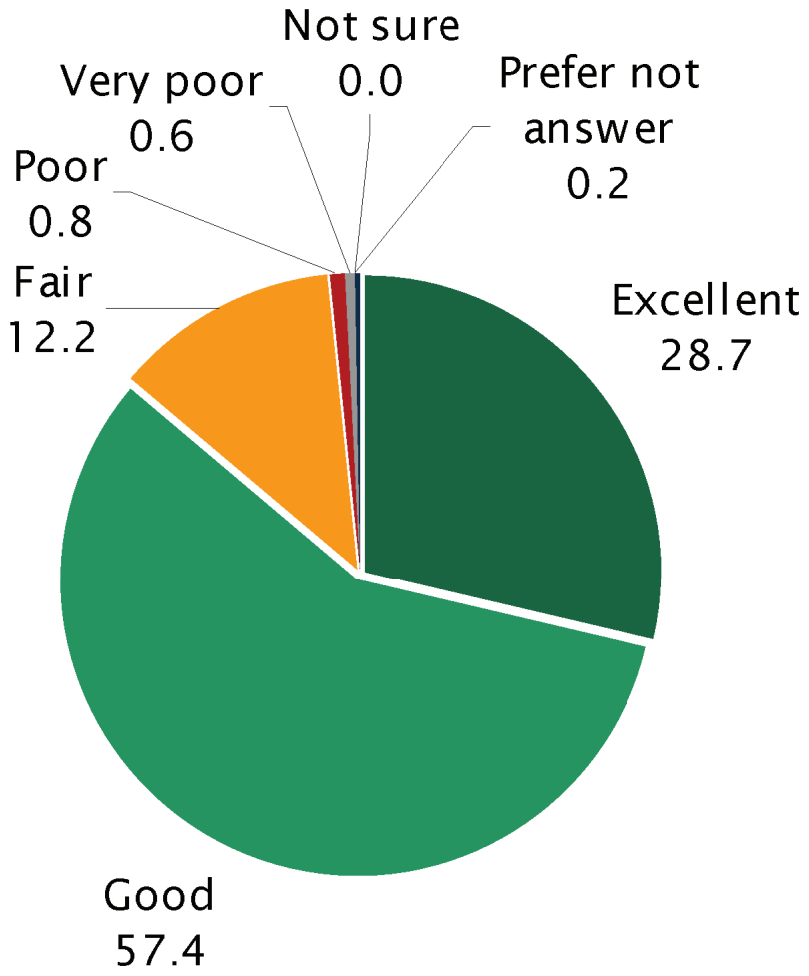
PURPOSE OF STUDY

- 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

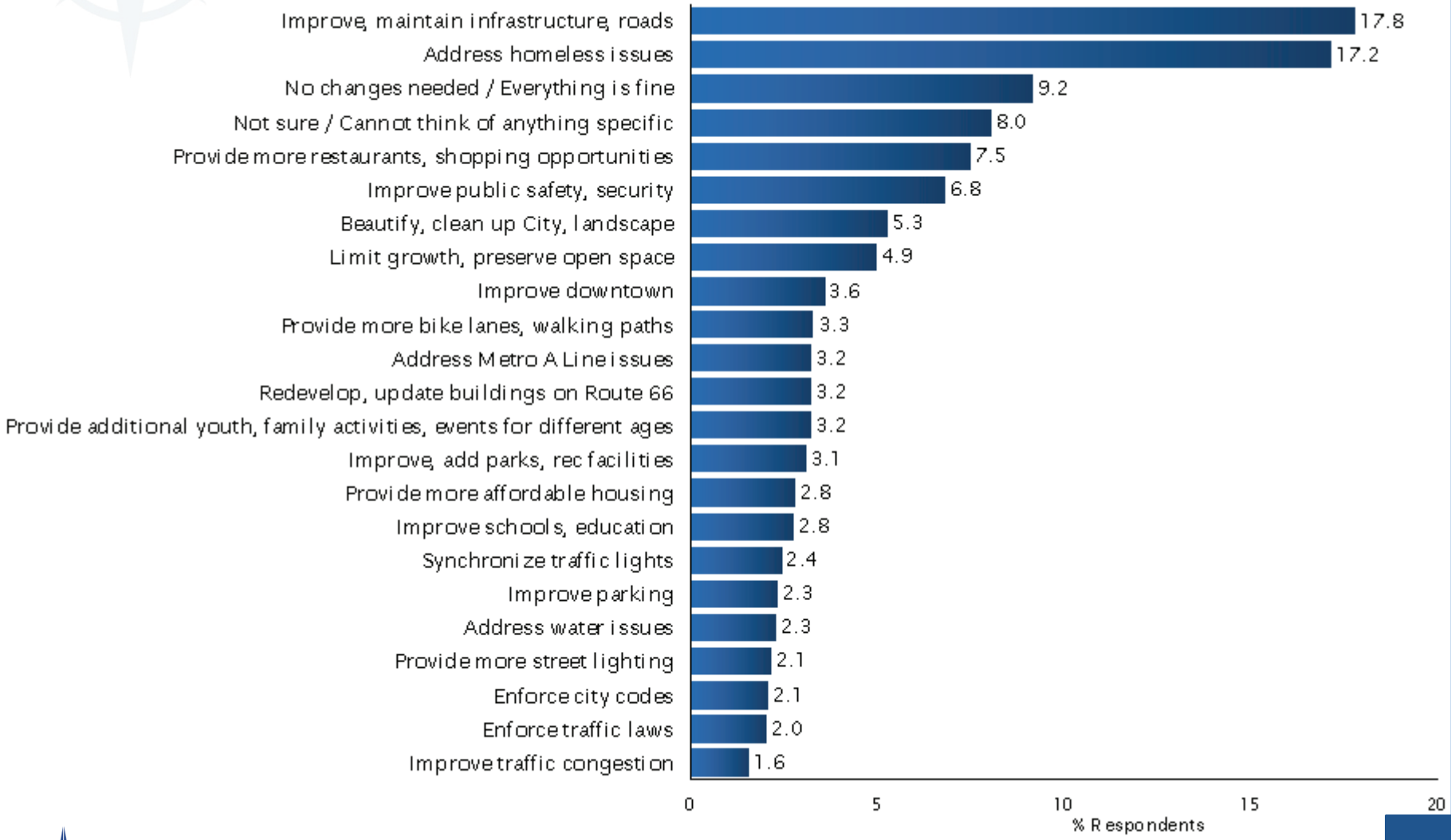
- **How did we select voters to survey?**
  - Stratified & Clustered Random Sample of likely voters (2024) using age, gender, partisanship, household party type, and sub-geographies
  - Ensures balanced, representative sample of likely voters
- **How did we recruit participation?**
  - Personalized email, 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



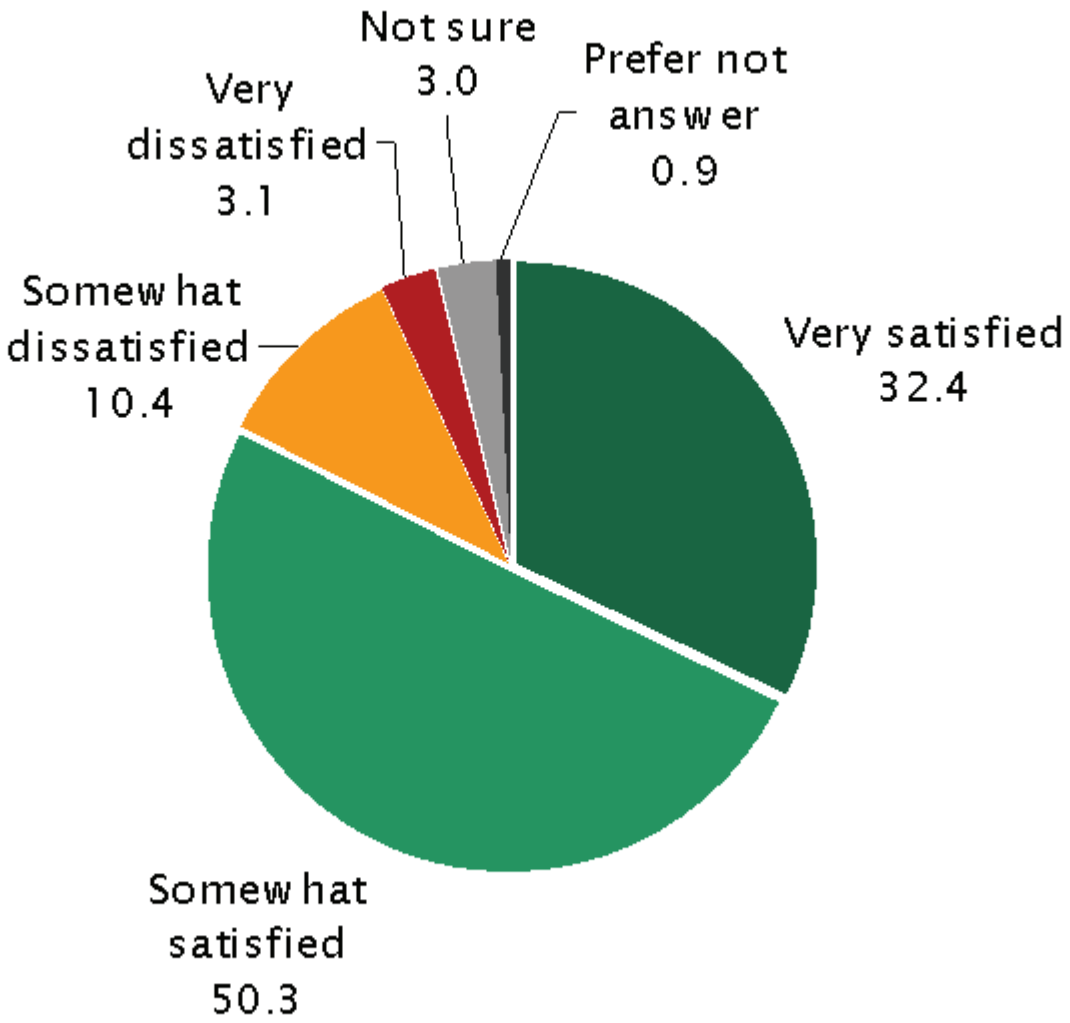
TRUENORTH RESEARCH

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?

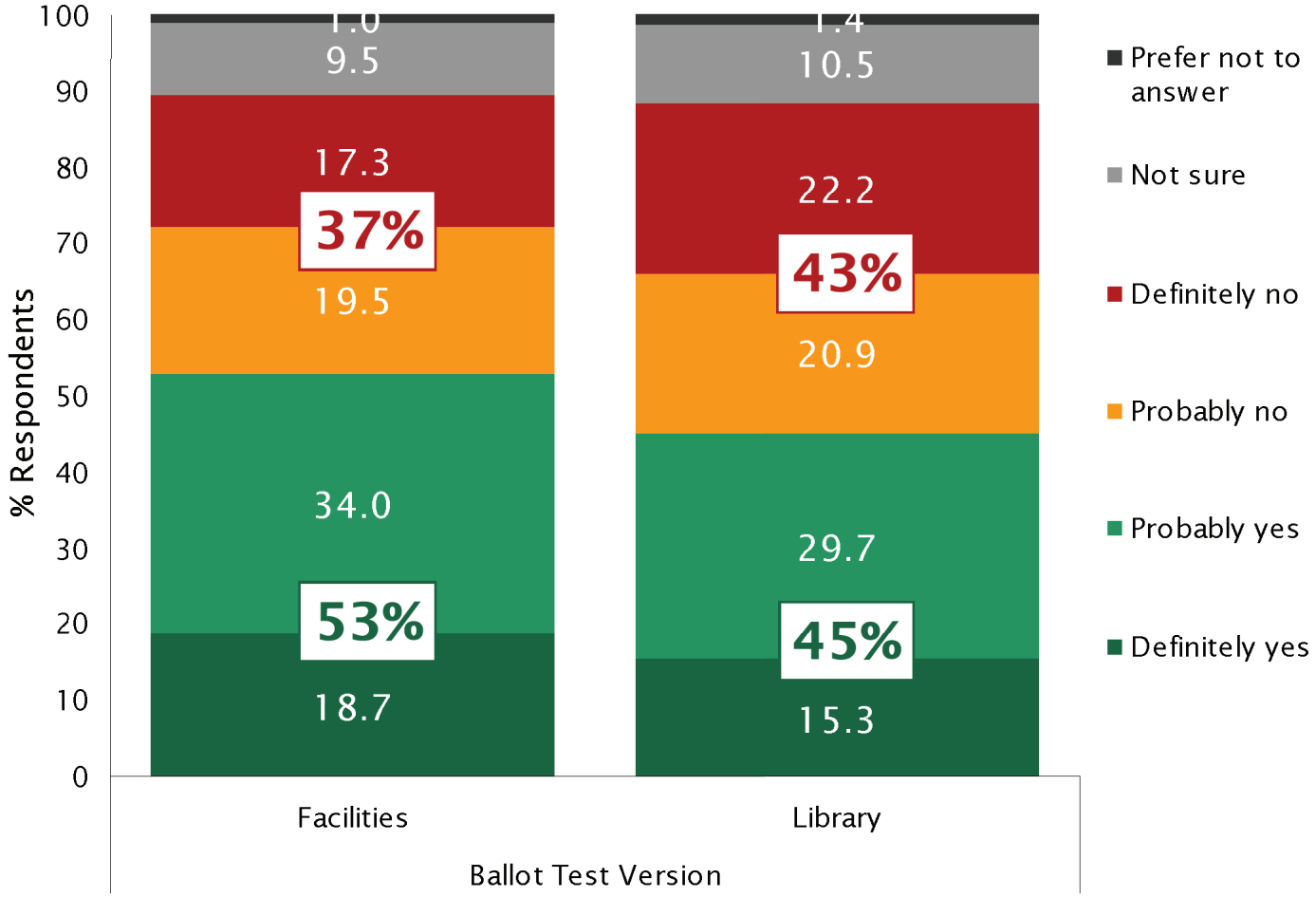
INITIAL BALLOT TEST: LIBRARY

In order to:

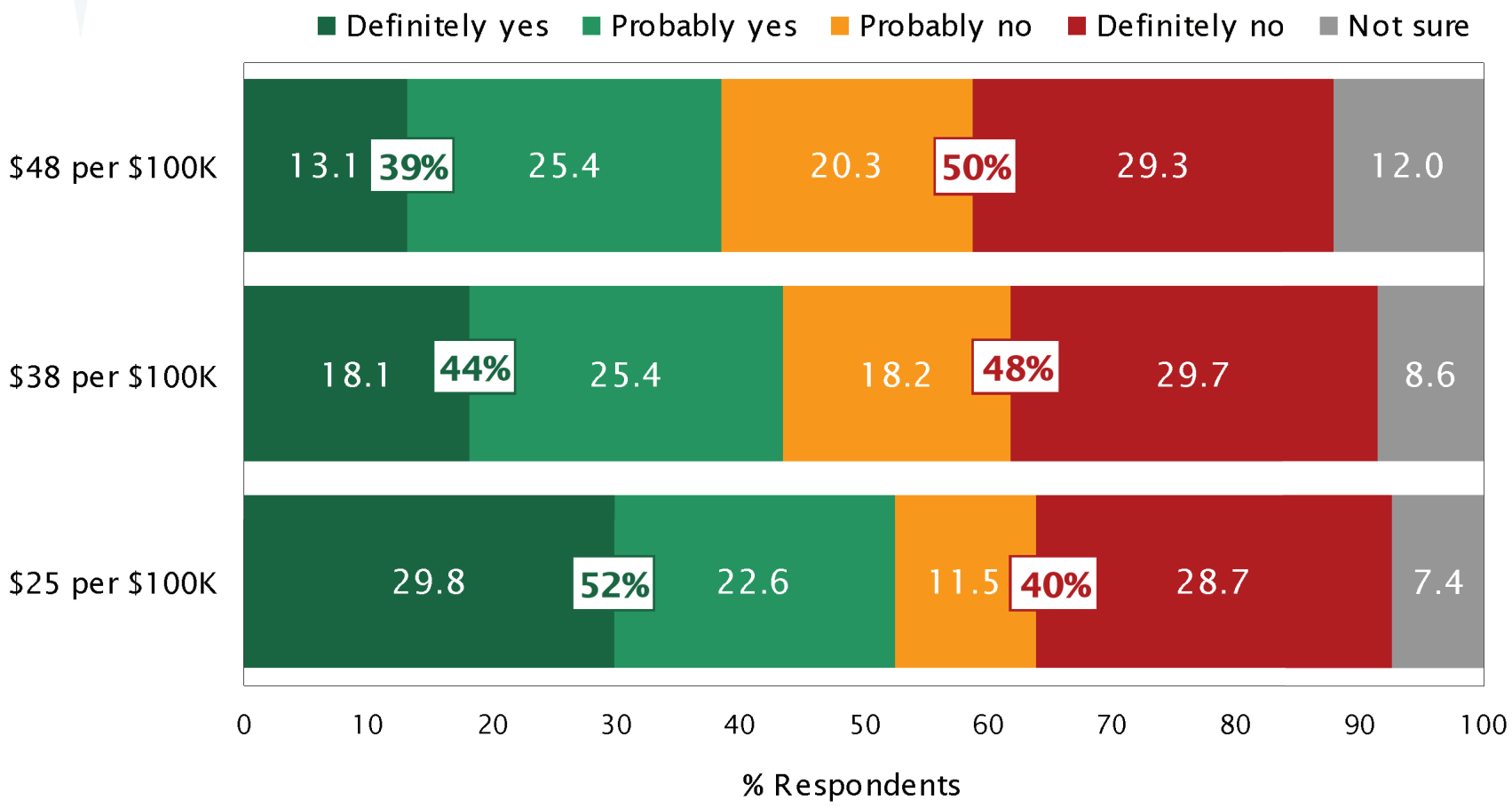
- Repair, modernize, and expand the Glendora Library with improved spaces for collaboration, community programs and events, computers/technology learning center, studying, training, and expanded book/resource collections to serve residents of all ages
- Fix faulty roofs, electrical, ventilation
- And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

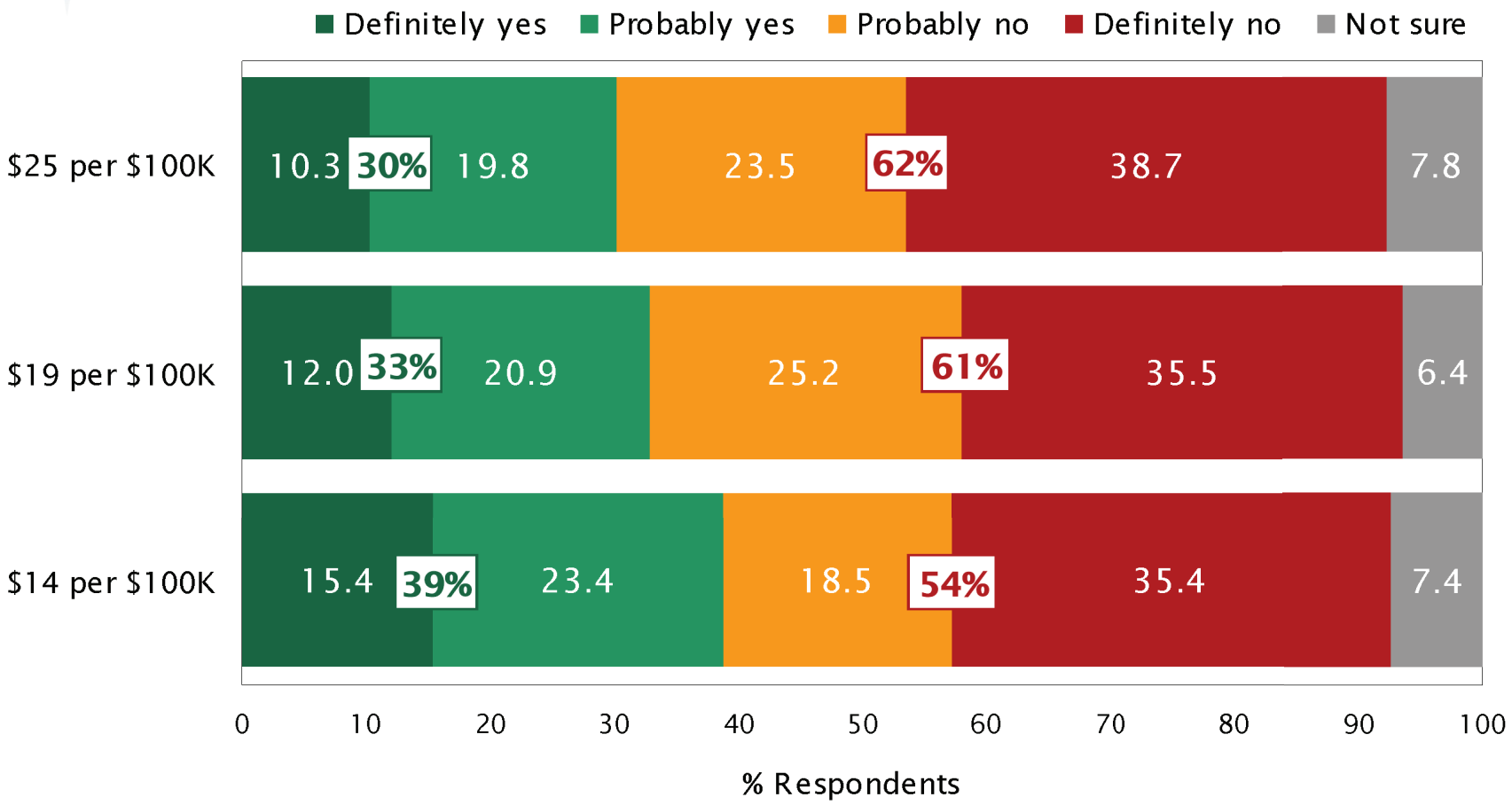


TAX THRESHOLD: FACILITIES



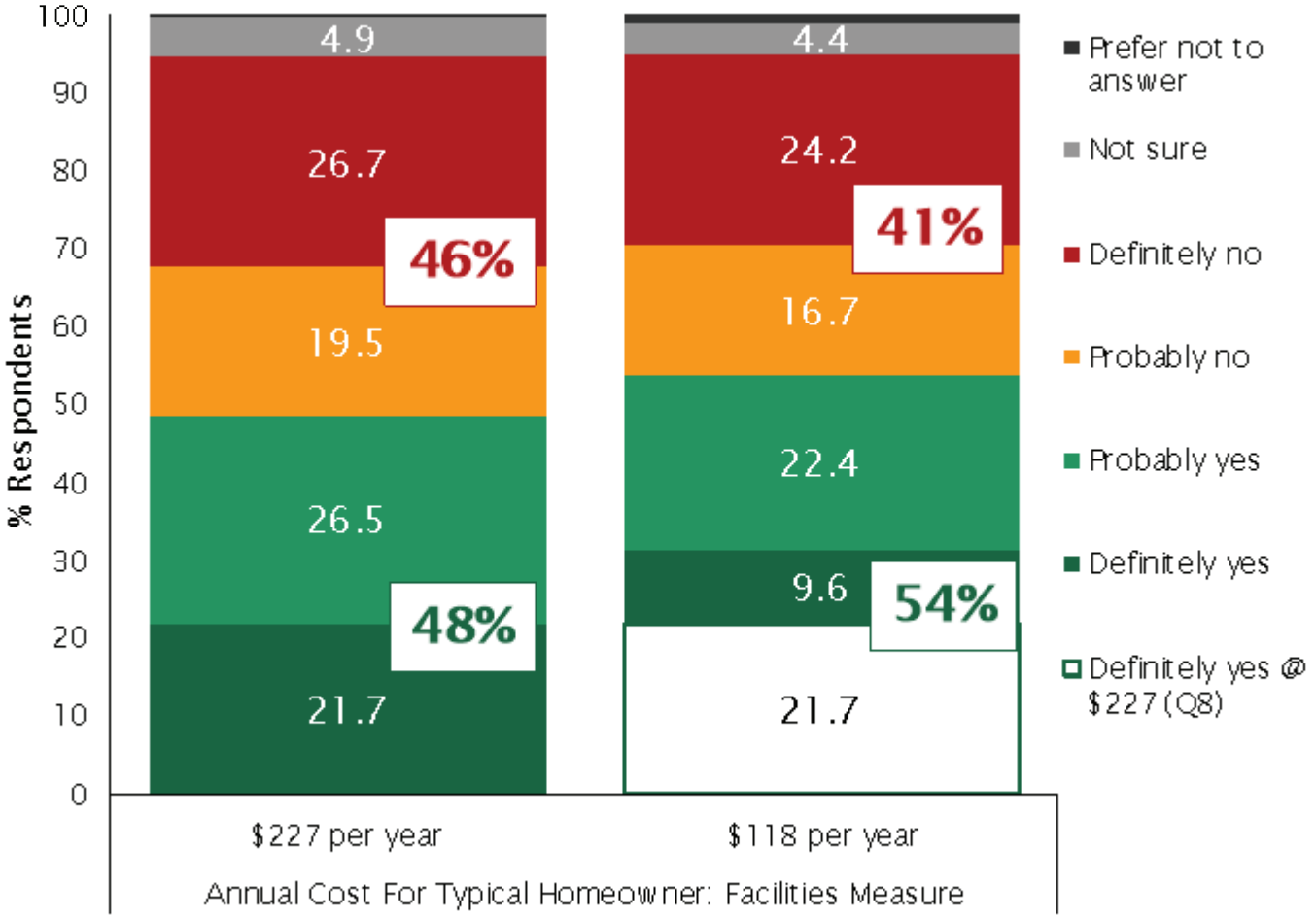
TRUENORTH RESEARCH

TAX THRESHOLD: LIBRARY



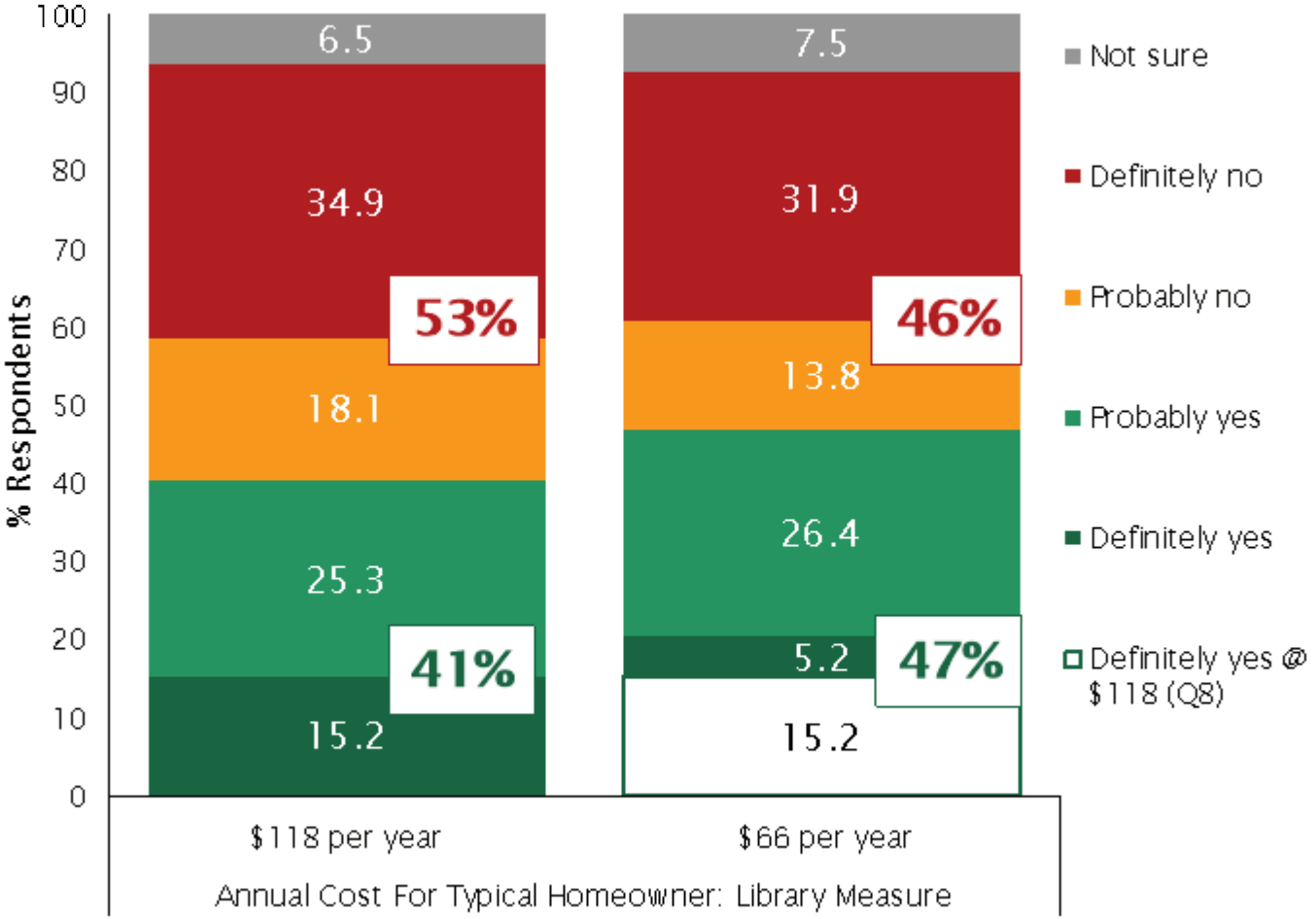
TRUENORTH RESEARCH

ANNUAL COST FOR HOMEOWNER: FACILITIES

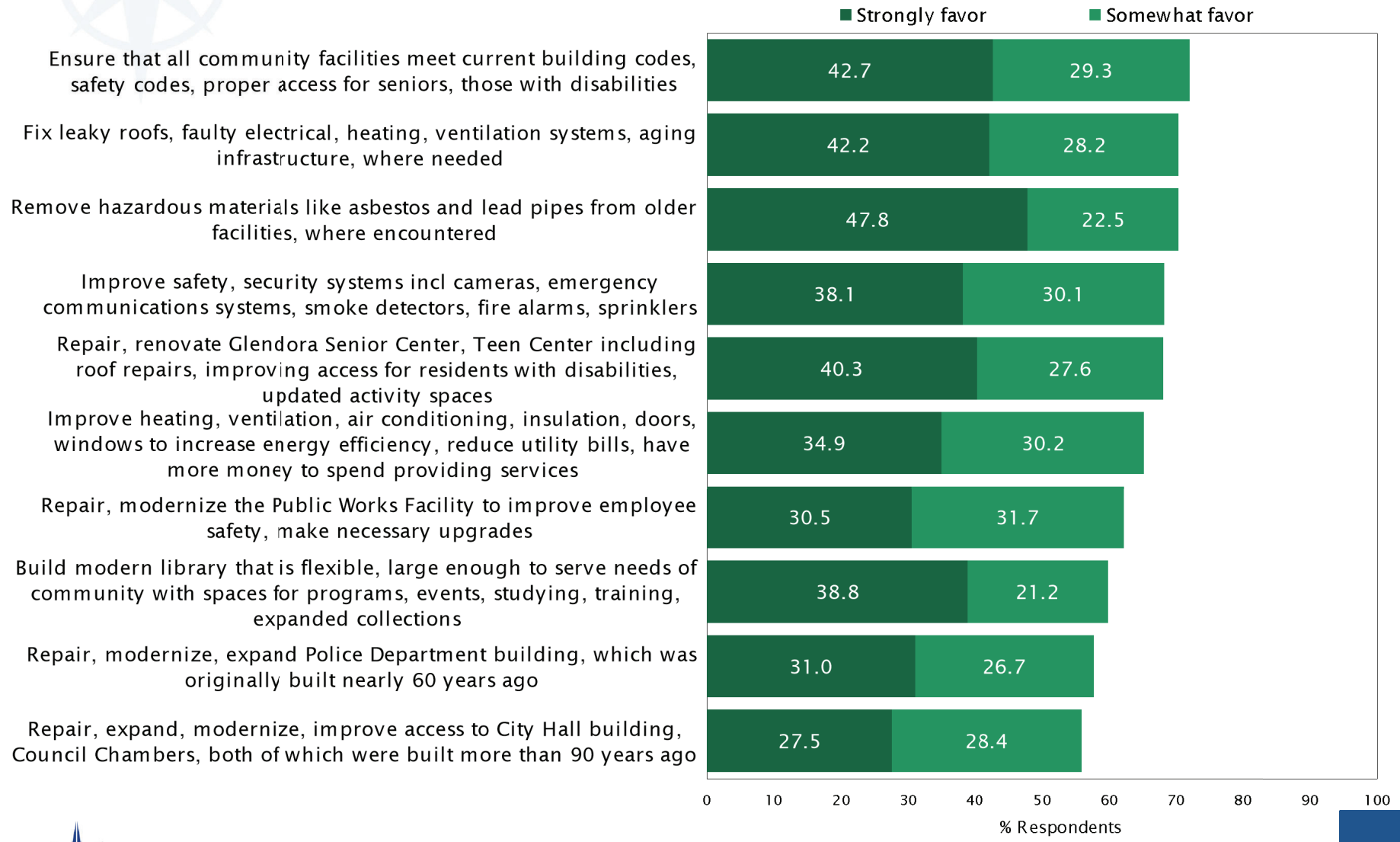


TRUENORTH RESEARCH

ANNUAL COST FOR HOMEOWNER: LIBRARY

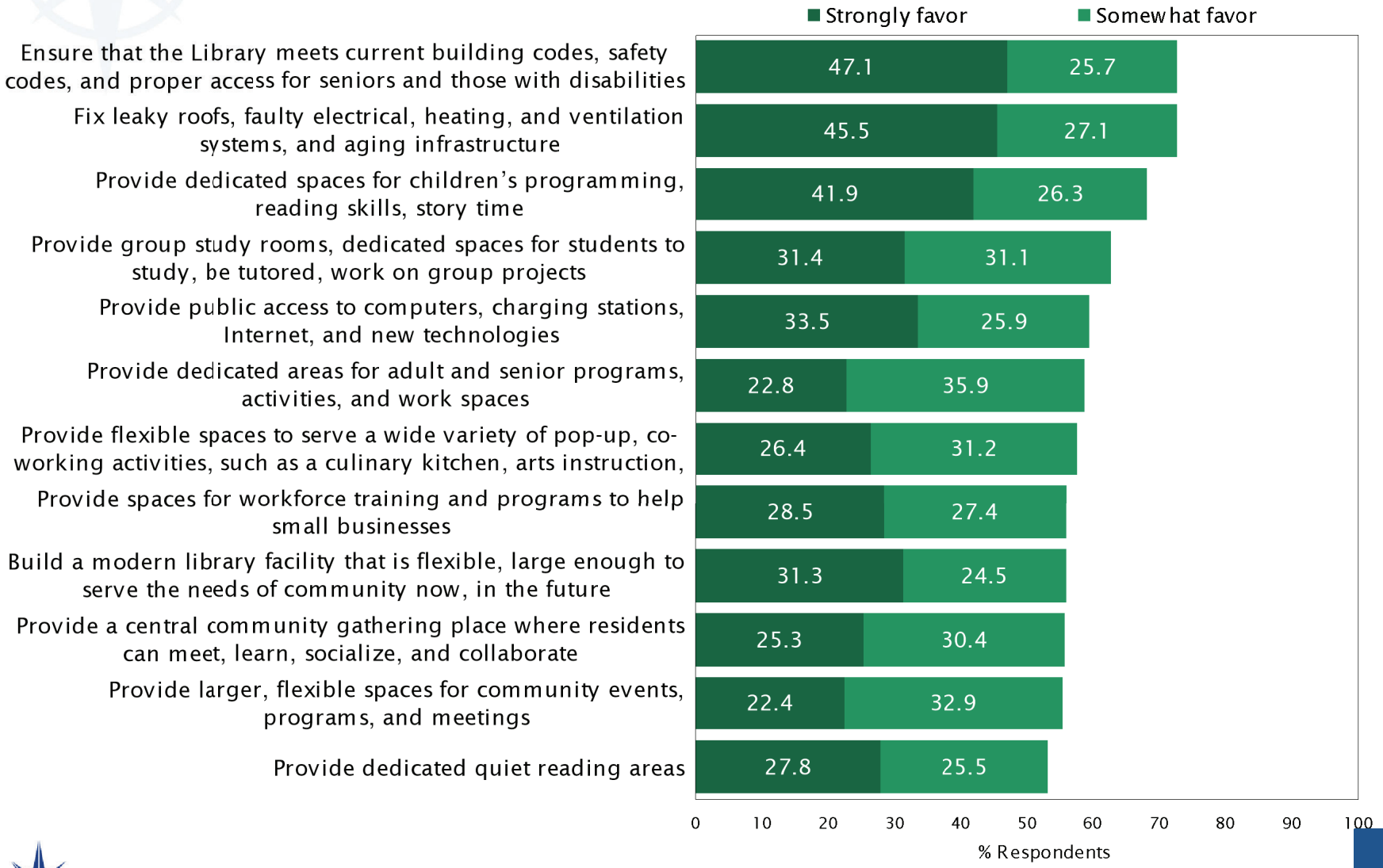


PROJECTS & IMPROVEMENTS: FACILITIES



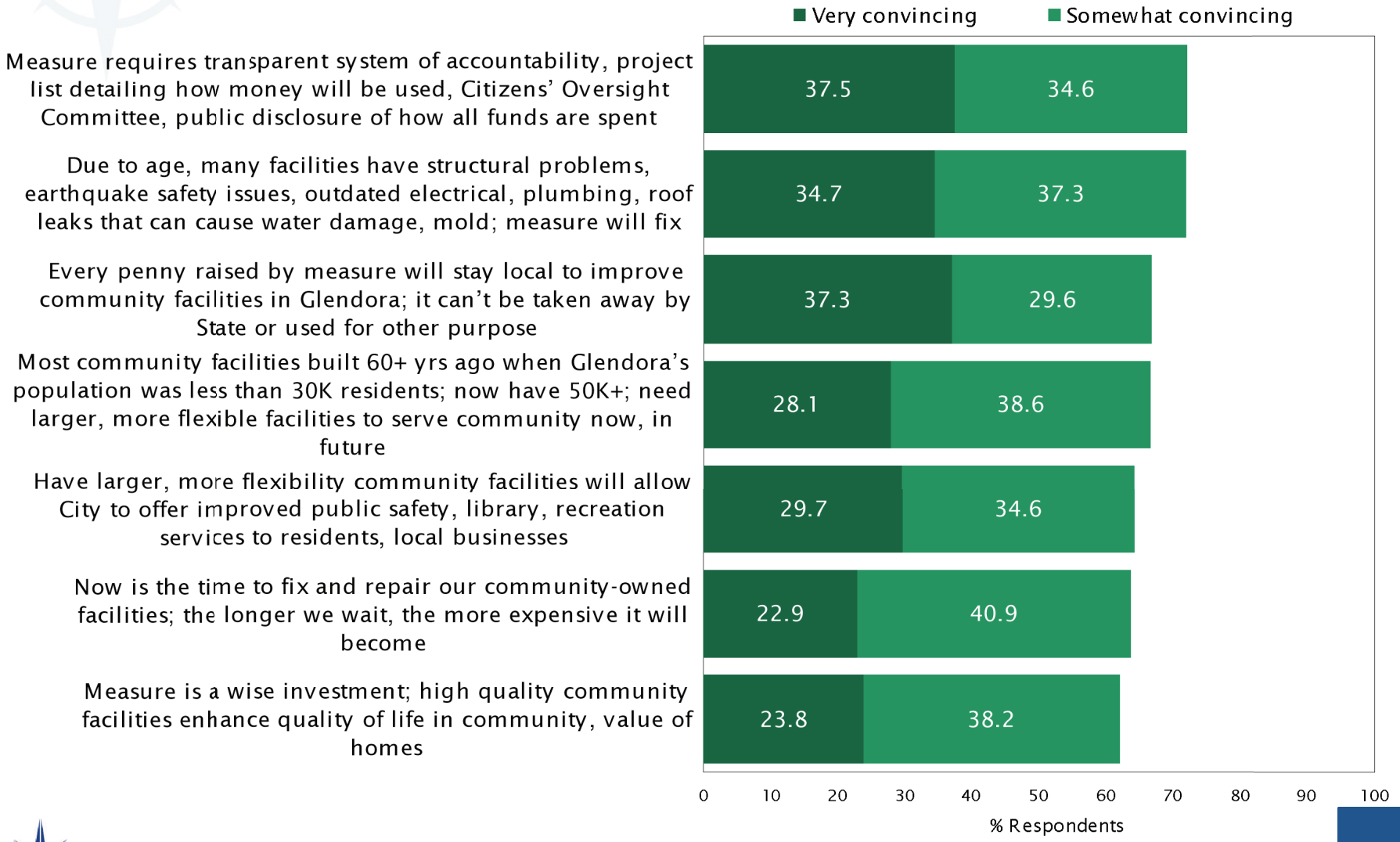
TRUENORTH RESEARCH

PROJECTS & IMPROVEMENTS: LIBRARY



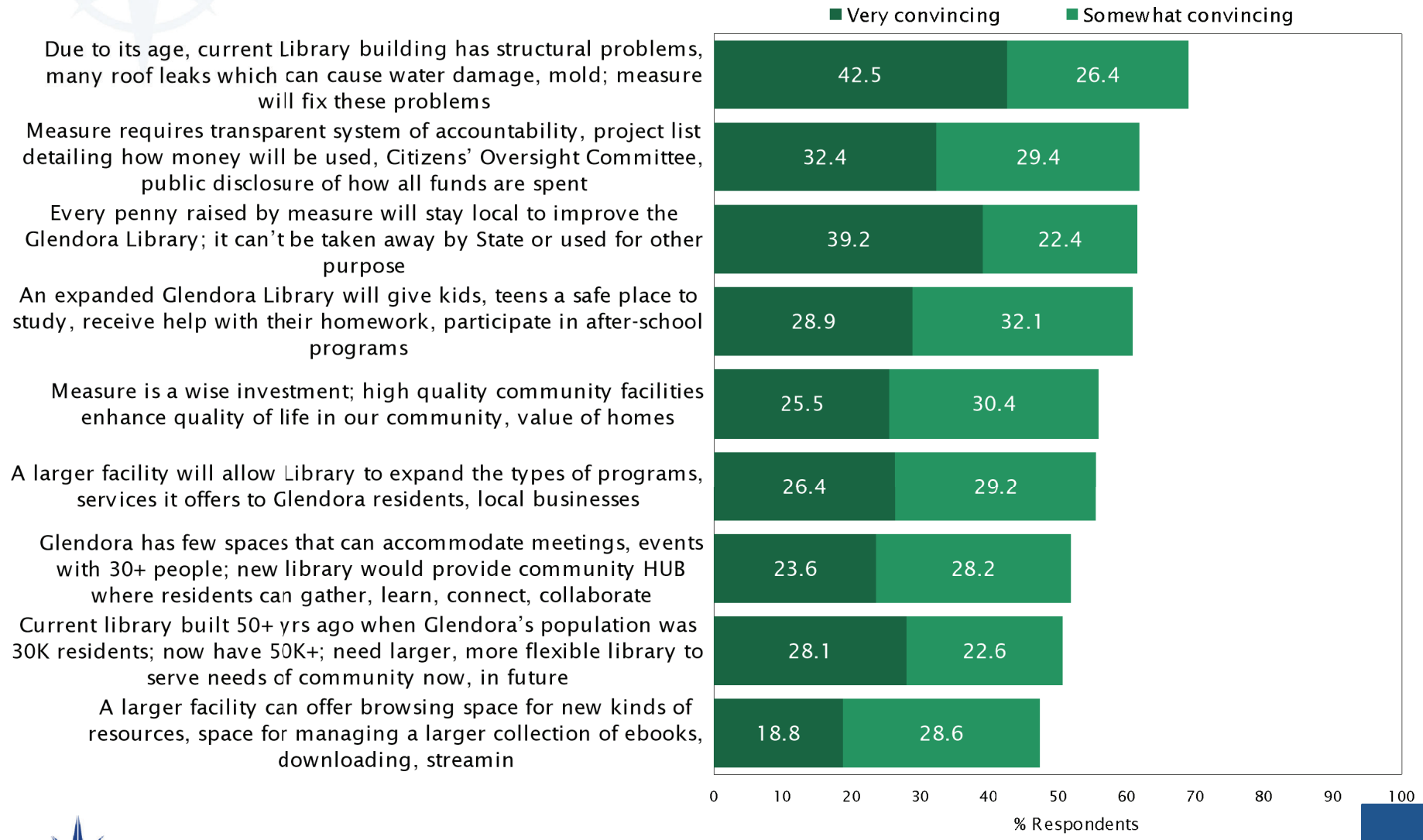
TRUENORTH RESEARCH

POSITIVE ARGUMENTS: FACILITIES



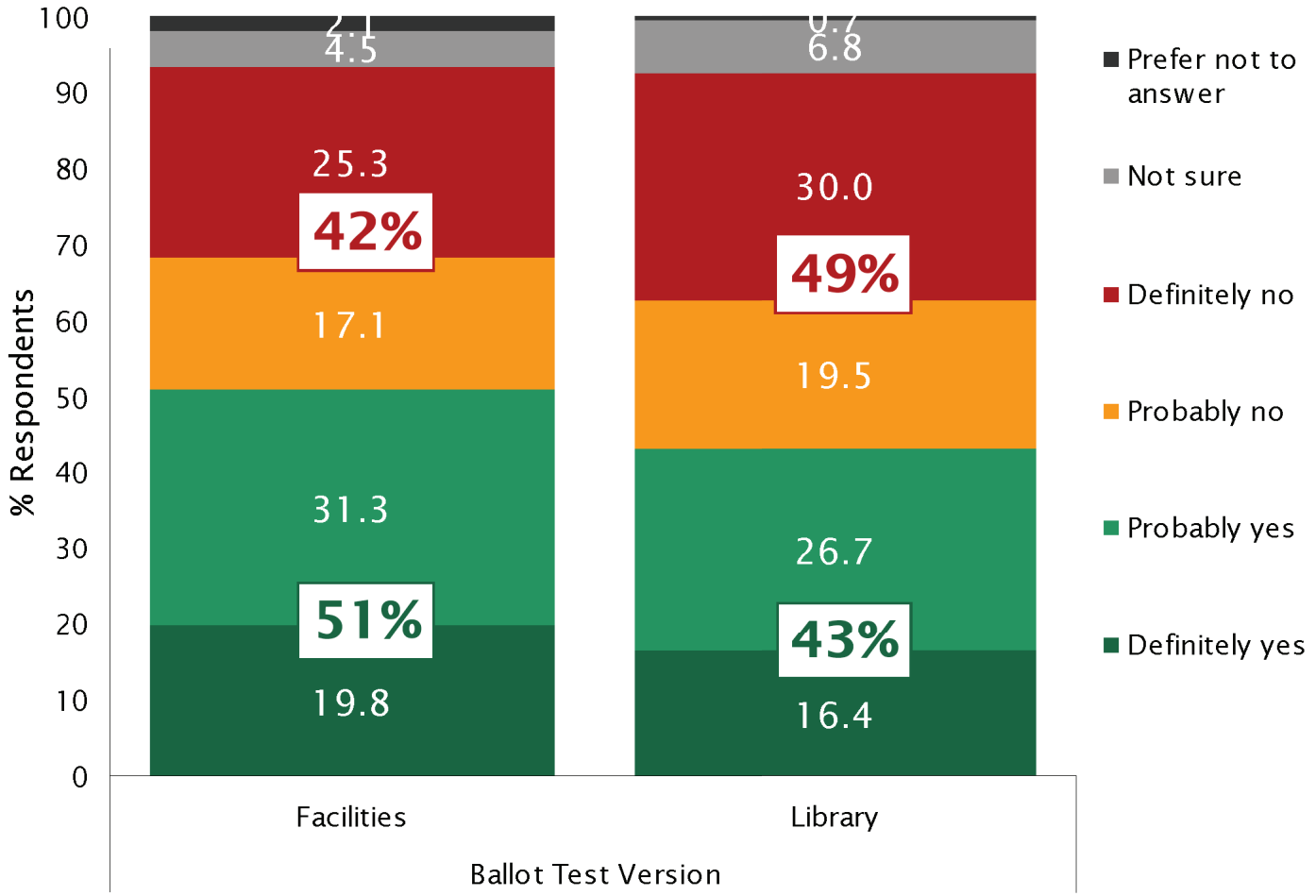
TRUENORTH RESEARCH

POSITIVE ARGUMENTS: LIBRARY



TRUENORTH RESEARCH

INTERIM BALLOT TEST



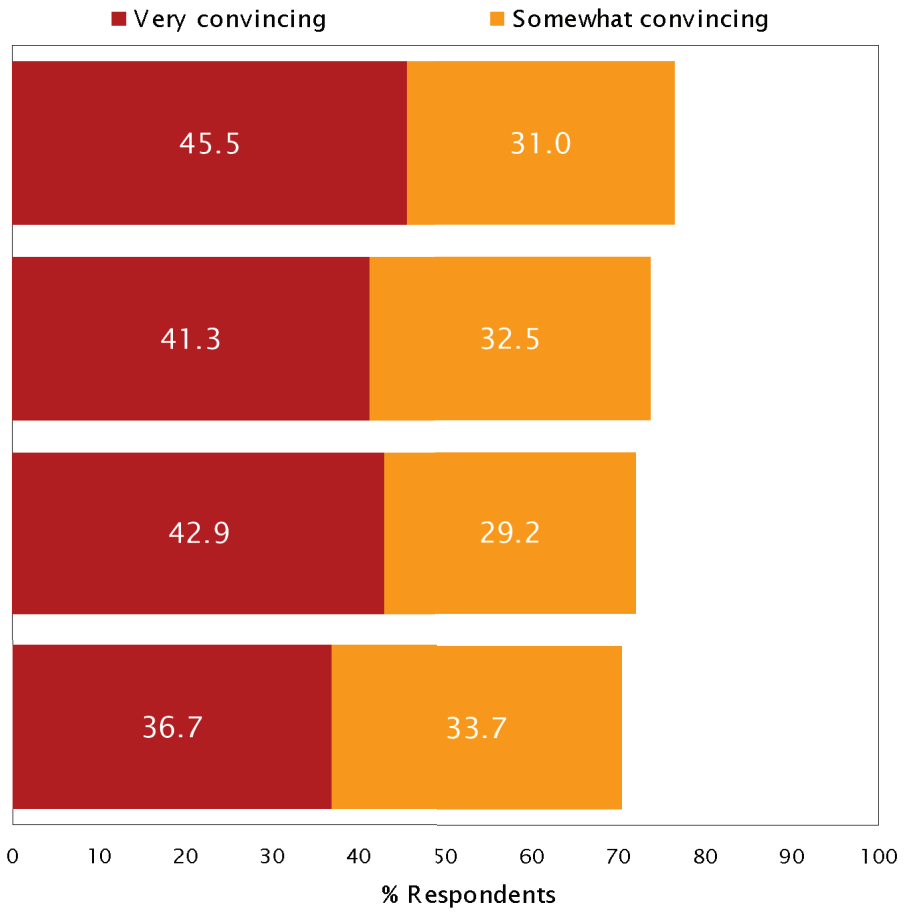
NEGATIVE ARGUMENTS: FACILITIES

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

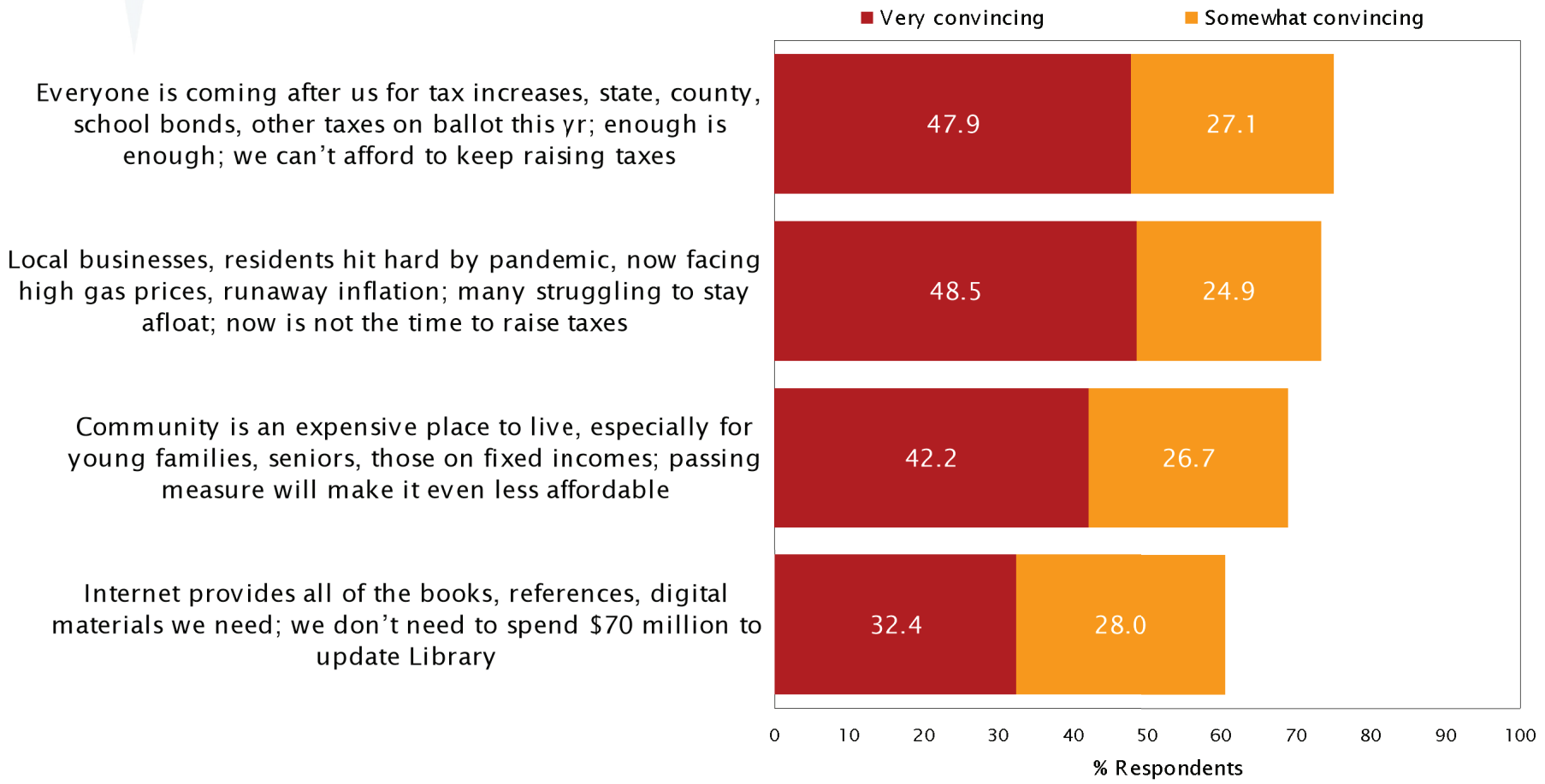
Local businesses, residents hit hard by pandemic, now facing high gas prices, runaway inflation; many struggling to stay afloat; now is not time to raise taxes

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



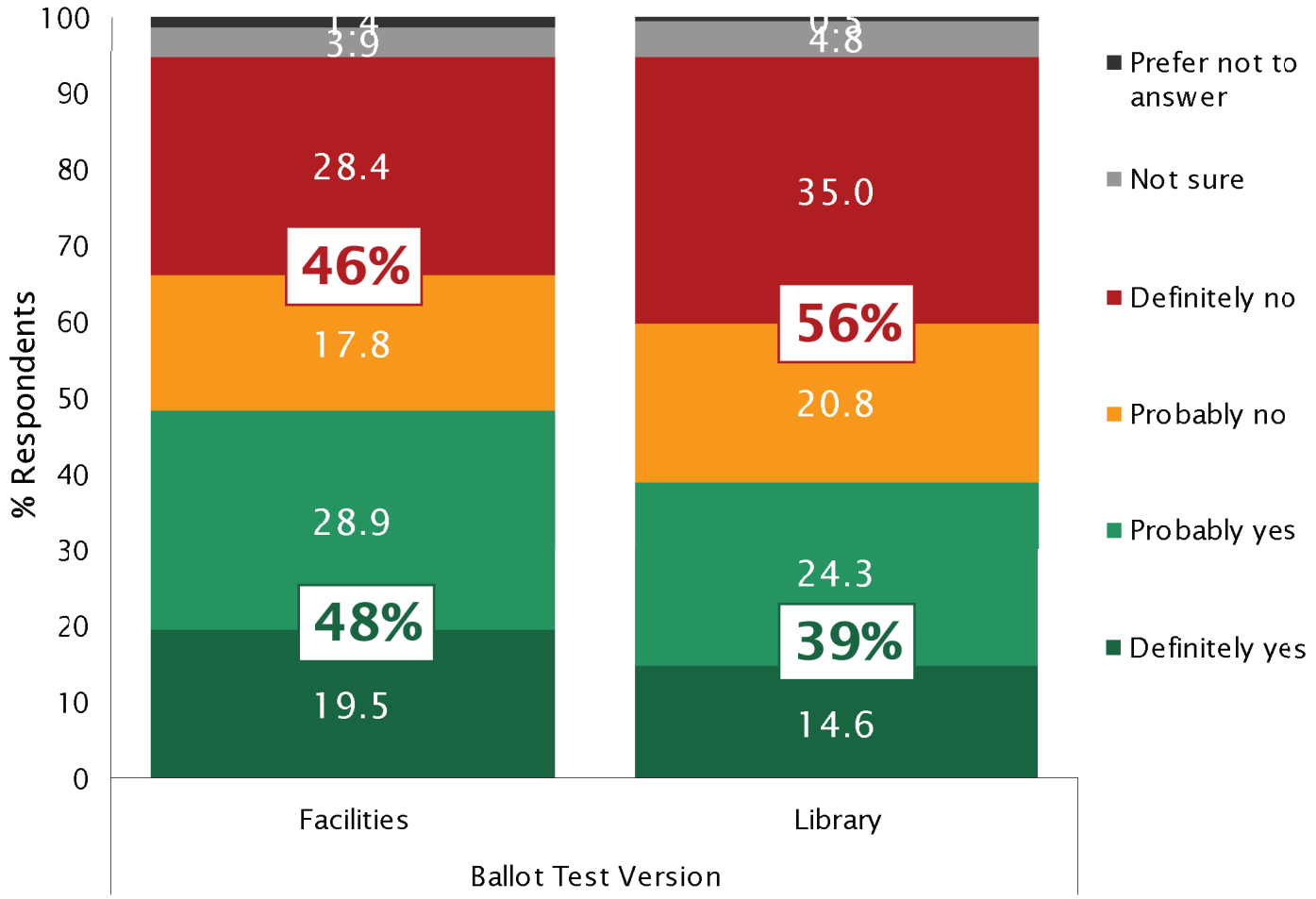
TRUENORTH RESEARCH

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

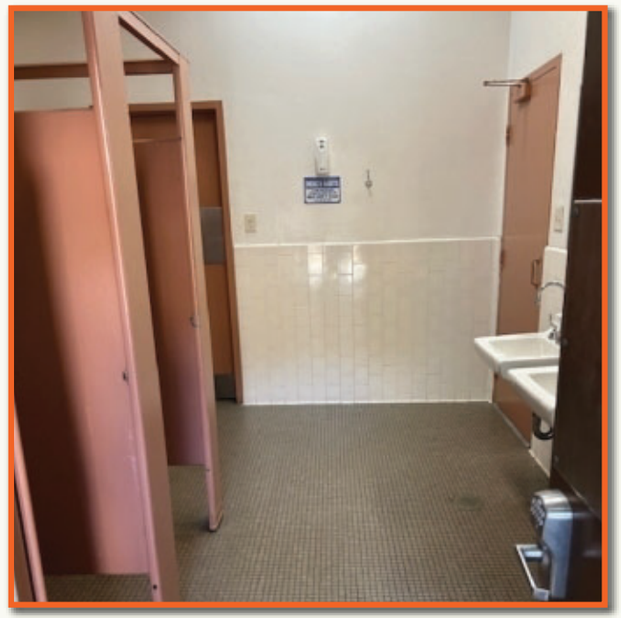




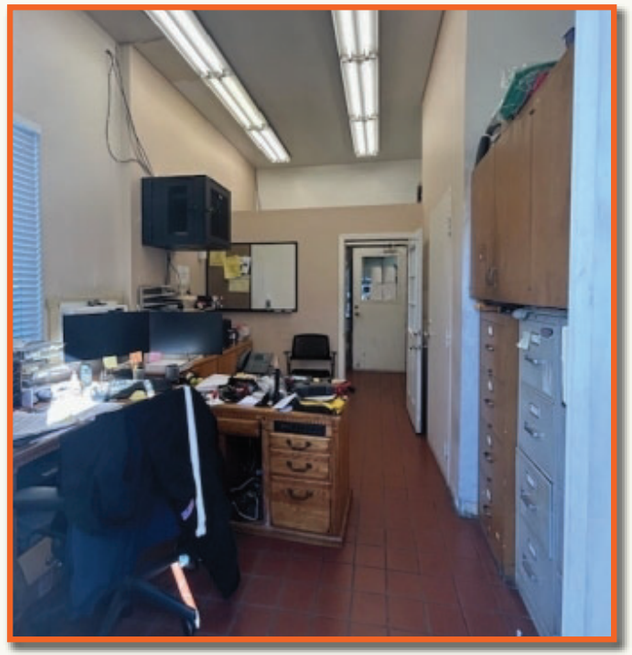
Facilities Division

One
Restroom





Office Area

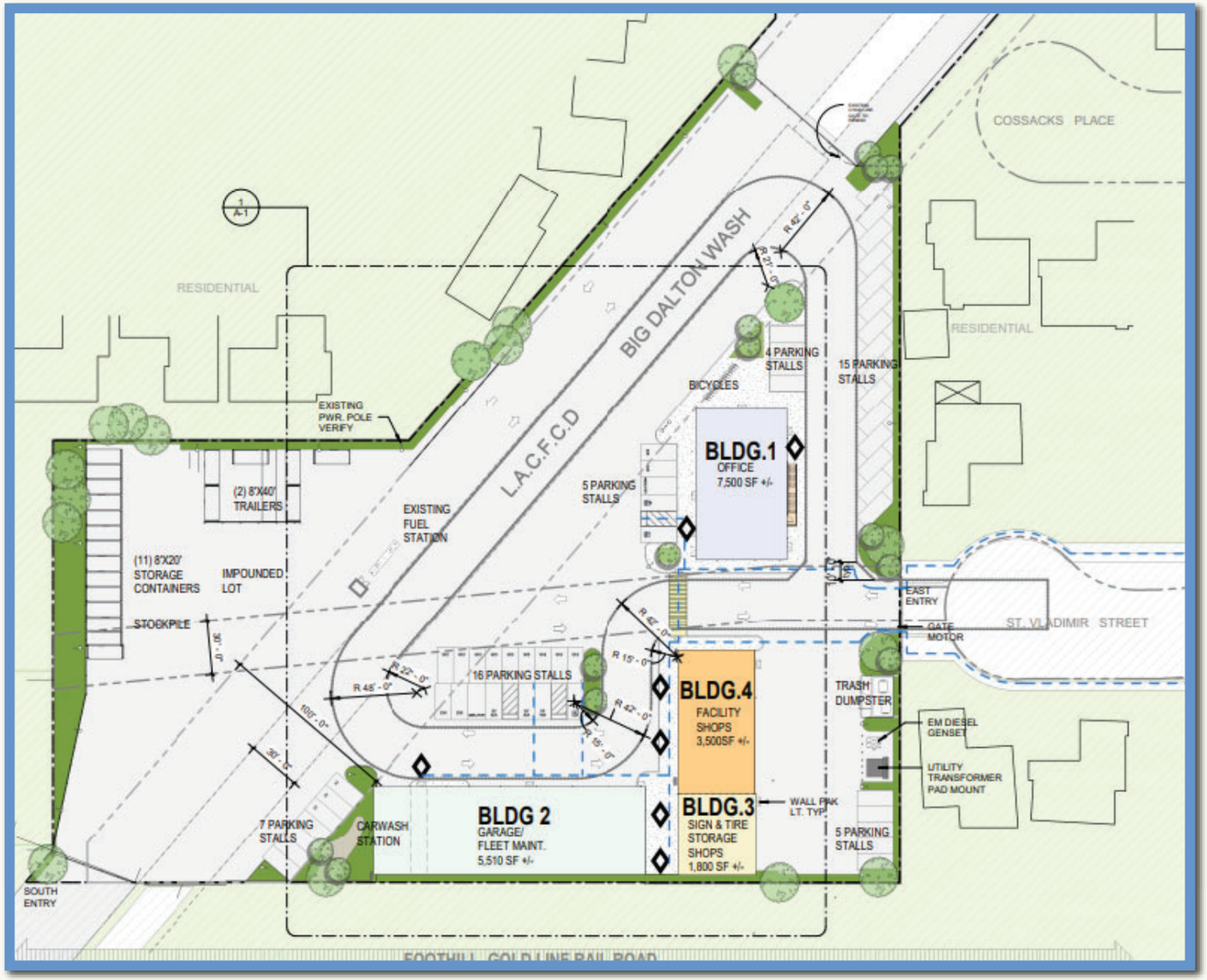


CONCEPTUAL DESIGN

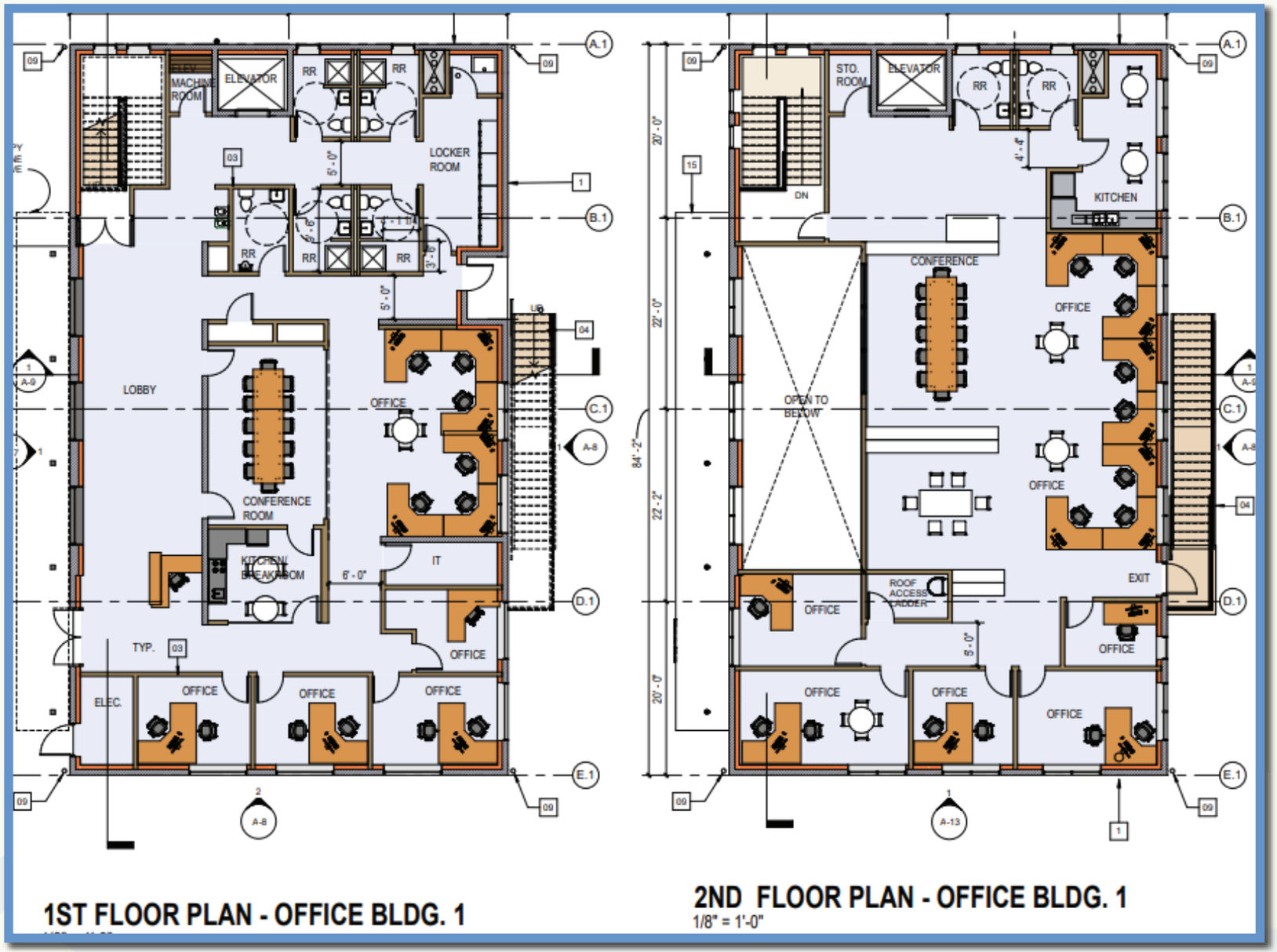
Four New Buildings:

- 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
RESIDENTIAL
BIG DALTON WASH
L.A.C.F.C.D
EXISTING PWR. POLE VERIFY
(2) 8'X40' TRAILERS
EXISTING FUEL STATION
(11) 8'X20' STORAGE CONTAINERS
IMPOUNDED LOT
STOCKPILE
4 PARKING STALLS
BICYCLES
15 PARKING STALLS
BLDG.1
OFFICE
7,500 SF +/-
5 PARKING STALLS
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.3
SIGN & TIRE STORAGE SHOPS
1,800 SF +/-
WALL PAK LT. TYP.
BLDG 2
GARAGE/ FLEET MAINT.
5,510 SF +/-
7 PARKING STALLS
CARWASH STATION
5 PARKING STALLS
SOUTH ENTRY
FOOTHILL GOLD LINE RAILROAD


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
OFFICE
IT
LOCKER ROOM
MACHINE ROOM
ELEVATOR
RR
ELEC.
TYP.
STO. ROOM
CONFERENCE
OPEN TO BELOW
KITCHEN
ROOF ACCESS LADDER
EXIT
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)

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)
  - 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

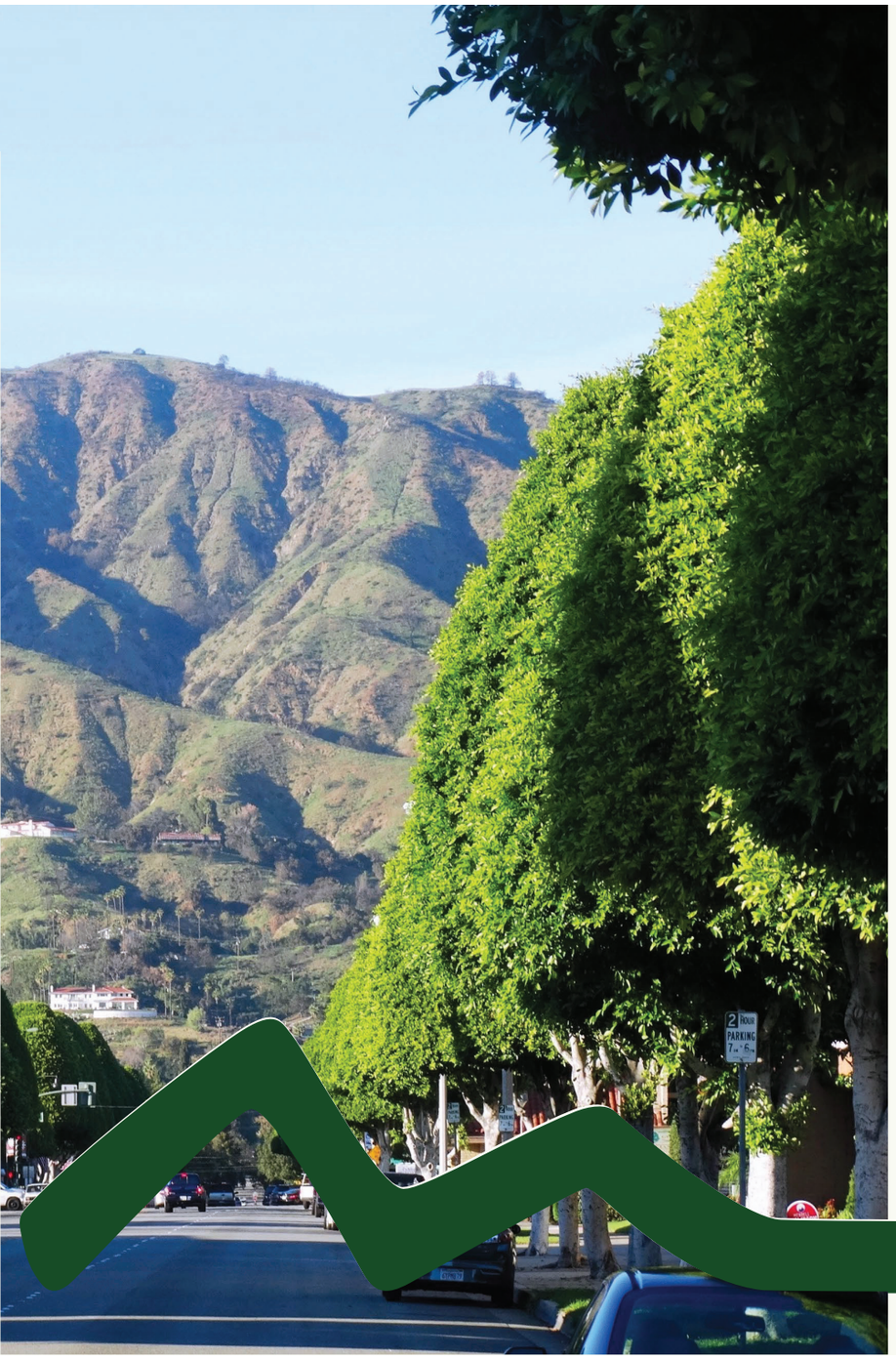
REVENUE MEASURE

➢ 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:**	**April 22, 2025**
FROM:	**City Manager**	**DISTRICT(S):**	**Not Applicable**

SUBJECT: Consideration of Approval for the 2025-2027 Strategic Plan

RECOMMENDATION

That the City Council:

1. Approve the 2025 - 2027 Strategic Plan.

STRATEGIC FOCUS AREAS

- SubURBAN Living
- Glendora as a Destination
- New + Revitalized Facilities
- Sustainable Infrastructure
- Staff + Technology

EXECUTIVE SUMMARY

In order to provide the City Council, City Staff, and Glendora Community with insight into the strategic policy initiatives of the City, the City Council adopts a multi-year strategic plan. The 2025-2027 Strategic Plan takes into account recent City Council review of the draft plan, past strategic planning efforts, recent community survey data, updated financial projections, infrastructure assessments, and other master planning documents.

Coinciding with the City's two-year budget process, the multi-year plan allows for a "what gets funded, gets done" methodology; elements of the plan are incorporated into employee workplans to engage staff at all levels of the organization. Updates on the strategic plan are provided quarterly. The current strategic planning cycle kicked off with a two-day City Council workshop in December 2024, continued with a one-day executive staff workshop in February 2025, and concluded with City Council review and requested changes in March 2025.

The City Council has previously received a progress update on the 2023-2025 Strategic Plan and is being requested to consider adoption of the 2025-2027 Strategic Plan.

LEGISLATIVE HISTORY / PREVIOUS ACTIONS

The City of Glendora has undertaken strategic planning efforts for many years. Since 2020, the City Council has transitioned from six-month to multiple year plans for better alignment with the City's budgeting process and engagement of City staff.

The 2023-2025 Strategic Plan was adopted on April 11, 2023. Periodic updates to the plan have been provided to the City Council via presentations under Special Items during City Council meetings, as part of the budget process, and through City Council workshops.

The 2025-2027 strategic planning cycle began with a City Council strategic planning workshop that was held on December 2-3, 2024. On March 25, 2025, the City Council reviewed and provided comments on the Draft 2025-2027 Strategic Plan.

DISCUSSION

To guide strategic policy initiatives and ensure alignment across the organization, the City Council adopts a multi-year strategic plan that integrates community survey data, financial forecasts, infrastructure assessments, and master planning documents. This strategic plan, timed with the City's two-year budget cycle, emphasizes the principle that "what gets funded, gets done," embeds plan outcomes into employee workplans and provides for quarterly progress updates. The current strategic plan, adopted in April 2023, will end in June 2025.

The 2023-2025 Strategic Plan includes seven goals, which are broken down into objectives and further into tasks. The policy goals included in the plan have been consistent with past strategic planning efforts for more than five years. A detailed analysis of the progress to date can be found at Attachment A, a summary is included below:

GOAL	# OF OBJ.	TASKS			
		Complete	In-Progress	Not Started	Totals
Goal 1: Implement Strategic Economic Development	*9*	24	11	2	37
Goal 2: Maintain Financial Stability and Sustainability	*5*	14	4	0	18
Goal 3: Enhance Employee Development and Retention	*3*	9	6	0	15
Goal 4: Enhance and Modernize the Organization	*12*	30	21	3	54
Goal 5: Improve and Maintain Infrastructure and Facilities	*8*	9	16	2	27
Goal 6: Implement Strategic Homelessness Solutions	*4*	15	0	0	15
Goal 7: Enhance Community Engagement and Presence	*8*	18	3	1	22
Totals	***49***	**119**	**61**	**8**	**188**
		63.3%	*32.4%*	*4.3%*	

Since the 2023-2025 Strategic Plan's adoption in April 2023, the City has completed a significant portion of the plan, including more than $30 million in street/sidewalk/water/park projects, updated housing and economic development plans, and commenced major technology projects. Attachment A not only provides a comprehensive update it also links the "In-Progress" and "Not-Started" items in the current plan to the 2025-2027 Strategic Plan Attachment B.

The 2025-2027 strategic planning cycle began with a Special City Council meeting in early December 2024. To assist with the development of new strategic goals, the City engaged SSW Consulting to facilitate a two-day workshop with the City Council. The culmination of the two days included the development of five new strategic goal areas.

- **SubURBAN Living:** Foster intentional urbanization through increased targeted housing density, revitalized commercial areas, and enhanced services and infrastructure that supports a livable community for all.
- **Glendora as a Destination:** Attract visitors through strategic marketing, promotion of local businesses, and enhanced connectivity between attractions for a seamless destination experience.
- **New + Revitalized Facilities:** Develop new and enhanced facilities including a modern civic center and improved public spaces that foster connectivity, accessibility, and civic pride.
- **Sustainable Infrastructure:** Plan and construct infrastructure that enhances street conditions, expands trail connectivity, improves traffic safety and mobility, upgrades water systems, and ensures compliance with regulatory standards for a resilient and accessible community.
- **Staff + Technology:** Strengthen City operations through investment in staff and technology improvements.

In early February 2025, SSW Consulting led a one-day workshop with the City's Executive Team to further the efforts started by the City Council. During this session, the Executive Team added Actions/Indicators that will achieve the Goals and Outcomes crafted by the City Council. Further, the Executive Team added additional Outcomes/Actions/Indicators from the City's current strategic plan to ensure critical projects underway are continued and funded.

The City Council reviewed the Proposed 2025-2027 Strategic Plan on March 25, 2025, and provided additional direction, which has been incorporated into Attachment B. The document is intended to provide the reader with an understanding of the major policy goals of the City Council, a summary of expected outcomes, and high-level details on major actions undertaken by City staff that will be used to measure progress. The Plan also includes a summary of how the plan was adopted.

The 2025-2027 Strategic Plan includes five new City Council Goals broken down into measurable Outcomes. Those Outcomes are further refined by specific Actions and Indicators that provide depth and perspective to the reader and allow staff to measure and report progress of each Goal area in a transparent manner. Each Action/Indicator is assigned to a Department/Division and given an estimated date of completion.

Below is an example of how the 2025-2027 Strategic Plan is organized:

> GOAL: SubURBAN Living: Foster intentional urbanization through increased targeted housing density, revitalized commercial areas, and enhanced services and infrastructure that supports a livable community for all (*one of five new City Council Goals*).
>
> > OUTCOME: A complete eco-system to support the homeless population and improve access to support tools (*one of four outcomes under the SubURBAN Living Goal*)
> >
> > > ACTION: Formalize interdependence of our partners who serve homeless community (*One of three actions listed under the Complete Eco-System Outcome)*
> > >
> > > > INDICATOR: Prepare an assessment of service providers – 2025 Q2: Recreation and Human Services, Library, and Police Department *(one of two indicators under the Formalize interdependence action item*)

The 2025-2027 Strategic Plan is robust. While staffing capacity, financial resources, and a changing political landscape may limit the ultimate number of actions taken, the plan will further the City Council's policy goals and achieve many of the expected outcomes.

FISCAL IMPACT

There is no fiscal impact associated with the recommendations included in the report. Each item included in this plan will have its own fiscal impact; those impacts will be included in the FY 2025-2027 Two Year Budget and provided with each City Council action, where applicable.

ENVIRONMENTAL DETERMINATION

There is no CEQA impact associated with the recommendation action. Should individual strategic plan action have CEQA impacts, those will be provided with each City Council and/or Committee recommended action.

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. 2023-2025 Strategic Plan Update

B. 2025-2027 Strategic Plan

Attachments

A. 2023 - 2025 Strategic Plan Update.pdf

B. 2025 - 2027 Strategic Plan.pdf

2023-2025 Two-Year Strategic Plan

Summary

March 2025 Update

GOAL	# OF OBJ.	TASKS			
		Complete	In-Progress	Not Started	Totals
Goal 1	*9*	24	11	2	37
Goal 2	*5*	14	4	0	18
Goal 3	*3*	9	6	0	15
Goal 4	*12*	30	21	3	54
Goal 5	*8*	9	16	2	27
Goal 6	*4*	15	0	0	15
Goal 7	*8*	18	3	1	22
Totals	***49***	**119**	**61**	**8**	**188**
		63.3%	*32.4%*	*4.3%*	

GOAL 1: Implement Strategic Economic Development

	ITEM	STATUS	DRAFT 2025-2027 STATEGIC PLAN	NOTES
Objective 01: Update the Economic Development Action Plan to facilitate development/attraction of desired housing and commercial venues/restaurants/office in the City.				
	~~Task 1: Host a public workshop on modern economic development practices.~~	Completed		
	~~Task 2: Create an incentive package for identified industry clusters.~~	Completed		
	~~Task 3: Identify top 10 economic leakage opportunities.~~	Completed		
	~~Task 4: Re-branding and marketing of the City with materials and media.~~	Completed		
	~~Task 5: Evaluate Staffing needs based on City Council priorities.~~	Completed		
	Task 6: Identify changes necessary to Route 66 and Arrow Highway Specific Plans to attract projects.	In-Progress	Included	*SubURBAN Living* - General Plan Update and Economic Action Plan
	~~Task 7: Identify private property owners who want to work with the City.~~	Completed		
Objective 02: Continue Comprehensive General Plan Update (Long-Term).				
	Task 1: Complete Safety and Environmental Justice sections.	In-Progress	Included	*SubURBAN Living* - General Plan Update
	Task 2: Prepare for remaining sections and issue an RFP for consultants to begin working in 2025.	In-Progress	Included	*SubURBAN Living* - General Plan Update
Objective 03: Complete Village projects.				
	~~Task 1: Complete Business Improvement District changes.~~	Completed		
	~~Task 2: Complete Meda Avenue and Bus Plaza improvements.~~	Completed		
	~~Task 3: Complete Outdoor Dining Program.~~	Completed		
	Task 4: Complete outdoor sign, display rules and regulations.	Not Started	Not Included	*Glendora as a Destination* includes a way-finding assessment
	Task 5: Complete policy for use of public space in Village.	In-Progress	Included	*Glendora as a Destinatio* n - Working with Chamber and *Bid & New+Revitalized Facilities* - Improved public spaces
Objective 04: Create a Vision and Development Plan for the Village/Gold Line area.				
	Task 1: Complete conceptual development plans for future housing and commercial developments.	In-Progress	Included	*SubURBAN Living* - Station Development Vision
	~~Task 2: Identify key sites for targeted development.~~	Completed		
	Task 3: Identify daytime vs nighttime needs.	In-Progress	Included	*SubURBAN Living* - Station Development Vision
	Task 4: Approve certain allowances and incentives for targeted businesses.	In-Progress	Included	*SubURBAN Living* - Station Development Vision and General Plan Update
	Task 5: Coordinate community-based place marking to include Civic buildings.	In-Progress	Included	*SubURBAN Living* - Station Development Vision and *New + Revitalized Facilities* - New or revitalized Civic Center
Objective 05: Sixth Cycle Housing Element follow-up.				
	~~Task 1: Complete rezoning required for density increases.~~	Completed		
	~~Task 2: Implement 31 action items approved by City Council and Planning Commission.~~	Completed		
	Task 3: Develop objective design standards (ODS).	In-Progress	Included	*SubURBAN Living* - General Plan Update
	Task 4: Identify and implement areas of CEQA streamlining.	Not Started	Included	*SubURBAN Living* - General Plan Update
	~~Task 5: Identify and implement affordable housing programs and incentives.~~	Completed		
	Task 6: Update subdivision code.	In-Progress	Included	*SubURBAN Living* - General Plan Update
~~**Objective 06: Complete disposition of San Jose site.**~~				
	~~Task 1: Follow required HCD process for disposition of City property.~~	Completed		
	~~Task 2: Identify best use for site.~~	Completed		
	~~Task 3: Identify a developer or buyer to move forward with best use.~~	Completed		
~~**Objective 07: Develop and implement a comprehensive public art policy.**~~				
	~~Task 1: Survey of surrounding cities' public art programs.~~	Completed		
	~~Task 2: Complete summary of Glendora's public art policies.~~	Completed		
	~~Task 3: Finalize City Council feedback on recommendations for a comprehensive public art plan.~~	Completed		
~~**Objective 08: Prioritize City investment to compliment City priorities and programs.**~~				

		~~Task 1: Finalize approach to the preparation of the City's Capital Improvement Plan (CIP).~~	Completed		
		~~Task 2: Facilitate investment in City parks and facilities to promote greater access and use.~~	Completed		
		~~Task 3: Ensure foundational plans are included in future development decisions.~~	Completed		
	Objective 09: Consider possible annexation of County islands within the City's sphere of influence.				
		~~Task 1: Provide overview of annexation process through LAFCO.~~	Completed		
		Task 2: Development of Cost of Services Study.	In-Progress	Included	*SubURBAN Living* - Determination of annexations
		~~Task 3: Identify population changes with possible new residents and comparison to current population trends.~~	Completed		

GOAL 2: Maintain Financial Stability and Sustainability	ITEM	STATUS	DRAFT 2025-2027 STATEGIC PLAN	NOTES
	Objective 01: Safeguard long term security of revenues to fund core public services.			
	Task 1: Conduct a comprehensive fee study to ensure that fees and rates are adequate.	In-Progress	Not Included	Current fee study is underway and will be completed/implemented by January 2026
	~~Task 2: Ongoing review and update of fees and rates in a timely manner.~~	Completed		
	~~Task 3: Pursue alternative sources of funding.~~	Completed		
	~~Task 4: Leverage public/private/non-profit partnerships to augment service delivery options.~~	Completed		
	~~Task 5: Pursue additional grant funding opportunities.~~	Completed		
	Task 6: Evaluate the appropriate balance of land uses.	In-Progress	Included	*SubURBAN Living* - General Plan Update
	~~Task 7: Consider re-establishment of assessment districts for landscaping and lighting.~~	Completed		
	Objective 02: Enhance fiscal responsibility for the use of resources.			
	~~Task 1: Implement new finance software (Tyler) and train city staff.~~	Completed		
	~~Task 2: Actively manage investments to maximize returns for cash on hand.~~	Completed		
	~~Task 3: Optimize the budget process to be more transparent.~~	Completed		
	~~**Objective 03: Enhance the City's risk management program.**~~			
	~~Task 1: Provide frequent updates and reports to stakeholders to address problematic areas in the City.~~	Completed		
	~~Task 2: Proactively address areas of concern through needs assessment and CIP.~~	Completed		
	~~Task 3: Conduct monthly safety training for all employees.~~	Completed		
	~~Task 4: Complete annual audits (financial, liability, and worker's compensation).~~	Completed		
	Objective 04: Develop a program to proactively address ongoing management and operations of City assets to maximize use of local resources.			
	Task 1: Prepare plans specific to City assets to evaluate the total cost of ownership and operations.	In-Progress	Included	*Glendora as a Destination* - South Hills Highest and Best Use and *New + Revitalized Facilities* - New or revitalized civic center and Improved public spaces
	~~Task 2: Take necessary steps to participate in the Uniform Public Construction Cost Accounting Act program.~~	Completed		
	Objective 05: Continue developing affiliation between the City and Glendora Public Library Friends Foundation.			
	Task 1: Implement the elements of the Memorandum of Understanding, including technology transition.	In-Progress	Not Included	*Staff + Technology* goal areas does not specifically mention the final phases of this project, which will still be a work-in-progress by staff.
	~~Task 2: Assess the impact to the City's budget of absorbing the costs related to some ongoing programming, services and content for the public and platforms.~~	Completed		

GOAL 3: Enhance Employee Development and Retention	ITEM	STATUS	DRAFT 2025-2027 STATEGIC PLAN	NOTES
	Objective 01: Create a positive work experience and support employee work-life balance through engagement and wellness.			
	~~Task 1: Establish a Wellness Committee to deploy programs that will create exceptional experiences.~~	Completed		
	Task 2: Initiate a Performance Management Program to motivate and develop employees.	In-Progress	Included	*Staff + Technology* - Stable workforce
	~~Task 3: Deploy Human Resources software that will enhance accessibility to employment actions.~~	Completed		
	~~Task 4: Continue efforts to engage employees with more employee centric program benefits.~~	Completed		
	Task 5: Conduct employee satisfaction survey.	In-Progress	Included	*Staff + Technology* - Stable workforce
	~~Task 6: Evaluate all positions for remote work ability.~~	Completed		
	Objective 02: Attract, recruit, and retain qualified and diverse individuals to the organization.			
	~~Task 1: Initiate diversity, equity, inclusion (DEI) training and programs.~~	Completed		
	~~Task 2: Enhance marketing and communication strategies to expand outreach to candidates.~~	Completed		
	Task 3: Develop a Succession Plan that grows and develops internal staff.	In-Progress	Included	*Staff + Technology* - Stable workforce
	~~Task 4: Offer learning and development opportunities that include training, academies, coaching, etc.~~	Completed		
	Task 5: Enhance the onboarding experience to include training and exposure to all City departments.	In-Progress	Included	*Staff + Technology* - Stable workforce
	~~Task 6: Establish a formal internship/apprenticeship program to develop the next generation of employees.~~	Completed		
	Objective 03: Maintain positive working relationships with City's labor groups.			
	Task 1: Update and provide training on personnel rules and regulations.	In-Progress	Included	*Staff + Technology* - Stable workforce
	Task 2: Monitor and revise MOU's, as appropriate.	In-Progress	Included	*Staff + Technology* - Stable workforce
	~~Task 3: Evaluate and modernize organizational structure and positions.~~	Completed		

GOAL 4: Enhance and Modernize the Organization

	ITEM	STATUS	DRAFT 2025-2027 STATEGIC PLAN	NOTES
Objective 01: Update Urban Forestry Manual.				
	~~Task 1: Issue a RFP for a consultant to assist the City with updating of the Urban Forestry Manual.~~	Completed		
	Task 2: Review frequency of grid trimming against best practices and funding available.	In-Progress	Included	*New + Revitalized Facilities* - urban Forestry Manual
	Task 3: Review fees associated with development.	In-Progress	Included	*New + Revitalized Facilities* - urban Forestry Manual
	Task 4: Present preliminary finding of draft plan to City Council and possibly Planning Commission.	In-Progress	Included	*New + Revitalized Facilities* - urban Forestry Manual
	Task 5: Incorporate final document, where necessary, into the various development and CIP processes.	In-Progress	Included	*New + Revitalized Facilities* - urban Forestry Manual
Objective 02: Create a communications strategic plan.				
	Task 1: Define the vision and purpose of the City's communications plan.	In-Progress	Included	*Glendora as a Destination* - Implement Strategic Communications Plan
	Task 2: Develop the framework for creating a Communications Task Force, comprised of multiple departments.	In-Progress	Included	*Glendora as a Destination* - Implement Strategic Communications Plan
	Task 3: Evaluate unique ways to engage the City Council and Board/Commissions in robust information sharing.	Not Started	Included	*Glendora as a Destination* - Implement Strategic Communications Plan
	Task 4: Evaluate unique ways to communicate with different groups in town.	Not Started	Included	*Glendora as a Destination* - Implement Strategic Communications Plan
	Task 5: Develop a strategic communications and marketing outline for the next two to four years.	In-Progress	Included	*Glendora as a Destination* - Implement Strategic Communications Plan
	~~Task 6: Find ways to engage the community through feedback and other forms of communication/outreach.~~	Completed		
~~**Objective 03: Develop and enhance City branding.**~~				
	~~Task 1: Develop a City "tagline" to utilize in the branding of City.~~	Completed		
	~~Task 2: Create/update style guide and incorporate into overall communication strategy.~~	Completed		
	~~Task 3: Redesign/organize City's website to make it intuitive for all constituents.~~	Completed		
	~~Task 4: Revised website will incorporate additional opportunities for the community to stay informed.~~	Completed		
~~**Objective 04: Develop and approve an updated Glendora Unified School District memorandum of understanding.**~~				
	~~Task 1: Return to City Council and Board of Trustees with updates in 2023.~~	Completed		
	~~Task 2: Ensure adopted plan incorporates feedback from 2022 City Council / Board of Trustee Joint Meeting.~~	Completed		
	~~Task 3: Ensure updated MOU explores expansion of field accessibility, school site locations, etc.~~	Completed		
	~~Task 4: Return to City Council and Board of Trustees for approval in December 2023 to January 2024.~~	Completed		
	~~Task 5: Review funding options for site improvements, including user fees and possible bond measures.~~	Completed		
Objective 05: Update Administrative Manual (long-term).				
	Task 1: Complete review of all policies.	In-Progress	Not Included	Project will continue at a lower priority level as time permits
	Task 2: As needed, meet and confer with City's bargaining groups.	In-Progress	Not Included	Project will continue at a lower priority level as time permits
	Task 3: As needed, present policies to City Council for approval.	In-Progress	Not Included	Project will continue at a lower priority level as time permits
Objective 06: Complete enterprise resource planning (ERP – Finance/HR/Payroll) system, land management/permitting system, and asset management with City mobile application implementation.				
	Task 1: Deploy and configure the software to automate and streamline manual processes.	In-Progress	Included	*Staff + Technology* - Completed software implementation

	Task 2: Clean and migrate complete and accurate data.	In-Progress	Included	*Staff + Technology* - Completed software implementation
	Task 3: Test the system and train all users.	In-Progress	Included	*Staff + Technology* - Completed software implementation
	Task 4: Go Live with core software modules.	In-Progress	Included	*Staff + Technology* - Completed software implementation
	Task 5: Provide public outreach to community on access ability to make payments, submit work requests.	Not Started	Included	*Staff + Technology* - Completed software implementation
~~Objective 07: Complete implementation of ESRI geographic information system (GIS).~~				
	~~Task 1: Finalization of base layer used for all City uses.~~	Completed		
	~~Task 2: Deployment of ESRI tools to City staff.~~	Completed		
	~~Task 3: Establish process for layer development and maintenance.~~	Completed		
	~~Task 4: Determine what additional tools are needed for deployment to the public.~~	Completed		
~~Objective 08: Continue with technology modernization.~~				
	~~Task 1: Issue a request for proposal (RFP) for an updated, internet based, phone system.~~	Completed		
	~~Task 2: Continue with movement of legacy infrastructure to the cloud to improve performance and redundancy.~~	Completed		
	~~Task 3: Prepare for a 311 communication system.~~	Completed		
~~Objective 09: Continue to evaluate City's organization structure to further enhance service delivery.~~				
	~~Task 1: Restructure departments and divisions to be more customer service oriented.~~	Completed		
	~~Task 2: Practice proactive solutions that are oriented to reflect community needs.~~	Completed		
	~~Task 3: Compare City's services to the private sector to determine the best way to provide services.~~	Completed		
	~~Task 4: Timing of changes to coincide with the budget process.~~	Completed		
Objective 10: Support and implement short and long-term continued access to the world of ideas as facilities for the Library are assessed and modernized.				
	~~Task 1: Complete Library structural assessment.~~	Completed		
	Task 2: Determine long and short-term impacts of necessary building changes.	In-Progress	Included	*New + Revitalized Facilities* - New or Revitalized Civic Center
	Task 3: Identify funding opportunities for capital and services necessary to continue Library services.	In-Progress	Included	*New + Revitalized Facilities* - New or Revitalized Civic Center
	Task 4: Identify opportunities for services to be modified, as needed.	In-Progress	Included	*New + Revitalized Facilities* - New or Revitalized Civic Center
Objective 11: Increase access to information with implementation of usable digital services and centralized records.				
	Task 1: Create citywide data entry standards.	In-Progress	Included	*Staff+Technology* - Accessible and enhanced City services
	Task 2: Transition OnBase ECM to cloud based solution.	In-Progress	Included	*Staff+Technology* - Accessible and enhanced City services
	~~Task 3: Migrate Police Department data from legacy systems.~~	Completed		
	Task 4: Research the feasibility of a centralized record system.	In-Progress	Included	*Staff+Technology* - Accessible and enhanced City services
	Task 5: Complete the citywide digitization and document imaging project.	In-Progress	Included	*Staff+Technology* - Accessible and enhanced City services
~~Objective 12: For the Library, ensure continued access to Glendora-specific information sources through local history digitization initiatives.~~				
	~~Task 1: Assess any intersection with City Clerk digitization efforts.~~	Completed		
	~~Task 2: Manage initial GPL Friends Foundation grant.~~	Completed		
	~~Task 3: Identify initial targets for digitation.~~	Completed		
	~~Task 4: Address initial copyright/permission needs.~~	Completed		
	~~Task 5: Identify vendors and move forward with selection.~~	Completed		
	~~Task 6: Expand geographic based access to community resources.~~	Completed		

GOAL 5: Improve and Maintain Infrastructure and Facilities

	ITEM	STATUS	DRAFT 2025-2027 STATEGIC PLAN	NOTES
Objective 01: Improve & Maintain Infrastructure/Facilities				
	~~Task 1: Consider solar panels at older facilities that need roof improvements.~~	Completed		
	Task 2: Evaluate artificial turf installation at various parks to promote greater water conservation.	In-Progress	Included	*Sustainable Infrastructure* - Implemented Water Master Plan
	Task 3: Update Public Works' standard specifications to incorporate sustainable materials and practices.	In-Progress	Included	*Sustainable Infrastructure* - various outcomes and actions will cover this item
	Task 4: Complete space planning and facility needs assessment.	In-Progress	Included	*New+Revitalized Facilities* - Complete space planning assessment
~~Objective 02: Implement the Water Division infrastructure assessment.~~				
	~~Task 1: Reconsider the Five-Year CIP in light of Water infrastructure needs.~~	Completed		
	~~Task 2: Implement water rate adjustments to fund improvements to the water infrastructure.~~	Completed		
	~~Task 3: Develop engineering capabilities to support the unique water infrastructure needs.~~	Completed		
Objective 03: Build and expand upon existing infrastructure to improve mobility options throughout the City.				
	Task 1: Pursue grant and budget appropriation opportunities to fully fund the People Movement Project.	In-Progress	Included	*Sustainable Infrastructure* - Complete People Movement project
	Task 2: Develop a comprehensive plan to improve and update the City's traffic signal infrastructure.	In-Progress	Included	*Sustainable Infrastructure* - Traffic signal modernization
	Task 3: Update the Citywide traffic study to account for post-pandemic mobility patterns.	In-Progress	Included	*SubURBAN Living* - General Plan
	Task 4: Update the City Pavement Management Plan and facilitate street improvements.	In-Progress	Included	*Sustainable Infrastructure* - Improved PCI ratings for streets
	Task 5: Explore the feasibility of constructing a pedestrian oriented bridge over the flood control channel.	In-Progress	Included	*Sustainable Infrastructure* - Complete People Movement project
Objective 04 : Develop and implement a Citywide beautification program.				
	Task 1: Consider establishing area-wide beautification events to address potential compliance issues.	Not Started	Not Included	
	Task 2: Enlist the support of non-profit partners to assist residents improve their properties.	Not Started	Not Included	
	Task 3: Leverage existing City water conservation programs to facilitate landscape improvements	In-Progress	Not Included	
	Task 4: Work with community-based partners to grow community cleanup days and activities	In-Progress	Not Included	
Objective 05: Undertake a comprehensive update to the City's sign code to promote local businesses and community assets, and limit visual clutter.				
	Task 1: Create a directional signage design standard to enhance various community assets.	In-Progress		
	~~Task 2: Replace and/or refurbish existing historic district signs.~~	Completed		
	~~Task 3: Update the City's sign code in manner that ensures compliance with recent legal determinations.~~	Completed		
Objective 06 : Continue with the modernization of the City's fleet and related infrastructure.				
	Task 1: Develop a five-year plan for the replacement of all City vehicles.	In-Progress	Included	
	Task 2: Pursue grant funding for acquisition of electric and other zero-emission vehicles/infrastructure.	In-Progress	Included	
	Task 3: Pursue grant funding to expand the availability of public electric vehicle charging infrastructure.	In-Progress	Included	
Objective 07 : Update the Parks and Trails Master Plan to guide the development of parks and recreational facilities in the City.				
	Task 1: Develop a South Hills Wilderness Park Plan with to turn it into an active outdoor recreation.	In-Progress	Included	*New + Revitalized Facilities* - Improved public spaced and *Glendora as a Destination* - Determine highest and best use for South Hills
	Task 2: Develop an Urban Forest Master Plan, providing guidance for long-term and day-to-day management.	In-Progress	Included	*New + Revitalized Facilities* - Improved public spaced

		~~Task 3: Pursue grant funding and budget appropriation requests for City's park improvements.~~	Completed		
	~~Objective 08: Continue exploring the feasibility of restoring the operability of the antique streetlight system to working condition.~~				
		~~Task 1: Evaluate the bid package to consider alternative approaches that may reduce the project cost.~~	Completed		
		~~Task 2: Ballot property owners within proposed antique streetlight district to establish annual assessment.~~	Completed		

GOAL 6: Implement Strategic Homelessness Solutions	ITEM	STATUS	DRAFT 2025-2027 STATEGIC PLAN	NOTES
	~~Objective 01: Strengthen outreach and engagement activities.~~			
	~~Task 1: Recruit, hire, and train a Human Services Coordinator, responsible for coordinating homelessness.~~	Completed		
	~~Task 2: Collect and analyze data to prioritize operational needs for critical service gaps in the City.~~	Completed		
	~~Task 3: Establish program budgets that address different areas of homelessness.~~	Completed		
	~~Objective 02: Evaluate the establishment and expansion of collaborative regional programs among cities in the surrounding region to address the challenge of homelessness.~~			
	~~Task 1: Explore feasibility of restarting the development of a sub-regional homeless housing and services.~~	Completed		
	~~Task 2: Engage public agency partners to develop short- and long-term housing and service options.~~	Completed		
	~~Task 3: Find ways to prioritize assistance to individuals experiencing homelessness locally.~~	Completed		
	~~Task 4: Evaluate sites for acquisition to implement localized solutions for homeless individuals.~~	Completed		
	~~Objective 03: Pursue ongoing funding opportunities to support and supplement local resources to address the challenge of homelessness.~~			
	~~Task 1: Continue to engage public agency partners to pursue fair share of funding to support homelessness.~~	Completed		
	~~Task 2: Explore funding opportunities through community-based and non-profit organizations.~~	Completed		
	~~Task 3: Advocate for and pursue ongoing funding opportunities for housing and services.~~	Completed		
	~~Objective 04 : Update the Homelessness Strategic Plan to reflect the scope of the programs currently underway and assess gaps in the City's response model.~~			
	~~Task 1: Explore and expand partnerships with non-profit organizations working to address homelessness.~~	Completed		
	~~Task 2: Reassess current programs to determine efficacy.~~	Completed		
	~~Task 3: Continue the development of housing and service options based on the needs of homeless individuals.~~	Completed		
	~~Task 4: Explore the use of technology to better collect, track, and report data.~~	Completed		
	~~Task 5: Investigate SGVCOG Care Team Model~~	Completed		

GOAL 7: Enhance Community Engagement and Presence		ITEM	STATUS	DRAFT 2025-2027 STATEGIC PLAN	NOTES
	~~Objective 01: Build trusting relationships with the community that sustain cohesive communities.~~				
		~~Task 1: Establish a "Season of Service" Program that allows everyone to collaborate on community projects.~~	Completed		
		~~Task 2: Develop civic awareness through an intentional citywide approach to departmental volunteering.~~	Completed		
		~~Task 3: Enhance staff membership and presence in community organizations.~~	Completed		
	Objective 02: Communicate and expand the number of opportunities that residents and businesses can engage and give back to their community.				
		Task 1: Develop a centralized citywide volunteer program.	In-Progress	Included	
		Task 2: Expand and create local adopt-a-park, street, and related programs.	Not Started	Included	
		~~Task 3: Look for internship opportunities with local high schools.~~	Completed		
		Task 4: Develop a large, yearly City-sponsored beautification/volunteer day/event.	In-Progress	Included	
	~~Objective 03: Work with the Glendora Chamber of Commerce to transition the State of the City from a daytime event to an evening event.~~				
		~~Task 1: Work with the Chamber to allow greater access to the community.~~	Completed		
		~~Task 2: Invite groups that typically receive an individual updates.~~	Completed		
		~~Task 3: Identify a facility to hold the event.~~	Completed		
	~~Objective 04 : Review City events for possible changes and expansion.~~				
		~~Task 1: Add a multi-cultural event.~~	Completed		
		~~Task 2: Consideration of a 4th of July event~~	Completed		
	~~Objective 05: Review opportunities to for Code Enforcement to be more proactive to address certain key issues raised by the City Council and community.~~				
		~~Task 1: Evaluate staffing needs for additional work.~~	Completed		
		~~Task 2: Determine areas of concern and develop work plans for staff.~~	Completed		
	~~Objective 06: Address quality of life issues along Arrow Highway corridor.~~				
		~~Task 1: Explore partnerships with LA County, City of Covina and City of Azusa.~~	Completed		
		~~Task 2: Develop and implement options for addressing homelessness.~~	Completed		
		~~Task 3: Develop and implement options for addressing illegal vending.~~	Completed		
	Objective 07: For the Library, support connections to information and other human services, guiding services and partnership development, through Library and partner conducted surveys.				
		Task 1: Determine what information should be surveyed periodically and what should be situational.	In-Progress	Not Included	*New + Revitalized Facilities* - New or Revitalized Civic Center will include the need to survey additional City services. This project will continue under the scope of the larger Civic Center project.
	~~Objective 08: Crime prevention through environmental design, implementation and enforcement.~~				
		~~Task 1: Add sworn management staff member to project review team (development process).~~	Completed		
		~~Task 2: Create standard conditions for development project types to address public safety considerations.~~	Completed		
		~~Task 3: Engage existing businesses and residents when areas of concern arise.~~	Completed		
		~~Task 4: Establish an outreach program to crime victims to help eliminate future and re-occurring issues.~~	Completed		

CITY OF GLENDORA

2025–2027 CITY COUNCIL GOALS + ACTION PLAN



SSW CONSULTING

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Introduction

The City of Glendora is pleased to present a summary of its December 2024 Council Retreat.

On December 2-3, 2024 the City Council and leadership team met to gain a deeper understanding of the current community and organizational landscape. The goal was to refine strategic goals that would guide the organization over the next two years.

To facilitate this process, the City engaged SSW Consulting, a professional facilitation and strategic planning firm. The retreat aimed to achieve the following:

- Facilitate a team-building experience that fosters a strong and cohesive team among Council and staff
- Review the roles of policymakers and administration in the Council-Manager form of government and discuss expectations/agreements that will strengthen the partnership between staff and Council to advance the goals
- Review the Council's past goals , highlight successes we can build on and challenges we can learn from
- Build a shared understanding of the current community/organizational context and the progress status of the Council's current goals to inform the goal refinement
- Develop a refined set of goals for July 1, 2025-June 30, 2027, with clear, measurable outcomes to guide the Council and organization

Before the retreat, SSW Consulting conducted individual outreach interviews with members of City Council, as well as a leadership team survey. This information helped shape the retreat agenda to ensure a productive and engaging experience.

During the retreat, staff and Council members worked to refine last year's goals, considering progress made and emerging priorities. They collaborated to assess the community and organizational context and develop clear and measurable goals. The Executive team refined the goals on February 10th, and the Council approved the 2025-2027 Strategic Plan summary on March 25th.

To ensure implementation, the plan is incorporated into the City's two-year budget, reflecting Glendora's "What gets funded, gets done" approach. The City's staffing plans include elements of the strategic plan to ensure staff at all levels are following the framework set by the Council and implemented by staff.

Glendora City Council gathers every 2 years to review and refine their goals. They receive quarterly progress updates from staff throughout the biennium. The City appreciates the engagement and participation of the Council and staff. The team looks forward to working together to advance these goals.

Goal-Setting Process

To guide their efforts during the July 1, 2025 – June 30, 2027 fiscal period, Glendora City Council and Staff worked together to define their strategic priorities. This process involved setting overarching goals, identifying desired outcomes, and developing supporting actions with measurable indicators. For clarity, these essential components are defined below.

Goals (or Goal Areas): Broad, overarching focus areas guiding City and Council efforts and resource allocation over a defined period. They represent key priorities, providing a strategic framework and communicating overall ambitions to stakeholders, influencing decision-making.

Outcomes: Specific, measurable, achievable, relevant, and time-bound (SMART) results the City aims to achieve within each goal area. They translate broad goals into concrete targets, clarifying success and focusing efforts on tangible results within defined timeframes.

Actions: Specific projects, programs, initiatives, policies, or operational changes the City undertakes to achieve desired outcomes. These are the concrete steps to achieve the outcomes moving the City toward its goals.

Indicators: The indicators are specific deliverables or milestones that indicate progress or completion within each action. They detail the work required, with timelines and assigned departments, enabling granular tracking of progress within actions and contributing to broader outcome and goal achievement.

Glendora

2025-2027 GOALS



SubURBAN Living

Foster intentional urbanization through increased targeted housing density, revitalized commercial areas, and enhanced services and infrastructure that supports a livable community for all.



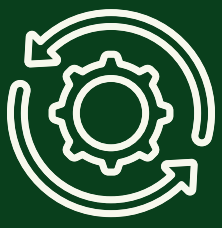
Glendora as a Destination

Attract visitors through strategic marketing, promotion of local businesses, and enhanced connectivity between attractions for a seamless destination experience.



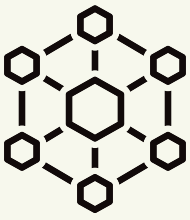
New + Revitalized Facilities

Develop new and enhanced facilities including a modern civic center and improved public spaces that foster connectivity, accessibility, and civic pride.



Sustainable Infrastructure

Plan and construct infrastructure that enhances street conditions, expands trail connectivity, improves traffic safety and mobility, upgrades water systems, and ensures compliance with regulatory standards for a resilient and accessible community



Staff + Technology

Strengthen City operations through investment in staff and technology improvements.

Goal 1: SubURBAN Living

Foster intentional urbanization through increased targeted housing density, revitalized commercial areas, and enhanced services and infrastructure that supports a livable community for all.



Outcome 1: Increased targeted housing density and housing options at all income levels

INDICATORS	TIMELINE	LEAD
ACTION 1.1: GENERAL PLAN UPDATE		
RFP for consultant	2026 Q1	Comm. Dev. (Planning)
Subdivision Code	2025 Q4	Comm. Dev. (Planning)
Objective Design Guidelines	2025 Q3	Comm. Dev. (Planning)
Safety Element	2025 Q3	Comm. Dev. (Planning)
ACTION 1.2: 1762 DALE DEVELOPMENT		
ENA with Mercy Housing - (development complete in 3 years of ENA approval)	2025 Q2	Comm. Dev. (Housing & Economic Development)
ACTION 1.3: STATION DEVELOPMENT VISION (TOC/TAP)		
Adoption of Development Vision	2025 Q3	Comm. Dev. (Planning)
Gold Line Authority Property Sale	2025 Q2	Gold Line Construction Authority
Metro develops parking lot, including affordable units	2028-2030	LA County Metro
ACTION 1.4: SCHOOL SITE DEVELOPMENT		
Sunflower Campus Development Agreement approval	2025 Q2	Comm. Dev. (Planning)
Azusa Unified School District Development Agreement approval	2025 Q4	Comm. Dev. (Planning)
Glendora Unified School District - Development Agreement approval	2026 Q3	Comm. Dev. (Planning)
Entitling Developments	2027 Q3	Comm. Dev. (Planning)
Sunflower Campus Development Agreement approval	2025 Q2	Comm. Dev. (Planning)
ACTION 1.5: SAN JOSE / WOODLAND SITE DEVELOPMENT		
Approve Development Entitlements	2025 Q3	Comm. Dev. (Planning)
Affordability Regulatory Agreement	2025 Q3	Comm. Dev. (Planning)

Goal 1: SubURBAN Living

Outcome 2: Revitalized commercial centers

INDICATORS	TIMELINE	LEAD
ACTION 1.6: ECONOMIC ACTION PLAN		
Council approves EAP programming	2025 Q2	Comm. Dev. (Econ. Dev./Housing)
Implementing the plan + Creating the programs	Ongoing as resources become available	Comm. Dev. (Housing & Economic Development)

Goal 1: SubURBAN Living

Outcome 3: A complete eco-system to support the homeless population and improve access to support tools

INDICATORS	TIMELINE	LEAD
ACTION 1.7: FORMALIZE INTERDEPENDENCE OF OUR PARTNERS WHO SERVE HOMELESS COMMUNITY		
Prepare Service Provider Assessment	2025 Q3	Recreation & Human Services (Human Services Manager) / Library (Director, Library Services Manager)
Convene summit/workshop w/ partners	2025 Q4	Recreation & Human Services and GPD
ACTION 1.8: 1762 DALE DEVELOPMENT		
ENA with Mercy Housing - (development complete in 3 years of ENA approval)	2025 Q2	Comm. Dev. (Housing & Economic Development)
ACTION 1.9: COORDINATE ALTERNATIVES WITH LOCAL MOTEL OWNERS		
Agreements with service providers + motel owners	2025 Q3	Recreation & Human Services
ACTION 1.10: ECONOMIC ACTION PLAN		
Implementing the plan + Creating the programs	2025 Q2	Comm. Dev. (Housing & Economic Development)
Sunstone Challenge	2025 Q2	Comm. Dev. (Housing & Economic Development)

Goal 1: SubURBAN Living

Outcome 4: Determination on annexation of county islands on the western City border

INDICATORS	TIMELINE	LEAD
ACTION 1.11: REVIEW COST OF SERVICE STUDY		
Workshop with City Council	2026 Q3	Comm. Dev. (Planning)
ACTION 1.12: DETERMINE TO MOVE FORWARD WITH ANNEXATION STUDY		
City Council diretion to move forward with annexation, or a portion thereof	2027 Q1	Comm. Dev. (Planning)

Goal 2: Glendora as a Destination

Attract visitors through strategic marketing, promotion of local businesses, and enhanced connectivity between attractions for a seamless destination experience.

Outcome 1: Destination marketing to increase visitors to Glendora

INDICATORS	TIMELINE	LEAD
ACTION 2.1: CONVENE A WORKING GROUP WITH THE CHAMBER AND BUSINESS IMPROVEMENT DISTRICT		
Hire an Economic Development Manager	2025 Q3	Comm. Dev + CMO
Convene the working group and report of progress	2026 Q4	Comm. Dev + CMO
ACTION 2.2: ECONOMIC ACTION PLAN		
Approval of plan programs and funding	2025 Q4	Comm. Dev. (Housing&Economic Development)

Goal 2: Glendora as a Destination

Outcome 2:Economic development strategies to encourage people to "Shop Glendora"

INDICATORS	TIMELINE	LEAD
ACTION 2.3: COUNCIL LIAISON CHAMPIONS CHAMBER STRATEGIC INITIATIVES		
Liason engages and supports economic development programs and initiatives	Ongoing	CMO
ACTION 2.4: COMMUNICATION AUDIT		
Recommendations for a Communication Plan	2025 Q4	City Clerk - lead / Legislative / Admin / IT /PW / Finance / CMO / PD / Library / Comm. Dev. / Rec. & HS

Goal 2: Glendora as a Destination

Outcome 3: Determine the highest and best use for South Hills

INDICATORS	TIMELINE	LEAD
ACTION 2.5: GENERAL PLAN UPDATE		
See indicators above	2025 Q3 - 2026 Q1	Comm. Dev. (Planning)
ACTION 2.6: CONDUCT COMMUNITY POLLING FOR SOUTH HILLS TO INFORM COUNCIL'S POLICY DIRECTION		
Hire polling firm to complete poll	2026 Q1	CMO
Council Work Session	2026 Q2	CMO
ACTION 2.7: HIRE AVID TRAILS TO DESIGN A MOUNTAIN BIKE PARK AND 6 MILES OF BIKE TRAILS.		
Recognizing the community's need for a dedicated biking space, the City has been working since 2022 to develop a bike park. The park is being designed as a family-friendly destination where people can come together in a safe and enjoyable environment.	Construction 2025 Q2 Trail completion 2026 Q4	Recreation and Human Services

Goal 2: Glendora as a Destination

Outcome 4: Connected destination and attraction areas

INDICATORS	TIMELINE	LEAD
ACTION 2.8: CONDUCT A WAY-FINDING ASSESSMENT		
Issue/ award RFP	2026 Q3	Public Works
Council Work Session	2026 Q3	Public Works
ACTION 2.9: DOCUMENTATION OF BEAUTIFICATION AND VISUAL APPEAL EFFORTS THROUGH LINKAGES OF ITEMS IN THIS PLAN.		
Beautification of public spaces, like parks, streets, and plazas, involves enhancing their visual appearance and making them more inviting and enjoyable for residents and visitors, often through landscaping, art installation, and improved infrastructure.	2026 Q4	Public Works, Comm. Dev and PD-Community Preservation

Goal 2: Glendora as a Destination

Outcome 5: Implement Strategic Communications Plan

INDICATORS	TIMELINE	LEAD
ACTION 2.10: DEVELOP AND IMPLEMENT A STRATEGIC COMMUNICATIONS PLAN		
Create Communications Task Force	2026 Q1	City Clerk - lead / Legislative / Admin / IT /PW / Finance / CMO / PD / Library / Comm. Dev. / Rec. & HS
Gather data, Develop framework for plan and Engage Community	2026 Q2	
Approval of plan by City Council	2026 Q3	

Goal 3: New + Revitalized Facilities

Develop new and enhanced facilities including a modern civic center and improved public spaces that foster connectivity, accessibility, and civic pride.



Outcome 1: New or revitalized Civic Center

INDICATORS	TIMELINE	LEAD
ACTION 3.1: CITY COUNCIL DIRECTS FUNDING METHODOLOGY		
City Council Work Session	2025 Q1	CM
ACTION 3.2: NEW TRANSPORTATION FACILITY		
New paving and potentially a new modular building	TBD	Public Works / Finance
ACTION 3.3: COMPLETE SPACE PLANNING ASSESSMENT		
Contact vendors and receive proposals	2026 Q2	PW / Finance / CMO
Vendor selection	2026 Q3	PW / Finance / CMO
Coordination with citywide facility assessment.	2026 Q3	All
ACTION 3.4: DETERMINE IF NEW OR REMODEL		
Consolidate study/ civic center Coordination of results from citywide facility/space assessments	2026 Q1	Admin / IT /PW / Finance / CMO / PD / Library
ACTION 3.5: SERVICE IMPACT PLANNING		
Develop plans for service delivery for departments impacted by renovations and new buildings	As Needed	Admin / IT /PW / Finance / CMO / PD / Library

Goal 3: New + Revitalized Facilities

Outcome 2: Improved Public Spaces

INDICATORS	TIMELINE	LEAD
ACTION 3.6: COMPLETION OF URBAN FORESTRY MANUAL		
Conduct community outreach Council	2025 Q2	Public Works
ACTION 3.7: ADA TRANSITION PLAN		
Will provide an assessment of ADA deficiencies and a plan to tackle and work towards compliance.	2026 Q4	Public Works
ACTION 3.8: COMPLETION OF THE PARKS MASTER PLAN		
Will provide an assessment of our park facilities deficiencies and a plan to tackle and work towards updating them.	2026 Q2	Recreation and Human Services and Public Works

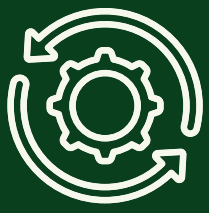
Goal 3: New + Revitalized Facilities

Outcome 3: Give Back to the Community

INDICATORS	TIMELINE	LEAD
ACTION 3.9: DEVELOP A CENTRALIZED CITYWIDE VOLUNTEER PROGRAM		
Program is completed and becomes central location for all local groups to solicit volunteer assistance	In progress /ongoing	Human Resources
ACTION 3.10: EXPAND AND CREATE LOCAL ADOPT-A-PARK, STREET, AND RELATED PROGRAMS		
Implement new program	2025 Q4	Recreation & Human Services
ACTION 3.11: DEVELOP A LARGE, YEARLY CITY-SPONSORED BEAUTIFICATION/VOLUNTEER DAY OR EVENT		
Establish a city-sponsored beautifcation project	2025 Q4	Human Resources

Goal 4: Sustainable Infrastructure

Plan and construct infrastructure that enhances street conditions, expands trail connectivity, improves traffic safety and mobility, upgrades water systems, and ensures compliance with regulatory standards for a resilient and accessible community



Outcome 1: Improved PCI ratings for streets

INDICATORS	TIMELINE	LEAD
ACTION 4.1: COMPLETE PAVEMENT MANAGEMENT PROGRAM STUDY		
Final report to Council	2025 Q4	Public Works
Determine goal PCI rating + funding opportunities	2025 Q4	Public Works

Goal 4: Sustainable Infrastructure

Outcome 2: Complete People Movement project

INDICATORS	TIMELINE	LEAD
ACTION 4.2: SAN DIMAS WASH URBAN TRAIL		
Enter into an Amended MOA with the SGVCOG to administer and deliver the People Movement Project	2024 Q3	Public Works
Provide Outreach	Ongoing	Public Works
Release RFP for Construction and complete the San Dimas Urban Trail	2026 Q1	Public Works
ACTION 4.3: FIRST LAST MILE IMPROVEMENTS (GLENDORA AVE AND FOOTHILL BLVD.)		
Complete Design	2026 Q1	Public Works
Refurbish Antique Street Lights	2025 Q4	Public Works
Release RFP for Construction and complete the First Last Mile Improvements	2027 Q2	Public Works
ACTION 4.4: LITTLE DALTON AND BIG DALTON WASH TRAIL		
Identify funding	2024 Q3	PW / Finance / CMO
Public outreach	Ongoing	Public Works / CMO
Complete Design - USACE 408 Permit - Environmental Clearance - Use Agreements / Easements	TBD	Public Works

Goal 4: Sustainable Infrastructure

Outcome 3: Traffic signal modernization

INDICATORS	TIMELINE	LEAD
ACTION 4.5: TRAFFIC AND SPEED SURVEY		
Completion of survey will determine changes needed	2025 Q3	Public Works / PD
ACTION 4.6: COMPREHENSIVE SIGNAL INVENTORY		
Create a GIS Layer for signals	2025 Q4	Public Works / IT
ACTION 4.7: SIX INTERSECTIONS IN THE PROCESS OF UPDATING		
LA County completing work	2025 Q4	Public Works
ACTION 4.8: HIGHWAY IMPROVEMENT SAFETY PROGRAM		
8 intersections for Cycle 11 - requesting funding from Caltrans.	2027 Q2	Public Works

Goal 4: Sustainable Infrastructure

Outcome 4: National Pollution Discharge Elimination System

INDICATORS	TIMELINE	LEAD
ACTION 4.9: MS4 PERMIT COMPLIANCE		
Trash Discharge Prohibitions Compliance	2026 Q3	Public Works
Stormwater Master Plan	2026 Q1	Public Works
Finkbiner Park Stormwater Capture Project	TBD	Public Works

Goal 4: Sustainable Infrastructure

Outcome 5: Implemented Water Master Plan

INDICATORS	TIMELINE	LEAD
ACTION 4.10: CONTRACT WITH A CONSULTANT		
For Completion of a water infrastructure assessment and plan (Water Infrastructure Plan)	2025 Q4	Public Works
ACTION 4.11: GLENDORA WATER AND STREET IMPROVEMENTS		
Completion of plans, specifications and cost estimate	2026 Q1	Public Works
Complete Construction	TBD	Public Works / Finance
ACTION 4.12: COLORADO WATER AND STREET IMPROVEMENTS		
Completion of plans, specifications and cost estimate, Complete Construction	2027 Q1	Public Works
ACTION 4.13: CYPRESS WATER AND STREET IMPROVEMENTS		
Completion of plans, specifications and cost estimate, Complete Construction	2027 Q1	Public Works
ACTION 4.14: NORTH GLENDORA RESERVOIR		
Replace existing with new reservoir.	2027 Q1	Public Works

Goal 4: Sustainable Infrastructure

Outcome 6: Modernization of the City's Fleet

INDICATORS	TIMELINE	LEAD
ACTION 4.15: DEVELOP A PLAN FOR THE REPLACEMENT OF ALL CITY VEHICLES		
Prepare Initial Five Year Plan	2025 Q4	Public Works
ACTION 4.16: PURSUE GRANT FUNDING FOR THE ACQUISITION OF ELECTRIC VEHICLES AND INFRASTRUCTURE		
Identify and apply for funding opportunities	Ongoing	Public Works
ACTION 4.17: PURSUE GRANT FUNDING TO EXPAND AVAILABILITY OF PUBLIC ELECTRIC VEHICLE CHARGING INFRASTRUCTURE		
Identify and apply for funding opportunities; issue RFP for deployment	Ongoing	Public Works

Goal 5: Staff + Technology

Strengthen City operations through investment in staff and technology improvements.

Outcome 1: Stable Workforce

INDICATORS	TIMELINE	LEAD
ACTION 5.1: UPDATE PERSONNEL POLICIES AND REGULATIONS		
Prepare draft	2025 Q2	Human Resources
Meet + confer with employee groups	2025 Q2	Human Resources
Council approval	2025 Q4	Human Resources
ACTION 5.2: ASSESS SERVICE DELIVERY AND EMPLOYEE TOTAL COMPENSATION PACKAGE		
MOU negotiations/ new employee engagements	2025 Q2	CMO, Human Resources, Finance
Public safety - professional staff MOU's	2025 Q4	CMO, Human Resources, Finance
Hours of operation	2026 Q1	CMO – lead / Admin / IT /PW / Finance / CMO / PD / Library / Comm. Dev. / Rec. & HS / City Clerk
ACTION 5.3: FORMALIZE THE HUMAN RESOURCES LIFE CYCLE		
Develop an employee handbook	2026 Q1	Human Resources
Establish a formal employee orientation/ on-boarding process	2025 Q4	Admin - HR - lead/ CMO / IT /PW / Finance / CMO / PD / Library / Comm. Dev. / Rec. & HS / City Clerk
Develop a Succession Plan to identify existing staff for additional development	2026 Q2	Admin - HR - lead/ CMO / IT /PW / Finance / CMO / PD / Library / Comm. Dev. / Rec. & HS / City Clerk
Conduct periodic employee surveys, both citywide and department specific, as needed	2025 Q3	Human Resources
Supervisory/manager academy	2026 Q1	Rita + Marie

Goal 5: Staff + Technology

Outcome 2: Accessible and enhanced City services

INDICATORS	TIMELINE	LEAD
ACTION 5.4: DELIVER MORE CITY SERVICES USING TECHNOLOGY		
Civic Access app/311	2026 Q2	IT
Deployment of city services kiosk	2026 Q3	IT
Citywide parking application	2025 Q4	IT/PD
ACTION 5.5: COMPLETE CITYWIDE DIGITIZATION EFFORTS		
Complection of document imaging project, including standardized data entry standards, and unified management system	2026 Q2	City Clerk - PD / Comm. Dev.
ACTION 5.6: DEVELOP A FRAMEWORK FOR DATA UTILIZATION FOR DECISION-MAKING (SMART CITY)		
Development of draft framework for data utilization +	2026 Q4	IT
Council work session	2026 Q4	IT

Goal 5: Staff + Technology

Outcome 3: Completed software implementation

INDICATORS	TIMELINE	LEAD
ACTION 5.7: INCREASE THE NUMBER OF GIS LAYERS AND APPLICATIONS		
Operations specific information Go Live of community dashboard	2026 Q4	All
Go live of community dashboard	2026 Q2	All
ACTION 5.8: TYLER IMPLEMENTATION - ENTERPRISE PERMITTING AND LICENSING		
Go-live week	2025 Q2	Comm.Dev. / Public Works / Police / IT
ACTION 5.9: TYLER IMPLEMENTATION - UTILITY BILLING		
Public education provided in advance of go live week.	2025 Q2	Finance/Public Works
Successful Go-Live	2025 Q3	Finance/Public Works
ACTION 5.10: TYLER IMPLEMENTATION - ENTERPRISE ASSET MANAGEMENT		
Public education provided in advance of go live week.	2025 Q3	Public Works /IT/Finance
Successful Go Live	2025 Q3	Public Works /IT/Finance
ACTION 5.11: TYLER IMPLEMENTATION - ENTERPRISE RESOURCE PLANNING		
Open Finance Go Live	2026 Q1	Finance/Admin/IT
Capital Project Explorer Go Live	2026 Q2	Finance/PW/IT

CITY OF GLENDORA

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STAFF REPORT

TO:	**Mayor and Council Members**	**DATE:**	**December 9, 2025**
FROM:	**Public Works**	**DISTRICT(S):**	**Citywide**
SUBJECT:	**Update on Citywide Pavement and Sign Study, and Review of Pavement Management Program**		

RECOMMENDATION
That the City Council:

1. Receive and file the 2025 Pavement Management Program Update prepared by Bucknam Infrastructure Group, Inc.

STRATEGIC FOCUS AREAS
- Action 4.1 Complete Pavement Management Program Study

EXECUTIVE SUMMARY
Citywide infrastructure continues to be a core priority for Glendora. Results from the 2025 Community Survey conducted by True North Research, Inc. reaffirm that residents view improving streets, roads, and related infrastructure as one of the most important actions the City can take to enhance quality of life. In December 2024, the City Council and Executive Leadership Team met to refine strategic goals and develop the updated FY 2025–2027 Strategic Plan. Included in Goal #4, 'Sustainable Infrastructure,' is the directive to complete an update to the Citywide Pavement Management Program (PMP).

A Pavement Management Program (PMP) evaluates pavement conditions across all City-maintained streets and alleys, providing data-driven funding scenarios to maintain or improve road network conditions over time. Following a competitive Request for Proposals (RFP) process, the City Council awarded an agreement to Bucknam Infrastructure Group, Inc. on January 14, 2025. Bucknam previously completed the 2020 PMP, bringing continuity and expertise to the City's pavement evaluation and forecasting efforts.

The 2025 Citywide PMP Final Report presents a comprehensive assessment of Glendora's entire street network, including pavement condition evaluations, maintenance and rehabilitation needs, and projected performance under various funding scenarios. The City's current Pavement Condition Index (PCI) is 63.2, placing it within the 'Fair' range. The PMP provides cost estimates, recommended treatment strategies, and a five- to seven-year implementation horizon, serving as a technical foundation for future Capital Improvement Program (CIP) planning and funding decisions. The data and recommendations contained in the 2025 PMP will be evaluated alongside the City's Water Master Plan to develop a coordinated five-year Capital Improvement Program (CIP). This integrated analysis will allow staff to identify and prioritize street, water, and combined utility-paving projects, to further leverage the City's resources.

LEGISLATIVE HISTORY / PREVIOUS ACTIONS
The Citywide Pavement Management Plan Update is included in the FY 2025 Approved Budget.

The last two Pavement Management Plan updates were completed in 2020 and 2015. The 2015 PMP was completed by Omnis, Inc. The 2020 PMP was completed by Bucknam Infrastructure Group, Inc.

DISCUSSION

The Pavement Management Program (PMP) provides the City with a data-driven tool to assess roadway conditions, identify maintenance and rehabilitation needs, and prioritize projects based on cost-effectiveness and lifecycle performance. This update fulfills the Los Angeles County Metropolitan Transportation Authority (Metro) requirement that cities maintain an up-to-date pavement condition inventory to remain eligible for Proposition C Local Return funding.

The City's pavement network represents one of its most valuable assets, with an estimated replacement value of approximately $439 million. The network includes roughly 163.4 centerline miles—equivalent to over 30.6 million square feet (SF)—of streets and alleys, categorized by functional classification as follows:

Type	Miles		Square Feet	
Local / Residential	112.2	69%	19,757,439	64%
Arterial / Collector	45.0	28%	10,310,492	34%
Alleys	6.2	4%	573,612	2%
Totals	**163.4**		**30,641,543**	

For context of the report, the following definitions and examples of street types are useful:

- Local or Residential: connects individual properties to the broader roadway network; i.e. Glenwood Avenue, Wabash Avenue, Jenifer Avenue.
- Collector: serves to move traffic from a local street to arterial streets; i.e. Ada Avenue, Leadora Avenue, Loraine Avenue, Valley Center Avenue, Sierra Madre Avenue, Live Oak Avenue.
- Arterial: a street for which the primary function is to move vehicles from one section of the City to another, i.e. Route 66, Grand Ave, Gladstone Avenue, Glendora Ave, Auto Centre Drive, Lone Hill Avenue.

For the 2025 street network assessment survey, the pavement condition index (PCI) was calculated for each segment to reflect overall pavement condition. The PCI values range between "0" and "100". A PCI of "0" would correspond to a badly deteriorated pavement with virtually no remaining life, while a PCI of "100" would correspond to a pavement with proper engineering design and construction at the beginning of its life cycle, which is fundamentally a new street.

As shown in the table below, 32% of the City streets condition are classified as Good to Very Good; 22% is classified as Fair and 46% are classified as Poor to Very Poor. The data confirms that Glendora has maintained a stable overall network condition, but the data also highlights the importance of continued reinvestment to prevent further decline. While recent arterial overlay projects have helped sustain the City pavement network above the 60 PCI range, more than half of the City's local streets now require overlay or reconstruction to reach a healthier, preventive-maintenance level. By maintaining consistent annual funding for slurry seal and overlay programs, the City can raise its overall PCI, reduce costly deferred maintenance, and preserve long-term value in its $439 million pavement network. Deferred maintenance refers to pavement repairs or rehabilitation that are needed but postponed due to limited funding. As these projects are delayed, pavement conditions continue to deteriorate, resulting in higher future repair costs and a growing backlog of work required to restore the network to an acceptable condition.

2025 PCI Distribution by Street Classification	2020

Condition	PCI Range	Art/Coll Miles	% of Art/Coll	Local Miles	%of Local	Alley Miles	% of Alleys	Total Miles	% of Network	% of Network
Very Good	**86-100**	6.7	**15%**	17.6	**16%**	2.3	**37%**	26.6	**16%**	20%
Good	**75-85**	6.9	**15%**	18.4	**16%**	0.6	**10%**	25.9	**16%**	13%
Fair	**40-74**	11.5	**26%**	24.7	**22%**	0.4	**6%**	36.6	**22%**	28%
Poor	**41-59**	11.8	**26%**	34.1	**30%**	0.9	**15%**	46.8	**29%**	27%
Very Poor	**0-40**	8.1	**18%**	17.4	**16%**	2.0	**32%**	27.5	**17%**	12%
		45.0		112.2		6.2		163.4		

The following table summarizes the 2025 PCI values by street classification and compares them to 2020 conditions. While the overall network remains in the “Fair” range, the data shows that certain classifications require continued investment to prevent further decline and support long-term system health.

Street Classification	Mileage	Square Feet	PCI 2025	PCI 2020
Arterial/Collector	45.0	10,310,492	**63.3**	67.6
Local	112.2	19,757,439	**63.2**	64.2
Alley	6.2	573,612	**60.2**	67.5
Citywide	163.4	30,641,543	**63.2**	65.4

The City’s pavement network currently maintains a “Fair” condition rating with a weighted PCI of 63.2, a small decrease from 65.4 in 2020. In 2015, the PCI was listed at 62.5 and in 2018 the PCI was 59. Over the last seven years, significant efforts have led to an improved street condition. Although the 2025 PCI represents a minor reduction from 2020, the overall network condition remains stable. While the numerical change appears small, maintaining stability has required significant ongoing investment; without these continued efforts, the PCI would likely have declined more substantially. It should be noted, the 2015 and 2018 totals did not include alleys, which would have lowered the overall PCI by a small amount.

Pavement is a dynamic structure where deterioration is constantly occurring. It should also be noted, that the difference between 63.2 (2025) and 65.4 (2020) is minor and not visually noticeable to the untrained eye. Between 2020 and 2025, multiple street projects have been completed to keep the condition at Fair, if not for these projects, the PCI would be notably less, potentially falling into a poor status. In addition, several water and street improvement projects are currently in design, including Colorado, Cypress, Glendora, and Lone Hill. These projects represent nearly 1,000,000 square feet of pavement, and once completed, will significantly strengthen the City’s overall PCI.

To ensure the most effective and efficient use of available resources, the PMP aligns maintenance and rehabilitation strategies to pavement condition categories. This approach ensures that each dollar invested produces the maximum lifecycle benefit. The following summarizes the principal treatment types applied across the network, ranging from preventive surface seals to full reconstruction.

General Repairs – Stop Gap (Localized Maintenance); PCI range – 20 to 95

For this maintenance type, small, localized surface treatments are utilized as “holding action” solutions (stop gaps) to delay the need for pavement structural strengthening. This typically includes activities such as crack sealing, Asphalt Concrete (AC) deep patching, AC skin patching, Portland Cement Concrete (PCC) slab replacement, grinding and leveling.

Slurry Seals (Global Maintenance); PCI range – 60 to 85

Slurry seal is a preventative maintenance measure to slow the deterioration of streets. It is a surface treatment applied to pavements with minimal surface distress to provide new wearing surfaces and extend pavement life. The process generally consists of a mixture of conventional or latex-modified emulsified asphalt, well-graded fine aggregate, mineral filler and water placed over an existing AC surface; slurry seal application life cycles are averaging 4 to 5 years. Type II Slurry is recommended for Local streets.

Microsurfacing (Global Maintenance); PCI Range 60 to 85

Microsurfacing is similar to slurry seal. It consists of the application of a mixture of water, asphalt emulsion, aggregate (very small, crushed rock), and chemical additives to an existing asphalt concrete pavement surface. Polymer is commonly added to the asphalt emulsion to provide better mixture properties. The major difference between slurry seal and microsurfacing is in how they “break” or harden. Slurry relies on evaporation of the water in the asphalt emulsion. The asphalt emulsion used in microsurfacing contains chemical additives which allow it to break without relying on the sun or heat for evaporation to occur. Thus, microsurfacing is an application that hardens quicker than slurry seals and can be used when conditions would not allow slurry seal to be successfully placed. Streets that have a lot of shade and streets that have a lot of traffic are good candidates for microsurfacing (*source - LA County of Public Works*).

Cape Seals (Global Maintenance); PCI Range – 40 to 65

This is an application of a single layer of asphalt binder to a road surface immediately followed by a single layer of cover aggregate (chips). The single layer chip seal is then followed with a slurry seal application; Conventional cape seal application life-cycles are averaging 6 to 7 years. For sections that have lower PCI’s in this range, leveling courses should be considered. City is currently considering this application as an alternative cost-saving tool.

Overlays (Major Maintenance); PCI range – 20 to 65

AC Overlay – Placement of a layer of hot-mixed asphalt concrete over the existing pavement surface (may include pavement fabric). Grinding (milling) is performed prior to the overlay to reduce the total height of asphalt and assure alignment with existing gutter lines. This also includes “dig-outs” and crack sealing prior to the application of an overlay. This treatment provides a new wearing surface and increased structural strength to the pavement section. A conventional overlay should be designed for a ten-year life.

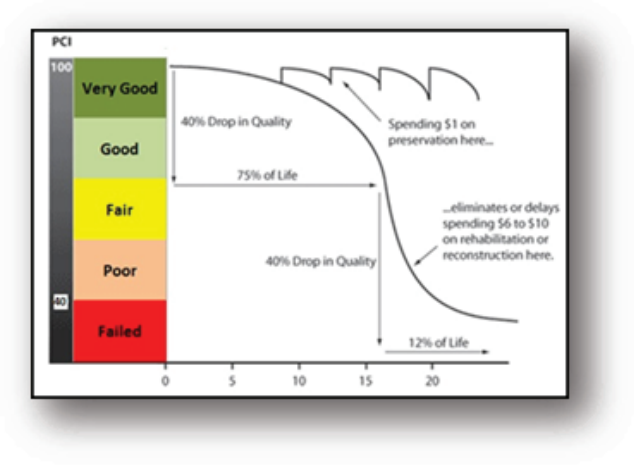
Asphalt Rubber Hot-Mix Overlay - The ASTM definition is: Asphalt-Rubber is a blend of asphalt cement, reclaimed tire rubber and certain additives in which the rubber component is at least 15% by weight of the total blend and has reacted in the hot asphalt cement sufficiently to cause swelling of the rubber particles. Specifically, using crumb rubber modified binders in pavement application benefit local agencies in that cities find:

- Pavement resists cracking by being more flexible;
- Cost savings come from a longer life cycle (from Bucknam’s experience typically 20% longer), decreased maintenance and the use of less material;
- Improvement in skid resistance;
- Decreased noise;
- It provides long-lasting color contrast for marking and striping; and
- Life Cycles are averaging 8 to 12 years.

Reconstruction (Major Maintenance); PCI range – 0 to 20

A reconstruction project is required when slurry seals or overlays won't be adequate and generally indicates that the structural integrity of the asphalt, base and sometimes soil have failed. Reconstruction of an existing pavement section includes demolition and removal of the asphalt to a prescribed depth, grading, sub-base compaction, application of a binder/surface course followed by the placement of a conventional flexible pavement section using a structural AC Hot Mix, ARHM or full depth asphalt. Each classification of road has a typical design cross-section based on anticipated traffic loading. Generally, reconstructed streets have a life of 25 to 30 years, but if properly maintained using slurry seals and overlays, street life can exceed 50 years. Reconstruction resets a roadway section PCI to 100 and restarts the life-cycle deterioration curve of the section.

As pavement ages, the City's pavement management system forecasts deterioration over time to identify when cost-effective maintenance should occur. The analysis demonstrates that performing timely preventive maintenance significantly extends pavement life and minimizes long-term costs. As illustrated in the accompanying chart, for every $1 spent early on preservation treatments, the City can avoid spending $6 to $10 on the same pavement area if repairs are deferred just a few years and the condition deteriorates. This principle explains why the City often addresses streets that may appear to be in relatively good condition first - these preventive treatments are far more cost-effective and help preserve the overall network condition, whereas severely deteriorated streets require costly reconstruction once they have reached the end of their useful life.



Below is the summary of Capital Street Improvement projects from the last five years, since the 2020 survey. Street maintenance treatments include slurry seal, overlays and reconstruction of the pavement.

Capital Improvement Projects (Streets)		
Fiscal Year/Project	**Sq. Ft.**	**Actual / Budget**
2020		
Ada Street Rehabilitation	385,358	$853,384
Leadora Resurfacing Construction	157,884	$335,837
Lone Hill Ave Improvements Phase 2	125,000	$1,010,264
Citywide Slurry Seal Project, FY 2019/2020	783,486	$178,823
W. Laxford / Vecino Street Improvements	77,698	$255,687

Citywide Reactive Repairs/Maintenance*	-	$500,000
2020 Totals	**1,529,426**	**$3,133,995**
2021		
Bonita Ave and Dale Road	104,517	$288,459
Dike Lane and Other Street Rehabilitation	157,815	$342,652
Loraine Avenue Street Rehabilitation	423,688	$1,186,781
Citywide Reactive Repairs/Maintenance*	-	$500,000
2021 Totals	**686,020**	**$2,317,892**
2022		
Dawson/Pennsylvania/Washington	82,500	$324,419
Leadora Resurfacing Design	-	$90,701
Citywide Reactive Repairs/Maintenance*	-	$500,000
2022 Totals	**82,500**	**$915,120**
2023		
Citywide Slurry Seal Project, FY 2022	475,000	$174,850
Cullen Ave. Water and Street Improvements	50,000	$560,733
Laxford, Cossacks, St. Valdimir Street Rehabilitation	120,000	$735,695
Citywide Reactive Repairs/Maintenance*	-	$500,000
2023 Totals	**645,000**	**$1,971,278**
2024		
CDBG Bender, Carter, et. al Water and Street Improvements	225,000	$678,335
Citywide Slurry Seal Project, FY 2023	512,124	$150,585
Eagle Ridge Water and Street Improvements – Emergency Project	30,380	$222,300
Citywide Reactive Repairs/Maintenance*	-	$790,000
2024 Totals		**$1,841,220**

2025		
Amelia Ave, Country Club, Lone Hill & Cumberland Water & Street	211,000	$931,956
Bennett, Washington, Westridge and Bender Water and Street	311,000	$2,080,000
CDBG Grind and Overlay	107,000	$1,074,485
Citywide Slurry Seal Project, FY 2024/2025	1,289,195	$402,100
Glendora Ave Street Paving – Emergency Project	79,520	$200,000
Mauna Loa Water and Street	211,000	$513,600
Citywide Reactive Repairs/Maintenance*	-	$550,000
2025 Totals	**2,208,715**	**$5,752,141**
* Citywide Reactive Repairs/Maintenance refers to on demand repairs such as filling potholes, rain related damage, crack sealing and emergency repairs from unplanned water leaks.		

In addition to planned capital street improvement projects, the City also invests on average more than half a million annually in personnel and materials focused on reactive street improvements, addressing potholes, rain-related damage, crack sealing and emergency repairs from unplanned water leaks. By maintaining consistent funding for both proactive and reactive maintenance programs, the City can raise its overall PCI toward a healthier range and extend pavement life.

To accomplish the aforementioned improvements, and to support ongoing and future street resurfacing, the City relies on a variety of dedicated funding sources that specifically include street improvements among their restricted uses. These sources include Gas Tax, Prop 1B, Proposition C, Road Maintenance and Rehabilitation Account (RMRA), Measure M, Measure R, Community Development Block Grant (CDBG), and Surface Transportation Program-Local (STP-L).

The table below provides a snapshot of projected revenues from each of these sources. The figures represent total revenues by fund; while only a portion of these dollars is used for pavement renovation, the remainder supports other eligible transportation improvements such as sidewalks, curbs and gutters, ADA upgrades, traffic signal maintenance, signage, and related mobility and safety enhancements. Together these amounts provide an overview of the funding available to support the City's streets and transportation infrastructure.

Revenues Available by Fund				
Fund	**FY 2024***	**FY 2025****	**FY 2026****	**FY 2027****
Gas Tax	$2,079,738	$2,311,500	$2,038,400	$2,133,400
Proposition C	$1,175,566	$1,230,100	$1,136,760	$1,136,760
RMRA	$1,404,619	$1,377,800	$1,411,540	$1,411,540
Measure M	$997,250	$1,045,100	$949,948	$949,948
Measure R	$884,576	$908,800	$833,370	$833,370
CDBG	$61,061	$461,509	$444,625	$275,000***
STP-L	$4,021	$3,200	$3,000	$3,000
Total:	$6,606,831	$7,338,009	$6,817,643	$6,743,018

*Actual Revenue
**Projected Annual Revenues per the 2025 – 2027 Adopted Two Year Budget
*** Estimated

Although these dedicated revenues support ongoing maintenance, they are not sufficient on their own to fully address the City's long-term pavement needs. Glendora is a largely built-out community with limited opportunities for new residential or commercial development, resulting in minimal collection of Development Impact Fees (DIFs) or other development-related revenues. Unlike jurisdictions experiencing substantial growth, the City does not receive significant new funding from development activity to help offset roadway rehabilitation costs. As a result, the City relies almost entirely on its restricted transportation funding sources to maintain and improve the street network, contributing to a growing gap between available revenues and projected pavement needs.

The City's Water Fund can be an additional source when water infrastructure improvements occur as part of a project. In such cases, the Water Fund typically covers the cost of restoring one lane of pavement directly above completed water-system work. The Capital Improvement Project table referenced earlier includes some pavement restored as part of water projects, however water-related costs are not always itemized between water-system work and pavement restoration. As a result, pavement restored through Water Fund contributions may not show the corresponding Water Fund dollar amount, and the actual investment in the City's pavement network may be higher that what is reflected. Water Fund contributions also do not appear in the revenue table above, as they are project dependent and not tracked as a consistent, standalone funding source.

In addition to the restricted transportation funds, Measures E and Z provide important voter-approved revenue streams that help sustain City operations. Since adoption, these measures have strengthened overall fiscal stability and indirectly supported capital improvement efforts by increasing General Fund capacity. Measure E has also directly funded over $4 million in capital projects. While these revenues are not dedicated to streets, the City Council may consider future allocations toward pavement improvements as part of broader policy and budget discussions.

Budget Projections / Modeling Scenarios

A key component of developing a Pavement Management Program (PMP) is modeling the City's existing pavement conditions against available and projected budgets to evaluate how various funding levels affect overall network performance and deferred maintenance. This modeling allows the City to demonstrate the return on investment from different treatment strategies—such as slurry seals, cape seals, grind-and-overlay, and alternative rehabilitation applications—and to plan funding allocations that provide the greatest long-term benefit. The development of this program considered four budget scenarios: funding required to maintain the PCI at 63 and funding required to improve the current PCI of 63 to 65, 67, and 70.

Maintain PCI 63

In order to maintain the overall PCI of 63, an average annual budget of $5.58 million, for a total of $27,916,500 will be required over the five-year period. The "Maintain PCI 63" Budget program incorporates pavement sections that have a functional class of Arterial (A, C) and Local (R) utilizing slurry, overlay, and reconstruction maintenance techniques. While the PCI will remain at 63, the deferred maintenance will increase from $46.8 million to $78.8 million at the end of the five-year period, notably adding to the costs to repair the pavement network.

Plan Year	PCI	Slurry Seal	Overlay	Funds ($)	Deferred Maint.
2025 PMP	63.2				$46,785,500
2025 - 2026	63.0	$384,500	$5,211,800	$5,596,300	$48,265,400

2026 – 2027	64.0	$1,521,400	$4,011,300	$5,532,700	$41,877,400
2027 – 2028	63.0	$1,211,200	$4,459,800	$5,671,000	$50,505,100
2028 – 2029	63.0	$634,200	$4,816,600	$5,450,800	$58,840,300
2029 - 2030	63.0	$500,400	$5,165,300	$5,665,700	**$78,805,100**
		$4,251,700	$23,664,800	**$27,916,500**	

Reach PCI 65

In order to increase PCI from 63.2 to 65, the "Reach PCI 65" scenario, an average annual budget of $6.48 million per year for slurry, overlay and reconstruction maintenance will be required. While the PCI increases, deferred maintenance across the entire pavement network will increase from $46.8 million to $76.4 million at the end of the five year period.

Plan Year	PCI	Slurry Seal	Overlay	Funds ($)	Deferred Maint.
2025 PMP	63.2				$46,785,500
2025 - 2026	64.0	$412,500	$3,715,400	$4,127,900	$48,469,800
2026 – 2027	64.0	$1,556,400	$3,844,200	$5,400,600	$42,032,100
2027 – 2028	64.0	$1,315,500	$6,381,100	$7,706,600	$48,457,300
2028 – 2029	64.0	$864,700	$6,151,400	$7,016,100	$58,037,400
2029 - 2030	65.0	$587,700	$7,567,900	$8,155,600	**$76,438,600**
		$4,736,800	$27,670,000	**$32,406,800**	

Reach PCI 67

To target a PCI goal of 67, the "Reach PCI 67" scenario will require an average annual budget of approximately $8.38 million for each of the next five years, a total of $41,902,200. The City's weighted PCI would increase from 63.2 to 67**;** deferred maintenance would grow from $46.8 million to nearly $72.0 million, largely due to the high volume of streets already in need of overlay or reconstruction. To sustain long-term progress, the City should continue to place emphasis on the local street network, which accounts for about 65% of the total pavement area, while maintaining steady investment in arterial corridors using eligible funding sources such as Proposition C, SB 1, Measure M, and Measure R.

Plan Year	PCI	Slurry Seal	Overlay	Funds ($)	Deferred Maint.
2025 PMP	63.2				$46,785,500
2025 - 2026	65.0	$353,900	$8,077,900	$8,431,800	$45,981,800
2026 – 2027	66.0	$1,498,000	$6,712,800	$8,210,800	$37,202,800
2027 – 2028	67.0	$1,250,400	$7,123,400	$8,373,800	$41,467,500
2028 – 2029	67.0	$797,500	$7,602,800	$8,400,300	$51,084,600
2029 - 2030	67.0	$522,100	$7,963,400	$8,485,500	**$71,951,900**
		$4,421,900	$37,480,300	**$41,902,200**	

Reach PCI 70

Building upon the scenario to "Reach PCI 70" extends the projection to seven years and targets a weighted PCI of 70 through an average annual investment of $8.42 million. This approach would yield a stronger overall improvement while keeping deferred maintenance growth comparatively stable, from $46.8 million to $63.0 million.

Plan Year	PCI	Slurry Seal	Overlay	Funds ($)	Deferred Maint.
2025 PMP	63.2				$46,785,500
2025 - 2026	65.0	$353,900	$8,077,900	$8,431,800	$45,981,800
2026 – 2027	66.0	$1,498,000	$6,712,800	$8,210,800	$37,202,800
2027 – 2028	67.0	$1,250,400	$7,123,400	$8,373,800	$41,467,500
2028 – 2029	68.0	$951,400	$7,981,800	$8,933,200	$47,761,500
2029 - 2030	70.0	$859,700	$8,451,100	$9,310,800	$56,642,600
2030 – 2031	70.0	$678,600	$7,134,500	$7,813,100	$61,353,900
2031 - 2032	70.0	$651,000	$7,222,200	$7,873,200	**$62,987,600**

		$6,243,000	$52,703,700	**$58,946,700**	

The majority of the City's pavement network has a PCI rating below 65; accordingly, all four investment scenarios prioritize grind and overlay treatments. Once major rehabilitation projects are completed during the initial program years, the City can transition to a neighborhood-based preventive maintenance strategy, applying localized slurry and cape seals every five or more years following rehabilitation. This approach enhances cost efficiency, supports predictable multi-year scheduling, and reduces long-term reconstruction costs by preserving pavements in good condition.

Conversely, if the City were to reduce annual investment to approximately $2 million, major rehabilitation efforts would be further delayed, causing deferred maintenance to rise sharply to an estimated $122.2 million after seven years. The overall network PCI would decline to roughly 56, clearly demonstrating the cost-benefit of timely maintenance and sustained reinvestment.

The following table brings together all modeled funding scenarios to illustrate how varying investment levels influence overall network condition. This consolidated view provides a basis for selecting the funding strategy that best aligns with the City's desired service level.

Program	PCI Target	# of Years	Average Annual Investment	Total Program Investment
$2 Million / Yr	56	7	$2 M	$14,000,000
Maintain 63 PCI	63	5	$5.58 M	$27,916,500
Reach PCI 65	65	5	$6.48 M	$32,406,800
Reach PCI 67	67	5	$8.38M	$41,902,200
Reach PCI 70	70	7	$8.42M	$58,946,700

Looking Forward

Maintaining consistent annual investment near the $8 million level, combined with systematic, neighborhood-based preventive maintenance will allow the City to improve its overall network condition, slow deterioration rates, and minimize the long-term financial impacts of deferred maintenance.

While an annual investment of approximately $8 million represents a significant commitment, it is considered a fiscally prudent strategy. If funding is available, even through the strategic use of reserve or one-time funds, this level of investment will substantially reduce deferred maintenance liabilities by addressing pavement deterioration early, thereby avoiding the exponentially higher costs that occur when streets fall into a lower condition.

Through internal budget analysis, staff has identified that the City is currently budgeting an average of approximately $5.4 million per year for pavement rehabilitation. In contrast, the funding required to reach a target PCI of 67 or 70 ranges from $8.3 to $8.4 million per year. This results in an annual shortfall of approximately $3 million.

Increasing the annual allocation by this amount and planning for investment levels of roughly $8.4 million per year through FYs 2031 and 2032 would position the City to reach a PCI of 67 or 70, align with long-term asset management best practices, and preserve the condition of the City's pavement network.

The following tables compare current budgeted levels with the funding required under both the "Reach 67" and "Reach 70" scenarios, highlighting the gap that must be addressed to achieve these targets.

Funding Gap Summary "Reach 67"			
Fiscal Year	**5 Year CIP & Staff Budgeted Amount***	**Funds Needed to Reach PCI 67**	**Additional Amount Required to Reach PCI 67**
FY 2026**	$9,446,814	$8,431,800	($1,015,014)
FY 2027	$5,554,872	$8,210,800	$2,655,928
FY 2028	$7,967,482	$8,373,800	($406,318)
FY 2029	$1,944,755	$8,400,300	$6,455,545
FY 2030	$2,049,000	$8,485,500	$6,436,500
5 Year Total:	$26,962,923	$41,902,200	**$14,939,277**
Avg/Year:	$5,392,585	$8,380,440	**+ $2,987,855 / year**
* Includes $500,000 in Reactive Repairs/Maintenance ** Includes Carry Forward			

Funding Gap Summary "Reach 70"			
Fiscal Year	**5 Year CIP & Staff Budgeted Amount***	**Funds Needed to Reach PCI 70**	**Additional Amount Required to Reach PCI 70**
FY 2026**	$9,446,814	$8,431,800	($1,015,014)
FY 2027	$5,554,872	$8,210,800	$2,655,928
FY 2028	$7,967,482	$8,373,800	($406,318)
FY 2029	$1,944,755	$8,933,200	$6,988,445
FY 2030	$2,049,000	$9,310,800	$7,261,800
FY 2031		$7,813,100	$7,813,100
FY 2032		$7,873,200	$7,873,200
7 Year Total:	$26,962,923	$58,946,700	**$31,983,777**
Avg/Year:	$5,392,585	$8,420,957	**+ $3,028,343 / year**

* Includes $500,000 in Reactive Repairs/Maintenance
** Includes Carry Forward

The City has done an admirable job maintaining its overall pavement network in the 'Fair' range (based on existing funding levels), with a relatively stable PCI since 2020. This demonstrates the effectiveness of consistent investment and well-planned maintenance programs. However, to move the City's network into the 'Good' range and realize long-term cost savings, it is important to continue increasing annual funding levels toward the $8.4 million target. Achieving this higher PCI category will improve ride quality, enhance public satisfaction, and further extend the useful life of the City's $439 million pavement network.

As the City evaluates strategies to address the projected annual funding gap, it is important to note that the actual shortfall may vary year to year. When street projects include water-system improvements, the Water Fund may offset certain paving costs, reducing the amount required from transportation funding sources for those specific projects. Conversely, projects without water work will not receive this supplemental funding. Additionally, the PMP's recommended annual investment of approximately $8 million reflects construction (hard) costs only. While many soft costs—such as engineering, inspection, and project management—are already accommodated within existing City resources, larger or more complex projects may require contracted design or support services, which could increase total program costs in certain years. These considerations will be incorporated into future CIP development as staff aligns the PMP with the Water Master Plan and available funding capacity.

Staff recommends that the City Council receive and file the *Final Report – Update of the Pavement Management Program (Citywide)* prepared by Bucknam Infrastructure Group, Inc. The updated Pavement Management Program provides a robust, data-driven framework that will serve as a valuable planning and budgeting tool, enabling staff to make data-driven decisions and to justify future funding requests for pavement maintenance and rehabilitation.

Staff will review the findings of the 2025 PMP alongside the Water Master Plan and compare both against the City's existing five-year Capital Improvement Program (CIP). This side-by-side analysis will help identify any recommended modifications to the CIP schedule or project sequencing, which staff will bring forward to the City Council for consideration.

FISCAL IMPACT

The preparation of the PMP report was included in the FY 2024-25 Adopted Mid-Cycle Budget. The City Council approved an agreement with Bucknam Infrastructure Group, Inc. in the amount of $174,879, plus a 10% contingency, for a total of $192,367, funded through Capital Project Fund 301.

Any additional funding needs associated with achieving a specific PCI target will be presented to the City Council during future budget or CIP discussions, based on Council direction.

ENVIRONMENTAL DETERMINATION

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

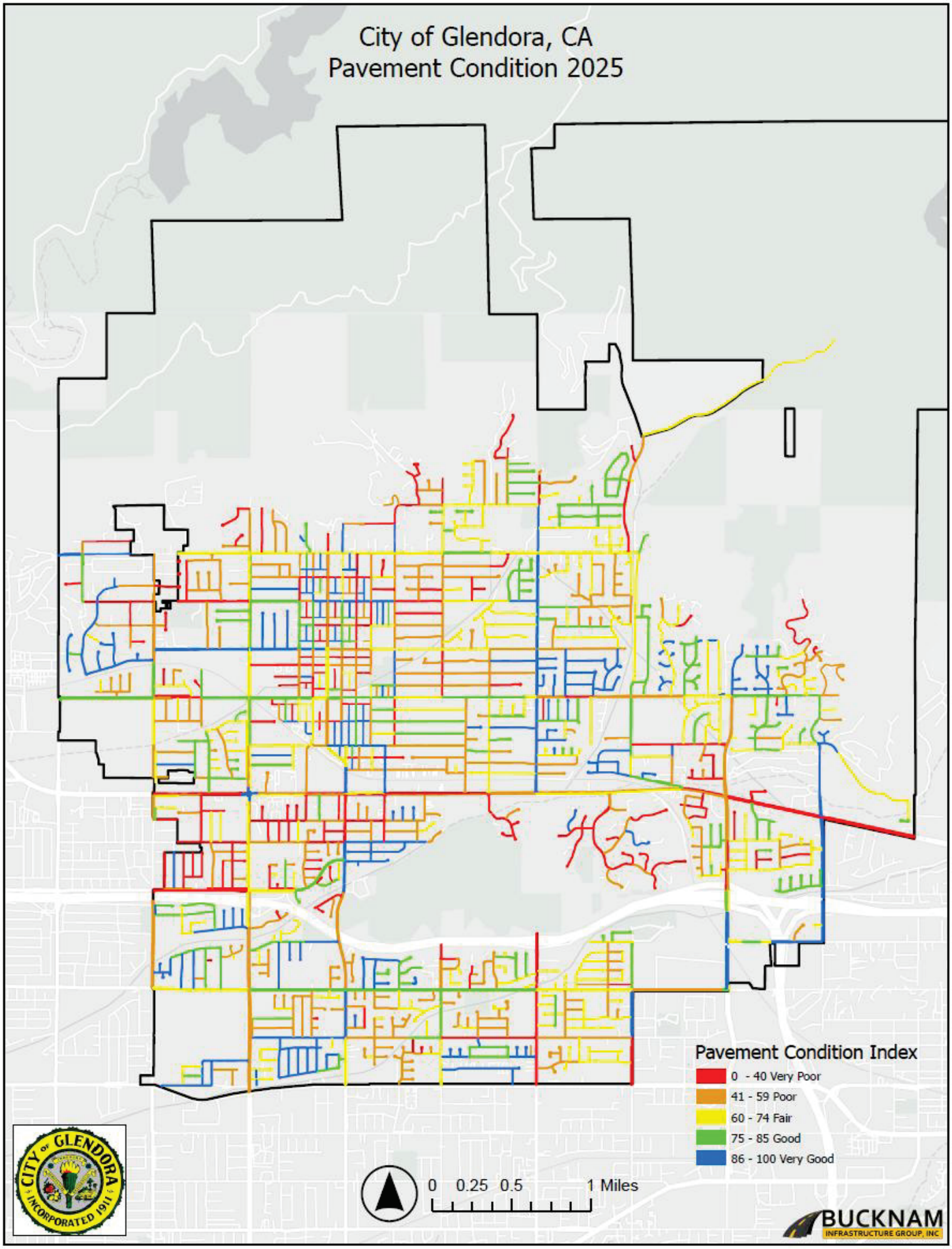
Prepared By:	Valerie Velasquez-Santoya, Assistant Public Works Director
Concurs With:	Not Applicable
Reviewed By:	William Wittkopf, Director of Public Works
Certified to Availability of Funds:	Kyle Johnson, Finance Director/City Treasurer
Approved By:	Adam Raymond, City Manager
Legal Review:	Danny Aleshire,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

Attachments

A_2025_Glendora_PCI_Map.pdf

B_2025_Update_Pavement_Management_Program_Report.pdf

C_Presentation.pdf

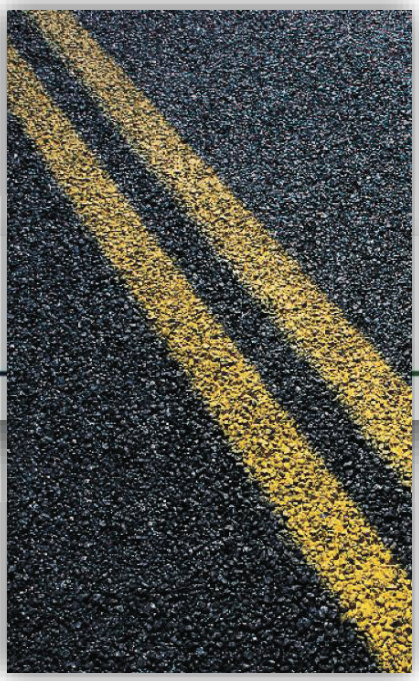

City of Glendora, CA
Pavement Condition 2025
Pavement Condition Index
0 - 40 Very Poor
41 - 59 Poor
60 - 74 Fair
75 - 85 Good
86 - 100 Very Good
0 0.25 0.5 1 Miles
CITY OF GLENDORA
INCORPORATED 1911
BUCKNAM
INFRASTRUCTURE GROUP, INC

FINAL REPORT

UPDATE OF PAVEMENT MANAGEMENT PROGRAM

(Citywide)

2025-2030



Submitted to:

City of Glendora, CA

August 11, 2025

BUCKNAM | INFRASTRUCTURE GROUP, INC.

August 11, 2025

Mrs. Maliha Ansari, P.E.
Principal Civil Engineer
City of Glendora
116 E. Foothill Blvd
Glendora, CA 91741

Subject: **Final Report - Update of the Pavement Management Program**

Dear Maliha:

As part of the 2025 Update of the Pavement Management Program for the City of Glendora, *Bucknam Infrastructure Group, Inc. (Bucknam)* is pleased to submit the Final Report for the City's pavement network.

The information contained in this report was used to develop the recommended improvement program for the pavement network. The report covers the following categories:

- **Executive Summary (Section I)**
- **Pavement Management Program Capital Improvement Program Recommendations (Section II)**
- **Pavement Conditions For Each Segment in the Network (PCI Report – Section III)**
    - The Pavement Condition Index report shows the present condition of each street in the pavement network. In addition, the report shows the basic geometry of each street segment.
- **Forecast Maintenance / Rehabilitation (FMR) Reports (Section IV)**
    - Recommended Maintenance and Rehabilitation Strategies
      The recommended maintenance and rehabilitation strategies were used to generate the FMR and were based on our 2025 inspections. Additionally, we have assessed and incorporated unit cost and maintenance application practices/types with our strategies.
    - Projected Projects based on M&R Strategies
      The FMR projects the street maintenance/rehabilitation activities recommended for the next several years; broken down by fiscal year to show the necessary annual funding levels needed for the Arterial / Collector, Local and Alley networks.

BUCKNAM
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Our thorough analysis of previous and current Glendora PMP strategies enabled our staff to make proactive recommendations to the City's pavement CIP. All comments received from the City have been incorporated in the reports that follow. It has been a pleasure working with you and the City on updating your Pavement Management Program. We look forward to the continued success of this project and future teamwork with City staff.

Sincerely,

Bucknam Infrastructure Group, Inc.



Peter J. Bucknam
Project Manager
Infrastructure Management – GIS Services

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Acronym Listing

American Society for Testing and Materials (ASTM)
Army Corps of Engineers (USACE)
Asphalt Concrete (AC)
Asphalt Rubber Hot Mix (ARHM)
Average Daily Traffic (ADT)
Capital Improvement Program (CIP)
Geographic Information System (GIS)
Government Accounting Standards Board Statement 34 (GASB 34)
Ground Penetrating Radar (GPR)
High Density Mineral Bond (HDMB)
Los Angeles County MTA (METRO)
Maintenance and Repair (M&R)
Pavement Condition Index (PCI)
Pavement Management Program (PMP)
Portland Cement Concrete (PCC)

SECTION I
EXECUTIVE SUMMARY

2025 UPDATE OF PAVEMENT MANAGEMENT PROGRAM

This report reflects the continued dedication and proactive management of the City's Pavement Management Program (PMP), it Public Works staff and upper management; the last major update to the City's PMP was performed in 2020. As the City of Glendora continues to show limited growth with its population, demographics, infrastructure and maintenance needs, the street network has been running parallel as the system matures and capital street projects widen streets. Today, the City is currently using the StreetSaver PMP software to manage the pavement network. This system is essential to the City in that it assists Public Works staff in capturing funding for its arterial street system as well as cost-effectively manages the local network through proactive maintenance and scheduling. Under this project, the City has incorporated the development of a unique Pavement Management – GIS layer that will assist the City in spatially analyzing pavement conditions and other attribute information that resides in the StreetSaver database.

The Glendora PMP has been implemented to assist City personnel in identifying current conditional data on the City's street network. Additionally, it allows the PMP team to develop cost-effective maintenance/rehabilitation strategies to maintain a desirable level of pavement performance on a network scale, while optimizing the expenditure of limited fiscal resources. City staff also provided key information pertaining to the ongoing maintenance that has occurred throughout the City since 2020. In doing this, we were tasked to generate an updated Capital Improvement Program report that identified recommendations and deficiencies in the current operating and maintenance efforts put forth by the City.

For the 2025 project, our staff surveyed all routes within the network to assist the City in complying with Los Angeles County MTA (METRO) PMP requirements and analyzed historical maintenance operations. Specifically, the program provides administrators and maintenance personnel with:

- The present condition status of the pavement network (arterial, collector, and local streets), as a whole and of any grouping or individual component within the City;
- A ranked list of all streets, or segments of streets, by condition within the network;
- Rehabilitation/maintenance needs of each street segment by year;
- An optimized priority maintenance and rehabilitation program based on cost/benefit analysis and various levels of funding;
- Optimum annual budget levels for pavement maintenance for the current and the following five (5) years;
- Prediction of the future performance of the City's pavement network and each individual street section;
- Updated PMS data to assist the City with GASB 34 compliance; and
- Pavement network and conditional data presented in **ArcGIS** that is compatible with City's existing GIS Enterprise

Pavement is a dynamic structure where deterioration is constantly occurring; thus the pavement management system needs to be updated on a regular basis to reflect these changes in pavement conditions, pavement maintenance histories, and maintenance strategies based upon budgetary constraints. In our approach to develop the City's forecasted maintenance recommendations we worked with Glendora staff in identifying unit costs for all maintenance practices used on an annual basis. Currently, based upon the City's maintenance practices and their associated unit costs, the total replacement value of the pavement network is $439,094,000 This value clearly indicates that the City's pavement network is the most valuable and essential asset to Glendora. The City's use of slurry seal, ARHM Overlay and R&R practices are typically applied at a five year, ten year and 25 year frequency respectively. These frequencies are typical but the City may see increases in deterioration rates due to environmental, load and high average daily traffic (ADT) volumes. For example, high ADT volumes along one of Glendora's arterial streets will increase deterioration rates for a previously applied AC Overlay compared to a small local street. These deterioration rates are monitored through frequent inspections and functional class deterioration analysis within the City's PMP database.

This report reflects our findings and recommendations for the PMP and the current state of the City's pavement network. Furthermore, we have recommended detailed funding and maintenance strategies for the arterial/collector and residential networks for next several fiscal years.

A. CITY'S PAVEMENT NETWORK

Within the Glendora Arterial/Collector pavement management network consist of approximately 45.0 section miles of streets, 10,310,492 SF of pavement that is made up of 195 sections. The Local network consists of approx. 112.2 section miles of streets, 19,757,439 SF of pavement which consists of 897 sections. The Alley network consists of approx. 6.2 section miles of streets, 573,612 SF of pavement and 86 sections. Combined, the entire network consists of 163.4 section miles of streets, 30,641,543 SF and 1,178 total pavement sections.

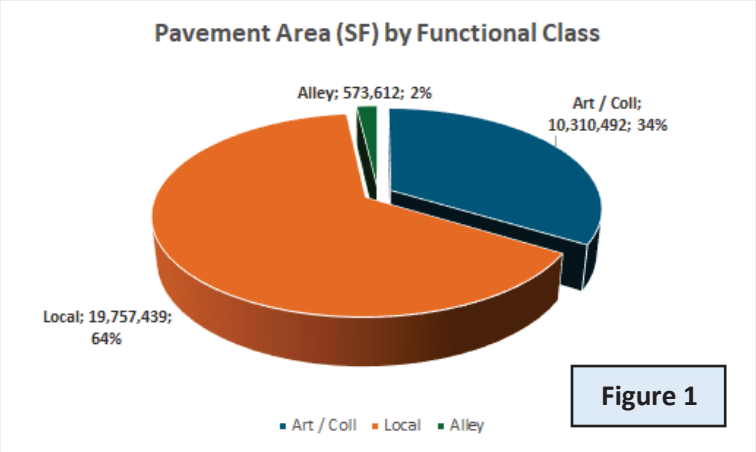


Figure 1

The City's pavement network is broken down into manageable groups that have similar characteristics, such as pavement rank, surface type and logical segmentation. Pavement segments are identified by their branch and section numbers. Pavement "branches" that have a common usage, such as Foothill Blvd, defines a "branch" within StreetSaver. Pavement "sections" are pavement segments within the defined branch that have consistent pavement rankings, construction/maintenance histories and use. Representative inspection samples are then selected and visually surveyed to locate distress data.

This data is used to calculate the pavement sections Pavement Condition Index (PCI) which includes distress type, extent of the distress and its severity. The PCI is a condition rating that ranges from 100 (a new pavement section or recently overlaid or reconstructed) to 0 for a section that

has structurally failed and deteriorated dramatically. Weighted average PCI of a given area/zone = pavement section PCI * its own area divided by the total square footage of the given area/zone. Table 1 summarizes the section conditions found within the City of Glendora pavement network by rank.

- **The weighted average PCI for the City of Glendora ARTERIAL / COLLECTOR network is 63.3**
- **The weighted average PCI for the City of Glendora LOCAL network is 63.2**

The weighted PCI value associated with the Arterial and Local routes shown through our survey analysis is timely in that it demonstrates that a moderate amount of preventive, slurry seal, and overlay work will be needed over the next several years to sustain the level of condition (PCI) at a "manageable" level.

Condition	PCI Range	Art / Coll	% of Art / Coll	Local	% of Locals	Alleys	% of Alleys	Total	% of Network
Very Good	86-100	6.7	15%	17.6	16%	2.3	37%	26.6	16%
Good	75-85	6.9	15%	18.4	16%	0.6	10%	25.9	16%
Fair	60-74	11.5	26%	24.7	22%	0.4	6%	36.6	22%
Poor	41-59	11.8	26%	34.1	30%	0.9	15%	46.8	29%
Very Poor	0-40	8.1	18%	17.4	16%	2.0	32%	27.5	17%
		45.0		112.2		6.2		163.4	

Table 1 – Condition Distribution by Section Mileage for All Streets

Rank	Mileage	SF	PCI 2025	PCI 2020
Art / Coll	45.0	10,310,492	63.3	67.6
Local	112.2	19,757,439	63.2	64.2
Alley	6.2	573,612	60.2	67.5
Citywide	163.4	30,641,543	63.2	65.4

Table 2 – Network Findings / Summary

B. CURRENT CITYWIDE CONDITIONS (ARTERIALS AND LOCALS)

The overall condition of the City's pavement network is "Fair" with a weighted average PCI of 63.2 based on the surface area of each segment. The distribution of the City's overall pavement network is shown in Section III of this report (Condition Distribution).

For comparison, Bucknam performed 2024-25 pavement management studies for several other Los Angeles County agencies and have included their weighted PCI values; South Pasadena (63.8), Sierra Madre (76.5), Duarte (77.3) and Compton (58.0).

As shown above, a large majority of segments are evenly distributed through three condition categories (Very Good to Fair). For a network to be in a "preventive" condition status you would typically see Very Good to Fair section percentage totals at the 60% to 70% range; Glendora's network currently shows 54% of its sections within these PCI ranges. These findings indicate that the annual PMP funding levels have not been ample enough, over the past several years, to improve the overall PCI above

70+. If a 70+ PCI is achieved it will allow Public Works managers/staff to proactively establish preventive and rehabilitation schedules that will generate further high-value ROI for the City. At a minimum, to sustain this asset, continued amounts of overlay rehabilitation and slurry seal maintenance needs to be budgeted for and performed across all areas of the pavement network.

As shown in Table 1, over 68% of the City's entire network falls within the fair to very poor condition categories based on the PCI findings, highlighting the need for continued funding of proactive slurry seal & overlay projects. More overlay rehabilitation activity will increase the City's overall weighted PCI while reducing deferred maintenance costs in future fiscal years. Overlay projects applied to appropriate, qualifying segments is necessary to improve the City's network and achieve a preventive condition status as described above. A network-wide preventive condition status is typically a network with a weighted average PCI over 75.

Regarding the Local network, detailed inspection analysis shows that 29% (32.4 miles) of the Local pavement networks require slurry seal maintenance activity while 55% (62.2 miles) requires overlay rehabilitation or full reconstruction.

With the major amount of Local sections needing rehabilitation the City should proactively appropriate the necessary amount of annual overlay funding to improve the network to a higher condition level. The Local network will continue to be a major contributor to the high amount of deferred rehabilitation cost burdens unless appropriate pavement funding is applied.

In regard to the Arterial / Collector network, detailed inspection analysis shows that 31% (13.9 miles) of the pavement network requires slurry seal maintenance activity while 54% (24.4 miles) requires overlay rehabilitation or full reconstruction. Over the past three years the Arterial / Collector weighted PCI has sustained its PCI at moderate level of condition (60+). This is due to the considerable amount of arterial CIP overlay projects that have been applied to the network since 2022. With the overall arterial PCI in the low-60's, proactive planning and application of scheduled overlay projects needs to be initiated.

Through our assessment of the City's annual pavement management budget allocation needs (Tables 3 & 4 below) we have identified the necessary annual funding levels to maintain or improve the City's PCI by FY 2030.

This PMP update recommends pavement strategies for each segment based on the existing surface conditions. However, as large overlay and reconstruction projects are considered for funding, the City should make a final determination of the segment-specific pavement management approach based on subgrade R-values, structural design, and distress severities and extents.

PCI conditions reflect "surface" conditions; additional sub-surface data such as coring data, R-Values and ground penetrating radar (GPR) will provide the City with enhanced AC/PCC structural data that will assist in project prioritization.

Our 2025 findings indicate that the PMP network has been able to sustain a mid-60 PCI but continues to need improvement. This is evident in the decrease of the citywide weighted PCI since 2021 and projected increase of deferred maintenance/rehabilitation projects through FY 2030. As the City strives to implement a stronger preventive state of M&R, cost efficient Arterial/Local rehabilitation and proactive use of available SB1/Gas Tax/Prop. C/Measure M/Measure R overlay funding should remain the focus.

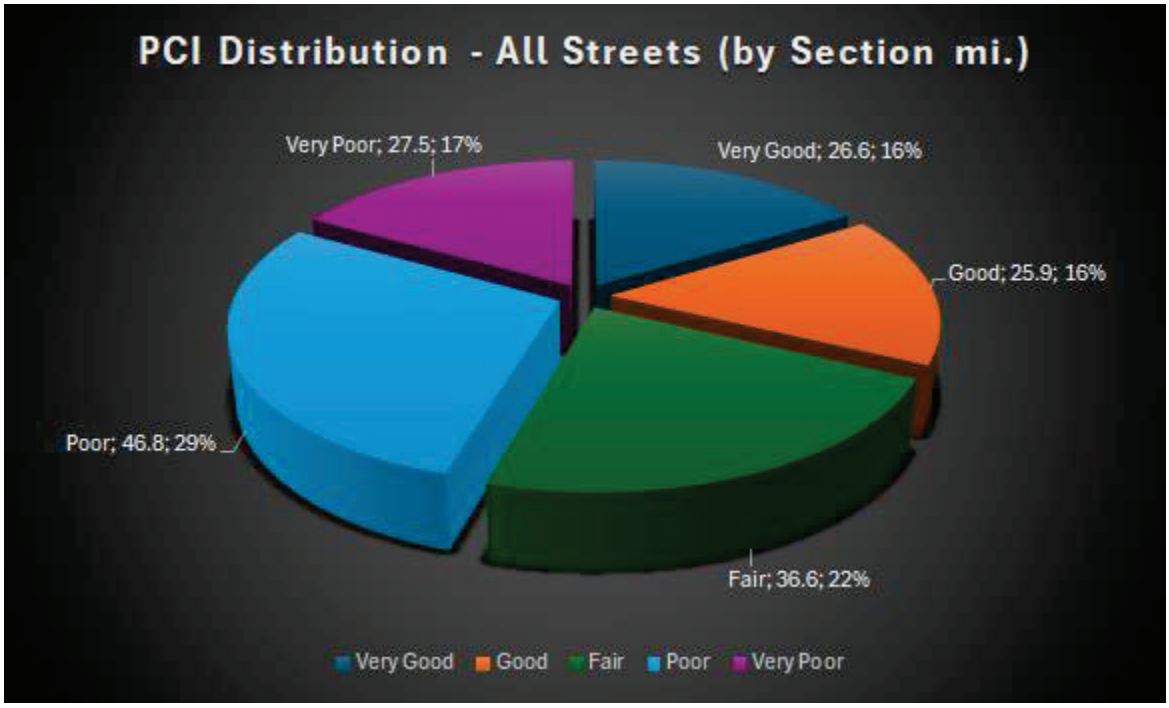


Figure 2 – PCI Distribution by Section Mileage for All Streets

C. MAINTENANCE / REHABILITATION STRATEGY DEVELOPMENT

Based on the results of the condition survey and input from the City, pavement maintenance/rehabilitation strategies were developed. From the onset, the City and Bucknam staff identified a distribution of City maintenance funds that would be applied to the network over the next five years. This was based upon the desire to prevent the decrease in street conditions and not allow an increase in the maintenance backlog funds over the five-year program.

Through our assessment and discussions with the City we were requested to identify what level of funding would be required to maintain the current PCI as well as identify the level of funding needed to increase the PCI to 70. With this approach, Bucknam has recommended a "minimal level of service" which creates a major dividing line in determining between preventive maintenance and major pavement rehabilitation.

Generally within pavement management programs, a PCI range between 55 to 70 determines the threshold of when preventive or major overlay rehabilitation is activated. Based on the City's weighted average PCI, condition distribution, maintenance practices, our team has identified a

PCI of "65" as the minimum level of service. This means, in most cases, that any pavement section with a PCI greater than 65 will be recommended for preventive maintenance (i.e. slurry seal). This recommendation is indicated in Table 6, Section II.

Bucknam developed two multi-year Capital Improvement Programs for the City based on the pavement records, yearly capital expenditures, available funding and the most recent 2025 inspections. These recommendations and results are shown in Section II of this report where, for example, we have demonstrated what level of funding is necessary to improve the current weighted condition level of 63.2 to a level of 70 by FY 2030.

As shown above in Figure 2, 38% of the City's streets are in Good to Fair condition. These sections will be targeted for "preventive" maintenance within our Capital Improvement Program (CIP) recommendations. The reasoning in doing this is to extend the life cycles of those "good" pavement sections which accrues capital saving to aggressively rehabilitate those pavement sections that are below the "minimal level of service".

In order to achieve the most effective and optimum program for the City, certain strategies have been selected and/or analyzed. Below is a listing of the maintenance activities utilized in strategy development. Each activity is representative of the typical types of work that can be programmed as part of the long-term maintenance requirements of the City's street network.

General Repairs-Stop Gap (Localized Maintenance*); PCI Range – 20 to 95

For this maintenance type, small localized surface treatments are utilized as "holding action" solutions (stop gaps) to delay the need for pavement structural strengthening. They typically include activities such as crack sealing, AC deep patching, AC skin patching, PCC slab replacement, grinding and leveling.

Microsurfacing - (Global Maintenance*); PCI Range – 60 to 85

Microsurfacing is similar to slurry seal. It consists of the application of a mixture of water, asphalt emulsion, aggregate (very small crushed rock), and chemical additives to an existing asphalt concrete pavement surface. Polymer is commonly added to the asphalt emulsion to provide better mixture properties. The major difference between slurry seal and microsurfacing is in how they "break" or harden. Slurry relies on evaporation of the water in the asphalt emulsion. The asphalt emulsion used in microsurfacing contains chemical additives which allow it to break without relying on the sun or heat for evaporation to occur. Thus, microsurfacing is an application that hardens quicker than slurry seals and can be used when conditions would not allow slurry seal to be successfully placed. Streets that have a lot of shade and streets that have a lot of traffic are good candidates for microsurfacing (*source - LA County of Public Works*).

Slurry Seals (Global Maintenance*); PCI Range – 60 to 85

Surface treatments applied to pavements with minimal surface distress to provide new wearing surfaces and extend pavement life. Generally consists of a mixture of conventional or latex-modified emulsified asphalt, well-graded fine aggregate, mineral filler and water placed over an existing AC surface; Slurry seal application life-cycles are averaging 4 to 5 years. Type II Slurry is recommended for Local streets.

Cape Seals (Global Maintenance*); PCI Range – 40 to 65

This is an application of a single layer of asphalt binder to a road surface immediately followed by a single layer of cover aggregate (chips). The single layer chip seal is then followed with a slurry seal application; Conventional cape seal application life-cycles are averaging 6 to 7 years. For sections that have lower PCI's in this range, leveling courses should be considered. City is currently considering this application as an alternative cost-saving tool.

Overlays (Major Rehabilitation*); PCI Range – 20 to 65

AC Overlay – Placement of a layer of hot-mixed asphalt concrete over the existing pavement surface (may include pavement fabric). Grinding (milling) is performed prior to the overlay to reduce the total height of asphalt and assure alignment with existing gutter lines. This also includes "dig-outs" and crack sealing prior to the application of an overlay. This treatment provides a new wearing surface and increased structural strength to the pavement section. A conventional overlay should be designed for a ten-year life.

Asphalt Rubber Hot-Mix Overlay - The ASTM definition is: Asphalt-Rubber is a blend of asphalt cement, reclaimed tire rubber and certain additives in which the rubber component is at least 15% by weight of the total blend and has reacted in the hot asphalt cement sufficiently to cause swelling of the rubber particles. Specifically, using crumb rubber modified binders in pavement application benefit local agencies in that cities find:

- Pavement resists cracking by being more flexible;
- Cost savings come from a longer life cycle (from Bucknam's experience typically 20% longer), decreased maintenance and the use of less material
- Improvement in skid resistance;
- Decreased noise; and
- It provides long-lasting color contrast for marking and striping
- Life cycles are averaging 8 to 12 years

Reconstruction (Major Rehabilitation*); PCI Range – 0 to 20

Reconstruction of an existing pavement section includes demolition and removal of the asphalt to a prescribed depth, grading, sub-base compaction, application of a binder/surface course followed by the placement of a conventional flexible pavement section using a structural AC Hot Mix, ARHM or full depth asphalt. Each classification of road has a typical design cross-section based on anticipated traffic loading. Reconstruction resets a roadway section PCI to 100 and restarts the life-cycle deterioration curve of the section.

*Localized, Global and Major maintenance activities are default terms used within the StreetSaver pavement software. Specific pavement repair applications are placed within each maintenance activity in order to develop multi-year maintenance forecast recommendations.

D. ANNUAL BUDGET PROJECTIONS

The budgeting process was approached with the following in mind; generate two unique work programs for the next five (5) to seven (7) years based upon actual road pavement conditions in order to:

1. Identify the required annual citywide budget to "Reach PCI 67 within three years and maintain through five years;

2. Identify the required annual citywide budget to "Reach PCI 70 within five years and maintain through seven years;

Based on current and future pavement maintenance needs, two annual work programs have been prepared and summarized below. Both budget scenario demonstrate slurry seal and rehabilitation funding levels needed to maintain a PCI of 67.

Plan Year	PCI	Slurry Seal	Overlay	Total $	Deferred Maint.
	63.2				$46,785,500
2025-26	65.0	$353,900	$8,077,900	$8,431,800	$45,981,800
2026-27	66.0	$1,498,000	$6,712,800	$8,210,800	$37,202,800
2027-28	67.0	$1,250,400	$7,123,400	$8,373,800	$41,467,500
2028-29	67.0	$797,500	$7,602,800	$8,400,300	$51,084,600
2029-30	67.0	$522,100	$7,963,400	$8,485,500	$71,951,900
		$4,421,900	$37,480,300	$41,902,200	

Table 3 – Budget Projection Demonstrating Results to Reach PCI 67 w/i Five Yrs

Plan Year	PCI	Slurry Seal	Overlay	Total $	Deferred Maint.
	63.2				$46,785,500
2025-26	65.0	$353,900	$8,077,900	$8,431,800	$45,981,800
2026-27	66.0	$1,498,000	$6,712,800	$8,210,800	$37,202,800
2027-28	67.0	$1,250,400	$7,123,400	$8,373,800	$41,467,500
2028-29	68.0	$951,400	$7,981,800	$8,933,200	$47,761,500
2029-30	70.0	$859,700	$8,451,100	$9,310,800	$56,642,600
2030-31	70.0	$678,600	$7,134,500	$7,813,100	$61,353,900
2031-32	70.0	$651,000	$7,222,200	$7,873,200	$62,987,600
		$6,243,000	$52,703,700	$58,946,700	

Table 4 – Budget Projection Demonstrating Results to Reach PCI 70 w/i Seven Yrs

Our findings above demonstrate the continued ROI that will result if proper annual funding is applied. By applying approximately $8,380,400/yr ($41,902,200 over five years); the City will see positive results with overall PCI, reduction in deferred preventive maintenance and overlay rehabilitation.

Additional detail and breakdown of budget projections are demonstrated in Section IV of this report. All work program budgets generated are presented in terms of current 2025 dollars. All repair recommendations were based on distresses observed at the time of the field survey. These are recommendations are to be used as "the best case scenario" for improving the City of Glendora street network.

E. QUALITY CONTROL EFFORTS

Quality control efforts for this PMP update begin at the notice-to-proceed; this involved a full assessment of the previous PMP final reports, spreadsheets as well as available GIS data associated with the City of Glendora street network.

As indicated in our scope of work, Bucknam performed numerous quality control checks in the field during survey efforts. Field check efforts were performed at the end of each week of survey; 10% of the pavement inspection set was resurveyed by a second team to ensure the quantities and distress types were collected properly (approx. 16 miles).

Through our field survey efforts and true area pavement section calculations we adjusted section lengths, widths and true area SFs to enhance PMP section accuracies (this resulted in minor Arterial/Collector, Local section mile / total SF area adjustments).

F. FINDINGS AND RECOMMENDATIONS

Arterials / Collectors

The actual workload requirements identified indicate that the Arterial street network is currently in "Fair" condition (PCI = 63.3). To sustain this condition, it is critical that preventive maintenance and overlay rehabilitation activities are funded at the levels identified in Table 4 to maintain the network weighted average PCI value to within the "Fair" condition category.

Our arterial/collector findings for conditional data and recommendations for revenue expenditures are shown below:

- The Arterial/Collector network has a weighted PCI of 63.3;
- Currently, 54% of the arterial network (approx. 24.4 miles) qualify for overlay/reconstruction maintenance; 31% (approx. 13.9 miles) qualify for slurry seal maintenance;
- At a minimum, Arterial/Collector maintenance projects should focus on achieving and maintaining a PCI of 63+ within the next five years;
    - Develop a proactive fiscal and planned approach to identify arterial/collector overlay projects based on the deterioration modeling within StreetSaver;
    - Maintain arterial/collector revenues at the levels shown within the Section IV Forecast Maintenance & Rehabilitation (FMR) Report for a minimum of five years to generate the results identified within this report;
- Reassess/re-evaluate the arterial/collector rehabilitation budget programs every two years to improve on CIP forecasts for 2025-26 and beyond to ensure the results shown in Table 3 and 4;
- Perform pavement inspections on the arterial/collector network every three years to build a solid planning model within StreetSaver/MyRoads® to track PCI deterioration;
- Demonstrated budget shown in Table 4 is sufficient to improve the Arterial weighted to a 70 PCI due to the necessary increased overlay funding. Additionally, the citywide deferred maintenance decreases from a level of $46.8 million to $63.0 after five years;
    - Unique budget scenarios created in StreetSaver calculate annual deferred maintenance amounts based on the available/projected budget applied and section SF's that fall within preventive, slurry seal, overlay and reconstruction PCI ranges;
- Bucknam recommends that the City proactively budget overlay rehabilitation projects at the levels shown in Table 4 in order to improve upon the conditions found today as well as minimize the impact of a moderate increase deferred maintenance across the City.

Locals

The actual workload requirements identified indicate that the Local street network is currently in "Fair" condition (PCI = 63.2). To improve this condition, it is essential that preventive maintenance and overlay activities are funded at the levels identified in Table 4 to increase the network weighted average PCI value within the "Good" category.

Our Local findings for conditional data and recommendations for revenue expenditures are shown below:

- The Local network has a weighted PCI of 63.2;
- Currently, 55% of the Local network (approx. 62.2 miles) require overlay/reconstruction rehabilitation; 29% (approx. 32.4 miles) require slurry seal maintenance;
- At a minimum, Local maintenance projects should focus on achieving and maintaining a weighted PCI above a level of 63+ within the next five years;
    - Current Local Forecast Maintenance & Rehabilitation (FMR) recommendations should be followed as shown in Section IV of this report;
    - Develop a proactive fiscal and planned approach to identify Local overlay projects based on the deterioration modeling within StreetSaver;
- Increase Local revenues at the levels shown within the Section IV Forecast Maintenance/Rehabilitation (FMR) Report for a minimum of five years to generate the results identified within this report;
- Reassess/re-evaluate the Local rehabilitation budget programs every two years to improve on budget forecasts for 2025-26 and beyond to ensure the results shown in Table 3 or 4;
- Perform pavement inspections on the Local network every three years to build a solid planning model within StreetSaver/MyRoads® to track PCI deterioration;
- Demonstrated budget shown in Table 4 is sufficient to improve the Local weighted to a 70 PCI due to the necessary increased overlay funding. Additionally, the citywide deferred maintenance decreases from a level of $46.8 million to $63.0 after five years;
    - Unique budget scenarios created in StreetSaver calculate annual deferred maintenance amounts based on the available/projected budget applied and section SF's that fall within preventive, slurry seal, overlay and reconstruction PCI ranges;
- Bucknam recommends that the City allocates budget for overlay rehabilitations at the levels shown in Table 4 in order to improve upon the conditions found today as well as greatly reduce the impact of deferred maintenance across the City.

SECTION II
PAVEMENT MANAGEMENT PROGRAM – CAPITAL IMPROVEMENT PROGRAM

Bucknam Infrastructure Group, Inc. (Bucknam) performed the following services in accordance with the scope of services that was contracted with the City of Glendora. As a quick overview, the following tasks were performed to complete the work over the past several months:

2025 Pavement Management Scope of Work:

Task 1: Project Kickoff - Data Assessment / Management
Task 2: Update of Work History Activities
Task 3: Pavement Condition Survey (approx. 163.4 miles)
Task 4: Budgetary Analysis and Capital Improvement Reports
Task 5: Executive Summary and Final CIP Reports
Task 6: Mapping of the Pavement Network

A. 2025 PAVEMENT MANAGEMENT PROGRAM UPDATE

As a part of the 2025 update of the pavement management program, a major element of work was to complete a comprehensive assessment of the existing street network and PMP database utilized by the City. This included assessing the City's existing 2022 StreetSaver dataset, GIS, street naming conventions and work history information.

Work history information was provided by the City in the form of completed bid documents, institutional knowledge, .pdf files and Excel documents. This information was entered into the proper pavement segments that match the limits of those projects.

Table 5 demonstrates PCI ranges utilized for PCI calculations and budgetary reporting. Once a pavement inspection is complete, a PCI is calculated for each pavement section. Each PCI calculated falls within a defined PCI range category (Very Good, Poor, etc.). Furthermore, a weighted PCI was calculated for each functional class within the network (arterials and locals).

The PCI is a condition rating that ranges from 100 (a new pavement section or recently overlaid or reconstructed) to 0 for a section that has structurally failed and deteriorated dramatically. Weighted average PCI of a given area/zone equals the pavement sections PCI multiplied by its own area then divided by the total square footage of the given area/zone. This information can also be represented through StreetSaver to show how much square footage or percentage of area falls within a PCI range category.

PCI Range	Condition
86-100	Very Good
75-85	Fair
60-74	*Fair (2025 City of Glendora = 63.2)*
41-59	Poor
0-40	Very Poor

Table 5 - PCI Range

These condition ranges are defined by the Army Corps of Engineers (USACE) and utilized within the StreetSaver software. The summary of all roads condition data and their representative PCI's can be seen in the Pavement Condition Report in Section III.

B. MAINTENANCE / REHABILITATION STRATEGY ASSIGNMENTS

The City was requested to provide a pavement maintenance list that demonstrated what pavement applications were currently being used and to provide their associated unit costs; from there a Maintenance Strategy Table was defined within the system that provided recommended actions to the specific repair needs of a street or a grouping of streets.

Maintenance / Rehabilitation Strategy Assignments

All Streets			
PCI Range	**Description**	**Unit Cost/SF**	**Unit Cost/SY**
20-100 Varies by Activity	Preventative, Stop Gap, Patching	Varies by Activity	Varies by Activity
65-85	Type II Slurry (Locals)	$0.80/SF	$7.20/SY
65-85	Type II Slurry (Arterials)	$1.05/SF	$9.45/SY
Minimal Level of Service (65)			
40-65	Cape Seal (Locals)	$2.10/SF	$18.90/SY
20-65	2" Grind / Overlay (Local)	$4.50/SF	$40.50/SY
20-65	2" Grind / Overlay (Arterial)	$5.30/SF	$47.70/SY
20-65	2.5" Grind-ARHM Overlay (Arterial)	$6.70/SF	$60.30/SY
0-20	AC Reconstruction (Locals)	$13.25/SF	$119.25/SY
0-20	AC Reconstruction (Arterials)	$16.00/SF	$144.00/SY
0-20	PCC Reconstruction	$28.20/SF	$253.80/SY
25% Contingency included within All Unit Costs			

Table 6 – Maintenance / Rehabilitation Strategy Assignments

The Maintenance / Rehabilitation Strategy Assignments, shown in Table 6, was developed to identify the most critical segments in each of the work programs (Arterial, Collector and Local). Segment priorities were established by determining the range of PCI's requiring first attention based on the relative value of each segment's PCI, thus maximizing the annual maintenance budget. Also, distress

quantity, area extent, type and severity were critical elements in the decision process for recommending maintenance. The assignment table is used as a guide within StreetSaver to recommend maintenance, however, further assessment by City staff and/or outside parties can override maintenance/rehabilitation recommendations. This can be done by reviewing and assessing distress extents and their weighted percentages.

Once the strategy assignments were set within the system, budgets and work assignments were generated for each work program on an annual basis. Using pavement deterioration curves for each type of pavement surface and class of road, both current year and future years work requirements for each pavement segment within the City were determined. In forecasting the maintenance requirements in future years, the current PCI value is reduced annually for each pavement segment based on the StreetSaver deterioration curves within the City's database.

Likewise, maintenance activities performed in a given year increase the PCI value as they are applied to the segment. The overall program is dynamic in that each strategy consists of a cyclic series of actions that simulates the pavement anticipated life cycle.

Strategy Assignment Notes

1. Unit cost values were assessed and reviewed by City staff and benchmarked with neighboring LA County cities;
2. 25% contingency costs were applied to pavement material costs; additional soft costs that were not included were:
    a. Mobilization / demobilization
    b. Right-of-way improvements
    c. Curb & gutter improvements
    d. ADA ramp improvement
    e. Utility improvement
    f. Tree removals
3. Bucknam applied a 4% inflation rate on the annual budget within forecast maintenance & rehabilitation projections (Section IV)

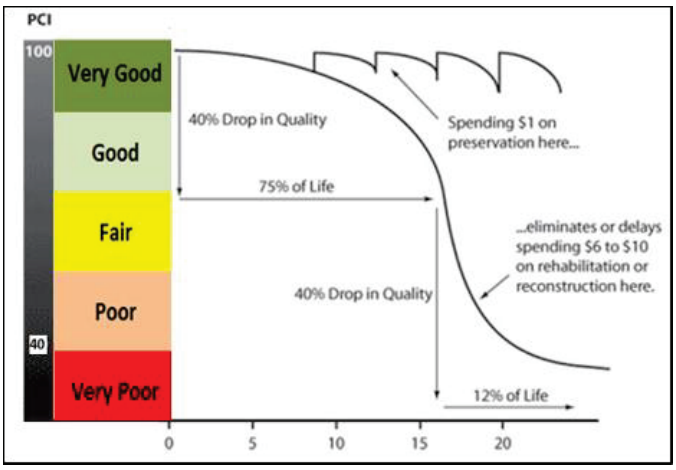


Figure 3 – Sample Pavement Life Cycle

C. MULTI-YEAR ANNUAL WORK PROGRAM PROJECTIONS

The goal of these projections is to assist City policy makers in utilizing the recommendations of the StreetSaver system. By using the City of Glendora's current budgets and maintenance practices the system will develop "section unique" improvements and strategies. Qualifying segments will be tied to a specific fiscal year. As shown in the following pages, we have assessed the budgets that have been projected to meet the maintenance and rehabilitations needed to maximize the City's return on investment. The budget forecasting goal for the City network focused on:

- Establishing a proactive, achievable multi-year Maintenance & Rehabilitation Program;
- Developing a preventive maintenance program; and
- Selecting the most cost-effective repairs based on City strategies

REACH PCI 67 BUDGET (5-YR) – The Reach PCI 67 budget was generated for the City to demonstrate what level of annual funding is required to achieve a PCI of 67 within three (3) years and to sustain it through five (5) years (FY 2025-2030).

REACH PCI 70 BUDGET (7-YR) – The Reach PCI 70 budget was generated for the City to demonstrate what level of annual funding is required to achieve a PCI of 70 within five (5) years and to sustain it through seven (7) years (FY 2025-2032).

***All multi-year budget projections include a 4% inflation rate for the term of the budget forecast**.*

ARTERIAL-COLLECTOR / LOCAL BUDGET PROJECTIONS

REACH PCI 67 BUDGET PROGRAM (FIVE YEAR MODEL)

The first key step in developing a proactive PMP is to model the City's existing conditions against a projected and/or available budgets. In doing this, PCI performance, deferred maintenance and pavement application uses are able to benchmarked and demonstrated in a positive or negative result. With the City striving to show proactive maintenance across all City pavements and neighborhoods, a budget program was generated to show the greatest return on investment through the application of slurry seal, cape seal, grind & overlay and alternative overlay rehabilitation.

The "Reach PCI 67 Budget" program incorporates pavement sections that have a functional class of Arterial (A, C) and Local (R).

Plan Year	PCI	Slurry Seal	Overlay	Total $	Deferred Maint.
	63.2				$46,785,500
2025-26	65.0	$353,900	$8,077,900	$8,431,800	$45,981,800
2026-27	66.0	$1,498,000	$6,712,800	$8,210,800	$37,202,800
2027-28	67.0	$1,250,400	$7,123,400	$8,373,800	$41,467,500
2028-29	67.0	$797,500	$7,602,800	$8,400,300	$51,084,600
2029-30	67.0	$522,100	$7,963,400	$8,485,500	$71,951,900
		$4,421,900	$37,480,300	$41,902,200	

Table 7 – Resulting Conditions Based on Reach PCI 67 Budget (FY 2025-2030)

Referring to Table 7, it is noted that the weighted PCI increases annually through the five-year projection (63.2 to 67.0). If the City utilizes an average annual budget of $8,380,400/yr for slurry, overlay, and reconstruction maintenance as shown above, the overall conditions will "increase by 6%". However, the City will see a moderate 54% increase in the amount of deferred maintenance (mostly overlay rehabilitation). The annual deferred maintenance total increases from $46.8 million to $72.0 million at the end of the five-years. These results should be monitored as the City's performs major rehabilitation over the next several years.

We recommend that a stronger focus be placed on the Local network improvements due to the fact that the Local network accounts for 65% of the total AC/PCC SF across the City. We still recommend consistent maintenance/rehabilitation to the Arterial network (i.e. localized patching, ARHM through the use of Proposition C, SB1 Measure M and Measure R funds) and this is shown within our reporting in Section IV. But again, with the Local network showing a higher degree of negative results, a new focus for neighborhood area maintenance and proactive overlays should be considered.

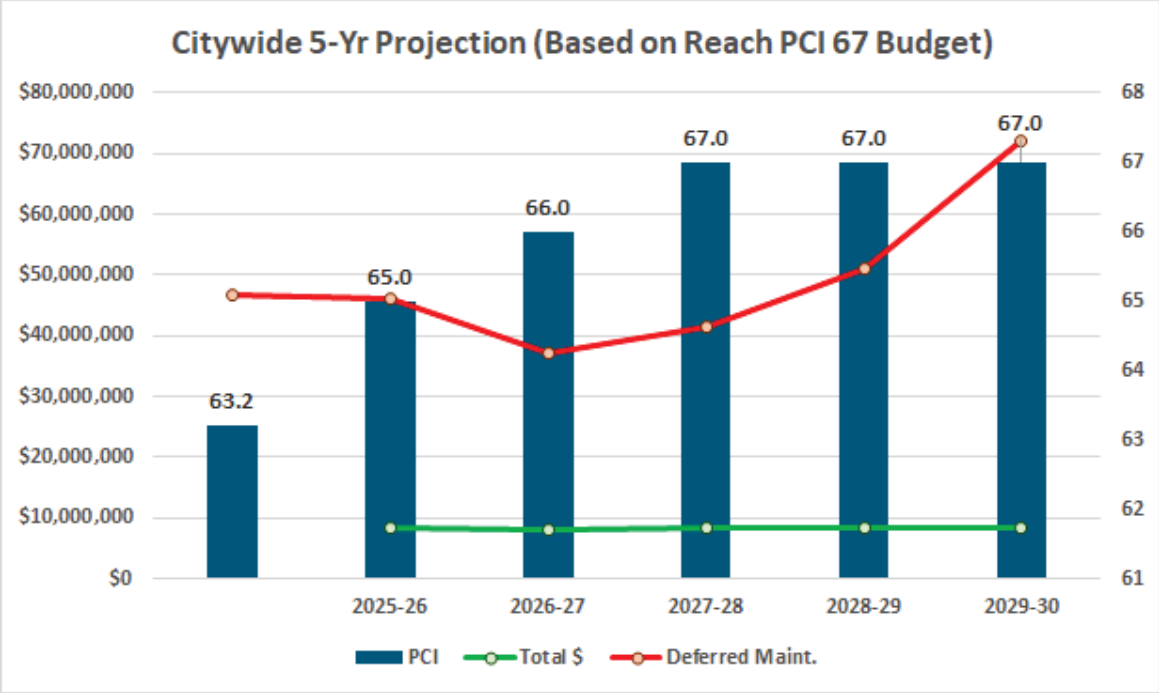


Figure 4 – Resulting Network PCI (Increase PCI 67 Budget – 5 Yrs)

The resulting "increase of the weighted PCI" shown above for the entire network demonstrates how not applying ample/appropriate capital funds to specific areas of the network allows the City's pavement conditions to improve at a rate that is conducive to a successful PMP. Additionally, even with the limited budget, the City should continue to assess and consider the implementation of localized maintenance (i.e. Cape Seal, alternative Fiber Reinforced Asphalt, High Density Mineral Bond (HDMB) applications, deep patching, leveling courses, crack sealing, etc.) prior to any major slurry seal and/or overlay rehabilitation. By performing stop gap measures to individual pavement sections the overall performance of the sections condition will improve over time and sustain itself longer than if no preventive maintenance was performed.

If the City were to reduce their annual funding to a level of $2,000,000/yr major overlay projects would continue to be delayed thus increasing the overall deferred maintenance to a level of $122.2 million after seven years and the overall PCI would drop to 56.

REACH PCI 70 BUDGET PROGRAM (SEVEN YEAR MODEL)

Utilizing the City's previous Reach PCI 67 Budget scenario as a benchmark, our goal under this model is to increase the current 2025 weighted PCI of 63 to 70 through a seven-year program. This model will demonstrate the necessary funding needed each fiscal year to achieve this goal. The "Reach PCI 70" program incorporates pavement sections that have a functional class of Arterial (A, C) and Local (R).

Plan Year	PCI	Slurry Seal	Overlay	Total $	Deferred Maint.
	63.2				$46,785,500
2025-26	65.0	$353,900	$8,077,900	$8,431,800	$45,981,800
2026-27	66.0	$1,498,000	$6,712,800	$8,210,800	$37,202,800
2027-28	67.0	$1,250,400	$7,123,400	$8,373,800	$41,467,500
2028-29	68.0	$951,400	$7,981,800	$8,933,200	$47,761,500
2029-30	70.0	$859,700	$8,451,100	$9,310,800	$56,642,600
2030-31	70.0	$678,600	$7,134,500	$7,813,100	$61,353,900
2031-32	70.0	$651,000	$7,222,200	$7,873,200	$62,987,600
		$6,243,000	$52,703,700	$58,946,700	

Table 8 – Necessary Annual Funding to Increase PCI to 70

Referring to Table 8, it is noted that the weighted PCI improves throughout the seven-year projection (63.2 to 70.0). Furthermore, the annual deferred maintenance total shows a minor increase from $46.8 million to $63.0 million at the end of the five-years (35% decrease); moderately lower than the previous budget scenario. If the City utilizes an average annual budget of $8,421,000/yr for slurry, overlay, and reconstruction projects as shown above, the City will be able to make a significant improvement to the overall PCI conditions while properly managing the annual deferred backlog amounts.

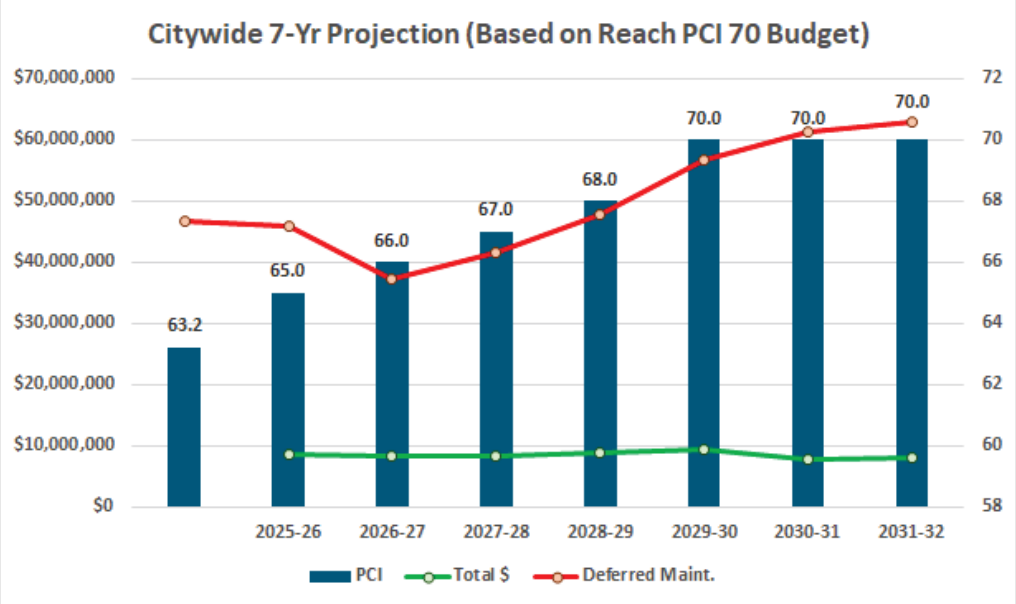


Figure 5 – Resulting Network PCI (Increase PCI 70 Budget – 7 Yrs)

Once the City has performed the recommended pavement rehabilitation projects for FY 2025-26 through 2027-28; the City should consider establishing a Local slurry / cape seal maintenance "neighborhood" strategy for several reasons. First, preventive maintenance applications applied five plus (5+) years after rehabilitation, like those mentioned above, will help to sustain high levels of condition while reducing annual expenditures. Secondly, with a citywide Zone neighborhood methodology established, four beneficial impacts occur:

1) Planned / Maintenance areas are addressed through a multi-yr maintenance cycle which creates a dedicated project schedule for City staff and constituent inquiries;
2) Deferred overlay rehabilitation can be addressed in a more effective manner due to accrued savings of revenues (reduced construction logistical costs, volume-based costs, etc.)
3) A preventive maintenance strategy is more cost-effective in a long-term PMP rather than implementing a maintenance approach that addresses only the "worst-first" streets.
4) All maintenance alternatives are available due to the increased funding and focused maintenance per year.

The Local maintenance model that has been developed under the "Reach PCI 67" budget can be used as a benchmark to monitor the City's annual budget allocations as the network continues to mature and age; the proper amount of funding for overlay rehabilitation needs to be the City's highest priority.

Again, it is recommended that the City continue to monitor the deterioration rates for the applications of Grind & Overlay, Cape Seal and Type II slurry seal to ensure the City is generating the greatest return-on-investment and extend life-cycles; this should be done through frequent inspections and deterioration studies.

DEFERRED MAINTENANCE

Delaying repairs on streets where pavement conditions indicate a need creates deferred maintenance. Deferred maintenance includes pavement maintenance, rehabilitation and reconstruction projects that are needed across the entire network, but cannot be performed due to the lack of available funding. These delayed projects are then pushed to the next budget cycle incurring higher unit costs/SF. The actual repairs that are being deferred are often referred to as a "backlog".

As maintenance/rehabilitation is deferred, the opportunity to apply life extending preventive pavement applications is lost and the ultimate cost of rehabilitation multiples.

ADDITIONAL BUDGET SCENARIOS

Per the request of the City, two (2) additional budget scenarios were generated.

REACH PCI 65 BUDGET PROGRAM (FIVE YEAR MODEL)

The "Reach PCI 65 Budget" program incorporates pavement sections that have a functional class of Arterial (A, C) and Local (R).

Plan Year	PCI	Slurry Seal	Overlay	Total $	Deferred Maint.
	63.2				$46,785,500
2025-26	64.0	$412,500	$3,715,400	$4,127,900	$48,469,800
2026-27	64.0	$1,556,400	$3,844,200	$5,400,600	$42,032,100
2027-28	64.0	$1,315,500	$6,391,100	$7,706,600	$48,457,300
2028-29	64.0	$864,700	$6,151,400	$7,016,100	$58,037,400
2029-30	65.0	$587,700	$7,567,900	$8,155,600	$76,438,600
		$4,736,800	$27,670,000	$32,406,800	

Table 9 – Necessary Funding to Reach PCI 65 Budget (FY 2025-2030)

Referring to Table 9, it is noted that the weighted PCI slightly increases through the five-year projection (63.2 to 65.0). If the City utilizes an average annual budget of $6,481,400/yr for slurry, overlay, and reconstruction maintenance as shown above, the overall conditions will "increase by 3%". However, the City will see a moderate 63% increase in the amount of deferred maintenance (mostly overlay rehabilitation). The annual deferred maintenance total increases from $46.8 million to $76.4 million at the end of the five-years.

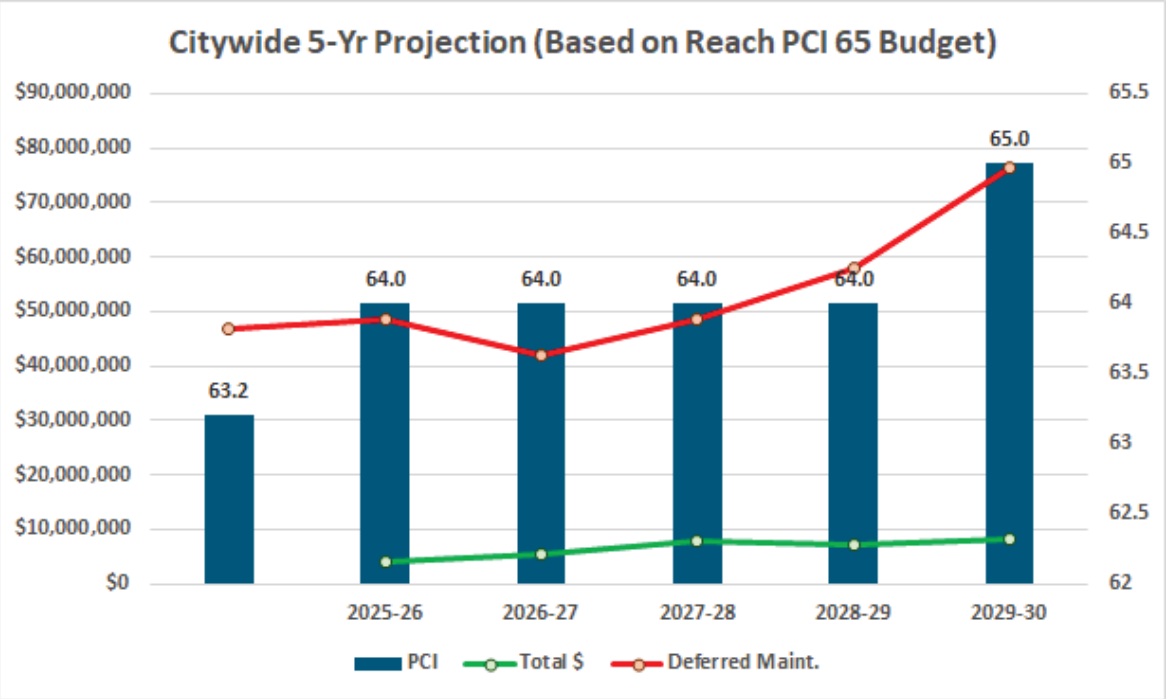


Figure 6 – Resulting Network PCI (Increase PCI 65 Budget – 5 Yrs)

MAINTAIN CURRENT PCI 63 BUDGET PROGRAM (FIVE YEAR MODEL)

The "Reach PCI 65 Budget" program incorporates pavement sections that have a functional class of Arterial (A, C) and Local (R).

Plan Year	PCI	Slurry Seal	Overlay	Total $	Deferred Maint.
	63.2				$48,785,500
2025-26	63.0	$384,500	$5,211,800	$5,596,300	$48,265,400
2026-27	64.0	$1,521,400	$4,011,300	$5,532,700	$41,877,400
2027-28	63.0	$1,211,200	$4,459,800	$5,671,000	$50,505,100
2028-29	63.0	$634,200	$4,816,600	$5,450,800	$58,840,300
2029-30	63.0	$500,400	$5,165,300	$5,665,700	$78,805,100
		$4,251,700	$23,664,800	$27,916,500	

Table 10 – Necessary Funding to Maintain PCI of 63

Referring to Table 10, it is noted that the weighted PCI sustains annually at a conditional level of 63 through the five-year projection. If the City utilizes an average annual budget of $5,583,300/yr for slurry, overlay, and reconstruction maintenance as shown above, the overall PCI will remain at today's conditions. Additionally, the City will see a moderate 68% increase in the amount of deferred maintenance (mostly overlay rehabilitation). The annual deferred maintenance total increases from $46.8 million to $78.8 million at the end of the five-years.

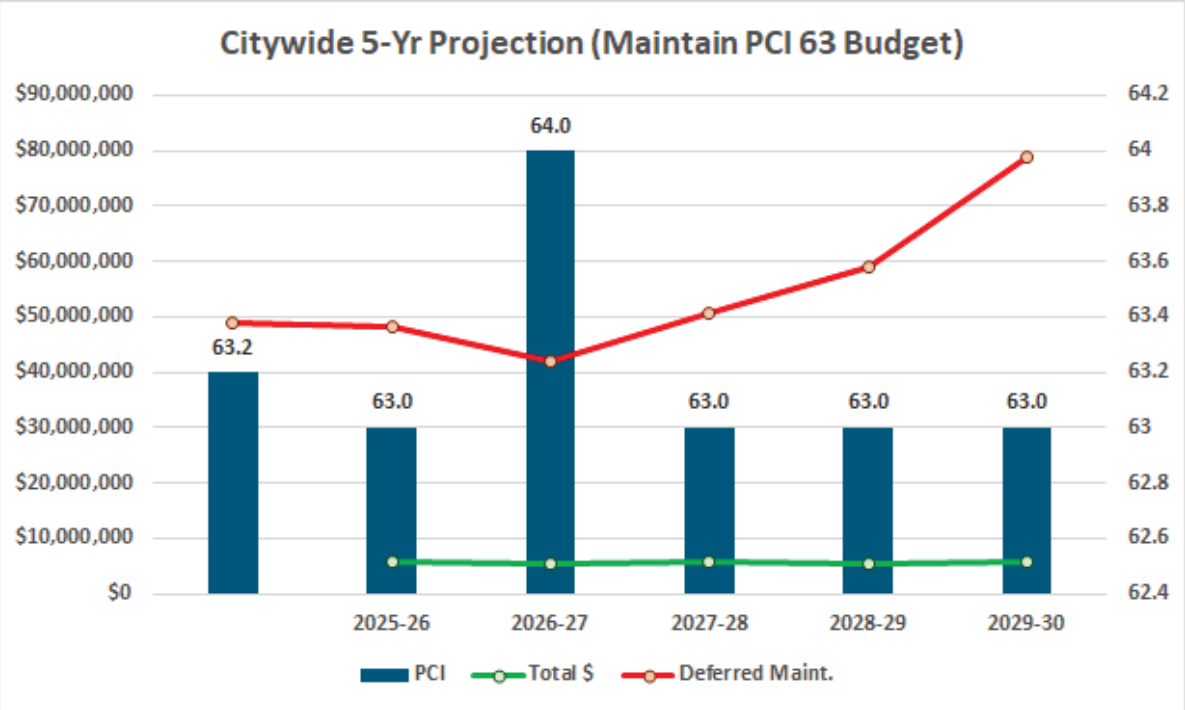


Figure 7 – Five Year Projection; Maintain PCI of 63 Budget

PAVEMENT MANAGEMENT PROGRAM REPORTS

In addition to the annual budget scenario, this report contains a comprehensive and complementary assemblage of pavement management reports ranging from summary reports to annual maintenance and rehabilitation schedules (Forecasted Maintenance Report, Section IV). Collectively, as well as individually, the reports represent reasonable projections of pavement maintenance needs and performance based on visual condition assessments, unit cost estimates, and pavement deterioration models. These recommendations are for planning purposes only; City staff make all final decisions are project locations.

It is important to note that pavement segment dimensions and surface area recorded during 1999-2020, and 2025 inspections, along with the action and repair costs, as presented within the reports are accurate within tolerable limits. This is noteworthy due to the "implied" accuracy of reporting length and width to the nearest foot, surface area to the nearest square foot, and action and repair unit costs and project estimates to the nearest penny and dollar, respectively.

NEXT STEPS

As with any infrastructure management software program, time investments need to be made by key Public Works staff to maintain the integrity of the data as well as the accuracy. Bucknam can perform training sessions in the use of the StreetSaver tools and demonstrate how to generate standard common-sense reports to assist City staff in developing yearly budgets, project level analysis, and CIP projections. This will be key to future management of the pavement program and reporting. City personnel need to maintain their commitment to the preventive maintenance system, while working toward reducing the City's present backlog of rehabilitation projects.

In order to ensure that report outputs are accurate and credible, it is essential that the integrity of all data files be maintained. This will require performing all necessary updates when changes are made to scheduling scenarios, unit cost information, historical data, etc. In addition, the entire pavement network will have to be re-inventoried at regular intervals. This typically includes surveying arterial and collectors every two years and locals every three. One recommendation the City may consider to keep the program “managed” is:

- Survey all arterials and collectors every three years; and
- Survey all locals every three years

This will not only allow work to be scheduled based on the most current condition data available, but will provide City personnel with a means to monitor actual rates of pavement deterioration so appropriate modifications can be made to the system curves. To be compliant with the METRO requirements, the City must generate a triennial Pavement Management report indicating condition ratings, inspection dates and forecasted maintenance/rehabilitation recommendations.

Bucknam will be supporting the City with staff level support to assist in the continuous updates with the StreetSaver system. This will include work history updates, generating reports from the system, unit cost updates, and future inspections.

D. CONDITION DISTRIBUTION REPORT

This report depicts the distribution of the pavement condition throughout the street network by area.

The condition scheme ranges from "Very Good" to "Very Poor"; with a "Very Good" condition corresponding to a pavement at the beginning of its life cycle, and a "Very Poor" condition representing a badly deteriorated pavement with virtually no remaining life.

The table below shows the general description for each pavement condition:

Condition Description – PCI Range - Description

Condition Description	PCI Range	Description
Very Good	86-100	Minor to low distress, no significant distress; Low severity distresses with expection of utility patches in good condition or slight hairline cracks; minor weathering found
Good	75-85	Slight to moderately weathered, low to moderate distress severities, utility patching commonly found; moderate distress extents
Fair	60-74	Severly weathered or moderate levels of distress, generally limited to utility patching and climate related distress
Poor	41-59	Moderate to high distresses including load related types such as alligator cracking, greater distress extents
Very Poor	0-40	Severly distresses, large quanities of distortion or alligator cracking; Failure of the pavement, distress has surpassed tolerable rehabilitation limits

2025 City of Glendora weighted average PCI is 63.2 (Fair).

E. CALCULATION OF PCI

In order to calculate a Pavement Condition Index (PCI) value within StreetSaver, specific street section data needs to be inputted into StreetSaver to define the survey limits, asphalt types, pavement age and metrics. Pavement "sections" are pavement segments within the defined branch that have consistent pavement street classifications, construction/maintenance histories and use. Representative inspection samples are then selected and visually surveyed to locate distress data. This data is used to calculate the pavement sections Pavement Condition Index (PCI) which includes distress type, extent of the distress and its severity.

The PCI is a condition rating that ranges from 100 (pavement section that is in perfect condition) to 0 for a section that has structurally failed and deteriorated dramatically. The PCI is calculated from three major data entries from our inspectors:

1. Distress Type (one of 20 AC or 19 PCC types); these include alligator cracking, bleeding, block cracking, corrugations, depressions, long/trans cracking, patch/utility cut, potholes, rutting, weathering, raveling, etc.
2. Distress Quantity (the square footage, length or count of a specific distress)
3. Distress Severity (the level of severity determined for each distress found; low, medium or high)

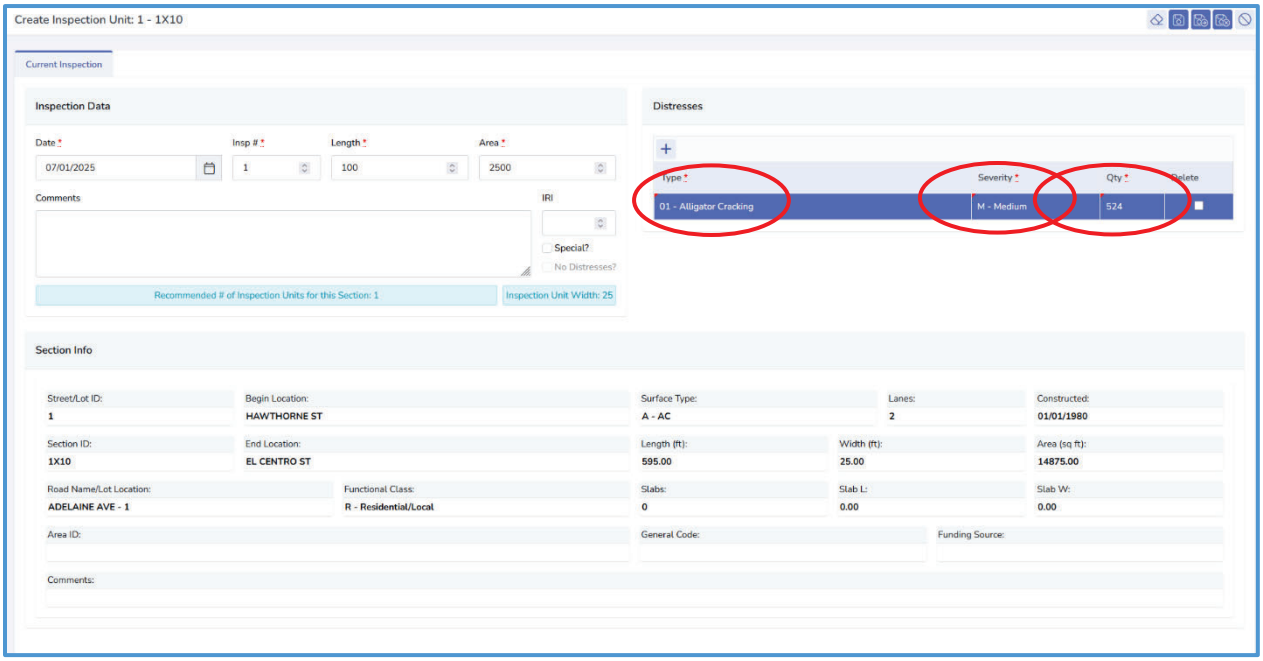


Figure 8 – PCI Calculation Worksheet

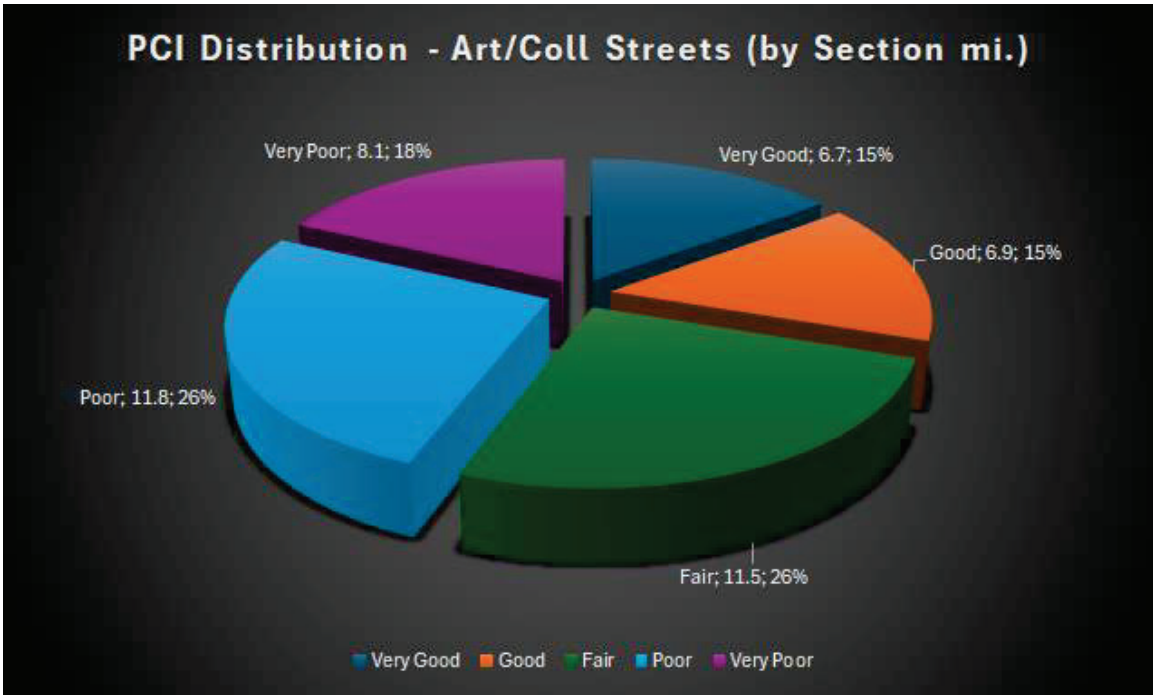


Figure 9 – Arterial Condition Distribution

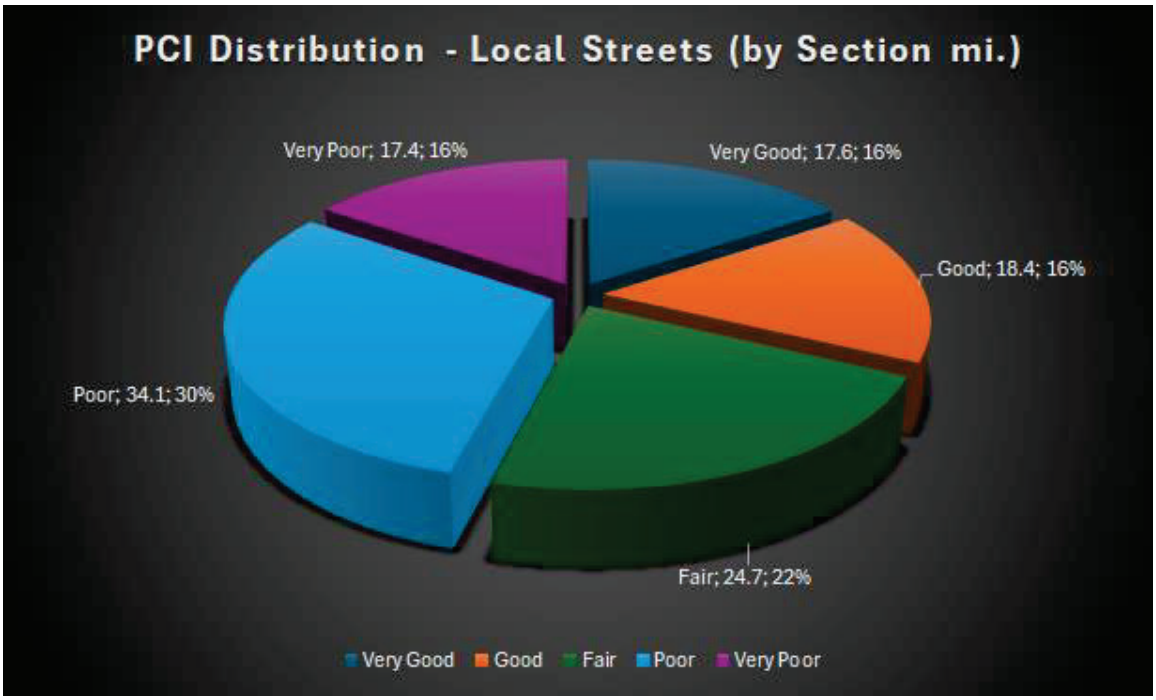


Figure 10 – Local Condition Distribution

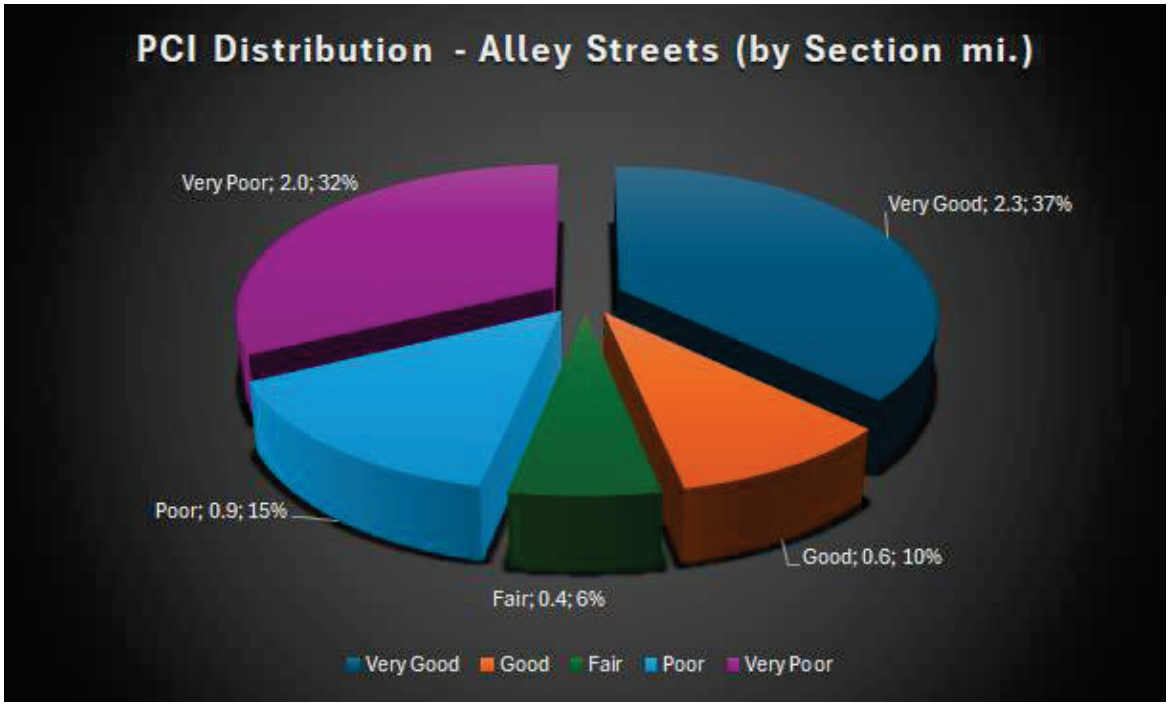


Figure 11 – Alley Condition Distribution

F. GLENDORA MYROADS® PMP WEB-PORTAL

Bucknam's MyRoads® is a great match for the Glendora's PMP today and the future. **MyRoads® brings your PMP data to life within a dynamic dashboard!** Bucknam now provides all our PMP clients with a unique and agency driven "MyRoads®" web-portal that provides instantaneous access to your pavement management database.

This "dashboard" allows users to toggle through individual sections via GIS mapping selections, zone queries, rank selection, PCI ranges, etc. to review all section metrics, latest/previous inspections, work histories generate filtered PCI reports and identify potential maintenance / rehabilitation costs based upon your unique needs.

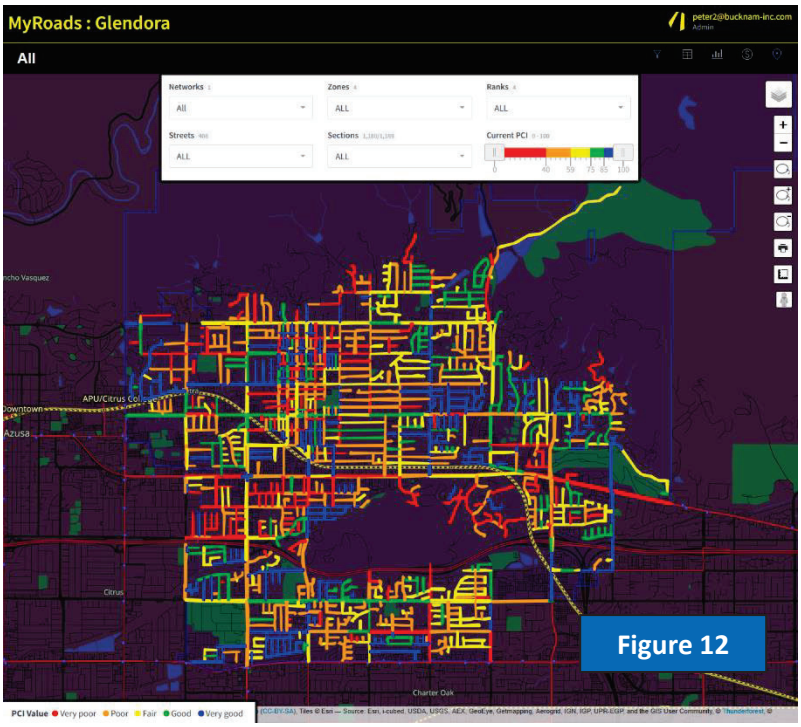


Figure 12

<u>Bucknam has shown above the current Glendora MyRoads® account actively working!</u> This tool will be accessed by City staff simply through a Username/Password methodology. As changes are made to the Glendora PMP database the MyRoads® dataset is changed to reflect work history edits, PCI inspections and section changes.

In summary, MyRoads® allows the user perform the following dynamic functions:

- Query specific pavement segment(s) to view current/historic PCI, work history inspection;
- Filter for pavement sections within a defined zone, PCI range and/or functional class;
- Select a pavement section or grouping of section through the on-board GIS tool;
- Enter slurry, overlay & reconstruction unit costs to determine preliminary cost of maintenance and resulting citywide PCI
    - Display critical street / sidewalk / ROW assets along pavement section(s) that are critical to Engineering Bid development and solicitation (ADA ramps, utilities, trees, etc.
- Displays all final GIS project maps (PCI, work history, 5-yr forecasted maintenance, etc.)

SECTION III

CITYWIDE
PAVEMENT CONDITION INDEX (PCI) REPORT

A. PCI Report – Data Definitions
B. 2025 Glendora PCI Map
C. Name Order (A-Z)
D. PCI Order (0-100)

PAVEMENT CONDITION INDEX REPORT – DATA DEFINITIONS

Listed alphabetically by street name or PCI, this report provides the City with a listing of pertinent inventory and pavement condition data for each inventory unit within the City's pavement network. The Pavement Condition Index (PCI) Report notes the names, limits, classification, dimension, surface type, and lane configuration of each inventory unit.

Detailed descriptions of the information appearing on this report are presented below:

BRANCH NAME - The name of each inventory unit appears in this column. Generally, the inventory unit name is taken directly from a street sign; however, where no street signs are posted, the name appearing on the network map is noted instead.

A sample set of street name suffix abbreviation definitions is presented below:

AVE -	Avenue	CT -	Court	CIR -	Circle
DR -	Drive	LN -	Lane	RD -	Road
ST -	Street	WY -	Way	EB -	East Bound
NB -	North Bound	SB -	South Bound	WB -	West Bound
TER -	Terrace	PL -	Place		

FROM - A description of the beginning limit of each inventory unit appears in this column. If the beginning limit exists between intersections, then the beginning limit description may be an address, post mile marker, or a distance from a known point of reference (e.g., "500' N/MAIN ST").

TO - A description of the ending limit of each inventory unit appears in this column. Like BEGIN limit, the END limit description may consist of a street name, an address, or a distance from a known point of reference. In the case of cul-de-sacs, or dead-ends, the END limit consists of and address, or a directional reference, such as "NORTH END," when no address is available.

STREET CLASSIFICATION - The codes for four street classifications are represented below. Basically, units are classified according the LA County MPAH and City classifications.

CODE	DESCRIPTION
A	Primary Arterial
C	Collector / Secondary
R	Local
O	Alley

SURFACE TYPE - A code was assigned to each inventory unit to describe surface type.

CODE	DESCRIPTION
AC	Asphalt Concrete
PCC	Concrete

LENGTH - The length of the section within each branch.

UNITS - The unit of measurement for the section length, typically linear feet (LF).

AREA - The area of each section within a branch.

UNITS - The unit of measurement for the section area, typically square feet (SF).

PCI - Pavement Condition Indices were calculated for inventory units based on severity and extent of distress manifestations observed within the inventory unit. Ranging between 0 and 100, a PCI of "100" corresponds to a pavement at the beginning of its life cycle, while a PCI of "0" corresponds to a badly deteriorated pavement which is at or near the end of its life cycle.

PCI CLIMATE, LOAD AND OTHER – reflects "Section Extrapolated Distress"; these values are shown within the Sample Distresses tab within the PCI window. Distresses are aggregated based on the type and severity level. For random samples, distress quantities are adjusted to reflect the extrapolated value based on the sections total area. Extrapolated distress deducts are classified as resulting from Climate, Load and Other distresses. The Distress Classification portion of the tab shows the "percent" of extrapolated distress deduct belonging to Climate, Load and Other (these %'s are shown within the PCI reports herein). These values are beneficial in that they support the decision whether recommend slurry seal, overlay or reconstruction project for street sections.

Asphalt Distresses	Cause Classification	PCC Distresses	Cause Classification
Alligator cracking	Load	Blow up	Climate
Bleeding	Other	Corner break	Load
Block cracking	Climate	Divided Slab	Load
Bumps/Sags	Other	Durability cracking	Climate
Corrugation	Other	Faulting	Other
Depression	Other	Joint Seal cracking	Climate
Edge cracking	Load	Lane Shoulder Drop-off	Climate
Joint Reflection cracking	Climate	Linear cracking	Load
Lane Shoulder Drop-off	Climate	Small Patching	Other
L&T cracking	Climate	Large Patching	Other
Patch/Utility cut	Other	Polished Agg	Load
Polished Agg	Other	Popouts	Other
Pothole	Climate	Pumping	Other
RR Crossing	Other	Punchout	Load
Rutting	Load	RR Crossing	Other
Shoving	Other	Scaling/crazing	Other
Slippage cracking	Other	Shrinkage cracking	Other
Swell	Other	Corner Spall	Other
Raveling	Other	Joint Spall	Other
Weathering	Climate		

INSPECTION DATE – Represents the most recent inspection date performed on a given sections. PCI shown is historical in value and may not indicate what "today's" PCI is due to variance in time. Pavement deterioration calculations can be performed on a section(s) to demonstrate a deteriorated PCI based upon a new current date.

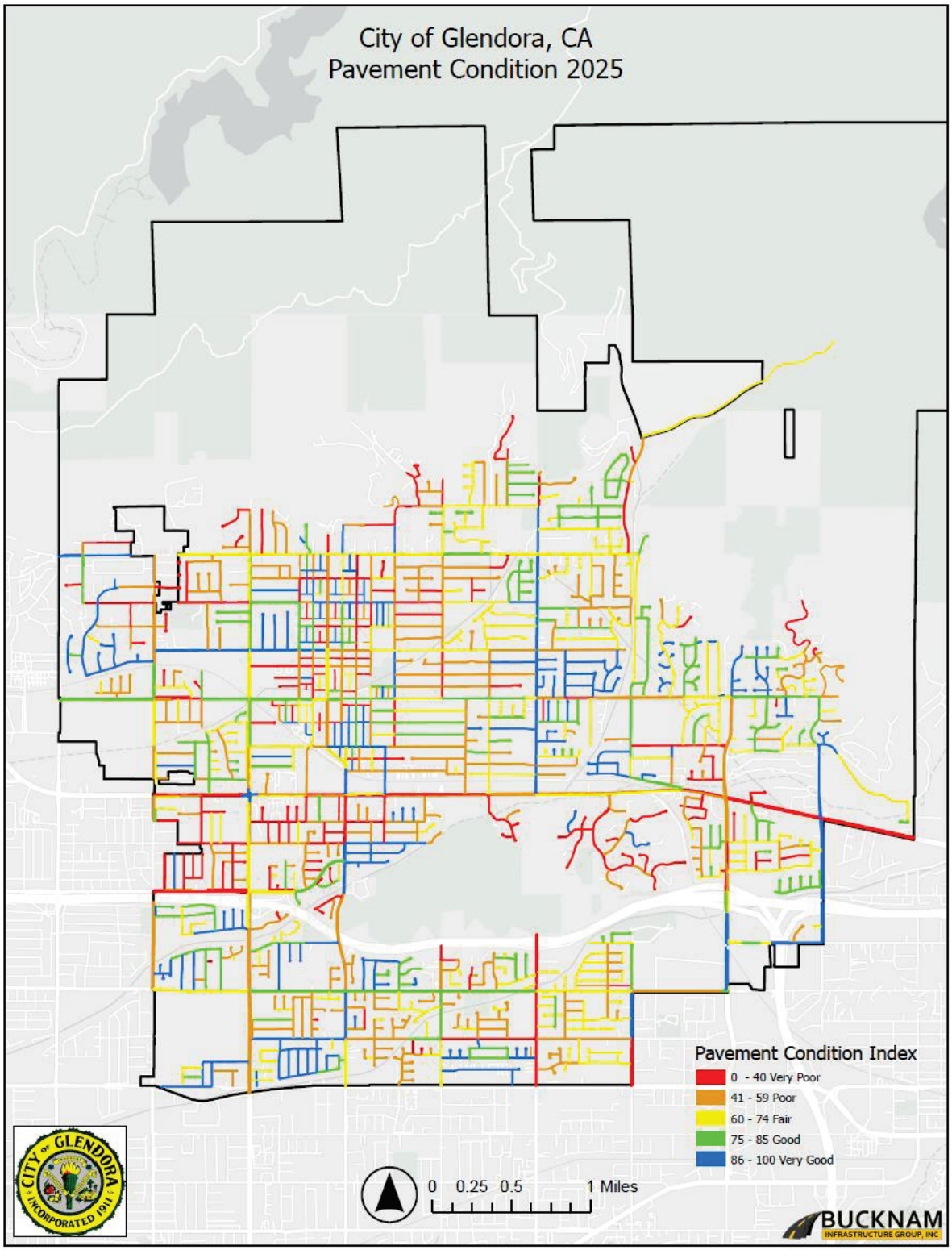


Figure 13 – Glendora Pavement Condition Index (PCI) 2025 Map

Street ID	Sec ID	Street Name	From	To	Functional Class	Zone	Surface Type	Lanes	L	W	Area	Insp. Date	PCI	% Load	% Climate	% Other
		Arterials / Collectors														
Ada	010	Ada Ave	E/O Pasadena Ave	W/O Glenwood Ave	C - Collector	3	O - AC/AC	2	2,200	33	72,600	4/1/2025	59	27	42	30
Ada Ave.	010	Ada Ave.	E/O Grand Ave	W/O Vermont Ave.	C - Collector	1	O - AC/AC	2	1,590	44	69,960	3/26/2025	68	66	29	5
Ada Ave.	020	Ada Ave.	E/O Vermont Ave.	W/O Glendora Ave.	C - Collector	1	A - AC	2	400	36	14,400	4/8/2025	52	71	24	5
Ada Ave.	030	Ada Ave.	E/O Glendora Ave.	E/O Wabash Ave.	C - Collector	1	A - AC	2	735	30	22,050	4/8/2025	100	0	0	0
Ada Ave.	040	Ada Ave.	E/O Wabash Ave.	E/O Minnesota Ave (N)	C - Collector	1	O - AC/AC	2	402	28	11,256	4/8/2025	100	0	0	0
Ada Ave.	050	Ada Ave.	E/O Minnesota Ave (N)	W/O Pasadena Ave	C - Collector	1	O - AC/AC	2	393	28	11,004	4/8/2025	100	0	0	0
Amelia	010	Amelia Ave	N/O Route 66	S/O Saratoga Ln	C - Collector	3	O - AC/AC	2	545	60	32,700	5/5/2025	97	0	100	0
Amelia	020	Amelia Ave	N/O Auto Center Dr	S/O Base Line Rd	C - Collector	4	O - AC/AC	2	1,512	60	90,720	5/5/2025	95	0	40	60
Amelia	030	Amelia Ave	S/O Base Line Rd	S/O Route 66	C - Collector	4	O - AC/AC	2	1,862	60	116,720	5/5/2025	96	0	100	0
Amelia	040	Amelia Ave	S/O Saratoga Ln	S/O Country Club Dr	C - Collector	3	O - AC/AC	2	1,416	26	36,816	5/5/2025	95	0	77	23
Amelia	050	Amelia Ave	S/O Country Club Dr	S/O Valcourt Ln	C - Collector	3	O - AC/AC	2	840	30	25,200	5/9/2025	81	7	85	7
Amelia	060	Amelia Ave	S/O Valcourt Ln	S/O Foothill Blvd	C - Collector	3	O - AC/AC	2	615	36	22,140	5/9/2025	82	30	70	0
Auto Cente	010	Auto Cente Dr.	E/O Lone Hill Ave	378' E/O Lone Hill Ave	C - Collector	4	A - AC	2	378	56	21,168	5/22/2025	73	53	44	3
Auto Cente	020	Auto Cente Dr.	877' E/O Lone Hill Ave	W/O Interstate 57	C - Collector	4	A - AC	2	285	43	12,867	5/22/2025	62	37	39	24
Auto Cente	030	Auto Cente Dr.	W/O Interstate 57	E/O Interstate 57	C - Collector	4	A - AC	2	574	65	37,310	5/5/2025	93	0	100	0
Auto Cente	040	Auto Cente Dr.	E/O Interstste 57	E/O Amelia Ave	C - Collector	4	O - AC/AC	2	895	48	42,960	5/5/2025	91	0	66	34
Auto Cente	050	Auto Cente Dr.	Begin PCC (375' E/ Lone Hill Ave)	End PCC (880' E/ Lone Hil Ave)	C - Collector	4	P - PCC	4	500	58	27,140	5/23/2025	83	67	16	16
Barranca	040	Barranca Ave	N/O Bagnall St	C.L. Route66	C - Collector	2	A - AC	2	360	28	10,080	3/19/2025	51	79	21	0
Barranca	050	Barranca Ave	S/O Orangepath St	200' N/O Herber St.	C - Collector	1	A - AC	4	897	54	48,438	3/17/2025	55	77	23	0
Barranca	060	Barranca Ave	200' N/O Herber St.	N/O Foothill Blvd.	C - Collector	1	O - AC/AC	4	1,238	58	72,804	3/17/2025	65	62	25	13
Barranca	070	Barranca Ave	N/O Hollyvale St	N/O Bagnall St	C - Collector	2	A - AC	2	312	28	8,736	3/18/2025	46	76	20	4
Barranca	080	Barranca Ave	N/O Foothill Blvd.	S/O R.R.Tracks	C - Collector	1	O - AC/AC	4	900	60	54,000	3/12/2025	80	24	44	32
Barranca	090	Barranca Ave	N/O Armstead St	N/O Dalton Wash	C - Collector	2	A - AC	2	769	60	46,140	3/19/2025	43	28	18	54
Barranca	110	Barranca Ave	N/O R.R. Tracks	180'/N Leadora Ave.	C - Collector	1	O - AC/AC	4	1,910	60	114,600	3/6/2025	58	62	18	20
Barranca	120	Barranca Ave	S/O Big Dalton Wash	N/O Gladstone St	C - Collector	2	A - AC	2	656	70	45,920	3/19/2025	52	71	19	10
Barranca	130	Barranca Ave	180' /N Leadora Ave.	S/O Sierra Madre Ave.	C - Collector	1	O - AC/AC	2	1,100	28	30,800	3/6/2025	51	72	13	15
Barranca	160	Barranca Ave	S/O Galatea St	N/O Armstead St	C - Collector	2	A - AC	2	502	60	30,120	3/19/2025	43	51	31	19
Base Line	050	Base Line Rd	E/O Barranca Ave	W/O Grand Ave.	C - Collector	2	O - AC/AC	2	2,560	54	138,240	3/19/2025	36	36	61	2
Base Line	070	Base Line Rd	E/O Grand Ave	W/O Farber Ave.	C - Collector	2	O - AC/AC	2	1,245	60	74,700	4/15/2025	68	6	4	90
Base Line	080	Base Line Rd	W/O Farber Ave.	W/O Glendora Ave	C - Collector	2	O - AC/AC	2	1,680	57	95,760	4/15/2025	79	47	53	0
Bennett Av	010	Bennett Ave.	E/O Barranca Ave.	W/O Valencia Ave	C - Collector	1	O - AC/AC	4	1,451	60	87,060	3/12/2025	92	80	20	0
Bennett Av	020	Bennett Ave.	W/O Valencia Ave	W/O Grand Ave	C - Collector	1	O - AC/AC	2	1,115	46	51,290	3/12/2025	100	0	0	0
Bennett Av	030	Bennett Ave.	E/O Grand Ave.	W/O Pennsylvania Ave.	C - Collector	1	O - AC/AC	2	1,310	51	66,810	3/13/2025	99	0	40	60
Bennett Av	040	Bennett Ave.	E/O Pennsylvania Ave.	W/O Glendora Ave.	C - Collector	1	O - AC/AC	2	755	46	34,730	4/14/2025	88	37	63	0
Bennett Av	050	Bennett Ave.	E/O Glendora Ave.	W/O/ Minnesota Ave.	C - Collector	1	A - AC	2	1,180	46	54,280	5/1/2025	58	31	55	14
Bennett Av	060	Bennett Ave.	E/O Minnesota Ave.	W/O Cullen Ave.	C - Collector	1	A - AC	2	615	42	25,830	5/7/2025	64	47	53	0
Bonnie Cov	010	Bonnie Cove Ave	N/O Arrow HWY	S/O Juanita Ave	C - Collector	4	A - AC	2	1,245	37	46,065	3/25/2025	74	71	21	8
Bonnie Cov	020	Bonnie Cove Ave	S/O Juanita	S/O Gladstone St	C - Collector	4	A - AC	2	1,247	58	72,326	3/25/2025	75	60	28	12
Bonnie Cov	030	Bonnie Cove Ave	S/O Gladstone St.	N/O Crown St	C - Collector	4	A - AC	2	900	58	52,200	5/2/2025	41	37	55	8
Cullen	010	Cullen Ave	N/O Ada	S/O Foothill Blvd	C - Collector	3	A - AC	2	1,280	34	43,520	4/8/2025	40	84	13	3
Cullen	040	Cullen Ave	N/O Bennett Ave	S/O Whitcomb Ave	C - Collector	3	A - AC	2	620	33	20,460	4/14/2025	44	57	43	0
Cullen	050	Cullen Ave	S/O Whitcomb Ave	S/O Sierra Madre Ave	C - Collector	3	A - AC	2	1,965	36	70,740	4/14/2025	54	56	43	1
Elwood	010	Elwood Ave	N/O Route66	S/O Foothill Blvd	C - Collector	3	A - AC	2	2,575	34	87,550	5/2/2025	66	55	25	20
Elwood	020	Elwood Ave	S/O Route66	515' S/O Route66(Wash)	C - Collector	3	A - AC	2	515	35	18,025	5/2/2025	32	50	35	16
Elwood	030	Elwood Ave	N/O Foothill Blvd	S/O Bennett Ave	C - Collector	3	A - AC	2	1,285	33	42,405	5/2/2025	46	52	42	6
Elwood	040	Elwood Ave	N/O Bennett Ave	S/O Oakwood Ave	C - Collector	3	A - AC	2	940	33	31,020	5/21/2025	72	36	64	0
Foothill	010	Foothill Blvd.	E/O Lone Hill Ave	100' E/O Country Club Rd.	C - Collector	3	O - AC/AC	2	1,100	54	59,400	5/9/2025	77	12	88	0
Foothill	020	Foothill Blvd.	100' E/O Country Club Rd	E/O Amelia Ave	C - Collector	3	O - AC/AC	2	1,310	32	41,920	5/9/2025	77	12	88	0
Foothill	040	Foothill Blvd.	E/O Citrus Ave.	W/O Barranca Ave.	C - Collector	1	O - AC/AC	4	2,605	60	156,300	3/12/2025	78	58	32	10
Foothill	050	Foothill Blvd.	E/O Cullen Ave	E/O Live Oak Ave	C - Collector	3	A - AC	2	1,315	40	52,600	4/14/2025	61	65	34	1
Foothill	060	Foothill Blvd.	E/O Live Oak Ave	W/O Elwood Ave	C - Collector	3	A - AC	2	1,305	35	48,435	4/15/2025	77	7	78	15
Foothill	070	Foothill Blvd.	E/O Barranca Ave.	100'W/Marcile Ave.	C - Collector	1	O - AC/AC	4	470	60	28,200	3/17/2025	45	53	40	7
Foothill	080	Foothill Blvd.	W/O Cedarwood Ave	E/O Loraine Ave	C - Collector	3	A - AC	2	405	60	24,300	5/14/2025	63	56	35	9
Foothill	090	Foothill Blvd.	100'W/Marcile	W/O Valencia Ave.	C - Collector	1	O - AC/AC	2	840	41	34,440	3/17/2025	38	72	26	2
Foothill	100	Foothill Blvd.	E/O Loraine Ave	E/O Burnaby Ave	C - Collector	3	A - AC	2	775	50	38,750	5/23/2025	41	47	46	7
Foothill	110	Foothill Blvd.	E/O Valencia St	W/O Grand Ave.	C - Collector	1	O - AC/AC	4	1,320	54	71,280	3/17/2025	77	58	21	20
Foothill	120	Foothill Blvd.	E/O Burnaby Ave	W/O San Jose Dr	C - Collector	3	A - AC	2	675	38	25,650	5/23/2025	17	60	39	0
Foothill	130	Foothill Blvd.	E/O Grand Ave.	W/O Vermont Ave.	C - Collector	1	O - AC/AC	4	1,750	57	99,750	5/1/2025	75	35	53	13
Foothill	140	Foothill Blvd.	W/O San Jose Dr	W/O Valley Center	C - Collector	3	A - AC	2	1,155	45	51,975	5/16/2025	58	44	55	1
Foothill	150	Foothill Blvd.	E/O Vermont Ave.	W/O Glendora Ave.	C - Collector	1	O - AC/AC	4	419	57	23,883	5/1/2025	69	28	49	24
Foothill	160	Foothill Blvd.	W/O Valley Center	W/O Whispering Oak	C - Collector	3	A - AC	2	1,515	58	87,870	5/16/2025	58	58	36	6
Foothill	170	Foothill Blvd.	E/O Glendora Ave.	W/O Vista Bonita Ave.	C - Collector	1	O - AC/AC	4	385	57	21,945	5/1/2025	79	40	54	6
Foothill	180	Foothill Blvd.	W/O Whispering Oak	E/O Lone Hill Ave	C - Collector	3	A - AC	2	1,325	50	66,250	5/16/2025	66	39	58	3
Foothill	190	Foothill Blvd.	E/O Vista Bonita Ave.	W/O Cullen Ave.	C - Collector	1	O - AC/AC	2	1,450	40	58,000	4/14/2025	77	23	73	4
Foothill	210	Foothill Blvd.	E/O Elwood Ave	W/O Cedarwood Ave	C - Collector	3	A - AC	2	962	32	32,784	5/14/2025	80	15	71	13
Gladstone	010	Gladstone St	E/O Barranca ave.	W/O Grand Ave.	C - Collector	2	A - AC	4	2,596	58	150,568	3/19/2025	74	12	20	68
Gladstone	020	Gladstone St	E/O Bonnie Cove Ave	W/O Sunflower Ave	C - Collector	4	O - AC/AC	4	2,575	60	154,500	5/5/2025	80	72	22	5
Gladstone	030	Gladstone St	E/O Grand Ave.	W/O Glendora Ave	C - Collector	2	O - AC/AC	4	2,570	60	154,200	4/15/2025	75	40	17	43
Gladstone	040	Gladstone St	E/O Sunflower Ave	W/O Valley Center Ave	C - Collector	4	O - AC/AC	4	2,575	60	154,500	5/5/2025	67	44	38	17

Street ID	Sec ID	Street Name	From	To	Functional Class	Zone	Surface Type	Lanes	L	W	Area	Insp. Date	PCI	% Load	% Climate	% Other
Gladstone	050	Gladstone St	E/O Glendora Ave	W/O Bonnie Cove Ave	C - Collector	2	O - AC/AC	4	2,578	60	154,680	5/5/2025	77	34	49	17
Gladstone	060	Gladstone St	E/O Valley Center Ave	W/O Lone Hill Ave	C - Collector	4	O - AC/AC	4	2,490	60	149,400	5/5/2025	47	52	35	13
Gladstone	070	Gladstone St	Begin PCC (90' W/ Lone Hill Ave)	Lone Hill Ave	C - Collector	4	P - PCC	6	165	60	9,975	5/5/2025	82	20	57	24
Lone Hill	130	Gladstone St	Gladstone St	End PCC (95' N/ Gladstone St)	A - Arterial	4	P - PCC	2	93	20	2,615	5/22/2025	72	9	23	68
Glendora	010	Glendora Ave	N/O Arrow HWY	S/O Sna Dimas Wash	C - Collector	2	A - AC	4	270	60	16,200	4/15/2025	62	64	36	0
Glendora	020	Glendora Ave	S/O Route 66	S/O RR Track	C - Collector	1	O - AC/AC	4	637	60	38,220	5/2/2025	92	0	53	47
Glendora	030	Glendora Ave	N/O RR Track	S/O RR Track	C - Collector	1	A - AC	4	155	60	9,300	5/23/2025	96	0	100	0
Glendora	040	Glendora Ave	N/O san Dimas Wash	N/O Juanita Ave	C - Collector	2	O - AC/AC	4	1,010	60	60,600	4/15/2025	72	52	37	11
Glendora	050	Glendora Ave	N/O Juanita Ave	N/O Gladstone St	C - Collector	2	O - AC/AC	4	1,325	60	79,500	4/15/2025	88	92	8	0
Glendora	060	Glendora Ave	N/O Walnut Ave,	N/O Ada Ave.	C - Collector	1	A - AC	4	620	60	37,200	5/2/2025	65	36	64	0
Glendora	070	Glendora Ave	N/O Ada Ave.	N/O Foothill Blvd.	C - Collector	1	A - AC	2	1,320	64	84,480	5/23/2025	58	40	59	1
Glendora	080	Glendora Ave	N/O Glastone St	80' N/O Ronwood St	C - Collector	2	A - AC	4	2,660	58	154,280	4/21/2025	43	31	64	5
Glendora	090	Glendora Ave	N/O Foothill Blvd.	N/O Bennett Ave.	C - Collector	1	P - PCC	2	1,360	65	88,400	5/23/2025	62	72	11	17
Glendora	100	Glendora Ave	80' N/O Ronwood St	N/O Mauna Loa Ave	C - Collector	2	A - AC	4	1,420	56	79,520	4/21/2025	91	74	26	0
Glendora	110	Glendora Ave	N/O Mauna Loa Ave	S/O Route 66	C - Collector	2	O - AC/AC	4	1,260	56	70,560	4/21/2025	37	15	8	76
Glendora	120	Glendora Ave	N/O Bennett Ave.	N/O Sierra Madre Ave.	C - Collector	1	A - AC	2	2,640	62	163,680	4/28/2025	45	52	31	18
Glendora	130	Glendora Ave	N/O Sierra Madre Ave.	795' N/ Sierra Madre	C - Collector	1	A - AC	2	795	32	25,440	4/28/2025	33	69	23	9
Grand	020	Grand Ave.	N/O Arrow HWY	S/O Juanita Ave	A - Arterial	2	O - AC/AC	2	1,462	32	46,785	4/8/2025	54	74	25	0
Grand	025	Grand Ave.	S/O Juanita Ave	S/O Gladstone St	A - Arterial	2	O - AC/AC	2	1,312	32	41,984	4/8/2025	50	76	24	0
Grand	030	Grand Ave.	S/O Gladstone St	N/O Armstead St.	A - Arterial	2	O - AC/AC	2	1,785	30	53,550	4/15/2025	53	53	44	3
Grand	035	Grand Ave.	N/O Armstead St.	S/O Baseline Rd	A - Arterial	2	O - AC/AC	2	930	32	29,760	4/15/2025	54	54	39	8
Grand	040	Grand Ave.	N/O Route66	S/O Ada Ave	A - Arterial	1	O - AC/AC	2	1,235	30	37,050	3/20/2025	61	72	27	1
Grand	045	Grand Ave.	S/O Ada Ave	S/O Foothill Blvd	A - Arterial	1	O - AC/AC	2	1,294	30	38,820	3/20/2025	84	65	35	0
Grand	050	Grand Ave.	S/O Base Line Rd.	S/O Mauna Loa Ave	A - Arterial	2	O - AC/AC	2	1,360	30	40,800	3/19/2025	61	63	30	7
Grand	055	Grand Ave.	S/O Mauna Loa Ave	PCC S/O Route 66	A - Arterial	2	O - AC/AC	2	1,175	30	35,250	3/19/2025	57	69	27	4
Grand	060	Grand Ave.	S/O Foothill Blvd.	S/O Bennett Ave.	A - Arterial	1	O - AC/AC	2	1,350	36	48,600	3/20/2025	60	54	34	12
Grand	070	Grand Ave.	S/O Bennett Ave.	S/O Leadora Ave.	A - Arterial	1	O - AC/AC	2	1,320	30	39,600	3/12/2025	78	43	34	23
Grand	090	Grand Ave.	S/O Leadora Ave.	S/O Sierra Madre Ave.	A - Arterial	1	O - AC/AC	2	1,300	30	41,500	3/12/2025	76	20	53	27
Grand	100	Grand Ave.	S/O Sierra Madre Ave	N/O Palm Dr.	A - Arterial	1	A - AC	2	1,275	35	44,625	3/13/2025	41	62	27	11
Grand	120	Grand Ave.	S/O Gladstone St	S/O Juanita Ave	A - Arterial	2	O - AC/AC	2	1,312	32	41,984	4/8/2025	49	75	23	1
Grand	125	Grand Ave.	S/O Juanita Ave	N/O Arrow Hwy	A - Arterial	2	O - AC/AC	2	1,462	32	46,784	4/8/2025	46	54	45	1
Grand	130	Grand Ave.	S/O Base Line Rd	N/O Armstead St	A - Arterial	2	O - AC/AC	2	930	32	29,760	3/19/2025	62	56	39	6
Grand	135	Grand Ave.	S/O Armstead St	S/O Gladstone St	A - Arterial	2	O - AC/AC	2	1,785	32	57,120	3/19/2025	42	63	25	12
Grand	140	Grand Ave.	S/O Foothill Blvd	S/O Ada Ave	A - Arterial	1	O - AC/AC	2	1,294	30	38,820	3/20/2025	65	80	15	5
Grand	145	Grand Ave.	S/O Ada Ave	PCC N/O Route 66	A - Arterial	1	O - AC/AC	2	1,135	30	34,050	3/20/2025	56	79	21	0
Grand	150	Grand Ave.	S/O Route 66	S/O Mauna Loa Ave	A - Arterial	2	O - AC/AC	2	1,292	30	38,760	3/19/2025	68	58	40	2
Grand	155	Grand Ave.	S/O Mauna Loa Ave	S/O Baseline Rd	A - Arterial	2	O - AC/AC	2	1,360	30	40,800	3/19/2025	69	30	14	56
Grand	160	Grand Ave.	S/O Bennett Ave	S/O Foothill Blvd	A - Arterial	1	O - AC/AC	2	1,350	36	48,600	3/20/2025	66	78	22	0
Grand	170	Grand Ave.	S/O Leadora Ave	S/O Bennett Ave	A - Arterial	1	O - AC/AC	2	1,320	30	39,600	3/12/2025	73	66	34	0
Grand	180	Grand Ave.	S/O Sierra Madre Ave.	S/O Leadora Ave	A - Arterial	1	O - AC/AC	2	1,300	30	41,500	3/12/2025	73	28	58	14
Grand	190	Grand Ave.	Begin PCC (135' N/ Route 66)	Route 66	A - Arterial	1	P - PCC	4	175	42	8,790	5/23/2025	88	72	28	0
Grand	200	Grand Ave.	Begin PCC (145' S/ Route 66)	Route 66	A - Arterial	1	P - PCC	4	180	42	9,215	5/23/2025	94	0	64	36
Leadora	010	Leadora Ave	E/O Cullen Ave	W/O Live Oak Ave	C - Collector	3	A - AC	2	1,280	38	48,640	4/8/2025	40	64	27	10
Leadora	020	Leadora Ave	E/O Live Oak Ave	E/O Ranch Ln	C - Collector	3	A - AC	2	1,840	34	62,560	5/15/2025	61	48	37	14
Leadora	030	Leadora Ave	E/O Ranch Ln	W/O Lorain Ave	C - Collector	3	O - AC/AC	2	730	32	23,360	5/21/2025	91	0	100	0
Leadora Av	010	Leadora Ave.	E/O Oakbank Dr.	W/O Barranca Ave.	C - Collector	1	A - AC	2	615	32	19,680	3/5/2025	37	44	39	16
Leadora Av	020	Leadora Ave.	300'W/Wildwood Ave.	W/O Grand Ave.	C - Collector	1	A - AC	2	1,970	47	92,590	3/12/2025	28	59	30	11
Leadora Av	030	Leadora Ave.	E/O Grand Ave.	W/O Pennsylvania Ave.	C - Collector	1	A - AC	2	1,315	54	71,010	3/13/2025	79	37	63	0
Leadora Av	040	Leadora Ave.	E/O Pennsylvania Ave.	W/O Vermont Ave.	C - Collector	1	O - AC/AC	2	345	38	13,110	4/14/2025	57	86	14	0
Leadora Av	050	Leadora Ave.	E/O Vermont Ave.	W/O Glendora Ave.	C - Collector	1	O - AC/AC	2	350	38	13,300	4/14/2025	90	0	100	0
Leadora Av	060	Leadora Ave.	E/O Glendora Ave.	W/O Minnesota Ave.	C - Collector	1	A - AC	2	1,175	40	47,000	4/28/2025	89	8	92	0
Leadora Av	070	Leadora Ave.	E/O Minnesota Ave.	W/O Cullen Ave.	C - Collector	1	A - AC	2	615	39	23,985	4/28/2025	87	0	78	22
Live Oak	010	Live Oak Ave	N/O Foothill Blvd	S/O Bennett Ave	C - Collector	3	A - AC	2	1,235	32	39,520	4/15/2025	36	56	26	17
Live Oak	020	Live Oak Ave	S/O Bennett Ave	S/O Leadora Ave	C - Collector	3	A - AC	2	1,300	34	44,200	5/15/2025	58	46	38	16
Live Oak	030	Live Oak Ave	S/O Leadora Ave	S/O Sierra Madre Ave	C - Collector	3	A - AC	2	1,330	33	43,890	5/1/2025	46	56	34	10
Live Oak	040	Live Oak Ave	S/O Sierra Madre Ave	N/O Palm Ave	C - Collector	3	A - AC	2	1,375	34	46,750	5/7/2025	63	45	29	25
Live Oak	050	Live Oak Ave	N/O Palm Ave	N/End	C - Collector	3	A - AC	2	715	24	17,160	5/7/2025	39	77	20	2
Lone Hill	020	Lone Hill Ave	N/O Gladstone St	S/O R.R. Tracks	A - Arterial	4	O - AC/AC	2	1,006	33	33,198	5/5/2025	92	0	94	6
Lone Hill	030	Lone Hill Ave	N/O R.R. Tracks	S/O San Dimas Wash	A - Arterial	4	O - AC/AC	2	910	30	27,300	5/5/2025	89	30	70	0
Lone Hill	035	Lone Hill Ave	N/O San Dimas Wash	S/O I-210 WB On/Off Ramp	A - Arterial	4	O - AC/AC	3	545	46	25,070	5/9/2025	72	51	45	4
Lone Hill	060	Lone Hill Ave	N/O Petunia St	S/O I-210 WB On/Off Ramp	A - Arterial	4	O - AC/AC	2	645	33	21,285	5/5/2025	38	66	34	0
Lone Hill	070	Lone Hill Ave	S/O Route 66	N/O Kenoma St	A - Arterial	4	O - AC/AC	2	1,145	32	36,640	5/6/2025	55	61	31	8
Lone Hill	075	Lone Hill Ave	N/O Kenoma St	N/O Petunia St	A - Arterial	4	O - AC/AC	2	806	32	25,792	5/6/2025	45	63	20	18
Lone Hill	080	Lone Hill Ave	S/O R.R. Tracks	PCC N/O Gladstone St	A - Arterial	4	O - AC/AC	2	870	34	29,145	5/5/2025	92	0	100	0
Lone Hill	090	Lone Hill Ave	S/O I-210 WB On/Off Ramp	N/O San Dimas Wash	A - Arterial	4	O - AC/AC	2	545	47	25,615	5/23/2025	75	49	51	0
Lone Hill	095	Lone Hill Ave	S/O San Dimas Wash	N/O RR Tracks	A - Arterial	4	O - AC/AC	2	825	33	27,225	5/5/2025	87	0	59	41
Lone Hill	100	Lone Hill Ave	S/O I-210 WB On/Off Ramp	N/O Petunia St	A - Arterial	4	O - AC/AC	2	625	32	20,000	5/9/2025	42	57	39	4
Lone Hill	110	Lone Hill Ave	N/O Petunia St	N/O Kenoma St	A - Arterial	4	O - AC/AC	2	806	28	22,568	5/9/2025	22	66	32	2
Lone Hill	115	Lone Hill Ave	N/O Kenoma St	S/O Route 66	A - Arterial	4	O - AC/AC	2	1,145	32	36,640	5/9/2025	42	63	32	5
Lone Hill	120	Lone Hill Ave	Begin PCC (310' N/ Gladstone St)	Gladstone St	A - Arterial	4	P - PCC	5	310	54	16,322	5/22/2025	86	0	81	19
Loraine	010	Loraine Ave	N/O Route66	S/O Foothill Blvd	C - Collector	3	A - AC	4	2,565	55	141,075	5/2/2025	94	0	95	5

Street ID	Sec ID	Street Name	From	To	Functional Class	Zone	Surface Type	Lanes	L	W	Area	Insp. Date	PCI	% Load	% Climate	% Other
Loraine	020	Loraine Ave	N/O Foothill Blvd	S/O Bennett Ave	C - Collector	3	A - AC	4	1,272	56	71,232	5/2/2025	93	0	100	0
Loraine	030	Loraine Ave	S/O Bennett Ave	N/O Leadora Ave	C - Collector	3	A - AC	4	1,360	56	76,160	5/2/2025	94	0	95	5
Loraine	040	Loraine Ave	N/O Leadora Ave	S/O Sierra Madre Ave	C - Collector	3	A - AC	4	1,269	56	71,064	5/2/2025	95	0	87	13
Loraine	050	Loraine Ave	N/O Sierra Madre Ave	N/O Dalton Wash	C - Collector	3	A - AC	4	905	35	31,675	5/2/2025	95	0	90	10
Loraine	060	Loraine Ave	N/O Dalton Wash	S/O Palm Dr	C - Collector	3	A - AC	4	355	29	10,295	5/2/2025	97	0	100	0
Loraine	070	Loraine Ave	195' N/O Saga St	S/O Palm Dr	C - Collector	3	A - AC	1	850	14	11,900	5/14/2025	30	84	16	0
Loraine	080	Loraine Ave	195' N/O Saga St	N /End	C - Collector	3	A - AC	2	135	39	5,265	5/14/2025	51	75	25	0
Loraine	090	Loraine Ave	S/O Palm Dr	195' N/O Saga St	C - Collector	3	A - AC	1	850	14	11,900	5/14/2025	34	86	14	0
Route 66	010	Route 66	E/O Pasadena Ave	E/O Elwood Ave	A - Arterial	3	O - AC/AC	2	2,860	30	85,800	5/6/2025	41	68	29	3
Route 66	020	Route 66	E/O Elwood Ave	E/O Loraine Ave	A - Arterial	3	O - AC/AC	2	1,330	37	49,210	5/6/2025	56	53	34	13
Route 66	030	Route 66	E/O Loraine Ave	E/O Hunters TRL	A - Arterial	3	O - AC/AC	2	2,000	32	64,000	5/6/2025	66	62	30	8
Route 66	040	Route 66	W/O Compromise Line Rd	E/O Lone Hill Ave	A - Arterial	3	O - AC/AC	2	1,335	35	46,725	5/22/2025	43	55	32	13
Route 66	050	Route 66	W/O Compromise Line Rd	E/O Lone Hill Ave	A - Arterial	3	O - AC/AC	2	1,335	35	46,725	6/4/2025	31	54	32	14
Route 66	060	Route 66	E/O Lone Hill Ave	E/O Amelia Ave	A - Arterial	3	O - AC/AC	2	2,700	34	91,800	5/9/2025	30	46	45	9
Route 66	070	Route 66	E/O Amelia Ave	W/O Cataract Ave	A - Arterial	3	A - AC	2	2,570	40	102,800	5/9/2025	33	58	32	10
Route 66	080	Route 66	E/O Pasadena Ave	E/O Elwood Ave	A - Arterial	3	O - AC/AC	2	2,860	30	85,800	5/23/2025	39	27	62	11
Route 66	090	Route 66	E/O Elwood Ave	E/O Loraine Ave	A - Arterial	3	O - AC/AC	2	1,330	37	49,210	5/13/2025	52	46	40	14
Route 66	100	Route 66	E/O Loraine Ave	E/O Hunters TRL	A - Arterial	3	O - AC/AC	2	2,000	32	64,000	5/22/2025	46	41	40	19
Route 66	110	Route 66	E/O Amelia Ave	E/O Lone Hill Ave	A - Arterial	3	O - AC/AC	2	2,700	34	91,800	5/9/2025	32	53	43	5
Route 66	120	Route 66	E/O Amelia Ave	W/O Cataract Ave	A - Arterial	3	A - AC	2	2,570	40	102,800	5/9/2025	25	55	32	13
Route 66	130	Route 66	E/O Hunters Trail	W/O Compromise Line Rd	A - Arterial	3	A - AC	2	1,926	30	57,780	5/6/2025	67	61	37	2
Route 66	140	Route 66	W/O Compromise Line Rd	E/O Hunters Trail	A - Arterial	3	A - AC	2	1,926	32	61,632	5/22/2025	47	52	45	3
Route66	010	Route66	E/O Barranca Ave,	E/O Vecino Ave.	A - Arterial	1	A - AC	2	1,300	35	45,500	3/19/2025	43	64	24	12
Route66	020	Route66	E/O Vecino Ave.	Begin PCC (160' W/ Grand Ave)	A - Arterial	1	A - AC	2	1,116	32	38,712	3/19/2025	35	51	41	7
Route66	030	Route66	E/O Grand Ave.	W/O Vermont Ave.	A - Arterial	1	A - AC	2	1,505	30	49,150	5/7/2025	61	72	26	1
Route66	040	Route66	E/O Vermont Ave.	W/O Glendora Ave.	A - Arterial	1	A - AC	2	1,040	30	34,200	5/7/2025	59	71	22	7
Route66	050	Route66	E/O Glendora Ave.	W/O Pasadena Ave.	A - Arterial	1	A - AC	2	1,035	34	35,190	6/4/2025	29	52	40	8
Route66	070	Route66	E/O Barranca Ave.	E/O Vecino Ave.	A - Arterial	1	A - AC	2	1,300	35	45,500	3/20/2025	33	73	14	12
Route66	080	Route66	W/O Grand Ave	E/O Vecino Ave	A - Arterial	1	A - AC	2	1,242	32	43,750	3/20/2025	32	72	21	8
Route66	090	Route66	W/O Vermont Ave	E/O Grand Ave	A - Arterial	1	A - AC	2	1,348	30	43,440	5/7/2025	42	66	31	3
Route66	100	Route66	W/O Glendora Ave	E/O Vermont Ave	A - Arterial	1	A - AC	2	1,040	30	34,200	5/7/2025	36	69	18	14
Route66	110	Route66	E/O Glendora Ave.	W/O Pasadena Ave.	A - Arterial	1	A - AC	2	1,035	34	35,190	5/21/2025	63	84	11	5
Route66	120	Route66	Begin PCC (160' W/ Grand Ave)	W/O Grand Ave	A - Arterial	1	P - PCC	4	210	44	10,580	5/23/2025	93	0	79	21
Route66	130	Route66	Begin PCC (180' E/ Grand Ave)	Grand Ave	A - Arterial	1	P - PCC	4	233	43	11,415	5/23/2025	94	0	100	0
Sierra Mad	010	Sierra Madre Ave.	650' E/Barranca Ave.	W/O Grand Ave.	C - Collector	1	O - AC/AC	2	2,020	60	121,200	3/6/2025	62	57	40	3
Sierra Mad	020	Sierra Madre Ave.	W/O Cullen Ave	W/O Live Oak Ave	C - Collector	3	A - AC	2	1,315	54	71,010	5/1/2025	72	71	25	4
Sierra Mad	030	Sierra Madre Ave.	E/O Live Oak Ave	1280' E/O Live Oak Ave	C - Collector	3	A - AC	2	1,280	42	53,760	5/7/2025	84	52	45	2
Sierra Mad	040	Sierra Madre Ave.	E/O Grand Ave.	W/O Glendora Ave.	C - Collector	1	O - AC/AC	2	2,100	49	102,900	4/28/2025	65	65	32	3
Sierra Mad	050	Sierra Madre Ave.	1280' E/O Live Oak Ave	W/O Loraine Ave	C - Collector	3	O - AC/AC	2	1,270	58	73,660	5/23/2025	70	43	48	9
Sierra Mad	060	Sierra Madre Ave.	E/O Glendora Ave.	W/O Cullen Ave.	C - Collector	1	O - AC/AC	2	1,800	44	79,200	5/1/2025	69	78	21	1
Sierra Mad	070	Sierra Madre Ave.	E/O Loraine Ave	E/O Willow Springs Ln	C - Collector	3	O - AC/AC	2	1,160	52	67,320	5/2/2025	69	27	57	16
Sierra Mad	080	Sierra Madre Ave.	W/O Yucca Ridge	1340 E/O Yucca Ridge	C - Collector	1	A - AC	2	1,340	20	26,800	3/5/2025	100	0	0	0
Sierra Mad	090	Sierra Madre Ave.	E/O Willow Springs Ln	W/O Valley Center	C - Collector	3	A - AC	2	1,600	50	86,300	5/23/2025	60	40	57	3
Sierra Mad	100	Sierra Madre Ave.	West City Limits	W/O Yucca Ridge	C - Collector	1	A - AC	2	645	62	37,515	3/5/2025	100	0	0	0
Sunflower	010	Sunflower Ave	N/O Arrow HWY	S/O Juanita Ave	C - Collector	4	A - AC	4	1,263	60	75,780	5/20/2025	38	55	31	14
Sunflower	020	Sunflower Ave	N/O Gladstone St	1510' N/O Gladstone	C - Collector	4	O - AC/AC	4	1,570	60	94,200	5/20/2025	40	50	33	17
Sunflower	030	Sunflower Ave	S/O Juanita Ave	N/O Gladstone St	C - Collector	4	A - AC	4	1,373	60	82,380	5/20/2025	40	49	25	25
Valley Cen	010	Valley Center Ave	N/O Compromise Line Rd	N /O Zara St	C - Collector	3	O - AC/AC	2	535	44	23,540	5/23/2025	72	0	100	0
Valley Cen	020	Valley Center Ave	N/O Arrow HWY	N/O Juanita Ave	C - Collector	4	A - AC	2	1,300	60	78,000	5/6/2025	28	67	28	5
Valley Cen	030	Valley Center Ave	N/O Zara St	S/O Foothill Blvd	C - Collector	3	O - AC/AC	2	1,600	54	86,400	5/23/2025	80	14	66	20
Valley Cen	040	Valley Center Ave	N/O Juanita Ave	N/O Gladstone st	C - Collector	4	A - AC	2	1,333	60	79,980	5/6/2025	90	0	76	24
Valley Cen	050	Valley Center Ave	N/O Gladstone St	N/O Allen Ave	C - Collector	4	O - AC/AC	2	1,310	28	36,680	5/1/2025	77	0	33	67
Valley Cen	060	Valley Center Ave	N/O Foothill Blvd	N/O Forest Oaks	C - Collector	3	A - AC	2	408	40	16,320	5/13/2025	85	0	58	42
Valley Cen	070	Valley Center Ave	N/O Forest Oaks	N/O Catherine Park	C - Collector	3	A - AC	2	1,785	38	67,830	5/13/2025	74	38	48	14
Valley Cen	080	Valley Center Ave	N/O Catherine Park	N/O Sierra Madre Ave	C - Collector	3	A - AC	2	1,805	34	61,370	5/13/2025	69	25	27	48
									45.0		**10,310,492**					
		Locals														
Acera	010	Acera Ct	W/End	W/O Lope Ln	R - Residential/Local	4	O - AC/AC	2	130	38	4,940	5/2/2025	57	47	53	0
Acorn	010	Acorn Ln	E/O Oak Tree Dr	E/End	R - Residential/Local	3	O - AC/AC	2	340	35	11,900	5/22/2025	100	0	0	0
Acorn	020	Acorn Ln	105' W/O Heritage Oak	W/O Whispering Oaks Dr	R - Residential/Local	3	A - AC	2	435	36	15,660	5/15/2025	81	0	98	2
Acorn	030	Acorn Ln	E/O Whispering Oaks Dr	E/End	R - Residential/Local	3	A - AC	2	140	35	4,900	5/15/2025	87	0	100	0
Acorn	040	Acorn Ln	W/O Verdugo Ave	E/O Hacienda Ave	R - Residential/Local	3	A - AC	2	325	32	10,400	5/15/2025	85	0	57	43
Acorn	50	Acorn Ln	W/O Hacienda Ave	E/O Verdugo Ave	R - Residential/Local	3	A - AC	2	305	32	9,760	6/3/2025	100	0	0	0
Ada	020	Ada Ave	E/O Glenwood Ave	W/O Elwood Ave	R - Residential/Local	3	A - AC	2	615	34	20,910	4/21/2025	77	9	75	16
Ada	030	Ada Ave	E/O Elwood Ave	E/End	R - Residential/Local	3	A - AC	2	600	35	21,000	5/14/2025	59	36	56	8
Ada	040	Ada Ave	E/O Loraine Ave	240' E/O Walnut Ave	R - Residential/Local	3	O - AC/AC	2	1,325	34	45,050	5/20/2025	66	55	38	6
Akeley	010	Akeley Dr	N/O Ada Ave	N/End	R - Residential/Local	3	O - AC/AC	2	195	37	7,215	5/20/2025	100	0	0	0
Akeley	020	Akeley Dr	N/O Carroll Ave	N/End	R - Residential/Local	3	O - AC/AC	2	565	27	15,255	5/20/2025	81	0	100	0
Akeley	030	Akeley Dr	N/O Northridge Ave	N/End	R - Residential/Local	3	A - AC	2	200	39	7,800	5/23/2025	44	40	60	0
Alford	010	Alford St.	E/O Barranca Ave.F	E/End	R - Residential/Local	2	O - AC/AC	2	485	26	15,035	3/19/2025	78	63	37	0
Alford	020	Alford St.	W/O Prospero Dr.	E/O Forestdale Ave	R - Residential/Local	2	O - AC/AC	2	875	32	28,000	3/19/2025	75	67	33	0

Street ID	Sec ID	Street Name	From	To	Functional Class	Zone	Surface Type	Lanes	L	W	Area	Insp. Date	PCI	% Load	% Climate	% Other
Allen	010	Allen Ave	W/End	W/O Morpath Ln	R - Residential/Local	4	O - AC/AC	2	385	35	13,475	5/1/2025	69	14	63	23
Allen	020	Allen Ave	W/O Morpath Ln	W/O Valley Center	R - Residential/Local	4	A - AC	2	775	36	27,900	5/1/2025	70	17	39	44
Amelia-F	010	Amelia-Frontage	N/O Base Line Rd	N/End	R - Residential/Local	4	O - AC/AC	2	427	25	11,675	5/9/2025	79	0	100	0
Armstead	010	Armstead St.	W/O Prospero Dr.	E/O Citrus Edge St	R - Residential/Local	2	O - AC/AC	2	296	32	9,472	3/18/2025	67	14	86	0
Armstead	020	Armstead St.	108'W/O Grand Ave	W/O Grand Ave.	R - Residential/Local	2	A - AC	2	108	37	3,996	3/18/2025	92	50	50	0
Armstead	030	Armstead St.	E/O Citrus Edge	W/O Charvers Ave	R - Residential/Local	2	O - AC/AC	2	1,390	32	44,480	3/18/2025	95	0	100	0
Avon	010	Avon Pl	N/O Plymouth St	N/End	R - Residential/Local	2	A - AC	2	185	43	7,955	3/25/2025	52	36	48	16
Bagnall	010	Bagnall St	E/O Barranca Ave-F	E/End	R - Residential/Local	2	A - AC	2	575	26	17,250	3/18/2025	67	52	45	3
Bagnall	020	Bagnall St	W/End	W/O Vecino Ave.	R - Residential/Local	2	A - AC	2	625	33	22,625	3/18/2025	53	54	39	7
Bagnall	030	Bagnall St	E/O Vecino Ave.	105'E/Brightview Rd	R - Residential/Local	2	A - AC	2	630	34	21,420	3/18/2025	19	78	16	5
Baldy Vist	010	Baldy Vista Ave.	S/O Leadora Ave	N/O Milton Dr	R - Residential/Local	1	A - AC	2	571	32	18,272	3/5/2025	98	0	100	0
Baldy Vist	020	Baldy Vista Ave.	N/O Milton Dr	S/O Elderberry Dr	R - Residential/Local	1	A - AC	2	1,548	32	49,536	3/5/2025	93	0	100	0
Banna	010	Banna	N/O Sierra Madre Ave	S/O Crestglen Rd	R - Residential/Local	3	A - AC	2	768	21	16,128	5/7/2025	98	0	64	36
Banna	020	Banna	N/O Arrow HWY	N/O Plymouth St	R - Residential/Local	2	A - AC	2	1,070	38	40,660	3/25/2025	59	66	34	0
Banna	030	Banna	S/O Crestglen	E/O Conifer Rd	R - Residential/Local	3	A - AC	2	543	22	11,946	5/7/2025	19	90	10	0
Barranca	010	Barranca Ave	S/O I-210 Overpass	S/O Galatea St	R - Residential/Local	2	O - AC/AC	2	415	60	24,900	3/19/2025	45	56	43	1
Barranca	020	Barranca Ave	N/O Hollyvale St	N/O Bagnall St	R - Residential/Local	2	A - AC	2	308	26	8,008	3/18/2025	80	36	64	0
Barranca	030	Barranca Ave	S/O Orangepath(S/e)	S/O Herber St	R - Residential/Local	1	A - AC	2	850	26	22,100	3/17/2025	64	59	28	14
Barranca	140	Barranca Ave	130'S/Orangepath St.	S/O Orangepath St.	R - Residential/Local	1	A - AC	2	130	26	3,380	3/17/2025	68	23	41	35
Barranca	150	Barranca Ave. F	N/O Galatea St	N/O Alford St	R - Residential/Local		A - AC	2	254	25	6,350	3/19/2025	93	0	100	0
Barston	010	Barston Pl	N/O Plymouth St	N/End	R - Residential/Local	4	O - AC/AC	2	265	41	10,865	4/21/2025	94	0	54	46
Base Line	010	Base Line Rd	W/O Briargate	210'E/O Prospero Dr	R - Residential/Local	2	A - AC	2	770	26	20,020	3/18/2025	51	58	42	0
Base Line	020	Base Line Rd	140' W/O Forestdale Ave	378' E/O Delay Ave.	R - Residential/Local	2	A - AC	2	1,097	26	28,522	3/18/2025	29	73	19	8
Base Line	030	Base Line Rd	W/O Fuchsia Ave	E/O Farber Ave	R - Residential/Local	2	A - AC	2	720	26	18,720	4/7/2025	27	77	19	4
Base Line	040	Base Line Rd	W/O Tedrow Dr	W/End	R - Residential/Local	2	A - AC	2	234	26	8,164	4/7/2025	27	87	13	0
Base Line	060	Base Line Rd	110' W/O Inverness Ave	W/O Amelia Ave	R - Residential/Local	4	O - AC/AC	2	1,295	36	46,620	5/9/2025	75	32	64	4
Baxter	010	Baxter Dr	E/O Humphreys Way	W/O Underhill Dr	R - Residential/Local	3	O - AC/AC	2	1,520	33	50,160	5/23/2025	77	4	73	23
BeaverBroo	010	Beaver Brook Ln	E/O Hunters TRL	W/O Fawn Valley	R - Residential/Local	3	A - AC	2	1,315	36	47,340	5/13/2025	55	23	75	2
Becklee	010	Becklee Rd	E/O Kregmont Dr	E/End	R - Residential/Local	3	A - AC	2	570	22	12,540	5/14/2025	80	3	97	0
Bender	010	Bender Ave.	S/O Carter Dr.	S/O Newburgh St.	R - Residential/Local	2	A - AC	2	775	33	25,575	3/20/2025	100	0	0	0
Bender	020	Bender Ave.	N/O Virginia Ave.	S/O Northridge Ave	R - Residential/Local	1	A - AC	2	305	32	9,760	3/17/2025	49	63	25	11
Bender	030	Bender Ave.	N/O Newburgh St	S/O Juanita Ave	R - Residential/Local	2	A - AC	2	280	33	9,240	3/24/2025	100	0	0	0
Bender	040	Bender Ave.	N/O Payson St	N/End	R - Residential/Local	2	A - AC	2	365	25	9,855	3/24/2025	46	75	22	3
Bender	050	Bender Ave.	N/O Gladstone St	S/O Dawson Ave	R - Residential/Local	2	A - AC	2	1,265	33	41,745	3/24/2025	86	20	80	0
Bender	060	Bender Ave.	N/O Dawson Ave	N/O Dawson Ct	R - Residential/Local	2	O - AC/AC	2	285	25	7,125	3/27/2025	66	69	29	1
Bender	070	Bender Ave.	N/O Citrus Edge St	N/End	R - Residential/Local	2	A - AC	2	230	27	8,050	4/7/2025	35	43	43	14
Bender	080	Bender Ave.	N/O Mauna Loa Ave	S/O Colorado Ave	R - Residential/Local	2	A - AC	2	545	34	18,530	3/26/2025	32	66	25	9
Bender	090	Bender Ave.	N/O Bennett Ave.	N/End	R - Residential/Local	1	O - AC/AC	2	970	34	33,380	3/13/2025	99	0	22	78
Bennett	010	Bennett Ave	E/O Cullen Ave	W/O Live Oak Ave	R - Residential/Local	3	A - AC	2	1,280	33	42,240	4/8/2025	62	40	54	6
Bennett	020	Bennett Ave	E/O Live Oak Ave	W/O Elwood Ave	R - Residential/Local	3	A - AC	2	1,189	36	42,804	4/15/2025	62	74	23	3
Bennett	030	Bennett Ave	W/O N. Elwood Ave	W/O Loraine Ave	R - Residential/Local	3	A - AC	2	1,375	36	49,500	5/2/2025	41	49	48	3
Bennett	040	Bennett Ave	E/O Lorain Ave	200' E/O Underhill Ter	R - Residential/Local	3	A - AC	2	2,400	33	79,200	5/16/2025	57	50	50	0
Bentley	010	Bentley Pl	N/O Plymouth St	N/End	R - Residential/Local	4	O - AC/AC	2	210	41	8,610	4/21/2025	88	0	92	8
Big Dalton	010	Big Dalton Canyon Rd	E/ Glendora Mountain Rd	Gate	R - Residential/Local	3	A - AC	2	6,090	37	225,330	5/8/2025	68	52	26	22
Big Fir	010	Big Fir Ln	N/O Redwood Dr	S/O Foothill Blvd	R - Residential/Local	3	O - AC/AC	2	480	34	16,320	5/16/2025	100	0	0	0
Bonita	010	Bonita Ave.	32' E/O Arrow HWY	E/O Dale Rd.	R - Residential/Local	2	A - AC	2	1,135	36	40,860	3/20/2025	97	0	26	74
Bonnie Cov	040	Bonnie Cove Ave	N/O Crown St	S/O HWY	R - Residential/Local	4	A - AC	2	394	41	16,154	5/2/2025	23	63	20	16
Boulder Sp	010	Boulder Springs Dr	E/O Fountain Springs Ln	W/O Glendora MTR	R - Residential/Local	3	A - AC	2	620	32	19,840	5/8/2025	80	33	67	0
Boulder Sp	020	Boulder Springs Dr	E/O Glendora MTR	105' E/O Glendora MTR	R - Residential/Local	3	A - AC	2	105	32	3,360	5/8/2025	68	48	52	0
Bradford	010	Bradford Dr	N/O Claraday Ave	N/End	R - Residential/Local	4	A - AC	2	408	38	15,504	5/6/2025	73	15	85	0
Bradford	020	Bradford Dr	N/O Gladstone St	W/O Willow Ave	R - Residential/Local	4	A - AC	2	1,540	34	52,360	5/1/2025	62	45	49	6
Bradford	030	Bradford Dr	E/O Willow Ave	W/O Yucca Pl	R - Residential/Local	4	A - AC	2	410	34	13,940	5/1/2025	55	26	60	13
Bradish	010	Bradish Ave	N/O Base Line Rd	N/End	R - Residential/Local	4	O - AC/AC	2	300	36	10,800	5/9/2025	84	0	100	0
Bradish	020	Bradish Ave	N/O Petunia St	N/End	R - Residential/Local	4	A - AC	2	665	41	27,265	5/5/2025	60	43	53	4
Bradley	010	Bradley Ct.	S/O Gladstone St	S/End	R - Residential/Local	4	A - AC	2	190	45	8,550	5/2/2025	57	32	64	5
Bradley	020	Bradley Ct.	S/O Dover St	S/End	R - Residential/Local	4	O - AC/AC	2	195	40	7,800	5/2/2025	66	36	64	0
Bramhall	010	Bramhall Ave	S/O Juanita Ave	N/O Plymouth St	R - Residential/Local	2	A - AC	2	370	36	13,320	3/25/2025	36	56	41	3
BranchOakC	010	Branch Oak Ct	N/O Branch Oak Dr	N/End	R - Residential/Local	3	O - AC/AC	2	245	40	9,800	5/15/2025	82	6	94	0
Branch Oak	010	Branch Oak Dr	E/O Whispering Oaks Dr	E/End	R - Residential/Local	3	O - AC/AC	2	455	36	16,380	5/15/2025	81	0	62	38
Briargate	010	Briargate Ln	S/O Ghent St	S/End	R - Residential/Local	2	A - AC	2	145	34	8,410	3/19/2025	98	0	100	0
Briargate	020	Briargate Ln	N/ O Ghent St	N/End	R - Residential/Local	2	A - AC	2	250	25	6,750	3/19/2025	96	0	100	0
Briargate	030	Briargate Ln	N/O Base Line-F	S/O Linfield St	R - Residential/Local	2	A - AC	2	960	34	32,640	3/18/2025	10	73	19	8
Bridwell	010	Bridwell St.	E/O Barranca Ave.	W/O Vecino Ave.	R - Residential/Local	1	O - AC/AC	2	1,060	26	27,560	3/17/2025	88	32	68	0
Bridwell	020	Bridwell St.	E/O Forestdale Ave.	E/End	R - Residential/Local	1	O - AC/AC	2	275	24	8,854	3/17/2025	66	63	36	2
Bridwell	030	Bridwell St.	E/O Brightview Dr.	E/End	R - Residential/Local	1	O - AC/AC	2	240	25	7,200	3/17/2025	77	46	54	0
Brightview	010	Brightview Dr.	N/O Armstead St.	N/End	R - Residential/Local	2	O - AC/AC	2	460	27	14,260	3/18/2025	89	24	76	0
Brightview	020	Brightview Dr.	N/O Orangepath St.	S/O Lochleven St.	R - Residential/Local	1	O - AC/AC	2	1,445	33	47,685	3/17/2025	56	71	28	1
Brightview	030	Brightview Dr.	N/O Base Line Rd.-F	N/O Duell St	R - Residential/Local	2	A - AC	2	755	26	19,630	3/18/2025	39	71	20	9
Brightview	040	Brightview Dr.	N/O Mauna Loa Ave	S/O Bagnall St	R - Residential/Local	2	A - AC	2	825	28	23,100	3/18/2025	68	57	34	8
Brown Sage	010	Brown Sage Dr.	Sierra Madre Ave.	490' N/ Leose Ln.	R - Residential/Local	1	O - AC/AC	2	845	34	30,230	4/14/2025	81	39	61	0
Bruning	010	Bruning Ave	N/O Plymouth St	S/O Newburgh St	R - Residential/Local	4	O - AC/AC	2	255	38	9,690	4/21/2025	81	0	100	0

Street ID	Sec ID	Street Name	From	To	Functional Class	Zone	Surface Type	Lanes	L	W	Area	Insp. Date	PCI	% Load	% Climate	% Other
Bruning	020	Bruning Ave	N/O Newburgh St	S/O Juanita Ave	R - Residential/Local	4	O - AC/AC	2	220	37	8,140	4/21/2025	88	0	100	0
Bruning	030	Bruning Ave	N/O Juanita Ave	200' N/O Kirkwall Rd	R - Residential/Local	4	A - AC	2	720	36	25,920	4/21/2025	58	45	48	8
Bruning	040	Bruning Ave	N/O Ghent St	N/O Crown St	R - Residential/Local	4	A - AC	2	590	32	18,880	5/1/2025	54	12	88	0
Bryant	010	Bryant CIR	N/O Base Line Rd-F	N/End	R - Residential/Local	2	A - AC	2	120	24	3,840	4/7/2025	36	55	45	0
Bubbling W	010	Bubbling Well Dr.	N/O Sierra Madre Ave.	E/O Rainbow Dr.	R - Residential/Local	1	A - AC	2	1,070	33	35,310	3/13/2025	52	51	31	18
Buckboard	010	Buckboard Ln	E/O Crestview Dr	N/End	R - Residential/Local	3	A - AC	2	655	39	27,722	5/21/2025	81	24	76	0
Buffalo	010	Buffalo TRL	W/O Hunters TRL	W/End	R - Residential/Local	3	A - AC	2	1,035	37	38,295	5/13/2025	17	72	26	2
Burnaby A	010	Burnaby Ave	N/O Foothill Blvd	S/O Bennett Ave	R - Residential/Local	3	A - AC	2	1,280	33	42,240	5/22/2025	100	0	0	0
Burnaby A	020	Burnaby Ave	N/O Baxter Dr	S/O Comstock Ave	R - Residential/Local	3	A - AC	2	510	33	16,830	5/23/2025	73	21	79	0
Burnaby	010	Burnaby Dr	N/O Ada Ave	N/End	R - Residential/Local	3	O - AC/AC	2	195	37	7,215	5/20/2025	76	40	50	9
Burnaby	020	Burnaby Dr	S/O Claraday Ave	S/End	R - Residential/Local	4	A - AC	2	202	34	9,388	5/6/2025	65	26	73	1
Burnaby	030	Burnaby Dr	S/O Steffan St	S/O Carroll Ave	R - Residential/Local	3	A - AC	2	545	35	19,075	5/20/2025	66	30	66	4
Burnaby	040	Burnaby Dr	N/O Claraday Ave	N/End	R - Residential/Local	4	A - AC	2	406	38	15,428	5/6/2025	55	41	59	0
Burnaby	050	Burnaby Dr	N/O Carroll Ave	N/End	R - Residential/Local	3	O - AC/AC	2	565	27	15,255	5/20/2025	100	0	0	0
Burnaby	060	Burnaby Dr	N/O Juanita Ave	S/O Gladstone St	R - Residential/Local	4	A - AC	2	1,265	34	43,010	5/1/2025	47	41	51	7
Burnaby	070	Burnaby Dr	N/O Gladstone St	N/End	R - Residential/Local	4	A - AC	2	385	35	13,475	5/1/2025	71	0	100	0
Burton	010	Burton Rd.	S/End	S/O Carter Dr.	R - Residential/Local	2	A - AC	2	395	35	13,825	3/20/2025	59	27	73	0
Caballo	010	Caballo Ave	N/O Deserta Dr	N/End	R - Residential/Local	4	A - AC	2	265	28	7,420	5/2/2025	79	35	65	0
Caballo	020	Caballo Ave	S/O Linfield St	S/End	R - Residential/Local	4	A - AC	2	410	27	11,070	5/2/2025	74	20	80	0
Caballo	030	Caballo Ave	N/O Linfield St	N/End	R - Residential/Local	4	A - AC	2	605	28	16,940	5/2/2025	76	18	76	6
Calabria	010	Calabria Dr	W/end	E/end	R - Residential/Local	3	A - AC	2	485	41	19,885	5/2/2025	78	19	81	0
Calder Dr.	010	Calder Dr.	N/O Lochleven St.	N/End	R - Residential/Local	1	O - AC/AC	2	440	23	11,000	3/17/2025	76	49	45	6
Calera	010	Calera Ave.	N/O Newhill Ave.	N/End	R - Residential/Local	1	A - AC	2	385	24	10,395	3/12/2025	47	47	13	40
Calera	020	Calera Ave.	N/O Donington St.	N/End	R - Residential/Local	1	A - AC	2	240	32	7,680	3/6/2025	89	0	85	15
California	010	California Ave.	N/O Carroll Ave.	S/O Foothill Blvd.	R - Residential/Local	1	A - AC	2	610	26	15,860	3/13/2025	66	51	19	30
Calmgrove	010	Calmgrove Ave	N/O Carter Dr.	N/O Laxford St	R - Residential/Local	2	A - AC	2	415	34	14,110	3/24/2025	92	0	100	0
Calmgrove	020	Calmgrove Ave	N/O Tedrow Dr	N/End	R - Residential/Local	2	A - AC	2	430	23	11,180	4/7/2025	31	74	24	2
Calmgrove	030	Calmgrove Ave	S/O Mauna Loa Ave	S/End	R - Residential/Local	2	O - AC/AC	2	365	34	13,140	3/26/2025	56	44	42	14
Camden	010	Camden St.	W/O Rimhurst Ave.	W/ Concord Ln	R - Residential/Local	2	A - AC	2	655	32	20,960	3/25/2025	43	50	40	10
Camden	030	Camden St.	W/ Concord Ln	W/O Payson St	R - Residential/Local	2	A - AC	2	704	32	22,528	3/25/2025	66	68	28	5
Candish	010	Candish Ave	S/O Claraday St	S/End	R - Residential/Local	4	A - AC	2	190	46	8,740	5/6/2025	48	34	66	1
Candish	020	Candish Ave	S/O Renwick Rd	S/O Heather St	R - Residential/Local	4	A - AC	2	810	34	27,540	5/1/2025	75	33	67	0
Candish	030	Candish Ave	N/O Gladstone St	N/End	R - Residential/Local	4	A - AC	2	175	38	6,650	5/1/2025	66	25	55	20
Candlewick	010	Candlewicke Ct	E/O Elwood Ave	E/End	R - Residential/Local	3	A - AC	2	216	31	7,696	5/2/2025	39	52	48	0
Canterbury	010	Canterbury Ln	E/O Country Club Rd	E/End	R - Residential/Local	3	O - AC/AC	2	535	36	19,260	5/9/2025	80	20	80	0
Canyon Mea	010	Canyon Meadows Ln	E/O Hunters TRL	E/End	R - Residential/Local	3	A - AC	2	1,100	33	36,300	5/6/2025	22	76	19	6
Canyon Spr	010	Canyon Springs Dr	E/O Fountain Springs Ln	W/O Dalton Springs Ln	R - Residential/Local	3	A - AC	2	285	34	9,690	5/8/2025	78	26	74	0
Carroll	010	Carroll Ave	E/O Cullen Ave	W/O Glenwood Ave	R - Residential/Local	3	O - AC/AC	2	1,950	33	64,350	4/1/2025	80	4	20	76
Carroll	020	Carroll Ave	W/End	W/O Elwood Ave	R - Residential/Local	3	A - AC	2	300	35	10,500	4/21/2025	42	59	36	5
Carroll	030	Carroll Ave	E/O Elwood Ave	E/O Cedarwood Ave	R - Residential/Local	3	A - AC	2	980	38	37,240	5/14/2025	76	15	85	0
Carroll	040	Carroll Ave	E/O Loraine	E/O Treanor Ave	R - Residential/Local	3	O - AC/AC	2	1,185	36	42,660	5/20/2025	81	40	60	0
Carroll Av	010	Carroll Ave.	E/O Barranca Ave.	W/O Valencia St.	R - Residential/Local	1	A - AC	2	1,272	36	45,792	3/13/2025	52	57	39	3
Carroll Av	020	Carroll Ave.	E/O Grand Ave.	W/O End	R - Residential/Local	1	A - AC	2	690	36	26,220	3/26/2025	34	60	31	9
Carroll Av	030	Carroll Ave.	W/O Washington Ave.	W/O Pennsylvania Ave.	R - Residential/Local	1	A - AC	2	410	26	10,660	3/26/2025	89	0	23	77
Carroll Av	040	Carroll Ave.	E/O Pennsylvania Ave.	W/O Vermont Ave.	R - Residential/Local	1	A - AC	2	400	26	10,400	3/26/2025	41	77	23	0
Carroll Av	050	Carroll Ave.	E/O Vermont Ave.	W/O Glendora Ave.	R - Residential/Local	1	A - AC	2	345	26	8,970	4/14/2025	48	41	59	0
Carroll Av	060	Carroll Ave.	E/O Glendora Ave.	W/O Vista Bonita Ave.	R - Residential/Local	1	A - AC	2	390	26	10,140	4/8/2025	29	84	11	5
Carroll Av	070	Carroll Ave.	E/O Vista Bonita Ave.	W/O Wabash Ave.	R - Residential/Local	1	A - AC	2	365	26	9,490	4/8/2025	98	0	100	0
Carroll Av	080	Carroll Ave.	E/O Wabash Ave.	W/O Minnesota Ave.	R - Residential/Local	1	O - AC/AC	2	380	26	9,880	4/8/2025	91	0	20	80
Carroll Av	090	Carroll Ave.	E/O Minnesota Ave.	W/O Cullen Ave.	R - Residential/Local	1	O - AC/AC	2	630	34	21,420	4/1/2025	84	4	75	21
Carter	010	Carter Dr.	E/O Dale Rd.	685' E/O Dale Rd	R - Residential/Local	2	A - AC	2	685	34	23,290	3/20/2025	59	65	35	1
Carter	020	Carter Dr.	E/O Grand	E/End	R - Residential/Local	2	O - AC/AC	2	612	36	23,868	3/20/2025	65	64	25	11
Carter	030	Carter Dr.	E/O Bender Ave	W/O Santa Fe Ave.	R - Residential/Local	2	A - AC	2	1,040	35	36,400	4/7/2025	100	0	0	0
Carter	040	Carter Dr.	W/O Santa Fe Ave.	W/O Danehurst Ave.	R - Residential/Local	2	A - AC	2	595	37	22,015	4/7/2025	82	57	43	0
Carter	050	Carter Dr.	E/O Danehurst Ave.	W/O Glendora ave.	R - Residential/Local	2	A - AC	2	170	37	6,290	4/7/2025	78	40	51	9
Carter	060	Carter Dr.	E/O Banna Ave.	E/End	R - Residential/Local	2	A - AC	2	320	34	12,480	4/7/2025	46	45	55	0
Catherine	010	Catherine Park Dr	S/End	S/O Forest Oaks Dr	R - Residential/Local	3	O - AC/AC	2	310	27	8,370	5/13/2025	81	20	80	0
Catherine	020	Catherine Park Dr	S/O Forest Oak Dr	1580' N/O Forest Oaks Dr	R - Residential/Local	3	O - AC/AC	2	1,580	35	55,300	5/13/2025	85	6	94	0
Catherine	030	Catherine Park Dr	1580' N/O Forest Oak Dr	E/O Valley Center	R - Residential/Local	3	O - AC/AC	2	600	34	20,400	5/13/2025	77	38	53	9
Cavan	010	Cavan Ln	W/End	W/O Mullaghboy Rd	R - Residential/Local	3	A - AC	2	250	41	10,250	5/14/2025	65	36	64	0
Cedarwood	010	Cedarwood Ave	N/O Carroll Ave	S/O Foothill Blvd	R - Residential/Local	3	A - AC	2	470	39	18,330	5/14/2025	70	17	83	0
Center	010	Center Ave	N/O Mauna Loa Ave	S/O Colorado Ave	R - Residential/Local	2	O - AC/AC	2	545	34	18,530	4/8/2025	51	48	22	29
Chaparral	010	Chaparral Rd	N/O Leadora Ave	S/O Northridge Ave	R - Residential/Local	3	A - AC	2	940	36	34,125	4/15/2025	59	62	34	4
Charvers	010	Charvers Ave	S/O Gaillard St	S/End	R - Residential/Local	2	A - AC	2	125	26	3,250	3/20/2025	69	60	40	0
Charvers	020	Charvers Ave	N/O Gaillard St.	N/End	R - Residential/Local	2	A - AC	2	240	26	6,720	3/20/2025	59	64	36	0
Charvers	030	Charvers Ave	N/O Armstead St.	N/End	R - Residential/Local	2	O - AC/AC	2	515	26	15,965	3/18/2025	86	34	66	0
Chelsea	010	Chelsea Pl	N/O Claraday Ave	S/O Plymouth St	R - Residential/Local	4	A - AC	2	225	31	6,975	5/6/2025	63	37	63	0
Chippendal	010	Chippendal Ave	N/O Base Line Rd	N/End	R - Residential/Local	4	O - AC/AC	2	370	36	13,320	5/9/2025	80	8	92	0
Cimmeron	010	Cimmeron TRL	S/End	S/O Palopinto Ave	R - Residential/Local	3	A - AC	2	480	37	17,760	5/20/2025	57	49	51	0
Cimmeron	020	Cimmeron TRL	N/O Pallopinto Ave	S/O Wagonweel Rd	R - Residential/Local	3	A - AC	2	555	34	18,870	5/15/2025	71	30	70	0
Citrus Edg	010	Citrus Edge St.	N/O Armstead St.	NW/End	R - Residential/Local	2	O - AC/AC	2	650	28	18,200	3/18/2025	68	23	77	0

Street ID	Sec ID	Street Name	From	To	Functional Class	Zone	Surface Type	Lanes	L	W	Area	Insp. Date	PCI	% Load	% Climate	% Other
Citrus Edg	020	Citrus Edge St.	E/O Grand Ave.	E/ End	R - Residential/Local	2	A - AC	2	1,158	32	37,056	4/7/2025	46	48	39	13
Claraday	010	Claraday Ave.	E/O Bonnie Cove Ave.	190' E/O Greer Ave	R - Residential/Local	4	O - AC/AC	2	2,160	36	77,760	4/21/2025	95	0	41	59
Claraday	020	Claraday Ave.	E/O Banna Ave.	E/End	R - Residential/Local	2	A - AC	2	308	33	11,704	4/7/2025	59	31	69	0
Claraday	030	Claraday Ave.	E/O Sunflower Ave	E/O Treanor Ave	R - Residential/Local	4	A - AC	2	1,200	35	42,000	5/6/2025	48	43	57	1
Claraday	040	Claraday Ave.	E/O Treanor Ave	W/O Vally Cenyer Ave	R - Residential/Local	4	A - AC	2	1,400	35	49,000	5/6/2025	60	40	58	2
Clementine	010	Clementine Ct	N/O Elderberry Dr	N/ End	R - Residential/Local	1	A - AC	2	518	30	17,540	3/5/2025	88	0	43	57
Cloverview	010	Cloverview Dr.	Palm Dr.	S/End	R - Residential/Local	1	A - AC	2	700	32	23,600	3/13/2025	32	66	21	13
Club Vista	010	Club Vista Dr	E/O Amelia Ave	E/End	R - Residential/Local	3	A - AC	2	430	26	11,180	6/4/2025	63	30	70	0
Colorado	010	Colorado Ave.	E/O Grand Ave	W/O Vermont Ave	R - Residential/Local	2	A - AC	2	1,518	34	51,612	4/7/2025	37	83	12	5
Colorado	020	Colorado Ave.	W/O Vermont Ave.	W/O Glendora Ave.	R - Residential/Local	2	A - AC	2	1,072	34	36,448	4/7/2025	46	72	21	7
Colorado	030	Colorado Ave.	E/O Glendora Ave	W/O Pasadena Ave	R - Residential/Local	2	A - AC	2	1,035	34	35,190	4/8/2025	40	70	24	6
Colorado	040	Colorado Ave.	E/O Pasadena Ave.	W/O La Mar Park Dr.	R - Residential/Local	2	A - AC	2	1,115	34	37,910	4/8/2025	48	60	34	6
Colorado	050	Colorado Ave.	E/O La Mar Park Dr.	E/End	R - Residential/Local	2	A - AC	2	425	38	16,150	4/8/2025	56	47	46	7
Compromise	010	Compromise Line Rd	W/O Valley Center	N/O Route 66	R - Residential/Local	3	O - AC/AC	2	1,475	40	59,000	5/13/2025	77	4	81	15
Comstock	010	Comstock Ave	W/End	W/O Grand Ave.	R - Residential/Local	1	A - AC	2	905	34	32,580	3/12/2025	84	42	55	3
Comstock	020	Comstock Ave	E/O Cullen Ave	W/O Live Oak Ave	R - Residential/Local	3	A - AC	2	1,290	34	43,860	4/8/2025	40	73	27	0
Comstock	030	Comstock Ave	E/O Oakwood Ave	W/O Loraine Ave	R - Residential/Local	3	A - AC	2	1,360	33	44,880	5/21/2025	70	24	56	21
Comstock	040	Comstock Ave	E/O Loraine Ave	W/O Treanor Ave	R - Residential/Local	3	O - AC/AC	2	1,065	33	35,145	5/21/2025	84	28	72	0
Comstock	050	Comstock Ave	W/O Treanor Ave	W/O Glendora MTR	R - Residential/Local	3	A - AC	2	1,440	36	51,840	5/21/2025	59	19	77	3
Concord	010	Concord Ln	N/O Juanita Ave	N/End	R - Residential/Local	2	A - AC	2	555	37	20,535	4/7/2025	42	61	36	3
Concord	020	Concord Ln	N/O Camden St	S/O Gladstone St	R - Residential/Local	2	A - AC	2	465	33	15,345	4/7/2025	64	37	46	17
Concord	030	Concord Ln	N/O Gladstone St	325' N/O Rosalynn Dr.	R - Residential/Local	2	O - AC/AC	2	1,060	38	40,280	4/8/2025	81	32	67	1
Conifer Rd	010	Conifer Rd.	Palm Dr.	800' N Palm Dr.	R - Residential/Local	1	A - AC	2	800	22	17,600	5/7/2025	45	78	22	0
Cordelia	010	Cordelia Ave	N/O Deserta Dr	140' N/O Petunia St	R - Residential/Local	4	A - AC	2	290	29	8,410	5/2/2025	68	0	100	0
Cordelia	020	Cordelia Ave	N/O Linfield St	605' N/O Kenoma St	R - Residential/Local	4	A - AC	2	605	35	21,175	5/2/2025	80	38	56	6
Coronet	010	Coronet St	E/O Kregmont Dr	E/End	R - Residential/Local	3	A - AC	2	740	38	28,120	5/14/2025	79	0	100	0
Cossacks	010	Cossacks Pl	W/End	W/O Lawford St	R - Residential/Local	3	O - AC/AC	2	260	40	10,400	5/13/2025	100	0	0	0
Cossacks	020	Cossacks Pl	E/O Lawford St	N/O Saint Vladimir St	R - Residential/Local	3	O - AC/AC	2	850	27	23,520	5/13/2025	100	0	0	0
Country CC	010	Country Club Ct	S/O Foothill Blvd	S/ End	R - Residential/Local	3	A - AC	2	235	22	7,170	5/9/2025	37	43	57	0
Country CD	010	Country Club Dr.	W/End	W/O Country Club Rd	R - Residential/Local	3	A - AC	2	654	27	17,658	5/9/2025	74	20	80	0
Country CD	020	Country Club Dr.	E/O Country Club Rd.	W/O Inverness Pl	R - Residential/Local	3	A - AC	2	670	27	18,090	5/9/2025	78	0	100	0
Country CD	030	Country Club Dr.	E/O Inverness Pl	W/O Amelia Ave	R - Residential/Local	3	A - AC	2	915	28	25,620	5/9/2025	67	40	60	0
Country CD	040	Country Club Dr.	E/O Amelia Ave	Wildwood Ranch Rd	R - Residential/Local	3	O - AC/AC	2	627	33	20,691	5/5/2025	100	0	0	0
Country CD	045	Country Club Dr.	Wildwood Ranch Rd	N/O Country Club Dr Knuckle (S)	R - Residential/Local	3	O - AC/AC	2	3,040	33	100,320	5/5/2025	72	44	51	5
Country CD	046	Country Club Dr.	N/O Country Club Dr Knuckle (S)	W/ End	R - Residential/Local	3	A - AC	2	280	30	8,400	5/5/2025	77	10	90	0
Country CR	010	Country Club Rd	S/O Country Club Dr	N/O Pinehurst St	R - Residential/Local	3	O - AC/AC	2	350	33	11,550	5/9/2025	76	30	70	0
Country CR	020	Country Club Rd	N/O Pinehurst St	S/O Foothill Blvd	R - Residential/Local	3	O - AC/AC	2	1,245	34	42,330	5/9/2025	81	2	98	0
Country CR	030	Country Club Rd	N/O Foothill Blvd	S/O Valiant St	R - Residential/Local	3	A - AC	2	1,145	36	41,220	5/8/2025	95	0	93	7
Country CR	040	Country Club Rd	N/O Valiant St	N/End	R - Residential/Local	3	A - AC	2	280	39	10,920	5/8/2025	92	21	43	36
Country CV	010	Country Club Vista St	N/O Country Club Dr.	N/End	R - Residential/Local	3	O - AC/AC	2	550	35	19,250	5/9/2025	98	0	100	0
Crescent G	010	Crescent Glen Dr	N/O Oak Park Dr	E/O Edgemont Pl	R - Residential/Local	3	A - AC	2	1,440	11	15,840	5/16/2025	58	22	39	39
Crestglen	010	Crestglen	E/O Vista Bonita Ave.	605' E/ Vista Bonita	R - Residential/Local	1	A - AC	2	605	23	13,915	5/7/2025	59	88	12	0
Crestglen	020	Crestglen	605'E/ Vista Bonita Ave.	W/O Banna Ave.	R - Residential/Local	1	A - AC	2	815	19	15,485	5/7/2025	38	73	11	16
Crestglen	030	Crestglen	W/End	W/O Live Oak Ave	R - Residential/Local	3	A - AC	2	359	39	14,001	5/7/2025	47	64	36	0
Crestview	010	Crestview Dr	N/O Leadora Ave	305' N/O Buckboard Ln	R - Residential/Local	3	A - AC	2	1,150	35	40,250	5/21/2025	82	48	42	10
Crown	010	Crown St.	E/O Bonnie Cove Ave	W/O Dover St	R - Residential/Local	4	A - AC	2	440	34	14,960	5/2/2025	22	77	20	3
Crown	020	Crown St.	E/O Lyman Ave	W/O York Ave	R - Residential/Local	4	A - AC	2	586	34	19,924	5/1/2025	76	0	100	0
Crown	030	Crown St.	E/O Bruning Ave	W/O Lyman Ave	R - Residential/Local	4	A - AC	2	230	38	8,740	5/1/2025	56	30	70	0
Crown	040	Crown St.	E/O Bradford Dr	W/O Willow Ave.	R - Residential/Local	4	A - AC	2	625	34	21,250	5/1/2025	63	49	40	10
Crown	050	Crown St.	E/O Willow Ave	E/O Yucca Pl	R - Residential/Local	4	A - AC	2	410	34	13,940	5/1/2025	52	40	53	8
Cullen	020	Cullen Ave	N/O Colorado Ave	N/End	R - Residential/Local	2	A - AC	2	250	28	8,000	4/8/2025	96	0	100	0
Cullen	030	Cullen Ave	S/O Foothill Blvd	N/O Bennett Ave	R - Residential/Local	3	O - AC/AC	2	1,320	34	44,880	5/7/2025	99	0	100	0
Cumberland	010	Cumberland Rd	E/O Lone Hill Ave	E/End	R - Residential/Local	3	O - AC/AC	2	395	39	15,405	5/8/2025	99	0	100	0
Cumberland	020	Cumberland Rd	W/End	W/O Country Club Rd	R - Residential/Local	3	A - AC	2	385	37	14,245	5/8/2025	97	0	100	0
Cumberland	030	Cumberland Rd	E/O Country Club Rd	E/End	R - Residential/Local	3	A - AC	2	95	32	3,040	5/8/2025	95	0	100	0
Cumberland	040	Cumberland Rd	W/End	W/O Morgan Ranch Rd	R - Residential/Local	3	A - AC	2	190	42	7,980	5/21/2025	55	51	26	23
Cumberland	050	Cumberland Rd	E/O Morgan Ranch Rd	E/End	R - Residential/Local	3	A - AC	2	400	37	14,800	5/21/2025	66	50	46	4
Cumberland	060	Cumberland Rd	E/O Oakhart Dr	E/End	R - Residential/Local	3	A - AC	2	235	39	9,165	5/23/2025	64	46	54	0
Cypress	010	Cypress Ave	E/O Cullen Ave	W/O Live Oak Ave	R - Residential/Local	3	A - AC	2	1,300	33	42,900	4/8/2025	53	64	32	4
Cypress	020	Cypress Ave	E/O Live Oak Ave	N.E / End	R - Residential/Local	3	A - AC	2	660	35	23,100	5/21/2025	68	23	75	2
Cypress	030	Cypress Ave	E/O Elwood Ave	E/End	R - Residential/Local	3	O - AC/AC	2	1,135	34	38,590	5/21/2025	74	43	52	6
Cypress	040	Cypress Ave	E/O Humphreys Way	W/O Underhill Dr	R - Residential/Local	3	A - AC	2	1,740	33	57,420	5/22/2025	65	24	54	22
Dale	010	Dale Rd.	N/O Bonita Ave.	S/O Laxford St	R - Residential/Local	2	A - AC	2	640	34	21,760	3/20/2025	96	0	69	31
Dalton	010	Dalton Ave	E/O Cullen Ave	W/O Live Oak Ave	R - Residential/Local	3	A - AC	2	1,290	33	42,570	4/14/2025	48	46	48	6
Dalton	020	Dalton Ave	E/O Live Oak Ave	W/O Elwood Ave	R - Residential/Local	3	A - AC	2	1,275	33	42,075	5/14/2025	54	60	36	5
Dalton	030	Dalton Ave	E/O Elwood Ave	E/End	R - Residential/Local	3	A - AC	2	880	36	31,680	5/14/2025	40	58	36	7
Dalton	040	Dalton Ave	E/O Burnaby Ave	W/O San Jose Dr	R - Residential/Local	3	A - AC	2	740	34	25,160	5/16/2025	100	0	0	0
Dalton	050	Dalton Ave	E/O San Jose Dr.	135' E/O Underhill Dr	R - Residential/Local	3	A - AC	2	450	34	15,300	5/16/2025	100	0	0	0
Dalton	060	Dalton Ave	135' E/O Underhill Dr	E/N End	R - Residential/Local	3	A - AC	2	500	36	18,000	5/16/2025	100	0	0	0
Dalton Spr	010	Dalton Springs Ln	W/O Canyon Springs Dr	S/O Boulder Springs Ln	R - Residential/Local	3	A - AC	2	490	33	16,170	5/8/2025	79	23	77	0
Dalton Spr	020	Dalton Springs Ln	S/O Boulder Springs Ln	N/O Fountain Springs Ln	R - Residential/Local	3	A - AC	2	820	34	27,880	5/8/2025	80	23	77	0

Street ID	Sec ID	Street Name	From	To	Functional Class	Zone	Surface Type	Lanes	L	W	Area	Insp. Date	PCI	% Load	% Climate	% Other
Dalton St.	010	Dalton St.	E/O Barranca Ave.	W/O Wildwood Ave.	R - Residential/Local	1	O - AC/AC	2	840	27	22,680	3/13/2025	73	62	38	0
Dalton St.	020	Dalton St.	E/O Minnesota Ave.	W/O Cullen Ave.	R - Residential/Local	1	A - AC	2	650	26	16,900	5/7/2025	75	41	59	0
Danecroft	010	Danecroft Ave	N/O Kenoma St	S/O Inola St	R - Residential/Local	4	O - AC/AC	2	490	29	14,210	5/5/2025	79	40	60	0
Danehurst	010	Danehurst Ave	S/O Carter Dr	N/O Laxford St (end)	R - Residential/Local	2	O - AC/AC	2	400	39	15,600	3/24/2025	82	0	93	7
Danehurst	020	Danehurst Ave	S/O Juanita Ave	S/End	R - Residential/Local	2	O - AC/AC	2	255	32	9,180	3/24/2025	67	48	48	5
Danehurst	030	Danehurst Ave	S/O Ronwood St	S/End	R - Residential/Local	2	A - AC	2	600	27	16,800	4/7/2025	54	56	44	0
Danehurst	040	Danehurst Ave	N/O Tedrow Dr	N/End	R - Residential/Local	2	O - AC/AC	2	470	22	12,690	4/7/2025	72	27	37	36
Danehurst	050	Danehurst Ave	S/O Mauna Loa Ave	S/End	R - Residential/Local	2	A - AC	2	335	37	12,395	3/26/2025	58	44	40	16
Danton	010	Danton Dr.	E/O Baldy Vista Ave	W/End	R - Residential/Local	1	O - AC/AC	2	405	30	12,150	3/5/2025	67	52	20	28
Danton	020	Danton Dr.	E/O Oakbank Dr	E/End	R - Residential/Local	1	A - AC	2	375	25	10,625	3/5/2025	36	68	27	6
Danton	030	Danton Dr.	W/O Snapdragon Dr	W/ End	R - Residential/Local	1	A - AC	2	375	30	13,250	3/5/2025	88	0	91	9
Dawson	010	Dawson Ave.	E/O Grand Ave	53'E/O Pennsylvania Ave	R - Residential/Local	2	A - AC	2	1,500	34	51,000	3/27/2025	80	32	48	19
Dawson	020	Dawson Ave.	53' E/O Pennnsylvania Ave	W/O Glendora Ave	R - Residential/Local	2	O - AC/AC	2	970	33	32,010	3/27/2025	100	0	100	0
Dawson Ct	010	Dawson Ct.	E/O Bender	E/End	R - Residential/Local	2	O - AC/AC	2	815	27	22,005	3/27/2025	66	46	51	2
Deerview	010	Deerview St	W/O Remuda Dr.	W/O Lope Ln	R - Residential/Local	4	A - AC	2	465	34	15,810	5/2/2025	56	32	45	23
Delay	010	Delay Ave.	N/O Gladstone St	N/O Dike St	R - Residential/Local	2	O - AC/AC	2	1,150	33	37,950	3/20/2025	78	22	78	0
Delay	020	Delay Ave.	N/O Armstead St.	N/End	R - Residential/Local	2	O - AC/AC	2	530	26	16,430	3/18/2025	89	0	100	0
Delay	030	Delay Ave.	N/O Base Line Rd.-F	S/O Mauna Loa Ave	R - Residential/Local	2	A - AC	2	1,230	32	39,360	3/18/2025	35	82	18	1
Deserta	010	Deserta Dr	120' W/O Lope Ln	E/O Cordelia Ave	R - Residential/Local	4	O - AC/AC	2	655	33	21,615	5/2/2025	74	25	75	0
Dike	010	Dike St.	E/O La Serena Dr.	W/O Delay Ave	R - Residential/Local	2	A - AC	2	1,390	32	44,480	3/19/2025	83	49	51	0
Dodsworth	010	Dodsworth Ave	N/O Payson St	N/End	R - Residential/Local	2	A - AC	2	375	25	10,125	4/7/2025	53	73	27	0
Dodsworth	020	Dodsworth Ave	N/O Base Line Rd-F	100'N/O Meacham St	R - Residential/Local	2	O - AC/AC	2	750	35	26,250	4/7/2025	81	40	36	24
Donington	010	Donington St.	N/O Leadora Ave.	E/O Calera Ave	R - Residential/Local	1	A - AC	2	678	26	17,628	3/6/2025	91	0	53	47
Donington	020	Donington St.	E/O Wildwood Ave.	W/O Trayer Ave.	R - Residential/Local	1	A - AC	2	890	35	31,150	3/6/2025	43	37	54	8
Donington	030	Donington St.	E/O Barranca Ave	End	R - Residential/Local	1	A - AC	2	710	32	24,720	3/6/2025	18	82	16	3
Donington	040	Donington St.	E/O Calera Ave	W/O Barranca Ave	R - Residential/Local	1	O - AC/AC	2	1,080	26	28,080	3/6/2025	41	46	40	14
Dornie St.	010	Dornie St.	E/O Brightview Dr.	E/End	R - Residential/Local	1	O - AC/AC	2	475	22	11,400	3/17/2025	68	34	34	32
Dover	010	Dover St.	E/O Bonne Cove Ave.	E/O Suffolk Ave	R - Residential/Local	4	A - AC	2	265	38	10,070	5/2/2025	51	51	49	0
Dover	020	Dover St.	E/O Suffolk Ave	N/O Crown St	R - Residential/Local	4	A - AC	2	430	34	14,620	5/2/2025	55	39	54	7
Dover	030	Dover St.	E/O Lyman Ave	S.E./End	R - Residential/Local	4	A - AC	2	465	41	19,065	5/1/2025	70	33	66	1
Dover	040	Dover St.	E/O Bradford Dr	W/O Willow Ave	R - Residential/Local	4	A - AC	2	770	34	26,180	5/1/2025	65	35	48	17
Dover	050	Dover St.	E/O Willow Ave.	E/O Yucca Pl	R - Residential/Local	4	A - AC	2	415	34	14,110	5/1/2025	57	43	38	19
Duell	010	Duell St	W/End	W/O Lope Ln	R - Residential/Local	4	O - AC/AC	2	220	28	6,160	5/2/2025	42	74	26	0
Duell	020	Duell St	E/O Brightview Dr.	W/O Delay Ave	R - Residential/Local	2	A - AC	2	225	26	5,850	3/18/2025	45	73	19	8
Duell	030	Duell St	W/End	W/O Tressy Ave	R - Residential/Local	4	O - AC/AC	2	440	28	12,320	5/5/2025	72	31	65	4
Duell	040	Duell St	E/O Delay Ave.	E/End	R - Residential/Local	2	A - AC	2	350	23	8,750	3/18/2025	37	80	20	0
Duell	050	Duell St	E/O Jenifer Ave.	E/End	R - Residential/Local	2	A - AC	2	455	25	12,285	3/27/2025	33	61	39	0
Duell	060	Duell St	E/O Glengrove Ave	E/End	R - Residential/Local	4	A - AC	2	400	25	10,000	5/5/2025	40	51	47	2
Duell	070	Duell St	300'W/Langham Ave	490' E/Minnesota Ave	R - Residential/Local	2	A - AC	2	1,170	28	35,100	4/1/2025	99	0	100	0
Duell	080	Duell St	E/O Inverness Ave	W/O Bradish Ave	R - Residential/Local	4	A - AC	2	845	34	28,730	5/5/2025	37	49	51	1
Duell	090	Duell St	E/O Bradish Ave	W/O Amelia Ave	R - Residential/Local	4	A - AC	2	250	46	11,500	5/5/2025	67	54	46	0
Eagle Ridg	010	Eagle Ridge	S/O Beaver Brook Ln	S/End	R - Residential/Local	3	O - AC/AC	2	980	31	30,380	5/13/2025	99	0	100	0
Easley Can	010	Easley Canyon Dr.	N/O Palm Dr	N/O Oak Grove Dr	R - Residential/Local	3	A - AC	2	415	30	12,450	5/7/2025	32	81	19	0
Easley Can	020	Easley Canyon Dr.	N/O Grove Dr.	240' N/O Oak Canyon Ln	R - Residential/Local	3	A - AC	2	636	29	18,444	5/7/2025	27	78	15	6
Edgemont	010	Edgemont Pl	S/End	S/O Crescent Glen Dr	R - Residential/Local	3	A - AC	2	710	11	7,810	5/16/2025	45	65	30	5
Elderberry	010	Elderberry Dr	W/O Barranca Ave	E/O Baldy Vista Ave	R - Residential/Local	1	A - AC	2	1,871	37	69,227	3/5/2025	86	0	100	0
Elkhorn	010	Elkhorn Ln	E/O Hunters TRL	E/End	R - Residential/Local	3	A - AC	2	465	36	16,740	5/13/2025	43	36	27	38
Elmgrove	010	Elmgrove Dr	W/O Glendora MTR	N/O Underhill Dr	R - Residential/Local	3	A - AC	2	765	26	19,890	5/21/2025	68	33	62	6
Elmgrove	020	Elmgrove Dr	N/O Underhill Dr	S/O Comstock Ave	R - Residential/Local	3	A - AC	2	160	36	5,760	5/21/2025	69	10	90	0
Elmgrove	030	Elmgrove Dr	N/O Elmgrove Dr	N/End	R - Residential/Local	3	A - AC	2	100	48	4,800	5/21/2025	48	22	78	0
Elwood	050	Elwood Ave	S/O Wash	S/End	R - Residential/Local	3	A - AC	2	1,092	36	39,312	5/2/2025	37	56	44	0
Encanto	010	Encanto Dr	N/O Underhill Dr	W/O Meda Ave	R - Residential/Local	3	A - AC	2	375	36	13,500	5/16/2025	100	0	0	0
Englewild	010	Englewild Dr	N/O Palm Dr	N/End	R - Residential/Local	3	A - AC	2	855	36	30,780	5/14/2025	47	44	47	9
Englewild	020	Englewild Dr	N/O Rose Dr	N/End	R - Residential/Local	3	A - AC	2	1,350	33	44,550	5/2/2025	34	70	23	7
Entrada Wa	010	Entrada Way	N/O Sierra Madre Ave	S/O Huerta Verde Rd	R - Residential/Local	3	A - AC	2	315	33	10,395	5/2/2025	71	33	54	13
Entrada Wa	020	Entrada Way	N/O Prima Vera Rd	S/O Palm Dr	R - Residential/Local	3	A - AC	2	605	39	23,595	5/2/2025	64	33	67	0
Entrada Wa	030	Entrada Way	N/O Palm Dr	N/O Kilaleck Ln	R - Residential/Local	3	A - AC	2	1,230	35	43,050	5/14/2025	47	47	46	7
Essex Ct	010	Essex Ct	N/O Essex St	N/End	R - Residential/Local	2	O - AC/AC	2	156	37	7,072	4/8/2025	94	0	100	0
Essex	010	Essex St	E/O Rimhurst Ave	E/End	R - Residential/Local	2	O - AC/AC	2	395	37	14,615	4/8/2025	87	11	89	0
Essex	020	Essex St	E/O Suffolk	E/End	R - Residential/Local	4	O - AC/AC	2	280	34	10,920	5/2/2025	63	0	100	0
Essex	030	Essex St	E/O Concord Ln	W/O Essex Ct	R - Residential/Local	2	O - AC/AC	2	465	32	15,510	4/8/2025	80	0	100	0
Essex	040	Essex St	E/O Lyman Ave	W/O Sunflower Ave	R - Residential/Local	4	A - AC	2	1,100	38	41,800	5/1/2025	64	41	56	3
Essex	050	Essex St	E/O Sunflower Ave	E/End	R - Residential/Local	4	A - AC	2	594	32	20,408	5/1/2025	73	0	100	0
Essex	060	Essex St	E/O Bradford Dr	W/O Willow Ave	R - Residential/Local	4	A - AC	2	845	34	28,730	5/1/2025	67	21	63	16
Essex	070	Essex St	E/O Willow Ave	E/O Yucca Pl	R - Residential/Local	4	A - AC	2	415	34	14,110	5/1/2025	60	49	47	3
Exmoore	010	Exmoore Pl	W/O Country Club Rd	W/End	R - Residential/Local	3	O - AC/AC	2	210	39	8,190	5/9/2025	80	11	89	0
Farber	010	Farber Ave	N/O Juanita Ave	N/O Norgate St	R - Residential/Local	2	A - AC	2	1,135	32	36,320	4/7/2025	53	62	23	15
Farber	020	Farber Ave	S/O Base Line Rd	S/End	R - Residential/Local	2	O - AC/AC	2	350	26	11,550	4/7/2025	78	30	42	29
Farber	030	Farber Ave	N/O Base Line Rd-F	N/End	R - Residential/Local	2	O - AC/AC	2	445	24	11,915	4/7/2025	73	0	100	0
Fawn Sprin	010	Fawn Springs Ln	N/O Hidden Springs Ln	S/O Palm Dr	R - Residential/Local	3	A - AC	2	585	36	21,060	5/8/2025	78	32	68	0
Fawn Sprin	020	Fawn Springs Ln	N/O Palm Dr	N/End	R - Residential/Local	3	A - AC	2	525	38	19,950	5/8/2025	82	0	100	0

Street ID	Sec ID	Street Name	From	To	Functional Class	Zone	Surface Type	Lanes	L	W	Area	Insp. Date	PCI	% Load	% Climate	% Other
Fawn Valle	010	Fawn Valley	E/O Beaver Brook Ln	S/End	R - Residential/Local	3	A - AC	2	1,095	33	36,135	5/13/2025	22	60	40	0
Fern Dell	010	Fern Dell Pl	N/O Catherine Park Dr	N/E End	R - Residential/Local	3	A - AC	2	540	37	19,980	5/13/2025	81	52	48	0
Fernpark	010	Fernpark Dr.	W/End	W/O Grand Ave.	R - Residential/Local	1	A - AC	2	750	35	26,250	3/12/2025	48	61	34	6
Financial	010	Financial Way	N/O Route 66	E/End	R - Residential/Local	3	A - AC	2	775	41	31,775	5/9/2025	34	63	29	8
Flamingo	010	Flamingo St	E/O Kregmont Dr	E/End	R - Residential/Local	3	A - AC	2	740	35	25,900	5/14/2025	78	17	43	40
Flamingo	020	Flamingo St	E/O Loraine Ave	E/End	R - Residential/Local	3	A - AC	2	530	40	21,200	5/14/2025	67	60	40	0
Fleetwood	010	Fleetwood Pl	E/O Grand Ave.	E/End	R - Residential/Local	2	O - AC/AC	2	612	32	21,420	3/20/2025	72	47	53	0
Foothill	030	Foothill Blvd.	W/End	W/O Frontage/Wildwood Ave.	R - Residential/Local	1	O - AC/AC	2	990	25	24,750	3/13/2025	27	82	14	3
Foothill	200	Foothill Blvd.	W/O Hacienda Ave	138' E/O Hacienda Ave	R - Residential/Local	3	A - AC	2	195	27	5,265	5/8/2025	91	0	100	0
Forest Oak	010	Forest Oaks Dr	E/O Valley Center	W/O Catherine Park Dr	R - Residential/Local	3	O - AC/AC	2	295	33	9,735	5/13/2025	81	47	53	0
Forestdale	010	Forestdale Ave.	N/O Armstead St	S/O Alford St	R - Residential/Local	2	A - AC	2	645	35	22,575	3/19/2025	80	52	48	0
Forestdale	020	Forestdale Ave.	N/O Route66	S/O Lochleven St.	R - Residential/Local	1	O - AC/AC	2	1,690	37	62,530	3/17/2025	78	54	38	9
Forestdale	030	Forestdale Ave.	N/O Base Line Rd-F	S/O Mauna Loa Ave.	R - Residential/Local	2	A - AC	2	1,245	32	39,840	3/18/2025	50	56	20	24
Forestdale	040	Forestdale Ave.	N/O Mauna Loa Ave.	S/O Bagnall St	R - Residential/Local	2	A - AC	2	820	38	31,160	3/18/2025	66	31	41	28
Fountain S	010	Fountain Springs Ln	S/O Leadora Ave	185' N/O Laurel Ave	R - Residential/Local	3	A - AC	2	520	34	17,680	5/15/2025	55	20	80	0
Fountain S	020	Fountain Springs Ln	185' N/O Laurel Ave	S/O Sierra Madre Ave	R - Residential/Local	3	A - AC	2	645	32	20,640	5/15/2025	56	47	37	15
Fountain S	030	Fountain Springs Ln	N/O Sierra Madre Ave	S/O Hidden Springs Ln	R - Residential/Local	3	A - AC	2	655	38	24,890	5/2/2025	70	28	69	2
Fountain S	040	Fountain Springs Ln	S/O Canyon Springs Dr	S/O Boulder Springs Dr	R - Residential/Local	3	A - AC	2	475	33	15,675	5/8/2025	79	17	82	2
Fountain S	050	Fountain Springs Ln	S/O Boulder Springs Dr	N/O Dalton Springs Ln	R - Residential/Local	3	A - AC	2	965	33	31,845	5/8/2025	81	24	76	0
Foxbrook	010	Foxbrook Dr	N/O Buffalo TRL	N/End	R - Residential/Local	3	O - AC/AC	2	680	34	23,120	5/13/2025	100	0	0	0
Foxglove	010	Foxglove Ct	W/O Yucca Ridge	W/ End	R - Residential/Local	1	A - AC	2	460	32	16,140	3/5/2025	34	44	48	9
Fuchsia	010	Fuchsia Ave	N/O Base Line Rd-F	N/O Larkspur Ln	R - Residential/Local	2	A - AC	2	655	34	22,270	4/7/2025	36	58	36	6
Gaillard	010	Gaillard St.	E/O Delay Ave.	400'E/O Charvers Ave.	R - Residential/Local	2	A - AC	2	750	27	20,250	3/20/2025	51	63	37	1
Gaillard	020	Gaillard St.	E/O Vecino Ave	E/End	R - Residential/Local	2	A - AC	2	160	26	5,120	4/7/2025	30	80	7	13
Gaillard	030	Gaillard St.	W/End	W/O Westridge Ave.	R - Residential/Local	2	A - AC	2	435	33	14,355	3/24/2025	43	51	40	9
Gaillard	040	Gaillard St.	E/O Reynold Way	E/End	R - Residential/Local	2	A - AC	2	235	34	9,635	3/24/2025	56	51	49	0
Galanto	010	Galanto Ave.	N/O Foothill Blvd.	S/O Newhill St.	R - Residential/Local	1	A - AC	2	120	34	4,080	3/12/2025	48	78	18	4
Galanto	020	Galanto Ave.	N/O Newhill St.	N/End	R - Residential/Local	1	A - AC	2	455	24	11,830	3/12/2025	43	61	25	14
Galatea	010	Galatea St	E/O Barranca Ave.	W/O Prospero Dr.	R - Residential/Local	2	O - AC/AC	2	735	35	25,725	3/19/2025	81	51	49	0
Galatea	020	Galatea St	E/O Prospero Dr.	W/O Forestdale Ave.	R - Residential/Local	2	O - AC/AC	2	870	29	25,230	3/19/2025	80	55	45	0
Ghent	010	Ghent St.	E/O Barranca Ave	W/O La Serena Dr.	R - Residential/Local	2	A - AC	2	425	32	13,600	3/19/2025	100	0	0	0
Ghent	020	Ghent St.	E/O Bruning Ave	E/O Stephora Ave	R - Residential/Local	4	A - AC	2	405	32	12,960	5/1/2025	41	52	48	0
Ghent	030	Ghent St.	E/O Soderberg Ave.	W/O Vecino Ave.	R - Residential/Local	2	A - AC	2	285	32	9,120	4/7/2025	44	63	34	3
Ghent	040	Ghent St.	W/End	W/O Westridge Ave	R - Residential/Local	2	A - AC	2	245	28	7,350	3/24/2025	48	65	34	1
Ghent	050	Ghent St.	E/O Reynold Way	E/End	R - Residential/Local	2	A - AC	2	235	34	9,870	3/24/2025	49	61	39	0
Glencroft	010	Glencroft Rd	N/O Laxford St	N/End	R - Residential/Local	2	A - AC	2	230	41	9,430	4/7/2025	46	47	47	6
Glencroft	020	Glencroft Rd	S/O Renwick Rd	N/O Payson St	R - Residential/Local	2	A - AC	2	590	37	21,830	3/25/2025	37	39	53	8
Glencroft	030	Glencroft Rd	S/O Gladstone St	S/End	R - Residential/Local	2	A - AC	2	240	32	8,640	4/7/2025	52	27	71	2
Glencroft	040	Glencroft Rd	N/O Gladstone St	N/O Rosalynn Dr	R - Residential/Local	2	O - AC/AC	2	880	40	35,200	4/8/2025	86	0	80	20
Glendota M	010	Glendota MTN Rd.	S/O Elmgrove Dr	S/O Leadora Ave	R - Residential/Local	3	A - AC	2	895	36	32,220	5/21/2025	44	48	47	6
Glendota M	020	Glendota MTN Rd.	S/O Leadora Ave	S/O Sierra Madre Ave	R - Residential/Local	3	A - AC	2	1,185	34	40,290	5/15/2025	61	38	39	24
Glendota M	030	Glendota MTN Rd.	N/O Sierra Madre Ave	S/O Palm Dr	R - Residential/Local	3	A - AC	2	1,280	40	51,200	5/13/2025	22	62	37	1
Glendota M	040	Glendota MTN Rd.	S/O Palm Dr	N /O Boulder Springs	R - Residential/Local	3	A - AC	2	725	40	29,000	5/8/2025	39	81	18	1
Glendota M	050	Glendota MTN Rd.	N/O Boulder Springs	County Line	R - Residential/Local	3	A - AC	2	1,325	40	53,000	5/8/2025	57	64	26	10
Glendota M	060	Glendota MTN Rd.	W/O Glendora MTN Rd	Fire Station Entrance	R - Residential/Local	3	A - AC	2	435	33	14,355	5/8/2025	36	59	17	24
Glengrove	010	Glengrove Ave	S/O Foothill Blvd	Redwood Dr	R - Residential/Local	3	A - AC	2	499	36	18,964	5/9/2025	67	21	79	0
Glengrove	020	Glengrove Ave	N/O Petunia St	N/O Linfield St	R - Residential/Local	4	A - AC	2	515	33	16,995	5/5/2025	40	39	60	0
Glengrove	030	Glengrove Ave	N/O Kenoma St	S/O Route 66	R - Residential/Local	4	O - AC/AC	2	1,015	35	35,525	5/5/2025	81	52	48	0
Glenlyn	010	Glenlyn Dr.	E/O Prospero Dr.	W/O Vecino Ave.	R - Residential/Local	2	A - AC	2	500	28	14,000	3/18/2025	25	69	24	7
Glenlyn	020	Glenlyn Dr.	E/O Delay Ave	E/End	R - Residential/Local	2	A - AC	2	350	23	8,750	3/18/2025	59	37	63	0
Glenlyn	030	Glenlyn Dr.	E/O Jenifer Ave	E/End	R - Residential/Local	2	A - AC	2	295	26	8,260	3/27/2025	42	65	35	0
Glenwood	010	Glenwood Ave	N/O Route 66	S/O Foothill Blvd	R - Residential/Local	3	A - AC	2	2,578	35	90,230	4/15/2025	55	38	54	8
Glenwood	020	Glenwood Ave	N/O Bennett Ave	N/End	R - Residential/Local	3	A - AC	2	690	33	22,770	5/21/2025	54	59	31	10
Glenwood	030	Glenwood Ave	N/O Leadora Ave	S/O Virginia Ave	R - Residential/Local	3	A - AC	2	630	33	20,790	5/15/2025	34	43	14	43
Gold Dust	010	Gold Dust St	E/O Remuda Dr	E/O lope Ln	R - Residential/Local	4	A - AC	2	520	28	14,560	5/2/2025	24	69	31	0
Gordon	010	Gordon Ave	N/O Roundup Rd	S/O Foothill Blvd	R - Residential/Local	3	A - AC	2	440	33	14,520	5/15/2025	73	0	74	26
Grammont	010	Grammont Pl	N/O Plymouth St	N/End	R - Residential/Local	4	O - AC/AC	2	260	41	10,660	4/21/2025	95	0	100	0
Grand	010	Grand Ave.	N/O Orangepath St	S/O Lockleven St	R - Residential/Local	1	O - AC/AC	2	1,530	26	39,780	3/17/2025	62	55	27	18
Grand	080	Grand Ave.	N/O Juanita Ave.	N/O Kirkwall Rd.	R - Residential/Local	2	O - AC/AC	2	506	24	12,144	3/24/2025	56	50	43	7
Green Oak	010	Green Oak Ln	N/O Oak Grove Dr	N/End	R - Residential/Local	3	A - AC	2	280	38	10,640	5/7/2025	53	61	30	8
Greencroft	010	Greencroft Ave.	E/O Countyr Club Rd	N/End	R - Residential/Local	3	A - AC	2	387	32	13,774	5/8/2025	96	0	100	0
Greencroft	020	Greencroft Ave.	N/O Valiant St	N/End	R - Residential/Local	3	A - AC	2	278	32	10,531	5/8/2025	92	14	39	47
Greenfield	010	Greenfield Crt	S/O Gladstone St	S/W End	R - Residential/Local	2	A - AC	2	650	34	22,100	3/25/2025	53	69	30	1
Greer	010	Greer Ave	N/O Ivy St	N/End	R - Residential/Local	4	O - AC/AC	2	215	67	14,405	4/21/2025	57	57	42	1
Greer	020	Greer Ave	N/O Arrow HWY	S/O Claraday Ave	R - Residential/Local	4	O - AC/AC	2	420	36	15,120	4/21/2025	90	29	21	50
Greer	030	Greer Ave	N/O Plymouth St	S/O Newburgh St	R - Residential/Local	4	O - AC/AC	2	230	33	7,590	4/21/2025	79	4	96	0
Greer	040	Greer Ave	N/O Juanita Ave	N/O Kirkwall Rd	R - Residential/Local	4	A - AC	2	535	34	18,190	4/21/2025	51	54	45	1
Groveton	010	Groveton	N/O Base Line Rd	N/End	R - Residential/Local	4	O - AC/AC	2	350	37	12,950	5/9/2025	81	0	100	0
Groveton	020	Groveton	N/O Linfield St	N/End	R - Residential/Local	4	A - AC	2	175	45	7,875	5/5/2025	65	45	55	0
Hacienda	010	Hacienda Ave	N/O Palopinto Ave	S/O Foothill Blvd	R - Residential/Local	3	A - AC	2	1,280	33	42,240	5/15/2025	60	45	51	5
Hacienda	020	Hacienda Ave	N/O Foothill Blvd-F	S/O Acorn Ln	R - Residential/Local	3	A - AC	2	1,440	32	46,080	5/8/2025	61	72	26	2

Street ID	Sec ID	Street Name	From	To	Functional Class	Zone	Surface Type	Lanes	L	W	Area	Insp. Date	PCI	% Load	% Climate	% Other
Haltern	010	Haltern Ave	E/O Santa Fe Ave.	W/O Glendora Ave.	R - Residential/Local	2	A - AC	2	525	34	17,850	4/7/2025	37	72	25	3
Haltern	020	Haltern Ave	E/O Glendora Ave	W/O Minnesota Ave.	R - Residential/Local	2	A - AC	2	675	34	22,950	4/1/2025	57	39	32	29
Haltern	030	Haltern Ave	E/O Pasadena Ave.	Center Ave	R - Residential/Local	2	O - AC/AC	2	875	34	29,750	4/1/2025	54	58	38	3
Haltern	040	Haltern Ave	E/O Center Ave.	E/End	R - Residential/Local	2	O - AC/AC	2	540	36	19,440	4/1/2025	64	55	34	12
Hampton	010	Hampton St	W/End	W/O Sunflower Ave	R - Residential/Local	4	A - AC	2	325	35	11,375	5/1/2025	72	42	58	0
Hawk	010	Hawk Ln	S/O Sypress Ave	S/End	R - Residential/Local	3	A - AC	2	175	39	6,825	5/21/2025	65	34	66	0
Heather	010	Heather St.	W/End	E/O Candish Ave	R - Residential/Local	4	A - AC	2	415	39	16,185	5/1/2025	72	21	79	0
Heather	020	Heather St.	E/O Burnaby Dr	W/O Treanor Ave	R - Residential/Local	4	A - AC	2	490	34	16,660	5/1/2025	42	50	44	5
Heather	030	Heather St.	E/O Willow Ave	E/End	R - Residential/Local	4	A - AC	2	395	39	15,405	5/1/2025	65	46	54	0
Heber St.	010	Heber St.	E/O Barranca Ave.	W/O Vecino Ave.	R - Residential/Local	1	O - AC/AC	2	1,100	32	35,200	3/17/2025	56	62	31	8
Heber St.	020	Heber St.	E/O Forestdale Ave.	E/End	R - Residential/Local	1	O - AC/AC	2	190	22	6,080	3/17/2025	55	52	37	11
Heber St.	030	Heber St.	E/O Brightview Dr.	W/O Grand Ave.	R - Residential/Local	1	O - AC/AC	2	545	26	14,170	3/17/2025	74	29	71	0
Heber St.	040	Heber St.	E/O Grand Ave.	W/O Pennsylvania Ave.	R - Residential/Local	1	O - AC/AC	2	1,170	33	38,610	3/26/2025	88	0	94	6
Helensburg	010	Helensburg St.	E/O Forestdale Ave	W/O Delay Ave.	R - Residential/Local	2	A - AC	2	500	32	16,000	3/18/2025	55	56	33	11
Helensburg	020	Helensburg St.	E/O Delay Ave.	E/End	R - Residential/Local	2	A - AC	2	350	23	8,750	3/18/2025	53	55	37	8
Heritage O	010	Heritage Oak Dr	W/O Whispering Oaks Dr	S/O Acorn Ln	R - Residential/Local	3	O - AC/AC	2	655	32	20,960	5/15/2025	80	7	91	2
Heritage	010	Heritage Pl	N/O Juanita Ave	N/End	R - Residential/Local	2	A - AC	2	450	36	16,200	3/25/2025	69	37	63	0
Hicrest Dr	010	Hicrest Dr.	E/O Yucca Ridge St.	1315 E/O Yucca Ridge	R - Residential/Local	1	A - AC	2	1,315	18	23,670	3/5/2025	40	42	32	26
Hidden Spr	010	Hidden Springs Ln	E/O Loraine Ave	300' E/O Fountain Spring	R - Residential/Local	3	A - AC	2	2,290	37	84,730	5/2/2025	72	33	59	8
High Count	010	High Country Dr	W/O Hunters TRL	S/End	R - Residential/Local	3	A - AC	2	795	35	27,825	5/13/2025	41	33	58	9
Highland	010	Highland Dr	N/O Oak Knoll Dr	N/End	R - Residential/Local	3	O - AC/AC	2	575	36	20,700	5/15/2025	69	38	34	28
Hollyvale	010	Hollyvale St	E/O Barranca F	E/End	R - Residential/Local		A - AC	2	577	15	8,655	3/18/2025	38	68	32	0
Huerta Ver	010	Huerta Verde Rd	E/O Live Oak Ave	280' E/O Live Oak Ave	R - Residential/Local	3	A - AC	2	280	32	8,960	5/2/2025	85	33	67	0
Huerta Ver	020	Huerta Verde Rd	280' E/O Live Oak Ave	190' E/O Entrada Way	R - Residential/Local	3	A - AC	2	1,160	34	39,440	5/2/2025	73	19	75	6
Humphreys	010	Humphreys Way	N/O Bennett Ave	N/O La Flora Ln	R - Residential/Local	3	A - AC	2	850	35	29,750	5/23/2025	57	35	45	20
Hunters TR	010	Hunters TR	S/O Route 66	N/O Elkhorn Ln	R - Residential/Local	3	O - AC/AC	2	347	55	19,085	5/13/2025	41	32	63	6
Hunters TR	020	Hunters TR	N/O Elkhorn Ln	S/O Buffalo Tr	R - Residential/Local	3	A - AC	2	833	36	33,161	5/13/2025	28	53	42	5
Hunters TR	030	Hunters TR	S/O Buffalo Tr	S/O Beaver Brook Ln	R - Residential/Local	3	A - AC	2	788	36	28,368	5/13/2025	20	55	38	7
Hunters TR	040	Hunters TR	S/O Beaver Brooks	S/O Sierra Sky Dr	R - Residential/Local	3	A - AC	2	1,116	34	37,944	5/13/2025	36	43	54	3
Hunters TR	050	Hunters TR	S/O Sierra Sky Dr	S/O Canyon Meadoes Ln	R - Residential/Local	3	A - AC	2	625	34	21,250	5/13/2025	41	36	57	7
Hunters TR	060	Hunters TR	S/O Canyon Meadoes Ln	S/End	R - Residential/Local	3	A - AC	2	430	34	15,180	5/6/2025	37	60	37	3
Indian Ben	010	Indian Bend	E/O Hunters TRL	N/End	R - Residential/Local	3	A - AC	2	690	35	24,150	5/13/2025	26	62	36	1
Indian Spr	010	Indian Springs Dr.	E/O Quail Springs Path	W/O Fawn Springs Ln	R - Residential/Local	3	A - AC	2	1,040	31	32,240	5/8/2025	76	17	83	0
Indian Spr	020	Indian Springs Dr.	E/O Fawn SpringsLn	E/End	R - Residential/Local	3	A - AC	2	630	35	22,050	5/8/2025	78	28	72	0
Indian Spr	030	Indian Springs Dr.	W/End	W/O Quail Springs Path	R - Residential/Local	3	A - AC	2	310	37	11,470	5/8/2025	71	26	74	0
Inola	010	Inola St	W/End	W/O Remuda Dr	R - Residential/Local	4	A - AC	2	105	23	2,415	5/2/2025	26	57	28	16
Inola	020	Inola St	E/O Remuda Dr	E/O lope Ln	R - Residential/Local	4	A - AC	2	610	27	16,470	5/2/2025	25	68	32	0
Inola	030	Inola St	E/O Glengrove Ave	E/End	R - Residential/Local	4	O - AC/AC	2	480	29	13,920	5/5/2025	83	0	100	0
Invergarry	010	Invergarry St.	W/End	W/O Forestdale Ave.	R - Residential/Local	1	O - AC/AC	2	845	29	24,505	3/17/2025	79	36	59	5
Invergarry	020	Invergarry St.	E/O Forestdale Ave.	E/End	R - Residential/Local	1	O - AC/AC	2	110	27	3,850	3/17/2025	64	67	33	0
Invergarry	030	Invergarry St.	E/O Brightview Dr.	E/End	R - Residential/Local	1	O - AC/AC	2	380	22	9,500	3/17/2025	68	55	45	0
Inverness	010	Inverness Ave	N/O Base Line Rd	N/End	R - Residential/Local	4	O - AC/AC	2	345	37	12,765	5/9/2025	78	0	100	0
Inverness	020	Inverness Ave	S/O Country Club Dr	430' N/O Pinehurst St	R - Residential/Local	3	O - AC/AC	2	800	34	27,200	5/9/2025	73	34	66	0
Inverness	030	Inverness Ave	N/O Petunia St	N/O Kenoma St	R - Residential/Local	4	A - AC	2	785	34	26,690	5/5/2025	59	48	47	5
Inverness	040	Inverness Ave	N/O Kenoma St	175' N/O Kenoma St	R - Residential/Local	4	A - AC	2	175	38	6,650	5/5/2025	64	43	57	0
Ivy	010	Ivy St.	W/N End	E/O Greer Ave	R - Residential/Local	4	A - AC	2	520	38	19,760	4/21/2025	61	60	38	2
Ivy	020	Ivy St.	W/End	W/O Candish Ave	R - Residential/Local	4	A - AC	2	330	40	13,200	5/1/2025	66	49	51	0
Ivy	030	Ivy St.	E/O Candish Ave	W/O Burnaby Dr.	R - Residential/Local	4	A - AC	2	110	34	3,740	5/1/2025	71	34	60	6
Ivy	040	Ivy St.	E/O Burnaby Dr	W/O Treanor Ave	R - Residential/Local	4	A - AC	2	490	34	16,660	5/1/2025	52	43	39	18
Jedburgh	010	Jedburgh St	E/O Burnaby Dr.	W/O Treanor Ave	R - Residential/Local	4	A - AC	2	490	34	16,660	5/1/2025	64	30	53	17
Jedburgh	020	Jedburgh St	E/O Treanor Ave	E/O Willow St	R - Residential/Local	4	A - AC	2	670	33	22,110	5/1/2025	63	37	56	7
Jedburgh	030	Jedburgh St	E/O Willow St	W/O Valley Center Ave	R - Residential/Local	4	A - AC	2	615	36	22,140	5/1/2025	63	33	64	3
Jenifer	010	Jenifer Ave	N/O Juanita Ave	S/O Norgate St	R - Residential/Local	2	A - AC	2	1,100	26	28,600	3/24/2025	52	39	60	0
Jenifer	020	Jenifer Ave	N/O Base Line Rd	S/O Mauna Loa ave	R - Residential/Local	2	O - AC/AC	2	1,230	34	41,820	3/26/2025	54	52	47	1
Jenifer	030	Jenifer Ave	N/O Mauna Loa Ave	N/End	R - Residential/Local	2	A - AC	2	590	37	21,830	3/26/2025	58	67	29	3
Jenifer	040	Jenifer Ave	S/O Ronwood St	S/End	R - Residential/Local	2	A - AC	2	218	27	6,104	4/7/2025	22	70	30	0
Juanita	010	Juanita Ave	E/O Bonnie Cove Ave.	W/O Sunflower Ave	R - Residential/Local	4	A - AC	2	2,596	34	88,264	5/6/2025	37	51	39	10
Juanita	020	Juanita Ave	E/O Grand Ave.	W/O Glendora Ave.	R - Residential/Local	2	O - AC/AC	2	2,560	34	87,040	3/24/2025	87	53	20	27
Juanita	030	Juanita Ave	E/O Glendora Ave	85' W/O Bramhall Ave	R - Residential/Local	2	A - AC	2	1,728	34	58,752	3/25/2025	43	31	52	16
Juanita	040	Juanita Ave	E/O Sunflower Ave	W/O Valley Center Ave	R - Residential/Local	4	A - AC	2	2,598	34	88,332	5/6/2025	52	38	55	7
Juanita	050	Juanita Ave	85' W/O Bramhall Ave	W/O Bonnie Cove Ave	R - Residential/Local	2	A - AC	2	847	36	30,492	3/25/2025	75	32	41	27
Kenoma	010	Kenoma St	E/O Cordelia Ave	W/O Lone Hill Ave	R - Residential/Local	4	A - AC	2	125	32	4,000	5/2/2025	80	52	48	0
Kenoma	020	Kenoma St	E/O Lone Hill Ave	W/O Inverness Ave	R - Residential/Local	4	A - AC	2	1,405	32	44,960	5/2/2025	69	38	61	1
Kenoma	030	Kenoma St	E/O Inverness Ave	E/End	R - Residential/Local	4	A - AC	2	320	40	12,800	5/5/2025	61	42	51	7
Kilnaleck	010	Kilnaleck Ln	W/End	W/O Mullaghboy Rd	R - Residential/Local	3	A - AC	2	260	41	10,660	5/14/2025	65	28	63	9
Kilnaleck	020	Kilnaleck Ln	E/O Mullaghboy Rd	W/O Entrada Way	R - Residential/Local	3	A - AC	2	265	38	10,070	5/14/2025	48	51	39	10
Kirkwall	010	Kirkwall Rd	E/O Grand Ave. F	W/O Farber Ave	R - Residential/Local	2	A - AC	2	1,100	26	28,600	3/24/2025	75	44	56	0
Kirkwall	020	Kirkwall Rd	E/O Bruning Ave	W/O Greer Ave	R - Residential/Local	4	A - AC	2	780	34	26,520	4/21/2025	56	28	69	3
Kirkwall	030	Kirkwall Rd	E/O Nearglen Ave	E/End	R - Residential/Local	2	A - AC	2	160	24	4,800	3/24/2025	33	70	30	0
Kirkwall	040	Kirkwall Rd	E/O Rimhurst Ave	E/End	R - Residential/Local	2	A - AC	2	240	33	7,920	3/25/2025	60	51	49	0
Kregmont	010	Kregmont Dr	N/O Rose Dr	N/O Palm Dr	R - Residential/Local	3	A - AC	1	1,293	17	21,981	5/2/2025	49	58	35	7

Street ID	Sec ID	Street Name	From	To	Functional Class	Zone	Surface Type	Lanes	L	W	Area	Insp. Date	PCI	% Load	% Climate	% Other
Kregmont	020	Kregmont Dr	N/O Rose Dr	N/End	R - Residential/Local	3	A - AC	2	256	14	4,024	5/2/2025	23	43	28	29
Kregmont	030	Kregmont Dr	N/O Palm Dr	N/O Rose Dr	R - Residential/Local	3	A - AC	1	1,293	17	21,981	5/2/2025	76	10	76	14
La Crosse	010	La Crosse St.	E/O Wildwood Ave.	W/O Trayer Ave.	R - Residential/Local	1	A - AC	2	985	37	36,445	3/6/2025	48	37	63	0
La Crosse	020	La Crosse St.	641' E/O Barranca Ave	E/End	R - Residential/Local	1	A - AC	2	66	52	3,432	3/6/2025	4	89	9	2
La Fetra	010	La Fetra	641' E/O Barranca Ave	E/End	R - Residential/Local	1	A - AC	2	66	52	3,432	3/6/2025	5	91	9	0
La Flora	010	La Flora Ave	E/O Loraine Ave	W/O Humphreys Way	R - Residential/Local	3	A - AC	2	460	36	16,560	5/23/2025	81	32	65	2
La Quinta	010	La Quinta Dr	N/O Country Club Dr	N/End	R - Residential/Local	3	A - AC	2	445	36	16,020	5/9/2025	77	34	66	0
La Serena	010	La Serena Dr	N/O Dike St	480' S/Dike St	R - Residential/Local	2	A - AC	2	480	35	16,800	3/19/2025	99	0	100	0
La Serena	020	La Serena Dr	N/O Base Line Rd-F	S/O Linfield St	R - Residential/Local	2	O - AC/AC	2	960	35	33,600	3/18/2025	89	42	58	0
Langham	010	Langham	Duell St	S/ End	R - Residential/Local	2	O - AC/AC	2	100	24	2,400	4/1/2025	100	0	0	0
Larkspur	010	Larkspur Ln	E/O Fuchsia Ave	E/End	R - Residential/Local	2	A - AC	2	195	34	7,800	4/7/2025	44	67	31	3
Laurel	010	Laurel Ave	W/End	W/O Chaparral Rd	R - Residential/Local	3	A - AC	2	340	40	13,600	4/15/2025	50	75	25	0
Laurel	020	Laurel Ave	E/O Chaparral Rd	W/O Live Oak Ave	R - Residential/Local	3	A - AC	2	625	37	23,125	5/16/2025	30	36	38	26
Laurel	030	Laurel Ave	E/O Live Oak Ave	E/End	R - Residential/Local	3	O - AC/AC	2	520	36	18,720	4/15/2025	74	12	88	0
Laurel	040	Laurel Ave	E/O Glenwood Ave	E/End	R - Residential/Local	3	A - AC	2	350	35	12,250	5/15/2025	24	56	6	38
Laurel	050	Laurel Ave	E/O Crestview Dr	E/End	R - Residential/Local	3	A - AC	2	335	38	12,730	5/21/2025	80	17	73	10
Laurel	060	Laurel Ave	E/O Fountain Spring Ln	E/End	R - Residential/Local	3	A - AC	2	200	33	6,600	5/15/2025	51	32	68	0
Laurel Ave	010	Laurel Ave.	E/O Grand Ave.	W/O Pennsylvania	R - Residential/Local	1	A - AC	2	1,330	33	43,890	3/17/2025	95	0	81	19
Laurel Ave	020	Laurel Ave.	E/O Minnesota Ave.	W/O Cullen Ave.	R - Residential/Local	1	A - AC	2	620	35	21,700	6/4/2025	38	52	43	5
Lawford	010	Lawford St	N/O Saint Vladimir St	S/O Cossacks Pl	R - Residential/Local	3	O - AC/AC	2	255	31	7,905	5/13/2025	100	0	100	0
Lawford	020	Lawford St	S/O Cossacks Pl	W/O Valley Center	R - Residential/Local	3	O - AC/AC	2	1,105	26	28,730	5/13/2025	100	0	0	0
Laxford	010	Laxford St.	E/O Vecino Ave.	W/O Grand Ave.	R - Residential/Local	2	A - AC	2	1,235	32	39,520	3/20/2025	99	0	100	0
Laxford	020	Laxford St.	E/O Westridge Ave.	W/O Bender Ave	R - Residential/Local	2	A - AC	2	465	33	15,345	3/20/2025	64	24	74	2
Laxford	030	Laxford St.	E/O Calmgrove Ave.	W/O Danehurst Ave.	R - Residential/Local	2	A - AC	2	315	34	10,710	3/24/2025	87	0	100	0
Laxford	040	Laxford St.	W/O Glencrorft Rd.	W/O Rimhurst Ave.	R - Residential/Local	2	A - AC	2	270	32	8,640	4/7/2025	60	32	68	0
Laxford	050	Laxford St.	E/O Rimhurst Ave.	E/End	R - Residential/Local	2	O - AC/AC	2	340	25	8,500	4/7/2025	46	54	46	0
Le Mar Par	010	Le Mar Par Dr	S/O Route 66	S/O Colorado Ave	R - Residential/Local	2	A - AC	2	650	38	24,700	4/8/2025	51	60	39	1
Leadora	040	Leadora Ave	W/End	W/O Willowgrove Ave	R - Residential/Local	3	A - AC	2	550	38	20,900	5/23/2025	53	26	71	3
Leadora	050	Leadora Ave	E/O Willowgrove Ave	E/O Thornhurst Ave	R - Residential/Local	3	A - AC	2	350	33	11,550	5/23/2025	48	32	68	0
Leadora	060	Leadora Ave	E/O Fountain Springs Ln	W/O Glendora MT Rd.-	R - Residential/Local	3	A - AC	2	440	34	14,960	5/15/2025	55	31	69	0
Leadora Av	080	Leadora Ave.	W/O Yucca Ridge	E/O Oakbank Dr	R - Residential/Local	1	A - AC	2	1,350	35	47,250	3/5/2025	38	50	32	18
Leaning Oa	010	Leaning Oak Ct	E/O Whispering Oaks Dr	E/End	R - Residential/Local	3	O - AC/AC	2	210	41	8,610	5/15/2025	84	0	100	0
Leeside St	010	Leeside St.	E/O Forestdale Ave.	E/End	R - Residential/Local	1	O - AC/AC	2	240	24	7,104	3/17/2025	66	59	41	0
Leeside St	020	Leeside St.	E/O Brightview Dr.	E/End	R - Residential/Local	1	O - AC/AC	2	305	24	8,845	3/17/2025	81	25	75	0
Leeside St	030	Leeside St.	E/O Grand Ave.	W/O Pennsylvania Ave.	R - Residential/Local	1	O - AC/AC	2	1,170	33	38,610	3/26/2025	83	0	93	7
Lemon	010	Lemon Ave	E/O Pasadena Ave	W/O Pepper Ave	R - Residential/Local	3	A - AC	2	1,680	33	55,440	4/1/2025	45	40	29	31
Lemon	020	Lemon Ave	E/O Pepper Ave	W/O Glenwood Ave	R - Residential/Local	3	A - AC	2	480	34	16,320	4/1/2025	53	56	39	6
Lemon	030	Lemon Ave	E/O Glenwood Ave	W/O Elwood Ave	R - Residential/Local	3	O - AC/AC	2	615	34	20,910	4/21/2025	64	51	38	11
Lemon	040	Lemon Ave	E/O Elwood Ave	W/O Loraine Ave	R - Residential/Local	3	A - AC	2	1,270	34	43,180	5/6/2025	60	50	48	2
Lemon	050	Lemon Ave	E/O Loraine Ave	E/End	R - Residential/Local	3	A - AC	2	780	35	27,300	5/20/2025	57	17	73	10
Lemon Ave.	010	Lemon Ave.	W/End	W/O Pasadena Ave.	R - Residential/Local	1	A - AC	2	1,020	32	32,874	5/21/2025	41	75	20	4
Leose Ln	010	Leose Ln.	W/O Brown Sage Dr.	205' W/ Brown Sage Dr.	R - Residential/Local	1	O - AC/AC	2	205	33	6,765	4/14/2025	88	0	100	0
Lesterwest	010	Lesterwest Way	E/O Cullen Ave	E/End	R - Residential/Local	3	A - AC	2	475	36	17,100	4/8/2025	53	57	38	5
Lindsay	010	Lindsay Way	W/End	W/O Amelia Ave	R - Residential/Local	4	A - AC	2	225	44	9,900	5/9/2025	70	26	74	0
Linfield	010	Linfield St	E/O Jenifer Ave.	E/End	R - Residential/Local	2	A - AC	2	375	23	9,375	3/27/2025	50	57	42	1
Linfield	020	Linfield St	W/End	W/O Lope Ln	R - Residential/Local	4	O - AC/AC	2	255	28	7,140	5/2/2025	51	62	38	0
Linfield	030	Linfield St	W/End	W/O Minnesota Ave.	R - Residential/Local	2	A - AC	2	640	28	18,560	4/1/2025	99	0	100	0
Linfield	040	Linfield St	E/O Lope Ln	E/O Cordelia Ave	R - Residential/Local	4	A - AC	2	520	33	17,160	5/2/2025	81	9	91	0
Linfield	050	Linfield St	E/O Minnesota Ave.	S/O Mauna Loa Ave.	R - Residential/Local	2	O - AC/AC	2	1,105	31	34,255	4/1/2025	100	0	0	0
Linfield	060	Linfield St	W/End	W/O Tressy Ave	R - Residential/Local	4	O - AC/AC	2	435	28	12,180	5/5/2025	72	31	69	0
Linfield	070	Linfield St	E/O Glengrove Ave	E/End	R - Residential/Local	4	O - AC/AC	2	400	27	10,800	5/5/2025	75	28	72	0
Linfield	080	Linfield St	E/O Inverness Ave	W/O Bradish Ave	R - Residential/Local	4	A - AC	2	840	33	27,720	5/5/2025	57	51	49	0
Lisa Ellen	010	Lisa Ellen St	E/O Stephora Ave	E/End	R - Residential/Local	4	O - AC/AC	2	170	30	5,100	5/1/2025	58	13	87	0
Lochleven	010	Lochleven St.	E/O Forestdale Ave.	W/O Grand Ave.	R - Residential/Local	1	O - AC/AC	2	1,235	33	40,755	3/17/2025	60	67	33	0
Lone Hill	010	Lone Hill Ave	N/O Route66	S/O Foothill Blvd	R - Residential/Local	3	O - AC/AC	2	2,720	57	155,040	5/22/2025	44	43	44	14
Lone Hill	040	Lone Hill Ave	N/O Foothill Blvd	S/O Morgan Creek	R - Residential/Local	3	O - AC/AC	2	900	36	32,400	5/8/2025	100	0	0	0
Lone Hill	050	Lone Hill Ave	S/O Morgan Creek	N/End	R - Residential/Local	3	A - AC	2	575	36	20,700	5/8/2025	100	0	0	0
Lope	010	Lope Ln	N/O Deserta Dr	E/O Remuda Dr	R - Residential/Local	4	O - AC/AC	2	1,545	32	49,440	5/2/2025	56	43	57	0
Lope	020	Lope Ln	N/O Gold Dust St	S/O Inola St	R - Residential/Local	4	A - AC	2	220	26	5,720	5/2/2025	24	62	23	15
Lope	030	Lope Ln	N/O Inola St	S/O Route 66	R - Residential/Local	4	A - AC	2	380	32	12,160	5/2/2025	23	62	24	14
Lowell Ave	010	Lowell Ave.	N/O Dalton St.	N/End	R - Residential/Local	1	A - AC	2	635	27	18,415	3/17/2025	54	52	44	4
Lupin	010	Lupin Ln	N/O Manor Ln	N/End	R - Residential/Local	3	A - AC	2	235	39	9,165	5/20/2025	46	71	20	9
Lyman	010	Lyman Ave	N/O Kirkwall Rd	S/O Ivy St	R - Residential/Local	4	A - AC	2	230	34	7,820	4/21/2025	58	24	69	7
Lyman	020	Lyman Ave	N/O Gladstone St	125' N/O Crown St	R - Residential/Local	4	A - AC	2	1,030	39	40,170	5/1/2025	48	43	55	2
Manor	010	Manor Ln	N/O Compromise Line Rd	E/End	R - Residential/Local	3	A - AC	2	475	32	16,860	5/13/2025	100	0	0	0
Manor	020	Manor Ln	130' W/O Sage Pl	W/O Lone Hill Ave	R - Residential/Local	3	A - AC	2	1,010	34	34,340	5/20/2025	31	61	25	14
Marcile	010	Marcile Ave.	N/O Carroll Ave	S/O Foothill Blvd.	R - Residential/Local	1	A - AC	2	590	26	15,340	3/13/2025	47	71	20	9
Marcile	020	Marcile Ave.	N/O Dalton St.	N/End	R - Residential/Local	1	A - AC	2	460	28	14,680	3/17/2025	37	62	32	6
Marcile	030	Marcile Ave.	360'N/Milton Dr.	130'S/Milton Dr.	R - Residential/Local	1	A - AC	2	530	33	20,090	3/6/2025	26	82	14	4
Marion	010	Marion Pl	N/O Colorado Ave	N/End	R - Residential/Local	2	A - AC	2	365	36	13,505	4/8/2025	94	0	12	88
Mauna Loa	010	Mauna Loa Ave	636' W/O Vecino Ave.	W/O Grand Ave	R - Residential/Local	2	A - AC	2	1,938	37	71,706	3/18/2025	39	70	19	12

Street ID	Sec ID	Street Name	From	To	Functional Class	Zone	Surface Type	Lanes	L	W	Area	Insp. Date	PCI	% Load	% Climate	% Other
Mauna Loa	020	Mauna Loa Ave	E/O Grand Ave.	E/O Jenifer Ave.	R - Residential/Local	2	O - AC/AC	2	1,530	33	50,490	3/26/2025	52	72	17	12
Mauna Loa	030	Mauna Loa Ave	E/O Jenifer Ave.	W/O Glendora Ave.	R - Residential/Local	2	A - AC	2	1,040	44	45,760	3/26/2025	35	66	31	3
Mauna Loa	040	Mauna Loa Ave	E/O Glendora Ave.	E/O Pasadena Ave	R - Residential/Local	2	O - AC/AC	2	1,070	37	39,590	4/1/2025	100	0	0	0
Mauna Loa	050	Mauna Loa Ave	E/O Pasadena	215'E/O Center Ave	R - Residential/Local	2	O - AC/AC	2	1,125	36	40,500	4/1/2025	100	0	0	0
Mauna Loa	060	Mauna Loa Ave	215'E/O Center Ave.	701' E/Center Ave.	R - Residential/Local	2	A - AC	2	470	38	17,860	4/1/2025	48	42	55	3
Meacham	010	Meacham St.	E/O Dodsworth Ave.	E/End	R - Residential/Local	2	O - AC/AC	2	235	23	6,815	4/7/2025	47	35	11	54
Meadow Bro	010	Meadow Brook Ln	E/O Oakland Rd	E/End	R - Residential/Local	3	A - AC	2	260	39	10,140	5/22/2025	76	16	84	0
Meadow Bro	020	Meadow Brook Ln	W/End	W/O Morgan Ranch Rd	R - Residential/Local	3	A - AC	2	305	38	11,590	5/22/2025	51	58	37	5
Meda	010	Meda Ave	W/End	W/O Live Oak Ave	R - Residential/Local	3	A - AC	2	640	36	23,040	4/8/2025	58	65	21	14
Meda	020	Meda Ave	E/O Live Oak Ave	W/O Elwood Ave	R - Residential/Local	3	A - AC	2	1,280	33	42,240	4/15/2025	52	41	57	2
Meda	030	Meda Ave	E/O Elwood Ave	W/O Loraine Ave	R - Residential/Local	3	O - AC/AC	2	1,251	33	41,283	5/14/2025	88	0	100	0
Meda	050	Meda Ave	E/O Loraine Ave	E/End	R - Residential/Local	3	A - AC	2	520	34	17,680	5/23/2025	100	0	0	0
Meda	060	Meda Ave	E/O Burnaby Ave	W/O Encanto Dr	R - Residential/Local	3	A - AC	2	1,060	33	34,980	5/16/2025	100	0	0	0
Meda Ave.	010	Meda Ave.	E/O Grand Ave	W/O Pennsylvania Ave	R - Residential/Local	1	O - AC/AC	2	1,320	32	42,240	4/14/2025	30	76	21	3
Meda Ave.	020	Meda Ave.	E/O Pennsylvania Ave.	W/O Vermont Ave	R - Residential/Local	1	O - AC/AC	2	340	34	11,560	4/28/2025	38	71	29	0
Meda Ave.	030	Meda Ave.	E/O Vermont Ave.	W/O Glendora Ave.	R - Residential/Local	1	A - AC	2	350	32	11,200	4/28/2025	31	83	13	4
Meda Ave.	040	Meda Ave.	Glendora Ave	Vista Bonita Ave	R - Residential/Local	1	A - AC	2	328	36	11,808	5/1/2025	43	73	18	9
Meda Ave.	050	Meda Ave.	E/O Vista Bonita Ave.	W/O Wabash Ave.	R - Residential/Local	1	A - AC	2	365	26	9,490	5/1/2025	54	70	30	0
Meda Ave.	060	Meda Ave.	E/O Wabash Ave.	W/O Minnesota Ave.	R - Residential/Local	1	A - AC	2	375	26	9,750	5/1/2025	50	76	24	1
Millburgh	010	Millburgh Ave	E/O Prospero Dr.	W/O Vecino Ave.	R - Residential/Local	2	A - AC	2	495	34	16,830	3/20/2025	77	22	70	8
Milton Dr	010	Milton Dr.	E/O Barranca Ave.	W/O Marcile Ave.	R - Residential/Local	1	A - AC	2	275	32	8,800	3/6/2025	49	60	40	0
Milton Dr	020	Milton Dr.	E/O Baldy Vista Ave	W/O Barranca Ave	R - Residential/Local	1	A - AC	2	1,620	17	27,540	3/5/2025	56	64	33	3
Minnesota	010	Minnesota Ave	N/O Duell St	S/O Mauna Loa Ave	R - Residential/Local	2	O - AC/AC	2	505	34	17,170	4/1/2025	100	0	0	0
Minnesota	020	Minnesota Ave	N/O Lemon Ave.	S/O Ada Ave.	R - Residential/Local	1	A - AC	2	628	33	20,724	5/21/2025	64	65	30	4
Minnesota	030	Minnesota Ave	N/O Mauna Loa Ave	S/O Colorado Ave	R - Residential/Local	2	A - AC	2	545	34	18,530	4/1/2025	52	73	22	5
Minnesota	040	Minnesota Ave	N/O Ada Ave.	S/O Foothill Blvd.	R - Residential/Local	1	A - AC	2	1,290	30	38,700	4/1/2025	58	46	36	18
Minnesota	050	Minnesota Ave	N/O Colorado Ave	N/End	R - Residential/Local	2	A - AC	2	365	34	13,140	4/8/2025	45	62	20	17
Minnesota	060	Minnesota Ave	N/O Foothill Blvd.	S/O Dalton Ave	R - Residential/Local	1	A - AC	2	320	26	8,320	5/7/2025	65	60	40	0
Minnesota	070	Minnesota Ave	245' S/Meda Ave.	N/O Bennett Ave.	R - Residential/Local	1	A - AC	2	720	30	21,600	5/7/2025	53	81	13	6
Minnesota	080	Minnesota Ave	N/O Bennett Av	N/O Whitcomb Ave.	R - Residential/Local	1	A - AC	2	660	34	22,440	5/7/2025	69	49	51	1
Minnesota	090	Minnesota Ave	N/O Whitcomb Ave.	N/O Leadora Ave.	R - Residential/Local	1	A - AC	2	665	30	19,950	5/16/2025	28	26	50	24
Minnesota	100	Minnesota Ave	N/O Leadora Ave.	N/O Virginia Ave.	R - Residential/Local	1	A - AC	2	665	27	17,955	5/16/2025	52	62	38	0
Minnesota	110	Minnesota Ave	N/O Virginia Ave.	S/O Sierra Madre Ave.	R - Residential/Local	1	A - AC	2	610	35	21,350	5/16/2025	47	28	66	7
MorganRDr	010	Morgan Ranch Dr.	E/O Morgan Ranch Rd	165' E/O Silver Tree	R - Residential/Local	3	A - AC	2	540	36	19,440	5/22/2025	52	49	51	0
Morgan Ran	010	Morgan Ranch Rd	N/O Foothill Blvd	S/O Valiant St	R - Residential/Local	3	A - AC	2	1,785	36	64,260	5/21/2025	55	72	23	5
Morgan Ran	020	Morgan Ranch Rd	E/O Valiant St	290' E/O Valiant St	R - Residential/Local	3	A - AC	2	290	30	8,700	5/8/2025	44	68	32	0
Morgan Ran	030	Morgan Ranch Rd	290' E/O Valiant St	2620' E/O Valiant St	R - Residential/Local	3	A - AC	2	2,330	26	60,580	5/8/2025	35	76	21	4
Morpath	010	Morpath Ln	N/O Allen Ave	N/End	R - Residential/Local	4	O - AC/AC	2	175	40	7,000	5/1/2025	82	0	72	28
Mountain L	010	Mountain Ln	N/O Sierra Madre	S/O Wick Ln	R - Residential/Local	3	A - AC	2	540	29	15,660	5/2/2025	81	30	65	6
Mountain V	010	Mountain View Ave	E/O Cullen Ave	W/O Live Oak Ave	R - Residential/Local	3	A - AC	2	1,290	33	42,570	4/14/2025	45	51	36	13
Mountain V	020	Mountain View Ave	E/O Live Oak Ave	W/O Elwood Ave.	R - Residential/Local	3	A - AC	2	1,270	33	41,910	4/15/2025	51	68	28	3
Mountain V	030	Mountain View Ave	E/O Elwood Ave	W/O Loraine Ave	R - Residential/Local	3	A - AC	2	1,265	33	41,745	5/14/2025	53	48	52	0
Mountain V	040	Mountain View Ave	E/O Loraine Ave	E/End	R - Residential/Local	3	A - AC	2	520	34	17,680	5/23/2025	100	0	0	0
Mountain V	050	Mountain View Ave	E/O San Jose Dr	W/O Burnaby Dr	R - Residential/Local	3	A - AC	2	845	42	35,490	5/16/2025	100	0	0	0
MTN. View	010	MTN. View Ave.	W/End	W/O Pennsylvania Ave.	R - Residential/Local	1	A - AC	2	665	26	17,290	3/17/2025	40	74	15	11
MTN. View	020	MTN. View Ave.	E/O Pennsylvania Ave.	W/O Vermont Ave	R - Residential/Local	1	A - AC	2	200	26	5,200	4/28/2025	98	0	100	0
Mullaghboy	010	Mullaghboy Rd	N/O Palm Dr	N/End	R - Residential/Local	3	A - AC	2	1,280	36	46,080	5/14/2025	66	39	60	1
Myrtle	010	Myrtle Ave	E/O Cullen	W/O Glenwood Ave	R - Residential/Local	3	O - AC/AC	2	1,945	34	66,130	4/1/2025	78	0	72	28
Myrtle	020	Myrtle Ave	E/O Glenwood Ave	E/End	R - Residential/Local	3	A - AC	2	305	35	10,675	4/21/2025	55	49	35	16
Myrtle	030	Myrtle Ave	E/O Elwood Ave.	E/End	R - Residential/Local	3	O - AC/AC	2	605	34	20,570	5/14/2025	81	19	26	55
Myrtle Ave	010	Myrtle Ave.	E/O Minnesota Ave.	W/O Cullen Ave.	R - Residential/Local	1	O - AC/AC	2	630	33	20,790	4/1/2025	69	72	24	4
Nearglen	010	Nearglen Ave	N/O Juanita Ave	S/O Gladstone St	R - Residential/Local	2	A - AC	2	1,225	32	39,200	3/24/2025	50	72	26	2
Newburgh	010	Newburgh St.	W/O Bruning Ave	E/O Greer Ave	R - Residential/Local	4	O - AC/AC	2	1,106	34	39,604	4/21/2025	84	0	100	0
Newburgh	020	Newburgh St.	W/O Westridge Ave	W/O Bender Ave.	R - Residential/Local	2	A - AC	2	525	33	17,325	3/20/2025	74	12	68	20
Newburgh	030	Newburgh St.	W/O Bender Ave.	96' E/O Santa Fe Ave.	R - Residential/Local	2	A - AC	2	1,175	33	38,775	3/24/2025	100	0	0	0
Newburgh	040	Newburgh St.	E/O Rimhurst Ave.	E/End	R - Residential/Local	2	A - AC	2	495	24	11,880	4/7/2025	46	67	28	5
Newhaven-C	010	Newhaven Ct	N/O Camden St	N/End	R - Residential/Local	2	A - AC	2	235	37	8,695	4/7/2025	65	40	60	0
Newhaven	010	Newhaven Ln	E/O Concored Ln	E/End	R - Residential/Local	2	A - AC	2	670	36	24,120	3/25/2025	49	34	61	5
Newhill Av	010	Newhill Ave.	135'W/Ranger Dr.	E/O Oakbank Dr.	R - Residential/Local	1	A - AC	2	975	33	32,175	3/12/2025	44	63	28	9
Nicole	010	Nicole Ct	N/O Auto Center Dr	N/End	R - Residential/Local	4	A - AC	2	540	40	21,600	5/5/2025	58	47	49	5
Norgate	010	Norgate St.	E/O Farber Ave	W/O Nearglen Ave	R - Residential/Local	2	A - AC	2	476	34	16,184	3/24/2025	50	62	38	0
Norgate	030	Norgate St.	E/O Nearglen Ave	E/ End	R - Residential/Local	2	A - AC	2	762	33	25,146	3/24/2025	64	49	42	9
Norgate	040	Norgate St.	E/O Rimhurst Ave	E/End	R - Residential/Local	2	A - AC	2	395	28	11,060	3/25/2025	49	51	42	7
Northridge	010	Northridge Ave	E/O Live Oak Ave	1300' E/O Live Oak Ave	R - Residential/Local	3	A - AC	2	1,300	33	42,900	5/2/2025	51	28	57	14
Northridge	020	Northridge Ave	E/O Grand Ave.	W/O Bender Ave.	R - Residential/Local	1	A - AC	2	792	33	26,136	3/17/2025	59	50	47	2
Northridge	030	Northridge Ave	E/O Cullen Ave	E/O Chaparral Rd	R - Residential/Local	3	A - AC	2	660	32	21,120	4/15/2025	48	60	33	8
Northridge	040	Northridge Ave	E/O Chaparral Rd	W/O Live Oak Ave	R - Residential/Local	3	A - AC	2	650	37	24,050	4/15/2025	45	61	34	5
Northridge	050	Northridge Ave	W/O Bender Ave.	W/O Washington Ave.	R - Residential/Local	1	A - AC	2	275	32	8,800	3/17/2025	50	59	26	15
Northridge	060	Northridge Ave	1300' E/O Live Oak Ave	S/O Sierra Madre Ave	R - Residential/Local	3	A - AC	2	740	31	22,940	5/2/2025	40	54	46	0
Northridge	070	Northridge Ave	E/O Loraine Ave	W/O Treanor Ave	R - Residential/Local	3	A - AC	2	810	32	25,920	5/23/2025	60	29	63	8
Northridge	080	Northridge Ave	W/End	W/O Glendora MT Rd	R - Residential/Local	3	A - AC	2	150	40	6,000	5/15/2025	65	53	22	24

Street ID	Sec ID	Street Name	From	To	Functional Class	Zone	Surface Type	Lanes	L	W	Area	Insp. Date	PCI	% Load	% Climate	% Other
Oak Canyon	010	Oak Canyon Ln	E/O Easley Canyon Rd	N/End	R - Residential/Local	3	A - AC	2	520	41	21,320	5/7/2025	38	77	23	0
Oak Grove	010	Oak Grove Dr	E/O Easley Canyon	W/O Live Oak Ave	R - Residential/Local	3	A - AC	2	680	31	21,080	5/7/2025	56	51	42	7
Oak Knoll	010	Oak Knoll Dr	N/W End	W/O Oak Tree Dr	R - Residential/Local	3	O - AC/AC	2	585	36	21,060	5/15/2025	43	61	15	24
Oak Knoll	020	Oak Knoll Dr	W/O Oak Tree Dr	E/O Highland Dr	R - Residential/Local	3	O - AC/AC	2	490	34	16,660	5/15/2025	67	65	33	2
Oak Knoll	030	Oak Knoll Dr	E/O Highland Dr	N/E End	R - Residential/Local	3	O - AC/AC	2	525	35	18,375	5/15/2025	36	78	17	5
Oak Park	010	Oak Park Rd	E/O Amelia Ave	E/End	R - Residential/Local	3	A - AC	2	510	25	12,750	5/16/2025	59	32	43	25
OakTree Ct	010	Oak Tree Ct	W/End	W/O Oak Tree Dr	R - Residential/Local	3	O - AC/AC	2	530	34	18,020	5/22/2025	100	0	0	0
Oak Tree	010	Oak Tree Dr	N/O Foothill Blvd	S/O Oak Knoll Dr	R - Residential/Local	3	O - AC/AC	2	2,215	34	75,310	5/15/2025	67	53	44	4
Oakbank	010	Oakbank St.	N/O Newhill Ave.	N/End	R - Residential/Local	1	A - AC	2	505	33	17,675	3/12/2025	54	59	36	5
Oakbank	020	Oakbank St.	S/End	S/O Milton Dr	R - Residential/Local	1	A - AC	2	650	30	19,500	3/5/2025	42	59	37	4
Oakbank	030	Oakbank St.	N/O Milton Dr	S/O Leadora Ave	R - Residential/Local	1	A - AC	2	628	22	13,816	3/5/2025	31	62	20	18
Oakhart	010	Oakhart Dr	N/O Foothill Blvd	S/O Morgan Ranch Rd	R - Residential/Local	3	A - AC	2	340	38	12,920	5/22/2025	63	50	48	3
Oakland	010	Oakland Rd	N/O Morgan Ranch Rd	W/O Meadow Brook Ln	R - Residential/Local	3	A - AC	2	340	38	12,920	5/22/2025	70	10	63	27
Oakland	020	Oakland Rd	N/O Valiant St	N/End	R - Residential/Local	3	O - AC/AC	2	265	39	10,335	5/8/2025	85	18	82	0
OakTree CL	010	OakTree CL	Oak Tree Ct	N/End	R - Residential/Local	3	O - AC/AC	2	200	38	7,600	5/22/2025	100	0	0	0
OakTree Ln	010	OakTree Ln	W/End	W/O Oak Tree Dr	R - Residential/Local	3	O - AC/AC	2	365	35	12,775	5/22/2025	100	0	0	0
OakTree Pl	010	OakTree Pl	W/End	W/O Oak Tree Dr	R - Residential/Local	3	O - AC/AC	2	200	38	7,600	5/22/2025	87	2	98	0
OakTreeTer	010	OakTreeTer	E/O Oak Tree Dr	E/End	R - Residential/Local	3	O - AC/AC	2	145	40	5,800	5/15/2025	91	0	61	39
Oakwood	010	Oakwood Ave	220' S/O Elwood Ave	S/O Leadora Ave	R - Residential/Local	3	A - AC	2	735	35	25,725	5/21/2025	68	39	50	11
Orangecres	010	Orangecrest Rd	W/End	W/O Live Oak Ave	R - Residential/Local	3	O - AC/AC	2	350	39	13,650	5/14/2025	83	36	64	0
Orangpath	010	Orangpath St.	E/O Vecino Ave.	W/O Forestdale Ave	R - Residential/Local	1	A - AC	2	353	32	11,296	6/4/2025	57	50	50	0
Orangpath	020	Orangpath St.	E/O Forestdale Ave.	W/O Grand Ave.	R - Residential/Local	1	A - AC	2	1,045	32	33,440	3/17/2025	78	34	66	0
Orangpath	030	Orangpath St.	E/O Barranca F	300' E Orangpath/ N side	R - Residential/Local	1	A - AC	2	300	16	4,800	3/17/2025	55	65	35	0
Paddington	010	Paddington Rd	W/End	W/O Elwood Ave	R - Residential/Local	3	A - AC	2	338	31	11,228	5/2/2025	39	58	37	4
Palm	010	Palm Dr	E/O Conifer Rd	W/O Easley Canyon	R - Residential/Local	3	A - AC	2	530	18	9,540	5/7/2025	35	72	23	5
Palm	020	Palm Dr	W/O Easley Canyon	W/O Live Oak Ave	R - Residential/Local	3	A - AC	2	655	36	23,580	5/7/2025	44	73	18	10
Palm	030	Palm Dr	E/O Live Oak Ave	145' W/O Englewild Dr	R - Residential/Local	3	A - AC	2	1,305	33	43,065	5/2/2025	66	26	69	6
Palm	040	Palm Dr	145' W/O Englewild Dr	Loraine Ave	R - Residential/Local	3	A - AC	2	1,365	35	47,775	5/14/2025	64	40	52	9
Palm	050	Palm Dr	W/O Quail Springs	W/O Glendora M.T. Rd	R - Residential/Local	3	A - AC	2	1,850	36	66,600	5/8/2025	81	32	68	0
Palm Dr.	010	Palm Dr.	E/O Cloverview Dr.	W/O Grand Ave.	R - Residential/Local	1	A - AC	2	330	36	11,880	3/12/2025	39	50	24	26
Palomar	010	Palomar Dr	E/O Lone Hill Ave	E/End	R - Residential/Local	3	O - AC/AC	2	205	39	7,995	5/8/2025	100	0	0	0
Palomar	020	Palomar Dr	W/End	W/O Country Club Rd	R - Residential/Local	3	A - AC	2	130	46	5,980	5/8/2025	94	56	44	0
Palopinto	010	Palopinto Ave	E/O Valley Center	W/O Sellers St	R - Residential/Local	3	A - AC	2	1,098	33	36,234	5/20/2025	30	83	17	0
Palopinto	020	Palopinto Ave	W/O Sellers St	W/O Lone Hill Ave	R - Residential/Local	3	A - AC	2	1,505	33	51,218	5/20/2025	38	80	16	3
Parkbrook	010	Parkbrook Ln	N/O Fernpark Dr.	N/End	R - Residential/Local	1	A - AC	2	385	35	14,245	3/12/2025	26	76	24	0
Parker Dr	010	Parker Dr.	N/O Route66	580'N/ Route66	R - Residential/Local	1	O - AC/AC	2	580	33	21,040	3/26/2025	57	54	46	0
Partridge	010	Partridge Ln	N/O Beaver Brook Ln	N/End	R - Residential/Local	3	A - AC	2	370	32	11,840	5/13/2025	14	66	34	0
Pasadena	010	Pasadena Ave	N/O Mauna Loa Ave	N/O Colorado Ave	R - Residential/Local	2	A - AC	2	578	34	19,652	4/1/2025	34	64	33	3
Pasadena	020	Pasadena Ave	N/O Route66	S/O RR Tracks	R - Residential/Local	1	A - AC	2	320	34	10,880	5/2/2025	93	0	91	9
Pasadena	030	Pasadena Ave	N/O Colorado Ave	S/O Route 66	R - Residential/Local	2	A - AC	2	683	34	23,222	4/1/2025	37	62	38	0
Pasadena	040	Pasadena Ave	N/O RR Track	N/O Ada Ave	R - Residential/Local	1	O - AC/AC	2	950	33	31,350	5/2/2025	93	0	100	0
Pasadena	050	Pasadena Ave	N/O Foothill Blvd.	S/O DaltonAve.	R - Residential/Local	1	O - AC/AC	2	300	28	8,400	5/7/2025	87	42	55	3
Pasadena	060	Pasadena Ave	N/O Whitcomb Ave.	S/O Leadora Ave.	R - Residential/Local	1	A - AC	2	625	31	19,375	5/16/2025	96	0	100	0
Pasadena	070	Pasadena Ave	N/O Virginia	N/End	R - Residential/Local	1	A - AC	2	475	36	18,050	5/16/2025	36	50	50	0
Payson	010	Payson St	E/O Bonnie Cove Ave	E/End	R - Residential/Local	4	A - AC	2	365	35	12,775	5/2/2025	59	20	67	13
Payson	020	Payson St	W/O Bender Ave.	W/O Farber Ave.	R - Residential/Local	2	A - AC	2	505	32	16,160	3/24/2025	61	61	37	2
Payson	030	Payson St	E/O Sunflower Ave	W/O Candish Ave	R - Residential/Local	4	A - AC	2	475	34	16,150	5/1/2025	69	35	65	0
Payson	040	Payson St	E/O Nearglen Ave	E/End	R - Residential/Local	2	A - AC	2	375	27	10,875	3/24/2025	45	69	28	3
Payson	050	Payson St	W/End	W/O Glendora Ave.	R - Residential/Local	2	A - AC	2	370	30	11,840	4/7/2025	53	27	73	0
Payson	060	Payson St	E/O Glendora Ave	W/O Glencroft Rd.	R - Residential/Local	2	A - AC	2	470	37	17,390	4/7/2025	51	46	49	4
Payson	070	Payson St	W/ End	W/O Bonnie Cove Ave.	R - Residential/Local	2	A - AC	2	900	34	30,600	3/25/2025	68	40	49	12
Pebble Spr	010	Pebble Springs Ln	W/End	W/O Fountain Spring Ln	R - Residential/Local	3	A - AC	2	665	36	23,940	5/2/2025	70	35	65	0
Pebble Spr	020	Pebble Springs Ln	E/O Fountain Springs Ln	E/End	R - Residential/Local	3	A - AC	2	510	37	18,870	5/2/2025	71	28	72	0
Pennsylvan	010	Pennsylvan Ave	115'S/Leeside St.	S/O Ada Ave.	R - Residential/Local	1	O - AC/AC	2	645	33	21,285	3/26/2025	66	20	42	38
Pennsylvan	020	Pennsylvan Ave	N/O Carter Dr.	S/O Newburgh St	R - Residential/Local	2	A - AC	2	700	34	23,800	3/20/2025	100	0	0	0
Pennsylvan	030	Pennsylvan Ave	S/O Dawson Ave	S/End	R - Residential/Local	2	O - AC/AC	2	495	34	17,330	3/27/2025	98	0	100	0
Pennsylvan	040	Pennsylvan Ave	S/O Carroll Ave.	S/O Foothill Blvd.	R - Residential/Local	1	A - AC	2	630	26	16,380	3/26/2025	61	42	53	5
Pennsylvan	050	Pennsylvan Ave	N/O Foothill Blvd.	N/O Bennet Ave.	R - Residential/Local	1	A - AC	2	1,337	45	60,165	4/14/2025	51	55	29	16
Pennsylvan	060	Pennsylvan Ave	N/O Mauna Loa Ave	S/O Colorado Ave	R - Residential/Local	2	O - AC/AC	2	545	33	17,985	3/26/2025	63	53	27	19
Pennsylvan	070	Pennsylvan Ave	N/O Bennett Ave.	N/O Whitcomb Ave.	R - Residential/Local	1	A - AC	2	655	32	20,960	3/13/2025	84	0	100	0
Pennsylvan	080	Pennsylvan Ave	N/O Colorado Ave	N/End	R - Residential/Local	2	A - AC	2	420	34	15,120	3/26/2025	33	66	29	5
Pennsylvan	090	Pennsylvan Ave	N/O Whitcomb Ave.	N/O Leadora Ave.	R - Residential/Local	1	A - AC	2	665	32	21,280	3/13/2025	80	21	79	0
Pennsylvan	100	Pennsylvan Ave	N/O Leadora Ave.	N/O Virginia Ave.	R - Residential/Local	1	A - AC	2	680	31	21,080	3/13/2025	37	67	31	2
Pennsylvan	110	Pennsylvan Ave	N/O Virginia Ave.	320'N/Virginia Ave.	R - Residential/Local	1	A - AC	2	320	30	9,600	3/13/2025	41	48	52	0
Pennsylvan	120	Pennsylvan Ave	320' N/ Virginia Ave.	S/O Sierra Madre Ave.	R - Residential/Local	1	A - AC	2	315	26	8,190	3/13/2025	45	57	43	0
Pepper	010	Pepper Ave	S/O Lemon Ave	S/O Walnut Ave	R - Residential/Local	3	A - AC	2	420	33	13,860	4/1/2025	49	46	28	26
Petunia	010	Petunia St	E/O Jenifer Ave.	E/End	R - Residential/Local	2	A - AC	2	465	25	12,555	3/27/2025	36	66	34	1
Petunia	020	Petunia St	E/O Cordelia Ave	W/O Lone Hill Ave	R - Residential/Local	4	A - AC	2	125	32	4,000	5/2/2025	13	89	9	2
Petunia	030	Petunia St	E/O Lone Hill Ave	E/O Inverness Ave	R - Residential/Local	4	O - AC/AC	2	1,463	36	52,668	5/5/2025	71	41	54	4
Petunia	040	Petunia St	E/O Inverness Ave	E/O Bradish Ave	R - Residential/Local	4	A - AC	2	825	38	31,350	5/5/2025	61	48	52	0
Pflueger	010	Pflueger Ave	N/O Foothill Blvd	N/End	R - Residential/Local	3	A - AC	2	600	34	20,400	5/23/2025	100	0	0	0

Street ID	Sec ID	Street Name	From	To	Functional Class	Zone	Surface Type	Lanes	L	W	Area	Insp. Date	PCI	% Load	% Climate	% Other
Pinehurst	010	Pinehurst St	E/O Lone Hill Ave	E/End	R - Residential/Local	3	A - AC	2	174	34	6,176	5/9/2025	70	5	70	24
Pinehurst	020	Pinehurst St	W/End	W/O Country Club Rd	R - Residential/Local	3	A - AC	2	170	34	5,780	5/9/2025	80	0	100	0
Pinehurst	030	Pinehurst St	E/O Country Club Rd	W/O Inverness Pl	R - Residential/Local	3	O - AC/AC	2	725	34	24,650	5/9/2025	55	47	53	0
Pinewood	010	Pinewood Pl	N/O Carroll Ave	N/End	R - Residential/Local	3	A - AC	2	300	44	13,200	5/14/2025	63	33	67	0
Pinkerton	010	Pinkerton Rd	N/O Renwick Rd	N/O End	R - Residential/Local	4	A - AC	2	400	35	14,000	4/21/2025	46	53	39	8
Plymouth	020	Plymouth St	E/O Bonne Cove Ave	W/O Bruning Ave	R - Residential/Local	4	O - AC/AC	2	711	37	26,307	4/21/2025	93	0	59	41
Plymouth	030	Plymouth St	E/O Banna Ave.	W/O Bramhall Ave	R - Residential/Local	2	A - AC	2	225	37	8,325	3/25/2025	50	54	46	0
Plymouth	040	Plymouth St	W/O Bramhall Ave	W/O Windsor Pl	R - Residential/Local	2	A - AC	2	296	35	10,360	3/25/2025	52	42	51	8
Plymouth	050	Plymouth St	W/O Burnaby Dr.	W/End	R - Residential/Local	4	A - AC	2	421	36	15,156	5/6/2025	59	48	50	2
Plymouth	060	Plymouth St	E/O Willow Ave	74' E/O Chelsea Pl	R - Residential/Local	4	A - AC	2	890	33	29,370	5/6/2025	64	23	65	11
Plymouth	070	Plymouth St	W/O Windsor Pl	E/O Bonnie Cove Ave	R - Residential/Local	2	A - AC	2	530	33	17,490	3/25/2025	60	49	36	14
Plymouth	080	Plymouth St	W/O Bruning Ave	E/O Greer Ave	R - Residential/Local	4	O - AC/AC	2	1,170	37	43,290	4/21/2025	78	0	100	0
Plymouth	090	Plymouth St	E/O Greer Ave	W/O Sunflower Ave	R - Residential/Local	4	O - AC/AC	2	704	37	26,048	4/21/2025	93	0	31	69
Poppy	010	Poppy Ln	N/O Manor Ln	E/O Cimmeron Trl	R - Residential/Local	3	A - AC	2	910	36	32,760	5/20/2025	35	60	28	12
Prairie	010	Prairie PL	N/O Roundup Rd	N/End	R - Residential/Local	3	A - AC	2	170	41	6,970	5/15/2025	71	0	63	37
Prima Vera	010	Prima Vera Rd	100' S/O Via Estrellit	160' W/O Entrada Way	R - Residential/Local	3	A - AC	2	700	33	23,100	5/2/2025	69	35	65	0
Prima Vera	020	Prima Vera Rd	160' W/O Entrada Way	E/O Entrada Way	R - Residential/Local	3	A - AC	2	202	39	7,878	5/2/2025	68	40	60	0
Primrose	010	Primrose Pl.	E/O Fuchsia Ave.	E/End	R - Residential/Local	2	A - AC	2	195	34	7,800	4/7/2025	61	39	52	9
Prospero	010	Prospero Dr.	N/O Bonita Ave.	N/O Woodcraft Ave	R - Residential/Local	2	A - AC	2	530	34	18,020	3/20/2025	71	65	29	5
Prospero	020	Prospero Dr.	N/O Gladstone St	S/O Dike St	R - Residential/Local	2	A - AC	2	925	34	31,450	3/19/2025	91	0	100	0
Prospero	030	Prospero Dr.	S/O Armstead St	S/O Alford St.	R - Residential/Local	2	O - AC/AC	2	730	32	23,360	3/19/2025	71	6	94	0
Prospero	040	Prospero Dr.	N/O Base Line Rd-F	S/O Linfield St.	R - Residential/Local	2	A - AC	2	960	27	25,920	3/18/2025	37	76	22	2
Puma Canyo	010	Puma Canyon Ln	N/O Buffalo TRL	N/End	R - Residential/Local	3	A - AC	2	345	35	12,075	5/13/2025	26	60	40	0
Puma Canyo	020	Puma Canyon Ln	S/O Buffalo TRL	S/End	R - Residential/Local	3	A - AC	2	1,156	32	38,267	5/13/2025	12	44	42	13
Quail Spri	010	Quail Springs Path	N/O Hidden Springs	S/O Palm Dr	R - Residential/Local	3	A - AC	2	585	36	21,060	5/8/2025	84	31	67	2
Qualkenbus	010	Qualkenbush Ln	W/O Baldy Vista Ave	E/O Shoring Dr	R - Residential/Local	1	A - AC	2	360	32	11,520	3/6/2025	82	53	47	0
Queen Anne	010	Queen Anne Ct	N/O Crown St	N/End	R - Residential/Local	4	A - AC	2	120	47	5,640	5/1/2025	74	0	100	0
Rainbow Dr	010	Rainbow Dr.	N/O Sierra Madre Ave.	320'N/Bubbling Well	R - Residential/Local	1	A - AC	2	1,195	32	38,240	3/13/2025	51	64	29	7
Ranch	010	Ranch Ln	N/O Leadora Ave	W/O Crestview Dr.	R - Residential/Local	3	A - AC	2	1,020	33	33,660	5/21/2025	82	36	61	3
Ranger	010	Ranger Dr.	N/O Newhill Ave.	N/End	R - Residential/Local	1	A - AC	2	315	24	8,505	3/12/2025	60	58	33	9
Redwood	010	Redwood Dr	175'E/O Big Fir Ln	250'W/O Big Fir Ln	R - Residential/Local	3	O - AC/AC	2	465	28	13,020	5/16/2025	100	0	0	0
Redwood	020	Redwood Dr	W/O Glengrove Ave	W/ End	R - Residential/Local	3	A - AC	2	175	36	6,300	5/9/2025	66	0	100	0
Remuda	010	Remuda Dr	S/O Gold Dust St	S/O Deerview	R - Residential/Local	4	A - AC	2	690	35	24,150	5/2/2025	57	41	47	12
Remuda	020	Remuda Dr	S/End	S/O Gold Dust	R - Residential/Local	4	A - AC	2	520	29	15,080	5/2/2025	60	37	63	0
Renwick	010	Renwick Rd	E/O Grand Ave F	W/O Farber Ave.	R - Residential/Local	2	A - AC	2	1,100	26	28,600	3/24/2025	55	70	30	0
Renwick	020	Renwick Rd	W/O Pinkerton Rd	W/End	R - Residential/Local	4	A - AC	2	125	30	3,750	4/21/2025	56	25	60	15
Renwick	030	Renwick Rd	E/O Pinkerton Rd	W/O Bruning Ave	R - Residential/Local	4	A - AC	2	505	32	16,160	4/21/2025	62	40	50	10
Renwick	040	Renwick Rd	E/O Nearglen Ave	E/End	R - Residential/Local	2	A - AC	2	160	24	4,800	3/24/2025	42	63	37	0
Renwick	050	Renwick Rd	E/O Bruning Ave	W/O Greer Ave	R - Residential/Local	4	A - AC	2	780	34	26,520	4/21/2025	58	36	48	16
Renwick	060	Renwick Rd	E/O Glendora Ave.	W/O Glencroft Rd.	R - Residential/Local	2	A - AC	2	465	37	17,205	3/25/2025	46	33	63	4
Renwick	070	Renwick Rd	E/O Rimhurst Ave.	E/End	R - Residential/Local	2	A - AC	2	215	31	6,665	3/25/2025	54	52	48	0
Renwick	080	Renwick Rd	E/O Sunflower Ave	W/O Candish	R - Residential/Local	4	A - AC	2	480	35	16,800	5/1/2025	72	35	65	0
Renwick	090	Renwick Rd	E/O Burnaby Dr	E/End	R - Residential/Local	4	A - AC	2	1,335	34	46,250	5/1/2025	60	37	62	1
Reynolds	010	Reynolds Way	N/O Norgate St	S/O Gladstone St.	R - Residential/Local	2	A - AC	2	170	32	5,440	3/24/2025	62	48	38	14
Reynolds	020	Reynolds Way	N/O Gladstone St	N/O Gaillard St	R - Residential/Local	2	A - AC	2	610	34	20,740	3/24/2025	55	46	54	0
Richardson	010	Richardson Ln	W/End	W/ O Grand Ave.	R - Residential/Local	1	A - AC	2	535	23	12,840	3/12/2025	49	57	22	22
Rimhurst	010	Rimhurst Ave	S/O Juanita Ave	S/O Laxford St	R - Residential/Local	2	A - AC	2	515	32	16,480	3/25/2025	45	56	38	6
Rimhurst	020	Rimhurst Ave	S/O Laxford St	S/End	R - Residential/Local	2	A - AC	2	220	26	5,720	3/25/2025	55	56	42	2
Rimhurst	030	Rimhurst Ave	N/O Juanita Ave	N/O Kirkwall Rd	R - Residential/Local	2	A - AC	2	520	32	16,640	3/25/2025	46	47	52	2
Rimhurst	040	Rimhurst Ave	S/O Gladstone St	N/O Camden St	R - Residential/Local	2	A - AC	2	450	32	14,400	3/25/2025	46	47	44	10
Rimhurst	050	Rimhurst Ave	N/O Gladstone St	S/O Rosalynn Dr	R - Residential/Local	2	O - AC/AC	2	785	36	28,260	4/8/2025	94	0	100	0
Rodeo	010	Rodeo Rd	N/O Pallopinto Ave	W/O Wagonwheel Rd	R - Residential/Local	3	A - AC	2	1,035	33	34,155	5/15/2025	79	12	77	11
Ronwood	010	Ronwood St.	W/End	W/O Glendora Ave	R - Residential/Local	2	A - AC	2	850	34	28,900	4/7/2025	40	67	33	0
Rosalynn	010	Rosalynn Dr	E/O Glendora Ave.	E/N End	R - Residential/Local	2	A - AC	2	445	35	15,575	4/8/2025	52	48	50	2
Rosalynn	020	Rosalynn Dr	E/O Glencroft Rd	W/O Concord Ln	R - Residential/Local	2	O - AC/AC	2	1,000	36	36,000	4/8/2025	92	54	46	0
Rose	010	Rose Dr	E/O Kregmont Dr	W/O Englewild Dr	R - Residential/Local	3	A - AC	2	340	33	11,220	5/2/2025	32	63	37	0
Roundup	010	Roundup Rd	N/O Pallopinto Ave	W/O Hacienda Ave	R - Residential/Local	3	A - AC	2	1,775	33	58,575	5/15/2025	70	37	55	8
Route66	060	Route66	W/End	593' E/O Barranca Ave.	R - Residential/Local	1	A - AC	2	593	25	14,825	3/18/2025	66	35	63	1
Sage PL	010	Saga PL	N/O Manor Ln	N/End	R - Residential/Local	3	A - AC	2	225	39	8,775	5/20/2025	26	76	15	10
Saga	010	Saga St	E/O Kregmont Dr	W/O Loraine Ave	R - Residential/Local	3	A - AC	2	850	37	31,450	5/14/2025	81	45	55	0
Saga	020	Saga St	E/O Loraine Ave	E/End	R - Residential/Local	3	A - AC	2	1,090	37	40,330	5/14/2025	45	80	20	0
San Jose	010	San Jose Dr	S/End	S/O Foothill Blvd	R - Residential/Local	3	A - AC	2	1,310	33	43,230	5/23/2025	60	33	65	2
San Jose	020	San Jose Dr	N/O Foothill Blvd	N/O Mountain View Ave	R - Residential/Local	3	A - AC	2	620	34	21,080	5/16/2025	100	0	0	0
Sandalwood	010	Sandalwood Pl	N/O Carroll Ave	N/End	R - Residential/Local	3	A - AC	2	425	40	17,000	5/14/2025	61	41	48	11
Santa Fe	010	Santa Fe Ave	N/O Carter Dr	S/O Newburgh St	R - Residential/Local	2	A - AC	2	655	33	21,615	3/20/2025	100	0	0	0
Santa Fe	020	Santa Fe Ave	N/O Newburgh St	S/O Juanita Ave	R - Residential/Local	2	A - AC	2	234	33	7,722	3/24/2025	100	0	0	0
Santa Fe	030	Santa Fe Ave	N/O Mauna Loa Ave	S/O Colorado Ave	R - Residential/Local	2	A - AC	2	545	33	17,985	3/27/2025	38	71	23	5
Santa Fe	040	Santa Fe Ave	N/O Colorado Ave	S/O Route 66	R - Residential/Local	2	A - AC	2	685	36	24,660	3/26/2025	76	68	18	14
Scott	010	Scott Pl	N/O Colorado Ave	N/End	R - Residential/Local	2	A - AC	2	365	36	13,505	4/8/2025	91	12	6	81
Scottdale	010	Scottdale Ave	N/O Kenoma St	N/End	R - Residential/Local	4	A - AC	2	785	27	21,195	5/5/2025	33	64	36	0
Sellers	010	Sellers St	N/O Compromise Line Rd	S/O Zara St	R - Residential/Local	3	A - AC	2	720	34	24,480	5/20/2025	56	58	33	9

Street ID	Sec ID	Street Name	From	To	Functional Class	Zone	Surface Type	Lanes	L	W	Area	Insp. Date	PCI	% Load	% Climate	% Other
Sellers	020	Sellers St	S/O Zara St	S/O Palopinto Ave	R - Residential/Local	3	A - AC	2	345	36	12,420	5/20/2025	100	0	0	0
Seville	10	Seville Ct	N/O Elderberry Dr	N/ End	R - Residential/Local	1	A - AC	2	175	30	7,250	3/5/2025	95	0	75	25
Shady Glen	010	Shady Glen Dr.	N/O Gaillard St	S/O Dawson Ave.	R - Residential/Local	2	A - AC	2	400	34	13,600	3/24/2025	67	34	66	0
Sheelin	010	Sheelin Ln	W/End	W/O Mullaghboy Rd	R - Residential/Local	3	A - AC	2	255	41	10,455	5/14/2025	67	32	66	2
Shenandoah	010	Shenandoah Ln	E/O Oakhart Dr	E/End	R - Residential/Local	3	A - AC	2	295	38	11,210	5/23/2025	67	44	56	0
Shorey	010	Shorey Dr	S/ End	N/ End	R - Residential/Local	1	A - AC	2	1,065	30	31,950	3/6/2025	86	0	92	8
Sierra Sky	010	Sierra Sky Dr.	E/O Hunters TRL	N/End	R - Residential/Local	3	A - AC	2	520	35	18,200	5/13/2025	29	64	36	0
Silver Tre	010	Silver Tree Rd	S/End	S/O Morgan Ranch Dr	R - Residential/Local	3	A - AC	2	220	40	8,800	5/22/2025	44	54	46	0
Silver Tre	020	Silver Tree Rd	N/O Morgan Ranch Dr	N/End	R - Residential/Local	3	A - AC	2	225	40	9,000	5/22/2025	39	56	44	0
Snapdragon	010	Snapdragon Ln	N/O Elderberry Dr	N/ End	R - Residential/Local	1	A - AC	2	901	30	29,030	3/5/2025	94	0	100	0
Soderberg	010	Soderberg Ave	N/O Gladstone St.	S/O Dike St	R - Residential/Local	2	A - AC	2	1,040	34	35,360	3/19/2025	92	0	100	0
St.Vladimr	010	St.Vladimr St	W/End	E/O Lawford St	R - Residential/Local	3	O - AC/AC	2	1,285	33	44,105	5/13/2025	98	0	100	0
St.Vladimr	020	St.Vladimr St	E/O Lawford St	E/O Cossacks Pl	R - Residential/Local	3	O - AC/AC	2	565	27	15,255	5/13/2025	97	0	100	0
St.Vladimr	030	St.Vladimr St	E/O Cossacks Pl	W/O Valley Center	R - Residential/Local	3	O - AC/AC	2	320	35	11,200	5/13/2025	98	0	100	0
Starcrest	010	Starcrest Dr.	N/O Glen Lyn Dr.	S/O Linfield St.	R - Residential/Local	2	A - AC	2	640	27	17,280	3/18/2025	40	74	26	0
Steffen	010	Steffen St	E/O Loraine Ave	W/O Burnaby Dr	R - Residential/Local	3	O - AC/AC	2	760	33	25,080	5/20/2025	100	0	0	0
Steffen	020	Steffen St	W/End	W/O Valley Center Ave	R - Residential/Local	3	A - AC	2	705	28	19,740	5/20/2025	44	67	27	6
Stephora	010	Stephora Ave	N/O Renwick Rd	N/End	R - Residential/Local	4	A - AC	2	270	33	8,910	4/21/2025	48	52	32	16
Stephora	020	Stephora Ave	N/O Gladstone St	220' N/O Lisa Ellen St	R - Residential/Local	4	A - AC	2	635	34	21,590	5/1/2025	30	54	40	6
Stiteswood	010	Stiteswood Ave	N/O Colorado Ave	N/End	R - Residential/Local	2	A - AC	2	395	35	13,825	3/26/2025	39	51	37	12
Stonehedge	010	Stonehedge Dr	E/O Elwood Ave	E/End	R - Residential/Local	3	A - AC	2	465	31	15,715	5/2/2025	44	50	50	0
Suffolk	010	Suffolk Pl	N/O Plymouth St	N/End	R - Residential/Local	4	O - AC/AC	2	210	41	8,610	4/21/2025	88	0	48	52
Suffolk	020	Suffolk Pl	S/O Essex St	S/O Dover St	R - Residential/Local	4	O - AC/AC	2	400	34	13,600	5/2/2025	62	37	63	0
Swain	010	Swain St	E/O Willow Ave	E/End	R - Residential/Local	4	A - AC	2	520	33	17,160	5/1/2025	80	28	72	0
Sycamore	010	Sycamore Ave	E/O Minnesota Ave.	W/O Cullen Ave.	R - Residential/Local	1	O - AC/AC	2	630	33	20,790	4/1/2025	79	0	74	26
Sycamore	020	Sycamore Ave	E/O Cullen Ave	W/O Glenwood Ave	R - Residential/Local	3	O - AC/AC	2	1,930	33	63,690	4/1/2025	73	52	15	32
Tate	010	Tate Ave	N/O Lemon Ave	N /End	R - Residential/Local	3	A - AC	2	175	37	6,475	4/1/2025	60	26	64	10
Tedrow	010	Tedrow Dr.	E/O Base Line	W/O Danehurst Ave.	R - Residential/Local	2	O - AC/AC	2	640	35	22,400	4/7/2025	81	49	25	26
Temmera	010	Temmera Ln	E/O Rimhurst Ave	E/N End	R - Residential/Local	2	O - AC/AC	2	500	39	19,500	4/8/2025	80	0	64	36
Temmera	020	Temmera Ln	E/O Concord Ln	E/End	R - Residential/Local	2	O - AC/AC	2	650	36	23,400	4/8/2025	83	11	61	28
Thornhurst	010	Thornhurst Ave	N/O Baxter Dr	N/End	R - Residential/Local	3	A - AC	2	260	39	10,140	5/23/2025	55	50	50	0
Thornhurst	020	Thornhurst Ave	N/O Leadora Ave	E/O Willowgrove Ave	R - Residential/Local	3	A - AC	2	1,120	29	32,480	5/23/2025	53	39	61	0
Trayer	010	Trayer Ave.	N/O Bennett Ave	N/End	R - Residential/Local	1	A - AC	2	605	34	21,050	3/12/2025	59	61	26	13
Trayer	020	Trayer Ave.	N/O Leadora Ave.	N/O La Crosse St.	R - Residential/Local	1	A - AC	2	1,127	35	39,445	3/6/2025	41	42	58	0
Trayer	030	Trayer Ave.	N/O La Cross	S/O Sierra Madre Ave	R - Residential/Local	1	A - AC	2	140	35	4,900	3/6/2025	59	25	75	0
Treanor	010	Treanor Ave	N/O Ada Ave	N/End	R - Residential/Local	3	O - AC/AC	2	195	37	7,215	5/20/2025	79	41	59	0
Treanor	020	Treanor Ave	N/O Claraday Ave	S/O Juanita Ave	R - Residential/Local	4	A - AC	2	615	36	22,140	5/6/2025	68	30	64	6
Treanor	030	Treanor Ave	N/O Carroll Ave	S/O Foothill Blvd	R - Residential/Local	3	O - AC/AC	2	605	35	21,175	5/20/2025	82	0	100	0
Treanor	040	Treanor Ave	N/O Renwick Rd	N/O Jedburgh St	R - Residential/Local	4	A - AC	2	240	34	8,160	5/1/2025	63	56	44	0
Treanor	050	Treanor Ave	N/O Baxtor Dr	S/O Comstock Ave	R - Residential/Local	3	A - AC	2	510	33	16,830	5/23/2025	56	47	53	0
Treanor	060	Treanor Ave	N/O Jedburgh St	N/O Heather St	R - Residential/Local	4	A - AC	2	515	37	19,055	5/1/2025	61	44	56	0
Treanor	070	Treanor Ave	S/O Northridge Ave	S/O Sierra Madre Ave	R - Residential/Local	3	A - AC	2	465	35	16,275	5/23/2025	64	23	61	15
Trenton	010	Trenton Crt	W/O Newhaven Ln	W/End	R - Residential/Local	2	O - AC/AC	2	135	44	5,940	3/25/2025	51	31	62	7
Tressy	010	Tressy Ave	N/O Petunia St	S/O Kenoma St	R - Residential/Local	4	O - AC/AC	2	772	32	24,704	5/5/2025	71	44	56	0
Tressy	020	Tressy Ave	N/O Kenoma St	N/End	R - Residential/Local	4	O - AC/AC	2	720	27	19,440	5/5/2025	74	30	70	0
Underhill	010	Underhill Dr	N/O DaltonAve	S/O Encanto Dr	R - Residential/Local	3	A - AC	2	510	34	17,340	5/22/2025	100	0	0	0
Underhill	020	Underhill Dr	S/O Encanto Dr	S/O Bennett Ave	R - Residential/Local	3	A - AC	2	795	33	26,235	5/22/2025	100	0	0	0
Underhill	030	Underhill Dr	N/O Bennett Ave	S/O Cypress Ave	R - Residential/Local	3	A - AC	2	315	33	10,395	5/21/2025	62	51	29	20
Underhill	040	Underhill Dr	S/O Cypress Ave	S/O Elmgrove Dr	R - Residential/Local	3	A - AC	2	620	37	22,940	5/21/2025	68	34	66	0
Underhil-T	010	Underhill Ter	E/O Underhill Dr	E/End	R - Residential/Local	3	A - AC	2	135	47	6,345	5/22/2025	100	0	0	0
Valcourt	010	Valcourt Ln	E/O Amelia Ave	E/End	R - Residential/Local	3	A - AC	2	615	26	15,990	6/4/2025	55	34	55	11
Valencia	010	Valencia St.	120' S/ Carroll Ave.	S/O Foothill Blvd.	R - Residential/Local	1	A - AC	2	755	40	30,200	3/13/2025	51	60	40	0
Valencia	020	Valencia St.	N/O Foothill Blvd.	730'N/Foothill Blvd.	R - Residential/Local	1	A - AC	2	790	35	27,650	3/17/2025	80	47	29	25
Valencia	030	Valencia St.	N/O Bennett Ave.	S/O Leadora Ave.	R - Residential/Local	1	O - AC/AC	2	1,280	35	44,800	3/12/2025	53	57	22	22
Valencia	040	Valencia St.	N/O Donington St.	N/End	R - Residential/Local	1	A - AC	2	505	36	19,780	3/6/2025	43	42	58	1
Valiant	010	Valiant St	W/End	E/O Country Club Rd	R - Residential/Local	3	A - AC	2	320	32	11,530	5/8/2025	82	34	23	42
Valiant	020	Valiant St	E/O Country Club Rd	E/O Oakland Rd	R - Residential/Local	3	A - AC	2	605	32	19,360	5/8/2025	85	47	35	19
Valiant	040	Valiant St	E/O Oakland Rd	W/O Morgan Ranch Rd	R - Residential/Local	3	A - AC	2	715	36	25,740	5/8/2025	67	61	38	2
Vecino Ave	010	Vecino Ave	N/O Orangepath St	S/O Invergerry St.	R - Residential/Local	1	O - AC/AC	2	967	32	30,944	6/4/2025	84	0	100	0
Vecino Ave	020	Vecino Ave	W/O Valencia St	W/End	R - Residential/Local	1	A - AC	2	250	28	8,800	6/4/2025	26	67	33	0
Vecino Ave	030	Vecino Ave	N/O Donington St.	N/End	R - Residential/Local	1	A - AC	2	500	36	19,600	3/6/2025	41	41	59	0
Vecino	010	Vecino Ave.	N/O Bonita Ave	N/O Laxford St	R - Residential/Local	2	A - AC	2	665	35	23,275	4/7/2025	98	0	100	0
Vecino	020	Vecino Ave.	S/O Dike St	1045' S/O Dike St	R - Residential/Local	2	A - AC	2	1,045	35	36,575	6/4/2025	84	0	100	0
Vecino	030	Vecino Ave.	S/O Glenlyn Dr	N/O Linfield St	R - Residential/Local	2	A - AC	2	645	28	18,060	3/18/2025	30	73	27	0
Vecino	040	Vecino Ave.	N/O Mauna Loa Ave	S/O Route66	R - Residential/Local	2	A - AC	2	1,260	40	50,400	3/18/2025	40	64	21	15
Verano	010	Verano Dr	N/O Prima Vera Rd	S/O Calabria Dr	R - Residential/Local	3	A - AC	2	385	33	12,705	5/2/2025	72	26	74	0
Verdugo	010	Verdugo Ave	N/O Foothill Blvd-F	S/O Acorn Ln	R - Residential/Local	3	A - AC	2	1,450	32	46,400	5/8/2025	66	55	32	13
Vermont	010	Vermont Ave	N/O Carter Dr	S/O Newburgh St	R - Residential/Local	2	A - AC	2	655	34	22,270	3/20/2025	100	0	0	0
Vermont	020	Vermont Ave	S/O Route 66	S/O RR Tracks	R - Residential/Local	1	A - AC	2	1,390	36	50,040	3/26/2025	48	67	23	10
Vermont	030	Vermont Ave	N/O Colorado Ave	S/O Route 66	R - Residential/Local	2	A - AC	2	675	33	22,275	3/26/2025	35	85	13	2
Vermont	040	Vermont Ave	N/O R.R. Tracks	N/O Foothill Blvd.	R - Residential/Local	1	A - AC	2	1,341	40	53,640	3/26/2025	63	57	43	0

Street ID	Sec ID	Street Name	From	To	Functional Class	Zone	Surface Type	Lanes	L	W	Area	Insp. Date	PCI	% Load	% Climate	% Other
Vermont	050	Vermont Ave	N/O Foothill Blvd.	N/O Mountain View	R - Residential/Local	1	O - AC/AC	2	570	38	21,660	4/28/2025	26	91	9	0
Vermont	060	Vermont Ave	N/O Mountain View	S/O Bennett Ave.	R - Residential/Local	1	A - AC	2	715	38	27,170	4/28/2025	59	76	17	7
Vermont	070	Vermont Ave	N/O Bennett Ave.	S/O Leadora Ave.	R - Residential/Local	1	A - AC	2	1,275	27	34,425	4/14/2025	79	26	74	0
Vermont	080	Vermont Ave	Leadora Ave	Virginia Ave	R - Residential/Local	1	O - AC/AC	2	628	27	16,956	4/14/2025	96	0	80	20
Vermont	090	Vermont Ave	Virginia Ave	Sierra Madre Ave	R - Residential/Local	1	A - AC	2	697	27	18,819	4/14/2025	59	47	36	17
Via Estrel	010	Via Estrellita Ave	N/O Prima Vera Rd	N/End	R - Residential/Local		A - AC	2	170	34	7,480	6/4/2025	64	51	49	0
Virginia	010	Virginia Ave	E/O Grand Ave.	W/O Pennsylvania Ave.	R - Residential/Local	1	A - AC	2	1,330	33	43,890	3/17/2025	45	63	30	7
Virginia	020	Virginia Ave	W/End	W/O Chaparral Rd	R - Residential/Local	3	A - AC	2	400	36	14,400	4/15/2025	55	65	30	5
Virginia	030	Virginia Ave	E/O Chaparral Rd	E/End	R - Residential/Local	3	A - AC	2	375	35	13,125	4/15/2025	52	65	28	8
Virginia	040	Virginia Ave	E/O Pennsylvania Ave.	W/O Vermont Ave.	R - Residential/Local	1	A - AC	2	350	26	9,100	4/14/2025	36	60	24	16
Virginia	050	Virginia Ave	E/O Live Oak Ave	E/End	R - Residential/Local	3	A - AC	2	1,580	35	55,300	5/15/2025	46	64	35	1
Virginia	060	Virginia Ave	E/O Vermont Ave.	W/O Glendora Ave.	R - Residential/Local	1	A - AC	2	355	28	9,940	4/14/2025	33	65	24	12
Virginia	070	Virginia Ave	E/O Glendora Ave.	W/O Vista Bonita Ave.	R - Residential/Local	1	A - AC	2	355	26	9,230	4/28/2025	17	86	13	0
Virginia	080	Virginia Ave	E/O Crestview Dr	E/End	R - Residential/Local	3	A - AC	2	400	35	14,000	5/21/2025	79	21	79	0
Virginia	090	Virginia Ave	E/O Vista Bonita Ave.	W/O Wabash Ave.	R - Residential/Local	1	A - AC	2	375	27	10,125	4/28/2025	40	62	32	6
Virginia	100	Virginia Ave	Fountain Spring Ln	E/End	R - Residential/Local	3	A - AC	2	200	33	6,600	5/15/2025	47	58	33	9
Virginia	110	Virginia Ave	E/O Wabash Ave.	W/O Minnesota Ave.	R - Residential/Local	1	A - AC	2	365	25	9,125	4/28/2025	8	75	17	8
Virginia	120	Virginia Ave	E/O Minnesota Ave.	W/O Cullen Ave.	R - Residential/Local	1	A - AC	2	615	35	21,525	4/28/2025	62	40	49	11
Vista Boni	010	Vista Bonita Ave.	N/O Ada Ave.	N/O Carroll Ave.	R - Residential/Local	1	A - AC	2	665	26	17,290	4/1/2025	86	0	94	6
Vista Boni	020	Vista Bonita Ave.	N/O Carroll Ave.	S/O Foothill Blvd.	R - Residential/Local	1	A - AC	2	615	39	23,985	4/1/2025	55	50	49	1
Vista Boni	030	Vista Bonita Ave.	S/O Foothill Blvd.	S/O Bennett Ave.	R - Residential/Local	1	A - AC	2	1,330	39	51,870	5/1/2025	42	59	24	17
Vista Boni	040	Vista Bonita Ave.	N/O Bennett Ave.	S/O Leadora Ave.	R - Residential/Local	1	A - AC	2	1,280	27	34,560	4/28/2025	82	14	86	0
Vista Boni	050	Vista Bonita Ave.	N/O Leadora Ave.	S/O Sierra Madre Ave.	R - Residential/Local	1	A - AC	2	1,300	26	33,800	4/28/2025	74	28	72	0
Vista Boni	060	Vista Bonita Ave.	N/O Glendora Ave	S/O Ada Ave.	R - Residential/Local	1	A - AC	2	392	45	17,640	4/15/2025	65	83	15	2
Vista Boni	070	Vista Bonita Ave.	N/Sierra Madre Ave.	N/O Crestglen Rd.	R - Residential/Local	1	A - AC	2	790	25	19,750	5/7/2025	95	0	100	0
Wabash	010	Wabash Ave	N/O Renwick Rd.	N/End	R - Residential/Local	2	O - AC/AC	2	338	32	11,486	4/7/2025	91	0	40	60
Wabash	020	Wabash Ave	S/O Gladstone St	S/End	R - Residential/Local	2	A - AC	2	240	32	8,640	4/7/2025	57	19	69	11
Wabash	030	Wabash Ave	S/O Rosalynn Dr	S/ End	R - Residential/Local	2	A - AC	2	537	32	17,184	4/8/2025	56	56	42	2
Wabash	050	Wabash Ave	N/O Colorado Ave	N/End	R - Residential/Local	2	A - AC	2	460	34	16,100	4/7/2025	49	68	17	16
Wabash Ave	010	Wabash Ave.	N/O Lemon Ave.	S/O Ada Ave.	R - Residential/Local	1	A - AC	2	600	26	15,600	5/21/2025	53	77	18	5
Wabash Ave	020	Wabash Ave.	S/O Ada Ave.	N/O Carrroll Ave.	R - Residential/Local	1	A - AC	2	695	26	18,070	4/1/2025	84	0	94	6
Wabash Ave	030	Wabash Ave.	N/O Carroll Ave.	S/O Foothill Blvd.	R - Residential/Local	1	A - AC	2	630	26	16,380	4/1/2025	82	19	81	0
Wabash Ave	040	Wabash Ave.	N/O Foothill Blvd.	S/O Bennett Ave.	R - Residential/Local	1	A - AC	2	1,290	26	33,540	5/1/2025	42	65	27	8
Wabash Ave	050	Wabash Ave.	N/O Bennett Ave.	S/O Leadora Ave.	R - Residential/Local	1	A - AC	2	1,285	30	38,550	5/1/2025	39	60	27	13
Wabash Ave	060	Wabash Ave.	N/O Leadora Ave.	N/O Virginia Ave.	R - Residential/Local	1	A - AC	2	650	30	19,500	5/1/2025	29	61	22	17
Wabash Ave	070	Wabash Ave.	N/O Virginia Ave.	S/O Sierra Madre Ave.	R - Residential/Local	1	A - AC	2	660	32	21,120	5/1/2025	18	76	23	1
Wagonwheel	010	Wagonwheel Rd	E/O Rodeo Rd	E/O Cimmeron TRL	R - Residential/Local	3	A - AC	2	335	38	12,730	5/15/2025	69	39	61	0
Wagonwheel	020	Wagonwheel Rd	E/O Cimmeron TRL	W/O Hacienda Ave	R - Residential/Local	3	A - AC	2	300	33	9,900	5/15/2025	67	57	31	12
Wales	010	Wales Ave	N/O Essex St	N/End	R - Residential/Local	4	A - AC	2	620	37	22,940	5/1/2025	75	27	73	0
Walnut	010	Walnut Ave	E/O Pasadena Ave	E/End	R - Residential/Local	3	A - AC	2	505	33	16,665	4/1/2025	29	79	20	1
Walnut	020	Walnut Ave	W/End	W/O Glenwood	R - Residential/Local	3	A - AC	2	1,490	35	52,150	4/1/2025	43	53	37	10
Walnut	030	Walnut Ave	E/O Glenwood Ave	W/O Elwood Ave	R - Residential/Local	3	O - AC/AC	2	615	34	20,910	4/21/2025	59	63	36	1
Walnut	040	Walnut Ave	E/O Elwood Ave	W/O Loraine Ave	R - Residential/Local	3	A - AC	2	1,275	33	42,075	5/6/2025	56	42	49	9
Walnut	050	Walnut Ave	E/O Loraine Ave	S/O Ada Ave	R - Residential/Local	3	A - AC	2	1,285	33	42,405	5/20/2025	46	57	36	7
Walnut Ave	010	Walnut Ave.	E/O Vista Bonita Ave	W/O Wabash Ave.	R - Residential/Local	1	A - AC	2	325	33	10,725	4/15/2025	26	78	19	4
Walnut Ave	020	Walnut Ave.	E/O Wabash Ave.	W/O Minnesota Ave.	R - Residential/Local	1	A - AC	2	328	33	10,824	5/21/2025	53	67	31	2
Walnut Ave	030	Walnut Ave.	E/O Minnesota Ave.	W/O Pasadena Ave.	R - Residential/Local	1	A - AC	2	318	32	10,176	5/21/2025	36	62	36	2
Washington	010	Washington Ave.	N/O Carter Dr	S/O Newburgh St.	R - Residential/Local	2	A - AC	2	725	34	24,650	3/20/2025	99	0	0	100
Washington	020	Washington Ave.	N/O Carroll Ave.	S/O Foothill Blvd.	R - Residential/Local	1	A - AC	2	631	26	16,406	3/26/2025	82	52	20	28
Washington	030	Washington Ave.	N/O Bennett Ave.	N/End	R - Residential/Local	1	O - AC/AC	2	1,050	34	35,700	3/13/2025	92	0	2	98
Washington	040	Washington Ave.	S/O Dawson Ave	S/End	R - Residential/Local	2	O - AC/AC	2	500	34	17,500	3/27/2025	98	0	100	0
Washington	050	Washington Ave.	N/O Virginia Ave.	N/O Northridge Ave.	R - Residential/Local	1	A - AC	2	330	32	10,560	3/17/2025	55	39	50	11
Washington	060	Washington Ave.	N/O Mauna Loa Ave	S/O Colorado Ave	R - Residential/Local	2	A - AC	2	545	34	18,530	3/26/2025	36	67	22	11
Washington	070	Washington Ave.	N/O Colorado Ave	N/End	R - Residential/Local	2	A - AC	2	420	34	15,120	3/26/2025	29	74	23	3
Westridge	010	Westridge Ave.	N/O Bennett Ave.	N/End	R - Residential/Local	1	O - AC/AC	2	1,000	34	35,000	3/13/2025	99	0	100	0
Westridge	020	Westridge Ave.	S/O Laxford St.	S/O Newburgh St	R - Residential/Local	2	A - AC	2	300	34	10,200	3/20/2025	63	41	59	0
Westridge	030	Westridge Ave.	85' S/ Ghent St	400' N/ Gaillard St	R - Residential/Local	2	A - AC	2	743	31	23,033	3/24/2025	51	47	52	1
Westridge	040	Westridge Ave.	N/O Sierra Madre Ave.	N/End	R - Residential/Local	1	A - AC	2	1,215	35	42,525	3/13/2025	35	50	41	8
Westridge	050	Westridge Ave.	N/O Dawson Ave.	N/End	R - Residential/Local	2	A - AC	2	152	30	4,560	3/27/2025	67	28	62	10
Westridge	060	Westridge Ave.	N/O Mauna Loa Ave	S/O Colorado Ave.	R - Residential/Local	2	A - AC	2	545	34	18,530	3/26/2025	26	68	26	7
Whispering	010	Whispering Oaks Dr	N/O Foothill Blvd	135' N/O Acorn Ln	R - Residential/Local	3	O - AC/AC	2	1,730	36	62,280	5/15/2025	83	0	85	15
Whitcomb	010	Whitcomb	E/O Cullen Ave	W/O Live Oak Ave	R - Residential/Local	3	A - AC	2	1,285	34	43,690	4/8/2025	48	52	34	14
Whitcomb	020	Whitcomb	W/End	W/O Grand Ave.	R - Residential/Local	1	A - AC	2	905	34	32,580	3/12/2025	77	11	23	66
Whitcomb	030	Whitcomb	E/O Pennsylvania Ave.	W/O Vermont Ave.	R - Residential/Local	1	A - AC	2	350	32	11,200	3/13/2025	85	0	81	19
Whitcomb	040	Whitcomb	E/O Elwood Ave	W/O Loraine Ave	R - Residential/Local	3	A - AC	2	1,425	33	47,025	5/21/2025	69	29	56	15
Whitcomb	050	Whitcomb	E/O Vermont Ave.	W/O Glendora Ave.	R - Residential/Local	1	A - AC	2	355	30	10,650	4/28/2025	37	61	32	7
Whitcomb	060	Whitcomb	E/O Glendora Ave.	W/O Vista Bonita Ave.	R - Residential/Local	1	A - AC	2	355	30	10,650	4/28/2025	29	70	15	15
Whitcomb	070	Whitcomb	E/O Vista Bonita Ave.	W/O Wabash Ave	R - Residential/Local	1	A - AC	2	375	30	11,250	4/28/2025	44	67	25	8
Whitcomb	080	Whitcomb	E/O Wabash Ave.	W/O Minnesota Ave.	R - Residential/Local	1	A - AC	2	370	25	9,250	4/28/2025	37	77	23	0
Whitcomb	090	Whitcomb	E/O Minnesota Ave.	W/O Cullen Ave.	R - Residential/Local	1	A - AC	2	620	35	21,700	4/28/2025	61	72	27	1
Wildwood	010	Wildwood Ave.	N/O Carroll Ave.	S/O Foothill Blvd.	R - Residential/Local	1	A - AC	2	615	26	15,990	3/13/2025	57	68	25	7

Street ID	Sec ID	Street Name	From	To	Functional Class	Zone	Surface Type	Lanes	L	W	Area	Insp. Date	PCI	% Load	% Climate	% Other
Wildwood	020	Wildwood Ave.	N/O Foothill Blvd.	N/End	R - Residential/Local	1	A - AC	2	530	29	15,370	3/13/2025	73	30	70	0
Wildwood	030	Wildwood Ave.	N/O Leadora Ave.	N/O La Crosse St	R - Residential/Local	1	A - AC	2	1,107	35	38,745	3/6/2025	38	41	55	3
Willow	010	Willow Ave	N/O Claraday Ave	111' N/O Plymouth St	R - Residential/Local	4	A - AC	2	375	33	12,375	5/6/2025	63	10	90	0
Willow	020	Willow Ave	N/O Jedburgh St	S/O Gladstone St	R - Residential/Local	4	A - AC	2	700	36	25,200	5/1/2025	50	57	43	0
Willow	030	Willow Ave	N/O Gladstone St	S/O Allen Ave	R - Residential/Local	4	A - AC	2	1,270	34	43,180	5/1/2025	55	50	35	15
Willow	040	Willow Ave	N/O Allen Ave	N/O Swain St	R - Residential/Local	4	A - AC	2	260	30	7,800	5/1/2025	81	29	71	0
Willow Spr	010	Willow Springs Ln	N/O Leadora Ave	N/End	R - Residential/Local	3	A - AC	2	595	37	22,015	5/23/2025	50	25	73	2
Willow Spr	020	Willow Springs Ln	S/End	S/O Sierra Madre Ave	R - Residential/Local	3	A - AC	2	395	32	13,990	5/23/2025	73	28	72	0
Willow Spr	030	Willow Springs Ln	N/O Palm Dr	N/End	R - Residential/Local	3	A - AC	2	220	39	8,580	5/8/2025	70	42	58	0
Willowgrov	010	Willowgrove Ave	N/O Baxter Dr	N/End	R - Residential/Local	3	A - AC	2	255	39	9,945	5/23/2025	46	37	47	16
Willowgrov	020	Willowgrove Ave	N/O Comstock Ave	105' N/O Leadora Ave	R - Residential/Local	3	A - AC	2	435	36	15,660	5/23/2025	43	31	64	5
Willowgrov	030	Willowgrove Ave	105' N/O Leadora Ave	S/O Sierra Madre Ave	R - Residential/Local	3	A - AC	2	1,015	32	32,480	5/23/2025	62	32	68	0
Windsor	010	Windsor Pl	N/O Plymouth St	N/End	R - Residential/Local	2	A - AC	2	180	41	7,380	3/25/2025	27	35	27	38
Woodcroft	010	Woodcroft Ave	E/O Prospero Dr.	W/O Vecino Ave.	R - Residential/Local	2	A - AC	2	500	34	17,000	3/20/2025	69	24	71	5
Woodcroft	020	Woodcroft Ave	W/End	W/O Banna Ave	R - Residential/Local	2	A - AC	2	220	33	9,020	3/25/2025	52	34	66	0
Woodcroft	030	Woodcroft Ave	E/O Banna Ave	E/End	R - Residential/Local	2	A - AC	2	300	32	9,600	3/25/2025	45	41	36	23
Woodland	010	Woodland Ln	E/O Glenwood Ave	E/End	R - Residential/Local	3	O - AC/AC	2	420	37	15,540	4/21/2025	86	7	93	0
Woodland	020	Woodland Ln	E/O Elwood Ave	W/O Loraine Ave	R - Residential/Local	3	O - AC/AC	2	1,270	33	41,910	5/14/2025	100	0	0	0
Woodland	030	Woodland Ln	E/O Burnaby Dr.	E/End	R - Residential/Local	3	A - AC	2	265	33	8,745	5/20/2025	48	46	54	0
Worthy	010	Worthy Dr	N/O Ada	N/End	R - Residential/Local	3	O - AC/AC	2	195	37	7,215	5/20/2025	66	51	37	12
Worthy	020	Worthy Dr	N/O Steffan	N/ End	R - Residential/Local	3	O - AC/AC	2	525	32	16,800	5/20/2025	100	0	0	0
Worthy	030	Worthy Dr	N/O Carroll Ave	N/End	R - Residential/Local	3	O - AC/AC	2	565	27	15,255	5/20/2025	100	0	0	0
Worthy	040	Worthy Dr	E/O Loraine Ave	N/End	R - Residential/Local	3	A - AC	2	460	34	15,640	5/23/2025	100	0	0	0
Worthy	050	Worthy Dr	N/O Northridge Ave	N/End	R - Residential/Local	3	A - AC	2	120	42	5,040	5/23/2025	45	34	66	0
York	010	York Ave	N/O Essex Ave	140' N/O Crown St	R - Residential/Local	4	A - AC	2	735	36	26,460	5/1/2025	75	27	73	0
Yucca	010	Yucca Pl	N/O Jedburgh St	N/End	R - Residential/Local	4	A - AC	2	250	41	10,250	5/1/2025	57	24	76	0
Yucca	020	Yucca Pl	N/O Essex St	S/O Dover St	R - Residential/Local	4	A - AC	2	210	34	7,140	5/1/2025	71	12	88	0
Yucca	030	Yucca Pl	N/O Crown St	N/O Bradford Dr	R - Residential/Local	4	A - AC	2	240	34	8,160	5/1/2025	61	25	58	17
Yucca R	010	Yucca Ridge	N/O Leadora Ave	S/O Sierra Madre Ave	R - Residential/Local	1	A - AC	2	1,280	22	28,160	3/5/2025	77	56	42	1
Yucca R	020	Yucca Ridge	N/O Sierra Madre Ave	N/o Hicrest Rd	R - Residential/Local	1	A - AC	2	342	32	11,053	3/5/2025	52	58	39	3
Zara	010	Zara St	E/O Valley Center	W/O Sellers St	R - Residential/Local	3	A - AC	2	1,105	35	38,675	5/13/2025	70	26	32	41
									112.2		**19,757,439**					
		Alleys														
E/Grand	010	E/ Grand Ave & W/Westridge Ave	S/ Fleetwood	N/Carter	O - Other		A - AC	2	218	20	4,360	3/20/2025	91	0	100	0
E/Grand	020	E/ Grand Ave & W/Westridge Ave	S/ Carter	S/End	O - Other		A - AC	2	163	20	3,260	3/20/2025	95	0	100	0
E/Loraine	010	E/ Loraine Ave & W/ Worthy Dr	S/ Foothill Blvd	N/ Carroll Ave	O - Other		A - AC	2	604	24	14,496	5/20/2025	15	60	31	9
E/Santa Fe	010	E/ Santa Fe Ave & W/ Glendora	S/ Route 66	N/ Colorado Ave	O - Other		A - AC	2	680	20	13,600	5/2/2025	18	61	21	18
E/Vista Bo	010	E/ Vista Bonita Ave & W/ Wabas	S/Sierra Madre Ave	N/Alley	O - Other		P - PCC	2	435	20	8,700	5/16/2025	94	51	49	0
E/Vista Bo	020	E/ Vista Bonita Ave & W/ Wabas	S/ Virginia Ave	N/Alley	O - Other		A - AC	2	415	18	7,470	5/1/2025	58	55	21	24
E/Vista Bo	030	E/ Vista Bonita Ave & W/ Wabas	S/Leadora Ave	N/Alley	O - Other		P - PCC	2	426	20	8,520	5/16/2025	94	0	51	49
E/Vista Bo	040	E/ Vista Bonita Ave & W/ Wabas	S/ Whitcomb Ave	N/ Alley	O - Other		O - AC/AC	2	417	20	8,340	5/1/2025	81	69	17	13
E/Vista Bo	050	E/ Vista Bonita Ave & W/ Wabas	S/ Alley	N/ Alley(wash)	O - Other		A - AC	2	435	20	8,700	5/23/2025	71	84	11	4
E/Vista Bo	060	E/ Vista Bonita Ave & W/ Wabas	S/ Alley	N/ Carroll Ave	O - Other		A - AC	2	455	15	6,825	4/14/2025	93	0	67	33
E/Vista Bo	070	E/ Vista Bonita Ave & W/ Wabas	S/ Carroll Ave	N/ Ada Ave	O - Other		A - AC	2	638	15	9,570	4/14/2025	94	0	84	16
E/Vista Bo	080	E/ Vista Bonita Ave & W/ Wabas	S/ Ada Ave	N/ Walnut Ave	O - Other		P - PCC	2	303	20	6,060	5/23/2025	82	37	48	15
E/Vista Bo	090	E/ Vista Bonita Ave & W/ Wabas	S/ Walnut Ave	N/ Lemon Ave	O - Other		A - AC	2	300	15	4,500	5/21/2025	95	0	100	0
E/Wabash	010	E/ Wabash Ave & W/ Minnesota A	S/ Virginia Ave	N/ Alley	O - Other		P - PCC	2	415	20	8,300	5/16/2025	95	0	83	17
E/Wabash	020	E/ Wabash Ave & W/ Minnesota A	S/ Leadora Ave	N/ Alley	O - Other		A - AC	2	425	18	7,650	5/16/2025	45	37	58	4
E/Wabash	030	E/ Wabash Ave & W/ Minnesota A	S/ Alley	N/ Carrolll Ave	O - Other		A - AC	2	453	15	6,795	4/14/2025	95	29	71	0
E/Wabash	040	E/ Wabash Ave & W/ Minnesota A	S/Carroll Ave	N/ Ada Ave	O - Other		A - AC	2	628	15	9,420	4/14/2025	87	0	22	78
E/Wabash	050	E/ Wabash Ave & W/ Minnesota A	S/ Alley	N/ Leadora Ave	O - Other		P - PCC	2	186	15	2,790	5/16/2025	96	0	100	0
E/Glendora	010	E/Glendora Ave & W/ Vista Boni	S/Virginia Ave	N/ Alley	O - Other		P - PCC	2	415	20	8,300	5/16/2025	90	0	30	70
E/Glendora	020	E/Glendora Ave & W/ Vista Boni	S/ Leadora Ave	N/ Alley	O - Other		A - AC	2	426	20	8,520	5/1/2025	18	50	20	31
E/Glendora	030	E/Glendora Ave & W/ Vista Boni	S/ Whitcomb Ave	N/ Alley	O - Other		P - PCC	2	418	20	8,360	5/16/2025	95	0	83	17
E/Glendora	040	E/Glendora Ave & W/ Vista Boni	S/ Meda Ave	N/ Alley	O - Other		A - AC	2	640	15	9,600	5/23/2025	20	51	39	11
E/Glendora	050	E/Glendora Ave & W/ Vista Boni	S/ Carroll Ave	N/ Ada Ave.	O - Other		A - AC	2	638	15	9,570	4/14/2025	96	35	65	0
E/Glendora	060	E/Glendora Ave & W/ Vista Boni	S/ Ada Ave	N/ Glendora Ave	O - Other		A - AC	2	275	20	5,500	4/14/2025	95	0	100	0
E/ Grand	010	E/Grand Ave. & W/ Washington A	S/ Foothill Blvd	S/Alley	O - Other		A - AC	2	158	29	4,582	6/4/2025	39	56	44	0
E/Minnesot	010	E/Minnesota Ave & W/ Pasadena	S/Leadora Ave	N/ Whitcomb Ave	O - Other		P - PCC	2	607	14	8,194	5/16/2025	91	43	36	21
E/Minnesot	020	E/Minnesota Ave & W/ Pasadena	S/ Dalton Ave	N/ Foothill Blvd	O - Other		A - AC	2	300	15	4,500	5/7/2025	51	68	21	11
PlymouthA	010	E/O grammont Pl & W/O Sunflowe	N/O Plymouht St.	N/End	O - Other		A - AC	2	305	18	5,490	4/21/2025	52	75	25	0
E/Pasadena	010	E/Pasadena Ave & W/ Cullen Ave	S/Dalton Ave	N/ Foothill Blvd	O - Other		A - AC	2	300	15	4,500	5/7/2025	52	59	18	23
E/Pasadena	020	E/Pasadena Ave & W/ Cullen Ave	S/O Leadora Ave	N/O Whitcomb Ave	O - Other		P - PCC	2	605	12	7,260	5/16/2025	83	49	18	33
E/Pennsylv	010	E/Pennsylvania Ave& W/ Vermont	S/ Sierra Madre Ave	N/Alley	O - Other		P - PCC	2	429	19	8,151	5/16/2025	85	58	21	21
E/Pennsylv	020	E/Pennsylvania Ave& W/ Vermont	S/ Alley	N/ Virginia Ave	O - Other		P - PCC	2	195	19	3,705	5/16/2025	96	0	100	0
E/Pennsylv	030	E/Pennsylvania Ave& W/ Vermont	S/ Virginia Ave	N/ Alley	O - Other		P - PCC	2	416	20	8,320	5/16/2025	96	0	100	0
E/Pennsylv	040	E/Pennsylvania Ave& W/ Vermont	S/ Leadora Ave	N/ Alley	O - Other		A - AC	2	426	20	8,520	4/28/2025	11	60	12	28
E/Pennsylv	050	E/Pennsylvania Ave& W/ Vermont	S/Whitcomb Ave	N/Alley	O - Other		P - PCC	2	415	20	8,300	5/16/2025	96	0	100	0
E/Pennsylv	060	E/Pennsylvania Ave& W/ Vermont	S/Alley	S/End	O - Other		A - AC	2	152	22	3,344	4/28/2025	35	65	35	0
E/Pennsylv	070	E/Pennsylvania Ave& W/ Vermont	S/Alley	N/ Carroll Ave	O - Other		A - AC	2	450	21	9,450	4/14/2025	73	39	27	34
E/Pennsylv	080	E/Pennsylvania Ave& W/ Vermont	S/ Carroll Ave	W/ Virmont Ave	O - Other		A - AC	2	488	20	9,760	4/14/2025	95	0	29	71

Street ID	Sec ID	Street Name	From	To	Functional Class	Zone	Surface Type	Lanes	L	W	Area	Insp. Date	PCI	% Load	% Climate	% Other
E/Vermont	010	E/Vermont Ave & W/ Glendora Av	S/ Sierra Madre Ave	N/Alley	O - Other		P - PCC	2	430	20	8,600	5/16/2025	94	0	51	49
E/Vermont	020	E/Vermont Ave & W/ Glendora Av	S/ Verginia Ave	N/Alley	O - Other		A - AC	2	415	19	7,719	5/16/2025	75	18	79	3
E/Vermont	030	E/Vermont Ave & W/ Glendora Av	S/ Leadora Ave	N/ Alley	O - Other		P - PCC	2	426	20	8,520	5/16/2025	90	43	29	28
E/Vermont	040	E/Vermont Ave & W/ Glendora Av	S/ Whitcomb Ave	N/Alley	O - Other		A - AC	2	415	20	8,300	4/28/2025	13	69	18	12
E/Vermont	050	E/Vermont Ave & W/ Glendora Av	N/ End	N/ Alley	O - Other		A - AC	2	420	20	8,400	4/28/2025	64	66	33	1
E/Vermont	060	E/Vermont Ave & W/ Glendora Av	N/End	N/ Carroll Ave	O - Other		A - AC	2	215	15	3,225	4/14/2025	18	68	17	15
E/Vermont	070	E/Vermont Ave & W/ Glendora Av	S/Carroll Ave	S/End	O - Other		A - AC	2	215	15	3,225	4/14/2025	33	75	23	2
E/Washingt	010	E/Washington Ave & W/ Pennsylv	S/Alley	N/ Carroll Ave	O - Other		A - AC	2	450	20	9,000	4/14/2025	33	73	19	8
N/Leadora	010	N / Leadora Ave & S/Virginia A	E/ Pennsylvania Ave	W / Vermont Ave	O - Other		P - PCC	2	350	15	5,250	5/16/2025	96	0	100	0
N/Leadora	020	N / Leadora Ave & S/Virginia A	E / Vermont Ave	Fance Gate	O - Other		A - AC	2	183	15	2,745	5/16/2025	63	0	100	0
N/Leadora	030	N / Leadora Ave & S/Virginia A	E/ Glendora Ave	W/ Vista Bonita Ave	O - Other		P - PCC	2	350	15	5,250	5/16/2025	90	65	35	0
N/Leadora	040	N / Leadora Ave & S/Virginia A	E/ Vista Bonita Ave	W/ Wabash Ave	O - Other		A - AC	2	350	15	5,250	5/1/2025	43	63	16	21
N/Leadora	050	N / Leadora Ave & S/Virginia A	E/ Wabash Ave	W/ Alley	O - Other		P - PCC	2	185	15	2,775	5/16/2025	96	0	100	0
N/Bennett	010	N/ Benntt Ave.& S/Withcomb Ave	E/ Pennsylvania Ave	W/ Vermont Ave	O - Other		P - PCC	2	348	17	5,916	5/16/2025	95	0	77	23
N/Bennett	020	N/ Benntt Ave.& S/Withcomb Ave	E/ Vermont Ave.	W/ Glendora Ave	O - Other		A - AC	2	348	15	5,220	4/28/2025	23	62	37	1
N/Bennett	030	N/ Benntt Ave.& S/Withcomb Ave	E/ Glendora Ave.	W/ Vista Bonita Ave	O - Other		P - PCC	2	348	15	5,220	5/16/2025	96	0	100	0
N/Bennett	040	N/ Benntt Ave.& S/Withcomb Ave	E/ Vista Bonita Ave	W/ Wabash Ave	O - Other		O - AC/AC	2	350	15	5,250	5/1/2025	80	71	17	11
N/Bennett	050	N/ Benntt Ave.& S/Withcomb Ave	W/ End	W/ Minnesota Ave	O - Other		A - AC	2	170	15	2,550	5/16/2025	51	29	68	3
N/Carroll	010	N/ Carroll Ave & S/ Foothill B	W/ Dyer Ln	W/ Washington Ave	O - Other		A - AC	2	180	15	2,700	4/14/2025	39	68	32	0
N/Carroll	020	N/ Carroll Ave & S/ Foothill B	E/ Washington Ave	W/ Pennsylvania Ave	O - Other		A - AC	2	340	15	5,100	4/14/2025	47	69	24	7
N/Carroll	030	N/ Carroll Ave & S/ Foothill B	E/ Pennsylvania Ave	W/ Vermont Ave	O - Other		A - AC	2	345	20	6,900	4/14/2025	69	43	41	15
N/Carroll	040	N/ Carroll Ave & S/ Foothill B	E/ Vista Bonita Ave	W/ Wabash Ave.	O - Other		A - AC	2	350	15	6,075	4/14/2025	35	90	10	0
N/Carroll	050	N/ Carroll Ave & S/ Foothill B	E/ Wabash Ave.	W/ Minnesota Aev	O - Other		A - AC	2	350	15	5,250	4/14/2025	30	79	21	0
N/Carroll	060	N/ Carroll Ave & S/ Foothill B	W/End	W/Dyer Ln	O - Other		A - AC	2	190	20	3,800	4/14/2025	30	69	31	0
N/Carroll	070	N/ Carroll Ave & S/ Foothill B	S/ Alley	W/ Carroll Ave	O - Other	1	A - AC	2	505	15	7,575	4/14/2025	41	60	29	11
N/Virginia	010	N/ Virginia Ave. & S/ Sierra M	E/ Pennsylvania Ave	W/ Vermont Ave.	O - Other		P - PCC	2	350	14	4,900	5/16/2025	96	0	100	0
N/Virginia	020	N/ Virginia Ave. & S/ Sierra M	E/ Vermont Ave	W/Glendora Ave	O - Other		P - PCC	2	350	14	4,725	5/16/2025	96	0	100	0
N/Virginia	030	N/ Virginia Ave. & S/ Sierra M	E/Vista Bonita Ave	W/Wabash Ave	O - Other		P - PCC	2	350	14	4,725	5/16/2025	96	0	100	0
N/Foothill	010	N/Foothill Blvd & S/ MTN View	D/End	W/Pennsylvania Ave	O - Other		A - AC	2	620	20	12,400	4/28/2025	19	71	19	9
N/Foothill	020	N/Foothill Blvd & S/ MTN View	E/Pennsylvania Ave	W/ Vermont Ave	O - Other		A - AC	2	335	17	5,695	4/28/2025	16	65	27	8
N/Foothill	030	N/Foothill Blvd & S/ MTN View	E/ Vermont Ave	W/ Glendora Ave	O - Other		A - AC	2	350	17	5,950	4/28/2025	33	61	39	0
N/Foothill	040	N/Foothill Blvd & S/ MTN View	E/Glendora Ave	W/ Vista Bonita Ave	O - Other		P - PCC	2	345	15	5,175	5/23/2025	78	91	9	0
N/Foothill	050	N/Foothill Blvd & S/ MTN View	E/ Vista Bonita Ave	W/ Wabash Ave	O - Other		A - AC	2	350	15	5,250	4/28/2025	15	59	39	1
N/Gladston	010	N/Gladstone St & S/ Essex St	E/ Bradford	W/ Willow Ave	O - Other		A - AC	2	847	20	16,940	5/1/2025	41	20	79	1
N/Gladston	020	N/Gladstone St & S/ Essex St	E/ Willow Ave	W/ Valley Center Ave	O - Other		A - AC	2	623	20	12,460	5/1/2025	23	43	34	22
N/Meda	010	N/Meda Ave.& S/ Bennett Ave	E/ Pennsylvania Ave.	W/ Vermont Ave.	O - Other		A - AC	2	342	15	5,130	4/28/2025	36	76	24	0
N/Meda	020	N/Meda Ave.& S/ Bennett Ave	E/ Vermont Ave	W/ Glendora Ave	O - Other		A - AC	2	350	15	5,250	4/28/2025	44	68	32	0
N/Meda	030	N/Meda Ave.& S/ Bennett Ave	E/ Glendora Ave	W/ Vista Bonita Ave	O - Other		A - AC	2	350	15	5,250	5/23/2025	29	50	42	8
N/Meda	040	N/Meda Ave.& S/ Bennett Ave	E/ Vista Bonita Ave.	W/ Wabash Ave	O - Other		A - AC	2	350	15	5,250	5/23/2025	21	42	53	6
N/Meda	050	N/Meda Ave.& S/ Bennett Ave	E/ Wabash Ave	W/ Minnesota Ave	O - Other		A - AC	2	370	17	6,290	5/23/2025	23	40	46	15
N/MTN View	010	N/MTN View Ave.& S/ Meda Ave	E/ Vermont Ave.	W/ Glendora Ave.	O - Other		A - AC	2	345	15	5,175	4/28/2025	34	73	27	0
N/MTN View	020	N/MTN View Ave.& S/ Meda Ave	E/ Vista Bonita Ave	W/ Wabash Ave.	O - Other		A - AC	2	350	15	5,250	5/23/2025	63	76	24	0
N/MTN View	030	N/MTN View Ave.& S/ Meda Ave	E/ Wabash Ave	W/ Minnesota Ave	O - Other		A - AC	2	370	20	7,400	5/23/2025	33	77	23	0
N/Whitcomb	010	N/Whitcomb Ave.& S/ Leadora Av	E/ Pennsylvania Ave	W/ Vermont Ave	O - Other		A - AC	2	350	18	6,300	4/28/2025	11	78	19	3
N/Whitcomb	020	N/Whitcomb Ave.& S/ Leadora Av	E/ Vermont Ave	W/ Glendora Ave	O - Other		P - PCC	2	350	15	5,250	5/16/2025	93	0	45	55
N/Whitcomb	030	N/Whitcomb Ave.& S/ Leadora Av	E/ Glendora Ave	W/ Vista Bonita Ave	O - Other		A - AC	2	350	15	5,250	5/1/2025	41	44	32	24
N/Whitcomb	040	N/Whitcomb Ave.& S/ Leadora Av	E/ Vista Bonita Ave	W/ Wabash ave	O - Other		P - PCC	2	350	15	5,250	5/16/2025	75	43	14	43
N/Whitcomb	050	N/Whitcomb Ave.& S/ Leadora Av	E/ Wabash Ave	W/ Minnesota Ave	O - Other		A - AC	2	350	15	5,250	5/16/2025	50	28	72	0
									6.2		**573,612**					

Street ID	Sec ID	Street Name	From	To	Functional Class	Zone	Surface Type	Lanes	L	W	Area	Insp. Date	PCI	% Load	% Climate	% Other
		Arterials / Collectors														
Foothill	120	Foothill Blvd.	E/O Burnaby Ave	W/O San Jose Dr	C - Collector	3	A - AC	2	675	38	25,650	5/23/2025	17	60	39	0
Lone Hill	110	Lone Hill Ave	N/O Petunia St	N/O Kenoma St	A - Arterial	4	O - AC/AC	2	806	28	22,568	5/9/2025	22	66	32	2
Route 66	120	Route 66	E/O Amelia Ave	W/O Cataract Ave	A - Arterial	3	A - AC	2	2,570	40	102,800	5/9/2025	25	55	32	13
Leadora Av	020	Leadora Ave.	300'W/Wildwood Ave.	W/O Grand Ave.	C - Collector	1	A - AC	2	1,970	47	92,590	3/12/2025	28	59	30	11
Valley Cen	020	Valley Center Ave	N/O Arrow HWY	N/O Juanita Ave	C - Collector	4	A - AC	2	1,300	60	78,000	5/6/2025	28	67	28	5
Route66	050	Route66	E/O Glendora Ave.	W/O Pasadena Ave.	A - Arterial	1	A - AC	2	1,035	34	35,190	6/4/2025	29	52	40	8
Loraine	070	Loraine Ave	195' N/O Saga St	S/O Palm Dr	C - Collector	3	A - AC	1	850	14	11,900	5/14/2025	30	84	16	0
Route 66	060	Route 66	E/O Lone Hill Ave	E/O Amelia Ave	A - Arterial	3	O - AC/AC	2	2,700	34	91,800	5/9/2025	30	46	45	9
Route 66	050	Route 66	W/O Compromise Line Rd	E/O Lone Hill Ave	A - Arterial	3	O - AC/AC	2	1,335	35	46,725	6/4/2025	31	54	32	14
Elwood	020	Elwood Ave	S/O Route66	515' S/O Route66(Wash)	C - Collector	3	A - AC	2	515	35	18,025	5/2/2025	32	50	35	16
Route 66	110	Route 66	E/O Amelia Ave	E/O Lone Hill Ave	A - Arterial	3	O - AC/AC	2	2,700	34	91,800	5/9/2025	32	53	43	5
Route66	080	Route66	W/O Grand Ave	E/O Vecino Ave	A - Arterial	1	A - AC	2	1,242	32	43,750	3/20/2025	32	72	21	8
Glendora	130	Glendora Ave	N/O Sierra Madre Ave.	795' N/ Sierra Madre	C - Collector	1	A - AC	2	795	32	25,440	4/28/2025	33	69	23	9
Route 66	070	Route 66	E/O Amelia Ave	W/O Cataract Ave	A - Arterial	3	A - AC	2	2,570	40	102,800	5/9/2025	33	58	32	10
Route66	070	Route66	E/O Barranca Ave.	E/O Vecino Ave.	A - Arterial	1	A - AC	2	1,300	35	45,500	3/20/2025	33	73	14	12
Loraine	090	Loraine Ave	S/O Palm Dr	195' N/O Saga St	C - Collector	3	A - AC	1	850	14	11,900	5/14/2025	34	86	14	0
Route66	020	Route66	E/O Vecino Ave.	Begin PCC (160' W/ Grand Ave)	A - Arterial	1	A - AC	2	1,116	32	38,712	3/19/2025	35	51	41	7
Base Line	050	Base Line Rd	E/O Barranca Ave	W/O Grand Ave.	C - Collector	2	O - AC/AC	2	2,560	54	138,240	3/19/2025	36	36	61	2
Live Oak	010	Live Oak Ave	N/O Foothill Blvd	S/O Bennett Ave	C - Collector	3	A - AC	2	1,235	32	39,520	4/15/2025	36	56	26	17
Route66	100	Route66	W/O Glendora Ave	E/O Vermont Ave	A - Arterial	1	A - AC	2	1,040	30	34,200	5/7/2025	36	69	18	14
Glendora	110	Glendora Ave	N/O Mauna Loa Ave	S/O Route 66	C - Collector	2	O - AC/AC	4	1,260	56	70,560	4/21/2025	37	15	8	76
Leadora Av	010	Leadora Ave.	E/O Oakbank Dr.	W/O Barranca Ave.	C - Collector	1	A - AC	2	615	32	19,680	3/5/2025	37	44	39	16
Foothill	090	Foothill Blvd.	100'W/Marcile	W/O Valencia Ave.	C - Collector	1	O - AC/AC	2	840	41	34,440	3/17/2025	38	72	26	2
Lone Hill	060	Lone Hill Ave	N/O Petunia St	S/O I-210 WB On/Off Ramp	A - Arterial	4	O - AC/AC	2	645	33	21,285	5/5/2025	38	66	34	0
Sunflower	010	Sunflower Ave	N/O Arrow HWY	S/O Juanita Ave	C - Collector	4	A - AC	4	1,263	60	75,780	5/20/2025	38	55	31	14
Live Oak	050	Live Oak Ave	N/O Palm Ave	N/End	C - Collector	3	A - AC	2	715	24	17,160	5/7/2025	39	77	20	2
Route 66	080	Route 66	E/O Pasadena Ave	E/O Elwood Ave	A - Arterial	3	O - AC/AC	2	2,860	30	85,800	5/23/2025	39	27	62	11
Cullen	010	Cullen Ave	N/O Ada	S/O Foothill Blvd	C - Collector	3	A - AC	2	1,280	34	43,520	4/8/2025	40	84	13	3
Leadora	010	Leadora Ave	E/O Cullen Ave	W/O Live Oak Ave	C - Collector	3	A - AC	2	1,280	38	48,640	4/8/2025	40	64	27	10
Sunflower	020	Sunflower Ave	N/O Gladstone St	1510' N/O Gladstone	C - Collector	4	O - AC/AC	4	1,570	60	94,200	5/20/2025	40	50	33	17
Sunflower	030	Sunflower Ave	S/O Juanita Ave	N/O Gladstone St	C - Collector	4	A - AC	4	1,373	60	82,380	5/20/2025	40	49	25	25
Bonnie Cov	030	Bonnie Cove Ave	S/O Gladstone St.	N/O Crown St	C - Collector	4	A - AC	2	900	58	52,200	5/2/2025	41	37	55	8
Foothill	100	Foothill Blvd.	E/O Loraine Ave	E/O Burnaby Ave	C - Collector	3	A - AC	2	775	50	38,750	5/23/2025	41	47	46	7
Grand	100	Grand Ave.	S/O Sierra Madre Ave	N/O Palm Dr.	A - Arterial	1	A - AC	2	1,275	35	44,625	3/13/2025	41	62	27	11
Route 66	010	Route 66	E/O Pasadena Ave	E/O Elwood Ave	A - Arterial	3	O - AC/AC	2	2,860	30	85,800	5/6/2025	41	68	29	3
Grand	135	Grand Ave.	S/O Armstead St	S/O Gladstone St	A - Arterial	2	O - AC/AC	2	1,785	32	57,120	3/19/2025	42	63	25	12
Lone Hill	100	Lone Hill Ave	S/O I-210 WB On/Off Ramp	N/O Petunia St	A - Arterial	4	O - AC/AC	2	625	32	20,000	5/9/2025	42	57	39	4
Lone Hill	115	Lone Hill Ave	N/O Kenoma St	S/O Route 66	A - Arterial	4	O - AC/AC	2	1,145	32	36,640	5/9/2025	42	63	32	5
Route66	090	Route66	W/O Vermont Ave	E/O Grand Ave	A - Arterial	1	A - AC	2	1,348	30	43,440	5/7/2025	42	66	31	3
Barranca	090	Barranca Ave	N/O Armstead St	N/O Dalton Wash	C - Collector	2	A - AC	2	769	60	46,140	3/19/2025	43	28	18	54
Barranca	160	Barranca Ave	S/O Galatea St	N/O Armstead St	C - Collector	2	A - AC	2	502	60	30,120	3/19/2025	43	51	31	19
Glendora	080	Glendora Ave	N/O Glastone St	80' N/O Ronwood St	C - Collector	2	A - AC	4	2,660	58	154,280	4/21/2025	43	31	64	5
Route 66	040	Route 66	W/O Compromise Line Rd	E/O Lone Hill Ave	A - Arterial	3	O - AC/AC	2	1,335	35	46,725	5/22/2025	43	55	32	13
Route66	010	Route66	E/O Barranca Ave,	E/O Vecino Ave.	A - Arterial	1	A - AC	2	1,300	35	45,500	3/19/2025	43	64	24	12
Cullen	040	Cullen Ave	N/O Bennett Ave	S/O Whitcomb Ave	C - Collector	3	A - AC	2	620	33	20,460	4/14/2025	44	57	43	0
Foothill	070	Foothill Blvd.	E/O Barranca Ave.	100'W/Marcile Ave.	C - Collector	1	O - AC/AC	4	470	60	28,200	3/17/2025	45	53	40	7
Glendora	120	Glendora Ave	N/O Bennett Ave.	N/O Sierra Madre Ave.	C - Collector	1	A - AC	2	2,640	62	163,680	4/28/2025	45	52	31	18
Lone Hill	075	Lone Hill Ave	N/O Kenoma St	N/O Petunia St	A - Arterial	4	O - AC/AC	2	806	32	25,792	5/6/2025	45	63	20	18
Barranca	070	Barranca Ave	N/O Hollyvale St	N/O Bagnall St	C - Collector	2	A - AC	2	312	28	8,736	3/18/2025	46	76	20	4
Elwood	030	Elwood Ave	N/O Foothill Blvd	S/O Bennett Ave	C - Collector	3	A - AC	2	1,285	33	42,405	5/2/2025	46	52	42	6
Grand	125	Grand Ave.	S/O Juanita Ave	N/O Arrow Hwy	A - Arterial	2	O - AC/AC	2	1,462	32	46,784	4/8/2025	46	54	45	1
Live Oak	030	Live Oak Ave	S/O Leadora Ave	S/O Sierra Madre Ave	C - Collector	3	A - AC	2	1,330	33	43,890	5/1/2025	46	56	34	10
Route 66	100	Route 66	E/O Loraine Ave	E/O Hunters TRL	A - Arterial	3	O - AC/AC	2	2,000	32	64,000	5/22/2025	46	41	40	19
Gladstone	060	Gladstone St	E/O Valley Center Ave	W/O Lone Hill Ave	C - Collector	4	O - AC/AC	4	2,490	60	149,400	5/5/2025	47	52	35	13
Route 66	140	Route 66	W/O Compromise Line Rd	E/O Hunters Trail	A - Arterial	3	A - AC	2	1,926	32	61,632	5/22/2025	47	52	45	3
Grand	120	Grand Ave.	S/O Gladstone St	S/O Juanita Ave	A - Arterial	2	O - AC/AC	2	1,312	32	41,984	4/8/2025	49	75	23	1
Grand	025	Grand Ave.	S/O Juanita Ave	S/O Gladstone St	A - Arterial	2	O - AC/AC	2	1,312	32	41,984	4/8/2025	50	76	24	0
Barranca	040	Barranca Ave	N/O Bagnall St	C.L. Route66	C - Collector	2	A - AC	2	360	28	10,080	3/19/2025	51	79	21	0
Barranca	130	Barranca Ave	180' /N Leadora Ave.	S/O Sierra Madre Ave.	C - Collector	1	O - AC/AC	2	1,100	28	30,800	3/6/2025	51	72	13	15
Loraine	080	Loraine Ave	195' N/O Saga St	N /End	C - Collector	3	A - AC	2	135	39	5,265	5/14/2025	51	75	25	0
Ada Ave.	020	Ada Ave.	E/O Vermont Ave.	W/O Glendora Ave.	C - Collector	1	A - AC	2	400	36	14,400	4/8/2025	52	71	24	5
Barranca	120	Barranca Ave	S/O Big Dalton Wash	N/O Gladstone St	C - Collector	2	A - AC	2	656	70	45,920	3/19/2025	52	71	19	10
Route 66	090	Route 66	E/O Elwood Ave	E/O Loraine Ave	A - Arterial	3	O - AC/AC	2	1,330	37	49,210	5/13/2025	52	46	40	14
Grand	030	Grand Ave.	S/O Gladstone St	N/O Armstead St.	A - Arterial	2	O - AC/AC	2	1,785	30	53,550	4/15/2025	53	53	44	3
Cullen	050	Cullen Ave	S/O Whitcomb Ave	S/O Sierra Madre Ave	C - Collector	3	A - AC	2	1,965	36	70,740	4/14/2025	54	56	43	1
Grand	020	Grand Ave.	N/O Arrow HWY	S/O Juanita Ave	A - Arterial	2	O - AC/AC	2	1,462	32	46,785	4/8/2025	54	74	25	0
Grand	035	Grand Ave.	N/O Armstead St.	S/O Baseline Rd	A - Arterial	2	O - AC/AC	2	930	32	29,760	4/15/2025	54	54	39	8
Barranca	050	Barranca Ave	S/O Orangepath St	200' N/O Herber St.	C - Collector	1	A - AC	4	897	54	48,438	3/17/2025	55	77	23	0
Lone Hill	070	Lone Hill Ave	S/O Route 66	N/O Kenoma St	A - Arterial	4	O - AC/AC	2	1,145	32	36,640	5/6/2025	55	61	31	8

Street ID	Sec ID	Street Name	From	To	Functional Class	Zone	Surface Type	Lanes	L	W	Area	Insp. Date	PCI	% Load	% Climate	% Other
Grand	145	Grand Ave.	S/O Ada Ave	PCC N/O Route 66	A - Arterial	1	O - AC/AC	2	1,135	30	34,050	3/20/2025	56	79	21	0
Route 66	020	Route 66	E/O Elwood Ave	E/O Loraine Ave	A - Arterial	3	O - AC/AC	2	1,330	37	49,210	5/6/2025	56	53	34	13
Grand	055	Grand Ave.	S/O Mauna Loa Ave	PCC S/O Route 66	A - Arterial	2	O - AC/AC	2	1,175	30	35,250	3/19/2025	57	69	27	4
Leadora Av	040	Leadora Ave.	E/O Pennsylvania Ave.	W/O Vermont Ave.	C - Collector	1	O - AC/AC	2	345	38	13,110	4/14/2025	57	86	14	0
Barranca	110	Barranca Ave	N/O R.R. Tracks	180'/N Leadora Ave.	C - Collector	1	O - AC/AC	4	1,910	60	114,600	3/6/2025	58	62	18	20
Bennett Av	050	Bennett Ave.	E/O Glendora Ave.	W/O/ Minnesota Ave.	C - Collector	1	A - AC	2	1,180	46	54,280	5/1/2025	58	31	55	14
Foothill	140	Foothill Blvd.	W/O San Jose Dr	W/O Valley Center	C - Collector	3	A - AC	2	1,155	45	51,975	5/16/2025	58	44	55	1
Foothill	160	Foothill Blvd.	W/O Valley Center	W/O Whispering Oak	C - Collector	3	A - AC	2	1,515	58	87,870	5/16/2025	58	58	36	6
Glendora	070	Glendora Ave	N/O Ada Ave.	N/O Foothill Blvd.	C - Collector	1	A - AC	2	1,320	64	84,480	5/23/2025	58	40	59	1
Live Oak	020	Live Oak Ave	S/O Bennett Ave	S/O Leadora Ave	C - Collector	3	A - AC	2	1,300	34	44,200	5/15/2025	58	46	38	16
Ada	010	Ada Ave	E/O Pasadena Ave	W/O Glenwood Ave	C - Collector	3	O - AC/AC	2	2,200	33	72,600	4/1/2025	59	27	42	30
Route66	040	Route66	E/O Vermont Ave.	W/O Glendora Ave.	A - Arterial	1	A - AC	2	1,040	30	34,200	5/7/2025	59	71	22	7
Grand	060	Grand Ave.	S/O Foothill Blvd.	S/O Bennett Ave.	A - Arterial	1	O - AC/AC	2	1,350	36	48,600	3/20/2025	60	54	34	12
Sierra Mad	090	Sierra Madre Ave.	E/O Willow Springs Ln	W/O Valley Center	C - Collector	3	A - AC	2	1,600	50	86,300	5/23/2025	60	40	57	3
Foothill	050	Foothill Blvd.	E/O Cullen Ave	E/O Live Oak Ave	C - Collector	3	A - AC	2	1,315	40	52,600	4/14/2025	61	65	34	1
Grand	040	Grand Ave.	N/O Route66	S/O Ada Ave	A - Arterial	1	O - AC/AC	2	1,235	30	37,050	3/20/2025	61	72	27	1
Grand	050	Grand Ave.	S/O Base Line Rd.	S/O Mauna Loa Ave	A - Arterial	2	O - AC/AC	2	1,360	30	40,800	3/19/2025	61	63	30	7
Leadora	020	Leadora Ave	E/O Live Oak Ave	E/O Ranch Ln	C - Collector	3	A - AC	2	1,840	34	62,560	5/15/2025	61	48	37	14
Route66	030	Route66	E/O Grand Ave.	W/O Vermont Ave.	A - Arterial	1	A - AC	2	1,505	30	49,150	5/7/2025	61	72	26	1
Auto Cente	020	Auto Cente Dr.	877' E/O Lone Hill Ave	W/O Interstate 57	C - Collector	4	A - AC	2	285	43	12,867	5/22/2025	62	37	39	24
Glendora	010	Glendora Ave	N/O Arrow HWY	S/O Sna Dimas Wash	C - Collector	2	A - AC	4	270	60	16,200	4/15/2025	62	64	36	0
Glendora	090	Glendora Ave	N/O Foothill Blvd.	N/O Bennett Ave.	C - Collector	1	P - PCC	2	1,360	65	88,400	5/23/2025	62	72	11	17
Grand	130	Grand Ave.	S/O Base Line Rd	N/O Armstead St	A - Arterial	2	O - AC/AC	2	930	32	29,760	3/19/2025	62	56	39	6
Sierra Mad	010	Sierra Madre Ave.	650' E/Barranca Ave.	W/O Grand Ave.	C - Collector	1	O - AC/AC	2	2,020	60	121,200	3/6/2025	62	57	40	3
Foothill	080	Foothill Blvd.	W/O Cedarwood Ave	E/O Loraine Ave	C - Collector	3	A - AC	2	405	60	24,300	5/14/2025	63	56	35	9
Live Oak	040	Live Oak Ave	S/O Sierra Madre Ave	N/O Palm Ave	C - Collector	3	A - AC	2	1,375	34	46,750	5/7/2025	63	45	29	25
Route66	110	Route66	E/O Glendora Ave.	W/O Pasadena Ave.	A - Arterial	1	A - AC	2	1,035	34	35,190	5/21/2025	63	84	11	5
Bennett Av	060	Bennett Ave.	E/O Minnesota Ave.	W/O Cullen Ave.	C - Collector	1	A - AC	2	615	42	25,830	5/7/2025	64	47	53	0
Barranca	060	Barranca Ave	200' N/O Herber St.	N/O Foothill Blvd.	C - Collector	1	O - AC/AC	4	1,238	58	72,804	3/17/2025	65	62	25	13
Glendora	060	Glendora Ave	N/O Walnut Ave,	N/O Ada Ave.	C - Collector	1	A - AC	4	620	60	37,200	5/2/2025	65	36	64	0
Grand	140	Grand Ave.	S/O Foothill Blvd	S/O Ada Ave	A - Arterial	1	O - AC/AC	2	1,294	30	38,820	3/20/2025	65	80	15	5
Sierra Mad	040	Sierra Madre Ave.	E/O Grand Ave.	W/O Glendora Ave.	C - Collector	1	O - AC/AC	2	2,100	49	102,900	4/28/2025	65	65	32	3
Elwood	010	Elwood Ave	N/O Route66	S/O Foothill Blvd	C - Collector	3	A - AC	2	2,575	34	87,550	5/2/2025	66	55	25	20
Foothill	180	Foothill Blvd.	W/O Whispering Oak	E/O Lone Hill Ave	C - Collector	3	A - AC	2	1,325	50	66,250	5/16/2025	66	39	58	3
Grand	160	Grand Ave.	S/O Bennett Ave	S/O Foothill Blvd	A - Arterial	1	O - AC/AC	2	1,350	36	48,600	3/20/2025	66	78	22	0
Route 66	030	Route 66	E/O Loraine Ave	E/O Hunters TRL	A - Arterial	3	O - AC/AC	2	2,000	32	64,000	5/6/2025	66	62	30	8
Gladstone	040	Gladstone St	E/O Sunflower Ave	W/O Valley Center Ave	C - Collector	4	O - AC/AC	4	2,575	60	154,500	5/5/2025	67	44	38	17
Route 66	130	Route 66	E/O Hunters Trail	W/O Compromise Line Rd	A - Arterial	3	A - AC	2	1,926	30	57,780	5/6/2025	67	61	37	2
Ada Ave.	010	Ada Ave.	E/O Grand Ave	W/O Vermont Ave.	C - Collector	1	O - AC/AC	2	1,590	44	69,960	3/26/2025	68	66	29	5
Base Line	070	Base Line Rd	E/O Grand Ave	W/O Farber Ave.	C - Collector	2	O - AC/AC	2	1,245	60	74,700	4/15/2025	68	6	4	90
Grand	150	Grand Ave.	S/O Route 66	S/O Mauna Loa Ave	A - Arterial	2	O - AC/AC	2	1,292	30	38,760	3/19/2025	68	58	40	2
Foothill	150	Foothill Blvd.	E/O Vermont Ave.	W/O Glendora Ave.	C - Collector	1	O - AC/AC	4	419	57	23,883	5/1/2025	69	28	49	24
Grand	155	Grand Ave.	S/O Mauna Loa Ave	S/O Baseline Rd	A - Arterial	2	O - AC/AC	2	1,360	30	40,800	3/19/2025	69	30	14	56
Sierra Mad	060	Sierra Madre Ave.	E/O Glendora Ave.	W/O Cullen Ave.	C - Collector	1	O - AC/AC	2	1,800	44	79,200	5/1/2025	69	78	21	1
Sierra Mad	070	Sierra Madre Ave.	E/O Loraine Ave	E/O Willow Springs Ln	C - Collector	3	O - AC/AC	2	1,160	52	67,320	5/2/2025	69	27	57	16
Valley Cen	080	Valley Center Ave	N/O Catherine Park	N/O Sierra Madre Ave	C - Collector	3	A - AC	2	1,805	34	61,370	5/13/2025	69	25	27	48
Sierra Mad	050	Sierra Madre Ave.	1280' E/O Live Oak Ave	W/O Loraine Ave	C - Collector	3	O - AC/AC	2	1,270	58	73,660	5/23/2025	70	43	48	9
Elwood	040	Elwood Ave	N/O Bennett Ave	S/O Oakwood Ave	C - Collector	3	A - AC	2	940	33	31,020	5/21/2025	72	36	64	0
Lone Hill	130	Gladstone St	Gladstone St	End PCC (95' N/ Gladstone St)	A - Arterial	4	P - PCC	2	93	20	2,615	5/22/2025	72	9	23	68
Glendora	040	Glendora Ave	N/O san Dimas Wash	N/O Juanita Ave	C - Collector	2	O - AC/AC	4	1,010	60	60,600	4/15/2025	72	52	37	11
Lone Hill	035	Lone Hill Ave	N/O San Dimas Wash	S/O I-210 WB On/Off Ramp	A - Arterial	4	O - AC/AC	3	545	46	25,070	5/9/2025	72	51	45	4
Sierra Mad	020	Sierra Madre Ave.	W/O Cullen Ave	W/O Live Oak Ave	C - Collector	3	A - AC	2	1,315	54	71,010	5/1/2025	72	71	25	4
Valley Cen	010	Valley Center Ave	N/O Compromise Line Rd	N /O Zara St	C - Collector	3	O - AC/AC	2	535	44	23,540	5/23/2025	72	0	100	0
Auto Cente	010	Auto Cente Dr.	E/O Lone Hill Ave	378' E/O Lone Hill Ave	C - Collector	4	A - AC	2	378	56	21,168	5/22/2025	73	53	44	3
Grand	170	Grand Ave.	S/O Leadora Ave	S/O Bennett Ave	A - Arterial	1	O - AC/AC	2	1,320	30	39,600	3/12/2025	73	66	34	0
Grand	180	Grand Ave.	S/O Sierra Madre Ave.	S/O Leadora Ave	A - Arterial	1	O - AC/AC	2	1,300	30	41,500	3/12/2025	73	28	58	14
Bonnie Cov	010	Bonnie Cove Ave	N/O Arrow HWY	S/O Juanita Ave	C - Collector	4	A - AC	2	1,245	37	46,065	3/25/2025	74	71	21	8
Gladstone	010	Gladstone St	E/O Barranca ave.	W/O Grand Ave.	C - Collector	2	A - AC	4	2,596	58	150,568	3/19/2025	74	12	20	68
Valley Cen	070	Valley Center Ave	N/O Forest Oaks	N/O Catherine Park	C - Collector	3	A - AC	2	1,785	38	67,830	5/13/2025	74	38	48	14
Bonnie Cov	020	Bonnie Cove Ave	S/O Juanita	S/O Gladstone St	C - Collector	4	A - AC	2	1,247	58	72,326	3/25/2025	75	60	28	12
Foothill	130	Foothill Blvd.	E/O Grand Ave.	W/O Vermont Ave.	C - Collector	1	O - AC/AC	4	1,750	57	99,750	5/1/2025	75	35	53	13
Gladstone	030	Gladstone St	E/O Grand Ave.	W/O Glendora Ave	C - Collector	2	O - AC/AC	4	2,570	60	154,200	4/15/2025	75	40	17	43
Lone Hill	090	Lone Hill Ave	S/O I-210 WB On/Off Ramp	N/O San Dimas Wash	A - Arterial	4	O - AC/AC	2	545	47	25,615	5/23/2025	75	49	51	0
Grand	090	Grand Ave.	S/O Leadora Ave.	S/O Sierra Madre Ave.	A - Arterial	1	O - AC/AC	2	1,300	30	41,500	3/12/2025	76	20	53	27
Foothill	010	Foothill Blvd.	E/O Lone Hill Ave	100' E/O Country Club Rd.	C - Collector	3	O - AC/AC	2	1,100	54	59,400	5/9/2025	77	12	88	0
Foothill	020	Foothill Blvd.	100' E/O Country Club Rd	E/O Amelia Ave	C - Collector	3	O - AC/AC	2	1,310	32	41,920	5/9/2025	77	12	88	0
Foothill	060	Foothill Blvd.	E/O Live Oak Ave	W/O Elwood Ave	C - Collector	3	A - AC	2	1,305	35	48,435	4/15/2025	77	7	78	15
Foothill	110	Foothill Blvd.	E/O Valencia St	W/O Grand Ave.	C - Collector	1	O - AC/AC	4	1,320	54	71,280	3/17/2025	77	58	21	20
Foothill	190	Foothill Blvd.	E/O Vista Bonita Ave.	W/O Cullen Ave.	C - Collector	1	O - AC/AC	2	1,450	40	58,000	4/14/2025	77	23	73	4
Gladstone	050	Gladstone St	E/O Glendora Ave	W/O Bonnie Cove Ave	C - Collector	2	O - AC/AC	4	2,578	60	154,680	5/5/2025	77	34	49	17
Valley Cen	050	Valley Center Ave	N/O Gladstone St	N/O Allen Ave	C - Collector	4	O - AC/AC	2	1,310	28	36,680	5/1/2025	77	0	33	67

Street ID	Sec ID	Street Name	From	To	Functional Class	Zone	Surface Type	Lanes	L	W	Area	Insp. Date	PCI	% Load	% Climate	% Other
Foothill	040	Foothill Blvd.	E/O Citrus Ave.	W/O Barranca Ave.	C - Collector	1	O - AC/AC	4	2,605	60	156,300	3/12/2025	78	58	32	10
Grand	070	Grand Ave.	S/O Bennett Ave.	S/O Leadora Ave.	A - Arterial	1	O - AC/AC	2	1,320	30	39,600	3/12/2025	78	43	34	23
Base Line	080	Base Line Rd	W/O Farber Ave.	W/O Glendora Ave	C - Collector	2	O - AC/AC	2	1,680	57	95,760	4/15/2025	79	47	53	0
Foothill	170	Foothill Blvd.	E/O Glendora Ave.	W/O Vista Bonita Ave.	C - Collector	1	O - AC/AC	4	385	57	21,945	5/1/2025	79	40	54	6
Leadora Av	030	Leadora Ave.	E/O Grand Ave.	W/O Pennsylvania Ave.	C - Collector	1	A - AC	2	1,315	54	71,010	3/13/2025	79	37	63	0
Barranca	080	Barranca Ave	N/O Foothill Blvd.	S/O R.R.Tracks	C - Collector	1	O - AC/AC	4	900	60	54,000	3/12/2025	80	24	44	32
Foothill	210	Foothill Blvd.	E/O Elwood Ave	W/O Cedarwood Ave	C - Collector	3	A - AC	2	962	32	32,784	5/14/2025	80	15	71	13
Gladstone	020	Gladstone St	E/O Bonnie Cove Ave	W/O Sunflower Ave	C - Collector	4	O - AC/AC	4	2,575	60	154,500	5/5/2025	80	72	22	5
Valley Cen	030	Valley Center Ave	N/O Zara St	S/O Foothill Blvd	C - Collector	3	O - AC/AC	2	1,600	54	86,400	5/23/2025	80	14	66	20
Amelia	050	Amelia Ave	S/O Country Club Dr	S/O Valcourt Ln	C - Collector	3	O - AC/AC	2	840	30	25,200	5/9/2025	81	7	85	7
Amelia	060	Amelia Ave	S/O Valcourt Ln	S/O Foothill Blvd	C - Collector	3	O - AC/AC	2	615	36	22,140	5/9/2025	82	30	70	0
Gladstone	070	Gladstone St	Begin PCC (90' W/ Lone Hill Ave)	Lone Hill Ave	C - Collector	4	P - PCC	6	165	60	9,975	5/5/2025	82	20	57	24
Auto Cente	050	Auto Cente Dr.	Begin PCC (375' E/ Lone Hill Ave)	End PCC (880' E/ Lone Hil Ave)	C - Collector	4	P - PCC	4	500	58	27,140	5/23/2025	83	67	16	16
Grand	045	Grand Ave.	S/O Ada Ave	S/O Foothill Blvd	A - Arterial	1	O - AC/AC	2	1,294	30	38,820	3/20/2025	84	65	35	0
Sierra Mad	030	Sierra Madre Ave.	E/O Live Oak Ave	1280' E/O Live Oak Ave	C - Collector	3	A - AC	2	1,280	42	53,760	5/7/2025	84	52	45	2
Valley Cen	060	Valley Center Ave	N/O Foothill Blvd	N/O Forest Oaks	C - Collector	3	A - AC	2	408	40	16,320	5/13/2025	85	0	58	42
Lone Hill	120	Lone Hill Ave	Begin PCC (310' N/ Gladstone St)	Gladstone St	A - Arterial	4	P - PCC	5	310	54	16,322	5/22/2025	86	0	81	19
Leadora Av	070	Leadora Ave.	E/O Minnesota Ave.	W/O Cullen Ave.	C - Collector	1	A - AC	2	615	39	23,985	4/28/2025	87	0	78	22
Lone Hill	095	Lone Hill Ave	S/O San Dimas Wash	N/O RR Tracks	A - Arterial	4	O - AC/AC	2	825	33	27,225	5/5/2025	87	0	59	41
Bennett Av	040	Bennett Ave.	E/O Pennsylvania Ave.	W/O Glendora Ave.	C - Collector	1	O - AC/AC	2	755	46	34,730	4/14/2025	88	37	63	0
Glendora	050	Glendora Ave	N/O Juanita Ave	N/O Gladstone St	C - Collector	2	O - AC/AC	4	1,325	60	79,500	4/15/2025	88	92	8	0
Grand	190	Grand Ave.	Begin PCC (135' N/ Route 66)	Route 66	A - Arterial	1	P - PCC	4	175	42	8,790	5/23/2025	88	72	28	0
Leadora Av	060	Leadora Ave.	E/O Glendora Ave.	W/O Minnesota Ave.	C - Collector	1	A - AC	2	1,175	40	47,000	4/28/2025	89	8	92	0
Lone Hill	030	Lone Hill Ave	N/O R.R. Tracks	S/O San Dimas Wash	A - Arterial	4	O - AC/AC	2	910	30	27,300	5/5/2025	89	30	70	0
Leadora Av	050	Leadora Ave.	E/O Vermont Ave.	W/O Glendora Ave.	C - Collector	1	O - AC/AC	2	350	38	13,300	4/14/2025	90	0	100	0
Valley Cen	040	Valley Center Ave	N/O Juanita Ave	N/O Gladstone st	C - Collector	4	A - AC	2	1,333	60	79,980	5/6/2025	90	0	76	24
Auto Cente	040	Auto Cente Dr.	E/O Interstste 57	E/O Amelia Ave	C - Collector	4	O - AC/AC	2	895	48	42,960	5/5/2025	91	0	66	34
Glendora	100	Glendora Ave	80' N/O Ronwood St	N/O Mauna Loa Ave	C - Collector	2	A - AC	4	1,420	56	79,520	4/21/2025	91	74	26	0
Leadora	030	Leadora Ave	E/O Ranch Ln	W/O Lorain Ave	C - Collector	3	O - AC/AC	2	730	32	23,360	5/21/2025	91	0	100	0
Bennett Av	010	Bennett Ave.	E/O Barranca Ave.	W/O Valencia Ave	C - Collector	1	O - AC/AC	4	1,451	60	87,060	3/12/2025	92	80	20	0
Glendora	020	Glendora Ave	S/O Route 66	S/O RR Track	C - Collector	1	O - AC/AC	4	637	60	38,220	5/2/2025	92	0	53	47
Lone Hill	020	Lone Hill Ave	N/O Gladstone St	S/O R.R. Tracks	A - Arterial	4	O - AC/AC	2	1,006	33	33,198	5/5/2025	92	0	94	6
Lone Hill	080	Lone Hill Ave	S/O R.R. Tracks	PCC N/O Gladstone St	A - Arterial	4	O - AC/AC	2	870	34	29,145	5/5/2025	92	0	100	0
Auto Cente	030	Auto Cente Dr.	W/O Interstate 57	E/O Interstate 57	C - Collector	4	A - AC	2	574	65	37,310	5/5/2025	93	0	100	0
Loraine	020	Loraine Ave	N/O Foothill Blvd	S/O Bennett Ave	C - Collector	3	A - AC	4	1,272	56	71,232	5/2/2025	93	0	100	0
Route66	120	Route66	Begin PCC (160' W/ Grand Ave)	W/O Grand Ave	A - Arterial	1	P - PCC	4	210	44	10,580	5/23/2025	93	0	79	21
Grand	200	Grand Ave.	Begin PCC (145' S/ Route 66)	Route 66	A - Arterial	1	P - PCC	4	180	42	9,215	5/23/2025	94	0	64	36
Loraine	010	Loraine Ave	N/O Route66	S/O Foothill Blvd	C - Collector	3	A - AC	4	2,565	55	141,075	5/2/2025	94	0	95	5
Loraine	030	Loraine Ave	S/O Bennett Ave	N/O Leadora Ave	C - Collector	3	A - AC	4	1,360	56	76,160	5/2/2025	94	0	95	5
Route66	130	Route66	Begin PCC (180' E/ Grand Ave)	Grand Ave	A - Arterial	1	P - PCC	4	233	43	11,415	5/23/2025	94	0	100	0
Amelia	020	Amelia Ave	N/O Auto Center Dr	S/O Base Line Rd	C - Collector	4	O - AC/AC	2	1,512	60	90,720	5/5/2025	95	0	40	60
Amelia	040	Amelia Ave	S/O Saratoga Ln	S/O Country Club Dr	C - Collector	3	O - AC/AC	2	1,416	26	36,816	5/5/2025	95	0	77	23
Loraine	040	Loraine Ave	N/O Leadora Ave	S/O Sierra Madre Ave	C - Collector	3	A - AC	4	1,269	56	71,064	5/2/2025	95	0	87	13
Loraine	050	Loraine Ave	N/O Sierra Madre Ave	N/O Dalton Wash	C - Collector	3	A - AC	4	905	35	31,675	5/2/2025	95	0	90	10
Amelia	030	Amelia Ave	S/O Base Line Rd	S/O Route 66	C - Collector	4	O - AC/AC	2	1,862	60	116,720	5/5/2025	96	0	100	0
Glendora	030	Glendora Ave	N/O RR Track	S/O RR Track	C - Collector	1	A - AC	4	155	60	9,300	5/23/2025	96	0	100	0
Amelia	010	Amelia Ave	N/O Route 66	S/O Saratoga Ln	C - Collector	3	O - AC/AC	2	545	60	32,700	5/5/2025	97	0	100	0
Loraine	060	Loraine Ave	N/O Dalton Wash	S/O Palm Dr	C - Collector	3	A - AC	4	355	29	10,295	5/2/2025	97	0	100	0
Bennett Av	030	Bennett Ave.	E/O Grand Ave.	W/O Pennsylvania Ave.	C - Collector	1	O - AC/AC	2	1,310	51	66,810	3/13/2025	99	0	40	60
Ada Ave.	030	Ada Ave.	E/O Glendora Ave.	E/O Wabash Ave.	C - Collector	1	A - AC	2	735	30	22,050	4/8/2025	100	0	0	0
Ada Ave.	040	Ada Ave.	E/O Wabash Ave.	E/O Minnesota Ave (N)	C - Collector	1	O - AC/AC	2	402	28	11,256	4/8/2025	100	0	0	0
Ada Ave.	050	Ada Ave.	E/O Minnesota Ave (N)	W/O Pasadena Ave	C - Collector	1	O - AC/AC	2	393	28	11,004	4/8/2025	100	0	0	0
Bennett Av	020	Bennett Ave.	W/O Valencia Ave	W/O Grand Ave	C - Collector	1	O - AC/AC	2	1,115	46	51,290	3/12/2025	100	0	0	0
Sierra Mad	080	Sierra Madre Ave.	W/O Yucca Ridge	1340 E/O Yucca Ridge	C - Collector	1	A - AC	2	1,340	20	26,800	3/5/2025	100	0	0	0
Sierra Mad	100	Sierra Madre Ave.	West City Limits	W/O Yucca Ridge	C - Collector	1	A - AC	2	645	62	37,515	3/5/2025	100	0	0	0
									45.0		**10,310,492**					
		Locals														
La Crosse	020	La Crosse St.	641' E/O Barranca Ave	E/End	R - Residential/Local	1	A - AC	2	66	52	3,432	3/6/2025	4	89	9	2
La Fetra	010	La Fetra	641' E/O Barranca Ave	E/End	R - Residential/Local	1	A - AC	2	66	52	3,432	3/6/2025	5	91	9	0
Virginia	110	Virginia Ave	E/O Wabash Ave.	W/O Minnesota Ave.	R - Residential/Local	1	A - AC	2	365	25	9,125	4/28/2025	8	75	17	8
Briargate	030	Briargate Ln	N/O Base Line-F	S/O Linfield St	R - Residential/Local	2	A - AC	2	960	34	32,640	3/18/2025	10	73	19	8
Puma Canyo	020	Puma Canyon Ln	S/O Buffalo TRL	S/End	R - Residential/Local	3	A - AC	2	1,156	32	38,267	5/13/2025	12	44	42	13
Petunia	020	Petunia St	E/O Cordelia Ave	W/O Lone Hill Ave	R - Residential/Local	4	A - AC	2	125	32	4,000	5/2/2025	13	89	9	2
Partridge	010	Partridge Ln	N/O Beaver Brook Ln	N/End	R - Residential/Local	3	A - AC	2	370	32	11,840	5/13/2025	14	66	34	0
Buffalo	010	Buffalo TRL	W/O Hunters TRL	W/End	R - Residential/Local	3	A - AC	2	1,035	37	38,295	5/13/2025	17	72	26	2
Virginia	070	Virginia Ave	E/O Glendora Ave.	W/O Vista Bonita Ave.	R - Residential/Local	1	A - AC	2	355	26	9,230	4/28/2025	17	86	13	0
Donington	030	Donington St.	E/O Barranca Ave	End	R - Residential/Local	1	A - AC	2	710	32	24,720	3/6/2025	18	82	16	3
Wabash Ave	070	Wabash Ave.	N/O Virginia Ave.	S/O Sierra Madre Ave.	R - Residential/Local	1	A - AC	2	660	32	21,120	5/1/2025	18	76	23	1
Bagnall	030	Bagnall St	E/O Vecino Ave.	105'E/Brightview Rd	R - Residential/Local	2	A - AC	2	630	34	21,420	3/18/2025	19	78	16	5
Banna	030	Banna	S/O Crestglen	E/O Conifer Rd	R - Residential/Local	3	A - AC	2	543	22	11,946	5/7/2025	19	90	10	0
Hunters TR	030	Hunters TR	S/O Buffalo Tr	S/O Beaver Brook Ln	R - Residential/Local	3	A - AC	2	788	36	28,368	5/13/2025	20	55	38	7

Street ID	Sec ID	Street Name	From	To	Functional Class	Zone	Surface Type	Lanes	L	W	Area	Insp. Date	PCI	% Load	% Climate	% Other
Canyon Mea	010	Canyon Meadows Ln	E/O Hunters TRL	E/End	R - Residential/Local	3	A - AC	2	1,100	33	36,300	5/6/2025	22	76	19	6
Crown	010	Crown St.	E/O Bonnie Cove Ave	W/O Dover St	R - Residential/Local	4	A - AC	2	440	34	14,960	5/2/2025	22	77	20	3
Fawn Valle	010	Fawn Valley	E/O Beaver Brook Ln	S/End	R - Residential/Local	3	A - AC	2	1,095	33	36,135	5/13/2025	22	60	40	0
Glendota M	030	Glendota MTN Rd.	N/O Sierra Madre Ave	S/O Palm Dr	R - Residential/Local	3	A - AC	2	1,280	40	51,200	5/13/2025	22	62	37	1
Jenifer	040	Jenifer Ave	S/O Ronwood St	S/End	R - Residential/Local	2	A - AC	2	218	27	6,104	4/7/2025	22	70	30	0
Bonnie Cov	040	Bonnie Cove Ave	N/O Crown St	S/O HWY	R - Residential/Local	4	A - AC	2	394	41	16,154	5/2/2025	23	63	20	16
Kregmont	020	Kregmont Dr	N/O Rose Dr	N/End	R - Residential/Local	3	A - AC	2	256	14	4,024	5/2/2025	23	43	28	29
Lope	030	Lope Ln	N/O Inola St	S/O Route 66	R - Residential/Local	4	A - AC	2	380	32	12,160	5/2/2025	23	62	24	14
Gold Dust	010	Gold Dust St	E/O Remuda Dr	E/O lope Ln	R - Residential/Local	4	A - AC	2	520	28	14,560	5/2/2025	24	69	31	0
Laurel	040	Laurel Ave	E/O Glenwood Ave	E/End	R - Residential/Local	3	A - AC	2	350	35	12,250	5/15/2025	24	56	6	38
Lope	020	Lope Ln	N/O Gold Dust St	S/O Inola St	R - Residential/Local	4	A - AC	2	220	26	5,720	5/2/2025	24	62	23	15
Glenlyn	010	Glenlyn Dr.	E/O Prospero Dr.	W/O Vecino Ave.	R - Residential/Local	2	A - AC	2	500	28	14,000	3/18/2025	25	69	24	7
Inola	020	Inola St	E/O Remuda Dr	E/O lope Ln	R - Residential/Local	4	A - AC	2	610	27	16,470	5/2/2025	25	68	32	0
Indian Ben	010	Indian Bend	E/O Hunters TRL	N/End	R - Residential/Local	3	A - AC	2	690	35	24,150	5/13/2025	26	62	36	1
Inola	010	Inola St	W/End	W/O Remuda Dr	R - Residential/Local	4	A - AC	2	105	23	2,415	5/2/2025	26	57	28	16
Marcile	030	Marcile Ave.	360'N/Milton Dr.	130'S/Milton Dr.	R - Residential/Local	1	A - AC	2	530	33	20,090	3/6/2025	26	82	14	4
Parkbrook	010	Parkbrook Ln	N/O Fernpark Dr.	N/End	R - Residential/Local	1	A - AC	2	385	35	14,245	3/12/2025	26	76	24	0
Puma Canyo	010	Puma Canyon Ln	N/O Buffalo TRL	N/End	R - Residential/Local	3	A - AC	2	345	35	12,075	5/13/2025	26	60	40	0
Sage PL	010	Saga PL	N/O Manor Ln	N/End	R - Residential/Local	3	A - AC	2	225	39	8,775	5/20/2025	26	76	15	10
Vecino Ave	020	Vecino Ave	W/O Valencia St	W/End	R - Residential/Local	1	A - AC	2	250	28	8,800	6/4/2025	26	67	33	0
Vermont	050	Vermont Ave	N/O Foothill Blvd.	N/O Mountain View	R - Residential/Local	1	O - AC/AC	2	570	38	21,660	4/28/2025	26	91	9	0
Walnut Ave	010	Walnut Ave.	E/O Vista Bonita Ave	W/O Wabash Ave.	R - Residential/Local	1	A - AC	2	325	33	10,725	4/15/2025	26	78	19	4
Westridge	060	Westridge Ave.	N/O Mauna Loa Ave	S/O Colorado Ave.	R - Residential/Local	2	A - AC	2	545	34	18,530	3/26/2025	26	68	26	7
Base Line	030	Base Line Rd	W/O Fuchsia Ave	E/O Farber Ave	R - Residential/Local	2	A - AC	2	720	26	18,720	4/7/2025	27	77	19	4
Base Line	040	Base Line Rd	W/O Tedrow Dr	W/End	R - Residential/Local	2	A - AC	2	234	26	8,164	4/7/2025	27	87	13	0
Easley Can	020	Easley Canyon Dr.	N/O Grove Dr.	240' N/O Oak Canyon Ln	R - Residential/Local	3	A - AC	2	636	29	18,444	5/7/2025	27	78	15	6
Foothill	030	Foothill Blvd.	W/End	W/O Frontage/Wildwood Ave.	R - Residential/Local	1	O - AC/AC	2	990	25	24,750	3/13/2025	27	82	14	3
Windsor	010	Windsor Pl	N/O Plymouth St	N/End	R - Residential/Local	2	A - AC	2	180	41	7,380	3/25/2025	27	35	27	38
Hunters TR	020	Hunters TR	N/O Elkhorn Ln	S/O Buffalo Tr	R - Residential/Local	3	A - AC	2	833	36	33,161	5/13/2025	28	53	42	5
Minnesota	090	Minnesota Ave	N/O Whitcomb Ave.	N/O Leadora Ave.	R - Residential/Local	1	A - AC	2	665	30	19,950	5/16/2025	28	26	50	24
Base Line	020	Base Line Rd	140' W/O Forestdale Ave	378' E/O Delay Ave.	R - Residential/Local	2	A - AC	2	1,097	26	28,522	3/18/2025	29	73	19	8
Carroll Av	060	Carroll Ave.	E/O Glendora Ave.	W/O Vista Bonita Ave.	R - Residential/Local	1	A - AC	2	390	26	10,140	4/8/2025	29	84	11	5
Sierra Sky	010	Sierra Sky Dr.	E/O Hunters TRL	N/End	R - Residential/Local	3	A - AC	2	520	35	18,200	5/13/2025	29	64	36	0
Wabash Ave	060	Wabash Ave.	N/O Leadora Ave.	N/O Virginia Ave.	R - Residential/Local	1	A - AC	2	650	30	19,500	5/1/2025	29	61	22	17
Walnut	010	Walnut Ave	E/O Pasadena Ave	E/End	R - Residential/Local	3	A - AC	2	505	33	16,665	4/1/2025	29	79	20	1
Washington	070	Washington Ave.	N/O Colorado Ave	N/End	R - Residential/Local	2	A - AC	2	420	34	15,120	3/26/2025	29	74	23	3
Whitcomb	060	Whitcomb	E/O Glendora Ave.	W/O Vista Bonita Ave.	R - Residential/Local	1	A - AC	2	355	30	10,650	4/28/2025	29	70	15	15
Gaillard	020	Gaillard St.	E/O Vecino Ave	E/End	R - Residential/Local	2	A - AC	2	160	26	5,120	4/7/2025	30	80	7	13
Laurel	020	Laurel Ave	E/O Chaparral Rd	W/O Live Oak Ave	R - Residential/Local	3	A - AC	2	625	37	23,125	5/16/2025	30	36	38	26
Meda Ave.	010	Meda Ave.	E/O Grand Ave	W/O Pennsylvania Ave	R - Residential/Local	1	O - AC/AC	2	1,320	32	42,240	4/14/2025	30	76	21	3
Palopinto	010	Palopinto Ave	E/O Valley Center	W/O Sellers St	R - Residential/Local	3	A - AC	2	1,098	33	36,234	5/20/2025	30	83	17	0
Stephora	020	Stephora Ave	N/O Gladstone St	220' N/O Lisa Ellen St	R - Residential/Local	4	A - AC	2	635	34	21,590	5/1/2025	30	54	40	6
Vecino	030	Vecino Ave.	S/O Glenlyn Dr	N/O Linfield St	R - Residential/Local	2	A - AC	2	645	28	18,060	3/18/2025	30	73	27	0
Calmgrove	020	Calmgrove Ave	N/O Tedrow Dr	N/End	R - Residential/Local	2	A - AC	2	430	23	11,180	4/7/2025	31	74	24	2
Manor	020	Manor Ln	130' W/O Sage Pl	W/O Lone Hill Ave	R - Residential/Local	3	A - AC	2	1,010	34	34,340	5/20/2025	31	61	25	14
Meda Ave.	030	Meda Ave.	E/O Vermont Ave.	W/O Glendora Ave.	R - Residential/Local	1	A - AC	2	350	32	11,200	4/28/2025	31	83	13	4
Oakbank	030	Oakbank St.	N/O Milton Dr	S/O Leadora Ave	R - Residential/Local	1	A - AC	2	628	22	13,816	3/5/2025	31	62	20	18
Bender	080	Bender Ave.	N/O Mauna Loa Ave	S/O Colorado Ave	R - Residential/Local	2	A - AC	2	545	34	18,530	3/26/2025	32	66	25	9
Cloverview	010	Cloverview Dr.	Palm Dr.	S/End	R - Residential/Local	1	A - AC	2	700	32	23,600	3/13/2025	32	66	21	13
Easley Can	010	Easley Canyon Dr.	N/O Palm Dr	N/O Oak Grove Dr	R - Residential/Local	3	A - AC	2	415	30	12,450	5/7/2025	32	81	19	0
Rose	010	Rose Dr	E/O Kregmont Dr	W/O Englewild Dr	R - Residential/Local	3	A - AC	2	340	33	11,220	5/2/2025	32	63	37	0
Duell	050	Duell St	E/O Jenifer Ave.	E/End	R - Residential/Local	2	A - AC	2	455	25	12,285	3/27/2025	33	61	39	0
Kirkwall	030	Kirkwall Rd	E/O Nearglen Ave	E/End	R - Residential/Local	2	A - AC	2	160	24	4,800	3/24/2025	33	70	30	0
Pennsylvan	080	Pennsylvan Ave	N/O Colorado Ave	N/End	R - Residential/Local	2	A - AC	2	420	34	15,120	3/26/2025	33	66	29	5
Scottdale	010	Scottdale Ave	N/O Kenoma St	N/End	R - Residential/Local	4	A - AC	2	785	27	21,195	5/5/2025	33	64	36	0
Virginia	060	Virginia Ave	E/O Vermont Ave.	W/O Glendora Ave.	R - Residential/Local	1	A - AC	2	355	28	9,940	4/14/2025	33	65	24	12
Carroll Av	020	Carroll Ave.	E/O Grand Ave.	W/O End	R - Residential/Local	1	A - AC	2	690	36	26,220	3/26/2025	34	60	31	9
Englewild	020	Englewild Dr	N/O Rose Dr	N/End	R - Residential/Local	3	A - AC	2	1,350	33	44,550	5/2/2025	34	70	23	7
Financial	010	Financial Way	N/O Route 66	E/End	R - Residential/Local	3	A - AC	2	775	41	31,775	5/9/2025	34	63	29	8
Foxglove	010	Foxglove Ct	W/O Yucca Ridge	W/ End	R - Residential/Local	1	A - AC	2	460	32	16,140	3/5/2025	34	44	48	9
Glenwood	030	Glenwood Ave	N/O Leadora Ave	S/O Virginia Ave	R - Residential/Local	3	A - AC	2	630	33	20,790	5/15/2025	34	43	14	43
Pasadena	010	Pasadena Ave	N/O Mauna Loa Ave	N/O Colorado Ave	R - Residential/Local	2	A - AC	2	578	34	19,652	4/1/2025	34	64	33	3
Bender	070	Bender Ave.	N/O Citrus Edge St	N/End	R - Residential/Local	2	A - AC	2	230	27	8,050	4/7/2025	35	43	43	14
Delay	030	Delay Ave.	N/O Base Line Rd.-F	S/O Mauna Loa Ave	R - Residential/Local	2	A - AC	2	1,230	32	39,360	3/18/2025	35	82	18	1
Mauna Loa	030	Mauna Loa Ave	E/O Jenifer Ave.	W/O Glendora Ave.	R - Residential/Local	2	A - AC	2	1,040	44	45,760	3/26/2025	35	66	31	3
Morgan Ran	030	Morgan Ranch Rd	290' E/O Valiant St	2620' E/O Valiant St	R - Residential/Local	3	A - AC	2	2,330	26	60,580	5/8/2025	35	76	21	4
Palm	010	Palm Dr	E/O Conifer Rd	W/O Easley Canyon	R - Residential/Local	3	A - AC	2	530	18	9,540	5/7/2025	35	72	23	5
Poppy	010	Poppy Ln	N/O Manor Ln	E/O Cimmeron Trl	R - Residential/Local	3	A - AC	2	910	36	32,760	5/20/2025	35	60	28	12
Vermont	030	Vermont Ave	N/O Colorado Ave	S/O Route 66	R - Residential/Local	2	A - AC	2	675	33	22,275	3/26/2025	35	85	13	2
Westridge	040	Westridge Ave.	N/O Sierra Madre Ave.	N/End	R - Residential/Local	1	A - AC	2	1,215	35	42,525	3/13/2025	35	50	41	8
Bramhall	010	Bramhall Ave	S/O Juanita Ave	N/O Plymouth St	R - Residential/Local	2	A - AC	2	370	36	13,320	3/25/2025	36	56	41	3

Street ID	Sec ID	Street Name	From	To	Functional Class	Zone	Surface Type	Lanes	L	W	Area	Insp. Date	PCI	% Load	% Climate	% Other
Bryant	010	Bryant CIR	N/O Base Line Rd-F	N/End	R - Residential/Local	2	A - AC	2	120	24	3,840	4/7/2025	36	55	45	0
Danton	020	Danton Dr.	E/O Oakbank Dr	E/End	R - Residential/Local	1	A - AC	2	375	25	10,625	3/5/2025	36	68	27	6
Fuchsia	010	Fuchsia Ave	N/O Base Line Rd-F	N/O Larkspur Ln	R - Residential/Local	2	A - AC	2	655	34	22,270	4/7/2025	36	58	36	6
Glendota M	060	Glendota MTN Rd.	W/O Glendora MTN Rd	Fire Station Entrance	R - Residential/Local	3	A - AC	2	435	33	14,355	5/8/2025	36	59	17	24
Hunters TR	040	Hunters TR	S/O Beaver Brooks	S/O Sierra Sky Dr	R - Residential/Local	3	A - AC	2	1,116	34	37,944	5/13/2025	36	43	54	3
Oak Knoll	030	Oak Knoll Dr	E/O Highland Dr	N/E End	R - Residential/Local	3	O - AC/AC	2	525	35	18,375	5/15/2025	36	78	17	5
Pasadena	070	Pasadena Ave	N/O Virginia	N/End	R - Residential/Local	1	A - AC	2	475	36	18,050	5/16/2025	36	50	50	0
Petunia	010	Petunia St	E/O Jenifer Ave.	E/End	R - Residential/Local	2	A - AC	2	465	25	12,555	3/27/2025	36	66	34	1
Virginia	040	Virginia Ave	E/O Pennsylvania Ave.	W/O Vermont Ave.	R - Residential/Local	1	A - AC	2	350	26	9,100	4/14/2025	36	60	24	16
Walnut Ave	030	Walnut Ave.	E/O Minnesota Ave.	W/O Pasadena Ave.	R - Residential/Local	1	A - AC	2	318	32	10,176	5/21/2025	36	62	36	2
Washington	060	Washington Ave.	N/O Mauna Loa Ave	S/O Colorado Ave	R - Residential/Local	2	A - AC	2	545	34	18,530	3/26/2025	36	67	22	11
Colorado	010	Colorado Ave.	E/O Grand Ave	W/O Vermont Ave	R - Residential/Local	2	A - AC	2	1,518	34	51,612	4/7/2025	37	83	12	5
Country CC	010	Country Club Ct	S/O Foothill Blvd	S/ End	R - Residential/Local	3	A - AC	2	235	22	7,170	5/9/2025	37	43	57	0
Duell	040	Duell St	E/O Delay Ave.	E/End	R - Residential/Local	2	A - AC	2	350	23	8,750	3/18/2025	37	80	20	0
Duell	080	Duell St	E/O Inverness Ave	W/O Bradish Ave	R - Residential/Local	4	A - AC	2	845	34	28,730	5/5/2025	37	49	51	1
Elwood	050	Elwood Ave	S/O Wash	S/End	R - Residential/Local	3	A - AC	2	1,092	36	39,312	5/2/2025	37	56	44	0
Glencroft	020	Glencroft Rd	S/O Renwick Rd	N/O Payson St	R - Residential/Local	2	A - AC	2	590	37	21,830	3/25/2025	37	39	53	8
Haltern	010	Haltern Ave	E/O Santa Fe Ave.	W/O Glendora Ave.	R - Residential/Local	2	A - AC	2	525	34	17,850	4/7/2025	37	72	25	3
Hunters TR	060	Hunters TR	S/O Canyon Meadoes Ln	S/End	R - Residential/Local	3	A - AC	2	430	34	15,180	5/6/2025	37	60	37	3
Juanita	010	Juanita Ave	E/O Bonnie Cove Ave.	W/O Sunflower Ave	R - Residential/Local	4	A - AC	2	2,596	34	88,264	5/6/2025	37	51	39	10
Marcile	020	Marcile Ave.	N/O Dalton St.	N/End	R - Residential/Local	1	A - AC	2	460	28	14,680	3/17/2025	37	62	32	6
Pasadena	030	Pasadena Ave	N/O Colorado Ave	S/O Route 66	R - Residential/Local	2	A - AC	2	683	34	23,222	4/1/2025	37	62	38	0
Pennsylvan	100	Pennsylvan Ave	N/O Leadora Ave.	N/O Virginia Ave.	R - Residential/Local	1	A - AC	2	680	31	21,080	3/13/2025	37	67	31	2
Prospero	040	Prospero Dr.	N/O Base Line Rd-F	S/O Linfield St.	R - Residential/Local	2	A - AC	2	960	27	25,920	3/18/2025	37	76	22	2
Whitcomb	050	Whitcomb	E/O Vermont Ave.	W/O Glendora Ave.	R - Residential/Local	1	A - AC	2	355	30	10,650	4/28/2025	37	61	32	7
Whitcomb	080	Whitcomb	E/O Wabash Ave.	W/O Minnesota Ave.	R - Residential/Local	1	A - AC	2	370	25	9,250	4/28/2025	37	77	23	0
Crestglen	020	Crestglen	605'E/ Vista Bonita Ave.	W/O Banna Ave.	R - Residential/Local	1	A - AC	2	815	19	15,485	5/7/2025	38	73	11	16
Hollyvale	010	Hollyvale St	E/O Barranca F	E/End	R - Residential/Local		A - AC	2	577	15	8,655	3/18/2025	38	68	32	0
Laurel Ave	020	Laurel Ave.	E/O Minnesota Ave.	W/O Cullen Ave.	R - Residential/Local	1	A - AC	2	620	35	21,700	6/4/2025	38	52	43	5
Leadora Av	080	Leadora Ave.	W/O Yucca Ridge	E/O Oakbank Dr	R - Residential/Local	1	A - AC	2	1,350	35	47,250	3/5/2025	38	50	32	18
Meda Ave.	020	Meda Ave.	E/O Pennsylvania Ave.	W/O Vermont Ave	R - Residential/Local	1	O - AC/AC	2	340	34	11,560	4/28/2025	38	71	29	0
Oak Canyon	010	Oak Canyon Ln	E/O Easley Canyon Rd	N/End	R - Residential/Local	3	A - AC	2	520	41	21,320	5/7/2025	38	77	23	0
Palopinto	020	Palopinto Ave	W/O Sellers St	W/O Lone Hill Ave	R - Residential/Local	3	A - AC	2	1,505	33	51,218	5/20/2025	38	80	16	3
Santa Fe	030	Santa Fe Ave	N/O Mauna Loa Ave	S/O Colorado Ave	R - Residential/Local	2	A - AC	2	545	33	17,985	3/27/2025	38	71	23	5
Wildwood	030	Wildwood Ave.	N/O Leadora Ave.	N/O La Crosse St	R - Residential/Local	1	A - AC	2	1,107	35	38,745	3/6/2025	38	41	55	3
Brightview	030	Brightview Dr.	N/O Base Line Rd.-F	N/O Duell St	R - Residential/Local	2	A - AC	2	755	26	19,630	3/18/2025	39	71	20	9
Candlewick	010	Candlewicke Ct	E/O Elwood Ave	E/End	R - Residential/Local	3	A - AC	2	216	31	7,696	5/2/2025	39	52	48	0
Glendota M	040	Glendota MTN Rd.	S/O Palm Dr	N /O Boulder Springs	R - Residential/Local	3	A - AC	2	725	40	29,000	5/8/2025	39	81	18	1
Mauna Loa	010	Mauna Loa Ave	636' W/O Vecino Ave.	W/O Grand Ave	R - Residential/Local	2	A - AC	2	1,938	37	71,706	3/18/2025	39	70	19	12
Paddington	010	Paddington Rd	W/End	W/O Elwood Ave	R - Residential/Local	3	A - AC	2	338	31	11,228	5/2/2025	39	58	37	4
Palm Dr.	010	Palm Dr.	E/O Cloverview Dr.	W/O Grand Ave.	R - Residential/Local	1	A - AC	2	330	36	11,880	3/12/2025	39	50	24	26
Silver Tre	020	Silver Tree Rd	N/O Morgan Ranch Dr	N/End	R - Residential/Local	3	A - AC	2	225	40	9,000	5/22/2025	39	56	44	0
Stiteswood	010	Stiteswood Ave	N/O Colorado Ave	N/End	R - Residential/Local	2	A - AC	2	395	35	13,825	3/26/2025	39	51	37	12
Wabash Ave	050	Wabash Ave.	N/O Bennett Ave.	S/O Leadora Ave.	R - Residential/Local	1	A - AC	2	1,285	30	38,550	5/1/2025	39	60	27	13
Colorado	030	Colorado Ave.	E/O Glendora Ave	W/O Pasadena Ave	R - Residential/Local	2	A - AC	2	1,035	34	35,190	4/8/2025	40	70	24	6
Comstock	020	Comstock Ave	E/O Cullen Ave	W/O Live Oak Ave	R - Residential/Local	3	A - AC	2	1,290	34	43,860	4/8/2025	40	73	27	0
Dalton	030	Dalton Ave	E/O Elwood Ave	E/End	R - Residential/Local	3	A - AC	2	880	36	31,680	5/14/2025	40	58	36	7
Duell	060	Duell St	E/O Glengrove Ave	E/End	R - Residential/Local	4	A - AC	2	400	25	10,000	5/5/2025	40	51	47	2
Glengrove	020	Glengrove Ave	N/O Petunia St	N/O Linfield St	R - Residential/Local	4	A - AC	2	515	33	16,995	5/5/2025	40	39	60	0
Hicrest Dr	010	Hicrest Dr.	E/O Yucca Ridge St.	1315 E/O Yucca Ridge	R - Residential/Local	1	A - AC	2	1,315	18	23,670	3/5/2025	40	42	32	26
MTN. View	010	MTN. View Ave.	W/End	W/O Pennsylvania Ave.	R - Residential/Local	1	A - AC	2	665	26	17,290	3/17/2025	40	74	15	11
Northridge	060	Northridge Ave	1300' E/O Live Oak Ave	S/O Sierra Madre Ave	R - Residential/Local	3	A - AC	2	740	31	22,940	5/2/2025	40	54	46	0
Ronwood	010	Ronwood St.	W/End	W/O Glendora Ave	R - Residential/Local	2	A - AC	2	850	34	28,900	4/7/2025	40	67	33	0
Starcrest	010	Starcrest Dr.	N/O Glen Lyn Dr.	S/O Linfield St.	R - Residential/Local	2	A - AC	2	640	27	17,280	3/18/2025	40	74	26	0
Vecino	040	Vecino Ave.	N/O Mauna Loa Ave	S/O Route66	R - Residential/Local	2	A - AC	2	1,260	40	50,400	3/18/2025	40	64	21	15
Virginia	090	Virginia Ave	E/O Vista Bonita Ave.	W/O Wabash Ave.	R - Residential/Local	1	A - AC	2	375	27	10,125	4/28/2025	40	62	32	6
Bennett	030	Bennett Ave	W/O N. Elwood Ave	W/O Loraine Ave	R - Residential/Local	3	A - AC	2	1,375	36	49,500	5/2/2025	41	49	48	3
Carroll Av	040	Carroll Ave.	E/O Pennsylvania Ave.	W/O Vermont Ave.	R - Residential/Local	1	A - AC	2	400	26	10,400	3/26/2025	41	77	23	0
Donington	040	Donington St.	E/O Calera Ave	W/O Barranca Ave	R - Residential/Local	1	O - AC/AC	2	1,080	26	28,080	3/6/2025	41	46	40	14
Ghent	020	Ghent St.	E/O Bruning Ave	E/O Stephora Ave	R - Residential/Local	4	A - AC	2	405	32	12,960	5/1/2025	41	52	48	0
High Count	010	High Country Dr	W/O Hunters TRL	S/End	R - Residential/Local	3	A - AC	2	795	35	27,825	5/13/2025	41	33	58	9
Hunters TR	010	Hunters TR	S/O Route 66	N/O Elkhorn Ln	R - Residential/Local	3	O - AC/AC	2	347	55	19,085	5/13/2025	41	32	63	6
Hunters TR	050	Hunters TR	S/O Sierra Sky Dr	S/O Canyon Meadoes Ln	R - Residential/Local	3	A - AC	2	625	34	21,250	5/13/2025	41	36	57	7
Lemon Ave.	010	Lemon Ave.	W/End	W/O Pasadena Ave.	R - Residential/Local	1	A - AC	2	1,020	32	32,874	5/21/2025	41	75	20	4
Pennsylvan	110	Pennsylvan Ave	N/O Virginia Ave.	320'N/Virginia Ave.	R - Residential/Local	1	A - AC	2	320	30	9,600	3/13/2025	41	48	52	0
Trayer	020	Trayer Ave.	N/O Leadora Ave.	N/O La Crosse St.	R - Residential/Local	1	A - AC	2	1,127	35	39,445	3/6/2025	41	42	58	0
Vecino Ave	030	Vecino Ave	N/O Donington St.	N/End	R - Residential/Local	1	A - AC	2	500	36	19,600	3/6/2025	41	41	59	0
Carroll	020	Carroll Ave	W/End	W/O Elwood Ave	R - Residential/Local	3	A - AC	2	300	35	10,500	4/21/2025	42	59	36	5
Concord	010	Concord Ln	N/O Juanita Ave	N/End	R - Residential/Local	2	A - AC	2	555	37	20,535	4/7/2025	42	61	36	3
Duell	010	Duell St	W/End	W/O Lope Ln	R - Residential/Local	4	O - AC/AC	2	220	28	6,160	5/2/2025	42	74	26	0
Glenlyn	030	Glenlyn Dr.	E/O Jenifer Ave	E/End	R - Residential/Local	2	A - AC	2	295	26	8,260	3/27/2025	42	65	35	0

Street ID	Sec ID	Street Name	From	To	Functional Class	Zone	Surface Type	Lanes	L	W	Area	Insp. Date	PCI	% Load	% Climate	% Other
Heather	020	Heather St.	E/O Burnaby Dr	W/O Treanor Ave	R - Residential/Local	4	A - AC	2	490	34	16,660	5/1/2025	42	50	44	5
Oakbank	020	Oakbank St.	S/End	S/O Milton Dr	R - Residential/Local	1	A - AC	2	650	30	19,500	3/5/2025	42	59	37	4
Renwick	040	Renwick Rd	E/O Nearglen Ave	E/End	R - Residential/Local	2	A - AC	2	160	24	4,800	3/24/2025	42	63	37	0
Vista Boni	030	Vista Bonita Ave.	S/O Foothill Blvd.	S/O Bennett Ave.	R - Residential/Local	1	A - AC	2	1,330	39	51,870	5/1/2025	42	59	24	17
Wabash Ave	040	Wabash Ave.	N/O Foothill Blvd.	S/O Bennett Ave.	R - Residential/Local	1	A - AC	2	1,290	26	33,540	5/1/2025	42	65	27	8
Camden	010	Camden St.	W/O Rimhurst Ave.	W/ Concord Ln	R - Residential/Local	2	A - AC	2	655	32	20,960	3/25/2025	43	50	40	10
Donington	020	Donington St.	E/O Wildwood Ave.	W/O Trayer Ave.	R - Residential/Local	1	A - AC	2	890	35	31,150	3/6/2025	43	37	54	8
Elkhorn	010	Elkhorn Ln	E/O Hunters TRL	E/End	R - Residential/Local	3	A - AC	2	465	36	16,740	5/13/2025	43	36	27	38
Gaillard	030	Gaillard St.	W/End	W/O Westridge Ave.	R - Residential/Local	2	A - AC	2	435	33	14,355	3/24/2025	43	51	40	9
Galanto	020	Galanto Ave.	N/O Newhill St.	N/End	R - Residential/Local	1	A - AC	2	455	24	11,830	3/12/2025	43	61	25	14
Juanita	030	Juanita Ave	E/O Glendora Ave	85' W/O Bramhall Ave	R - Residential/Local	2	A - AC	2	1,728	34	58,752	3/25/2025	43	31	52	16
Meda Ave.	040	Meda Ave.	Glendora Ave	Vista Bonita Ave	R - Residential/Local	1	A - AC	2	328	36	11,808	5/1/2025	43	73	18	9
Oak Knoll	010	Oak Knoll Dr	N/W End	W/O Oak Tree Dr	R - Residential/Local	3	O - AC/AC	2	585	36	21,060	5/15/2025	43	61	15	24
Valencia	040	Valencia St.	N/O Donington St.	N/End	R - Residential/Local	1	A - AC	2	505	36	19,780	3/6/2025	43	42	58	1
Walnut	020	Walnut Ave	W/End	W/O Glenwood	R - Residential/Local	3	A - AC	2	1,490	35	52,150	4/1/2025	43	53	37	10
Willowgrov	020	Willowgrove Ave	N/O Comstock Ave	105' N/O Leadora Ave	R - Residential/Local	3	A - AC	2	435	36	15,660	5/23/2025	43	31	64	5
Akeley	030	Akeley Dr	N/O Northridge Ave	N/End	R - Residential/Local	3	A - AC	2	200	39	7,800	5/23/2025	44	40	60	0
Ghent	030	Ghent St.	E/O Soderberg Ave.	W/O Vecino Ave.	R - Residential/Local	2	A - AC	2	285	32	9,120	4/7/2025	44	63	34	3
Glendota M	010	Glendota MTN Rd.	S/O Elmgrove Dr	S/O Leadora Ave	R - Residential/Local	3	A - AC	2	895	36	32,220	5/21/2025	44	48	47	6
Larkspur	010	Larkspur Ln	E/O Fuchsia Ave	E/End	R - Residential/Local	2	A - AC	2	195	34	7,800	4/7/2025	44	67	31	3
Lone Hill	010	Lone Hill Ave	N/O Route66	S/O Foothill Blvd	R - Residential/Local	3	O - AC/AC	2	2,720	57	155,040	5/22/2025	44	43	44	14
Morgan Ran	020	Morgan Ranch Rd	E/O Valiant St	290' E/O Valiant St	R - Residential/Local	3	A - AC	2	290	30	8,700	5/8/2025	44	68	32	0
Newhill Av	010	Newhill Ave.	135'W/Ranger Dr.	E/O Oakbank Dr.	R - Residential/Local	1	A - AC	2	975	33	32,175	3/12/2025	44	63	28	9
Palm	020	Palm Dr	W/O Easley Canyon	W/O Live Oak Ave	R - Residential/Local	3	A - AC	2	655	36	23,580	5/7/2025	44	73	18	10
Silver Tre	010	Silver Tree Rd	S/End	S/O Morgan Ranch Dr	R - Residential/Local	3	A - AC	2	220	40	8,800	5/22/2025	44	54	46	0
Steffen	020	Steffen St	W/End	W/O Valley Center Ave	R - Residential/Local	3	A - AC	2	705	28	19,740	5/20/2025	44	67	27	6
Stonehedge	010	Stonehedge Dr	E/O Elwood Ave	E/End	R - Residential/Local	3	A - AC	2	465	31	15,715	5/2/2025	44	50	50	0
Whitcomb	070	Whitcomb	E/O Vista Bonita Ave.	W/O Wabash Ave	R - Residential/Local	1	A - AC	2	375	30	11,250	4/28/2025	44	67	25	8
Barranca	010	Barranca Ave	S/O I-210 Overpass	S/O Galatea St	R - Residential/Local	2	O - AC/AC	2	415	60	24,900	3/19/2025	45	56	43	1
Conifer Rd	010	Conifer Rd.	Palm Dr.	800' N Palm Dr.	R - Residential/Local	1	A - AC	2	800	22	17,600	5/7/2025	45	78	22	0
Duell	020	Duell St	E/O Brightview Dr.	W/O Delay Ave	R - Residential/Local	2	A - AC	2	225	26	5,850	3/18/2025	45	73	19	8
Edgemont	010	Edgemont Pl	S/End	S/O Crescent Glen Dr	R - Residential/Local	3	A - AC	2	710	11	7,810	5/16/2025	45	65	30	5
Lemon	010	Lemon Ave	E/O Pasadena Ave	W/O Pepper Ave	R - Residential/Local	3	A - AC	2	1,680	33	55,440	4/1/2025	45	40	29	31
Minnesota	050	Minnesota Ave	N/O Colorado Ave	N/End	R - Residential/Local	2	A - AC	2	365	34	13,140	4/8/2025	45	62	20	17
Mountain V	010	Mountain View Ave	E/O Cullen Ave	W/O Live Oak Ave	R - Residential/Local	3	A - AC	2	1,290	33	42,570	4/14/2025	45	51	36	13
Northridge	040	Northridge Ave	E/O Chaparral Rd	W/O Live Oak Ave	R - Residential/Local	3	A - AC	2	650	37	24,050	4/15/2025	45	61	34	5
Payson	040	Payson St	E/O Nearglen Ave	E/End	R - Residential/Local	2	A - AC	2	375	27	10,875	3/24/2025	45	69	28	3
Pennsylvan	120	Pennsylvan Ave	320' N/ Virginia Ave.	S/O Sierra Madre Ave.	R - Residential/Local	1	A - AC	2	315	26	8,190	3/13/2025	45	57	43	0
Rimhurst	010	Rimhurst Ave	S/O Juanita Ave	S/O Laxford St	R - Residential/Local	2	A - AC	2	515	32	16,480	3/25/2025	45	56	38	6
Saga	020	Saga St	E/O Loraine Ave	E/End	R - Residential/Local	3	A - AC	2	1,090	37	40,330	5/14/2025	45	80	20	0
Virginia	010	Virginia Ave	E/O Grand Ave.	W/O Pennsylvania Ave.	R - Residential/Local	1	A - AC	2	1,330	33	43,890	3/17/2025	45	63	30	7
Woodcroft	030	Woodcroft Ave	E/O Banna Ave	E/End	R - Residential/Local	2	A - AC	2	300	32	9,600	3/25/2025	45	41	36	23
Worthy	050	Worthy Dr	N/O Northridge Ave	N/End	R - Residential/Local	3	A - AC	2	120	42	5,040	5/23/2025	45	34	66	0
Bender	040	Bender Ave.	N/O Payson St	N/End	R - Residential/Local	2	A - AC	2	365	25	9,855	3/24/2025	46	75	22	3
Carter	060	Carter Dr.	E/O Banna Ave.	E/End	R - Residential/Local	2	A - AC	2	320	34	12,480	4/7/2025	46	45	55	0
Citrus Edg	020	Citrus Edge St.	E/O Grand Ave.	E/ End	R - Residential/Local	2	A - AC	2	1,158	32	37,056	4/7/2025	46	48	39	13
Colorado	020	Colorado Ave.	W/O Vermont Ave.	W/O Glendora Ave.	R - Residential/Local	2	A - AC	2	1,072	34	36,448	4/7/2025	46	72	21	7
Glencroft	010	Glencroft Rd	N/O Laxford St	N/End	R - Residential/Local	2	A - AC	2	230	41	9,430	4/7/2025	46	47	47	6
Laxford	050	Laxford St.	E/O Rimhurst Ave.	E/End	R - Residential/Local	2	O - AC/AC	2	340	25	8,500	4/7/2025	46	54	46	0
Lupin	010	Lupin Ln	N/O Manor Ln	N/End	R - Residential/Local	3	A - AC	2	235	39	9,165	5/20/2025	46	71	20	9
Newburgh	040	Newburgh St.	E/O Rimhurst Ave.	E/End	R - Residential/Local	2	A - AC	2	495	24	11,880	4/7/2025	46	67	28	5
Pinkerton	010	Pinkerton Rd	N/O Renwick Rd	N/O End	R - Residential/Local	4	A - AC	2	400	35	14,000	4/21/2025	46	53	39	8
Renwick	060	Renwick Rd	E/O Glendora Ave.	W/O Glencroft Rd.	R - Residential/Local	2	A - AC	2	465	37	17,205	3/25/2025	46	33	63	4
Rimhurst	030	Rimhurst Ave	N/O Juanita Ave	N/O Kirkwall Rd	R - Residential/Local	2	A - AC	2	520	32	16,640	3/25/2025	46	47	52	2
Rimhurst	040	Rimhurst Ave	S/O Gladstone St	N/O Camden St	R - Residential/Local	2	A - AC	2	450	32	14,400	3/25/2025	46	47	44	10
Virginia	050	Virginia Ave	E/O Live Oak Ave	E/End	R - Residential/Local	3	A - AC	2	1,580	35	55,300	5/15/2025	46	64	35	1
Walnut	050	Walnut Ave	E/O Loraine Ave	S/O Ada Ave	R - Residential/Local	3	A - AC	2	1,285	33	42,405	5/20/2025	46	57	36	7
Willowgrov	010	Willowgrove Ave	N/O Baxter Dr	N/End	R - Residential/Local	3	A - AC	2	255	39	9,945	5/23/2025	46	37	47	16
Burnaby	060	Burnaby Dr	N/O Juanita Ave	S/O Gladstone St	R - Residential/Local	4	A - AC	2	1,265	34	43,010	5/1/2025	47	41	51	7
Calera	010	Calera Ave.	N/O Newhill Ave.	N/End	R - Residential/Local	1	A - AC	2	385	24	10,395	3/12/2025	47	47	13	40
Crestglen	030	Crestglen	W/End	W/O Live Oak Ave	R - Residential/Local	3	A - AC	2	359	39	14,001	5/7/2025	47	64	36	0
Englewild	010	Englewild Dr	N/O Palm Dr	N/End	R - Residential/Local	3	A - AC	2	855	36	30,780	5/14/2025	47	44	47	9
Entrada Wa	030	Entrada Way	N/O Palm Dr	N/O Kilaleck Ln	R - Residential/Local	3	A - AC	2	1,230	35	43,050	5/14/2025	47	47	46	7
Marcile	010	Marcile Ave.	N/O Carroll Ave	S/O Foothill Blvd.	R - Residential/Local	1	A - AC	2	590	26	15,340	3/13/2025	47	71	20	9
Meacham	010	Meacham St.	E/O Dodsworth Ave.	E/End	R - Residential/Local	2	O - AC/AC	2	235	23	6,815	4/7/2025	47	35	11	54
Minnesota	110	Minnesota Ave	N/O Virginia Ave.	S/O Sierra Madre Ave.	R - Residential/Local	1	A - AC	2	610	35	21,350	5/16/2025	47	28	66	7
Virginia	100	Virginia Ave	Fountain Spring Ln	E/End	R - Residential/Local	3	A - AC	2	200	33	6,600	5/15/2025	47	58	33	9
Candish	010	Candish Ave	S/O Claraday St	S/End	R - Residential/Local	4	A - AC	2	190	46	8,740	5/6/2025	48	34	66	1
Carroll Av	050	Carroll Ave.	E/O Vermont Ave.	W/O Glendora Ave.	R - Residential/Local	1	A - AC	2	345	26	8,970	4/14/2025	48	41	59	0
Claraday	030	Claraday Ave.	E/O Sunflower Ave	E/O Treanor Ave	R - Residential/Local	4	A - AC	2	1,200	35	42,000	5/6/2025	48	43	57	1
Colorado	040	Colorado Ave.	E/O Pasadena Ave.	W/O La Mar Park Dr.	R - Residential/Local	2	A - AC	2	1,115	34	37,910	4/8/2025	48	60	34	6

Street ID	Sec ID	Street Name	From	To	Functional Class	Zone	Surface Type	Lanes	L	W	Area	Insp. Date	PCI	% Load	% Climate	% Other
Dalton	010	Dalton Ave	E/O Cullen Ave	W/O Live Oak Ave	R - Residential/Local	3	A - AC	2	1,290	33	42,570	4/14/2025	48	46	48	6
Elmgrove	030	Elmgrove Dr	N/O Elmgrove Dr	N/End	R - Residential/Local	3	A - AC	2	100	48	4,800	5/21/2025	48	22	78	0
Fernpark	010	Fernpark Dr.	W/End	W/O Grand Ave.	R - Residential/Local	1	A - AC	2	750	35	26,250	3/12/2025	48	61	34	6
Galanto	010	Galanto Ave.	N/O Foothill Blvd.	S/O Newhill St.	R - Residential/Local	1	A - AC	2	120	34	4,080	3/12/2025	48	78	18	4
Ghent	040	Ghent St.	W/End	W/O Westridge Ave	R - Residential/Local	2	A - AC	2	245	28	7,350	3/24/2025	48	65	34	1
Kilnaleck	020	Kilnaleck Ln	E/O Mullaghboy Rd	W/O Entrada Way	R - Residential/Local	3	A - AC	2	265	38	10,070	5/14/2025	48	51	39	10
La Crosse	010	La Crosse St.	E/O Wildwood Ave.	W/O Trayer Ave.	R - Residential/Local	1	A - AC	2	985	37	36,445	3/6/2025	48	37	63	0
Leadora	050	Leadora Ave	E/O Willowgrove Ave	E/O Thornhurst Ave	R - Residential/Local	3	A - AC	2	350	33	11,550	5/23/2025	48	32	68	0
Lyman	020	Lyman Ave	N/O Gladstone St	125' N/O Crown St	R - Residential/Local	4	A - AC	2	1,030	39	40,170	5/1/2025	48	43	55	2
Mauna Loa	060	Mauna Loa Ave	215'E/O Center Ave.	701' E/Center Ave.	R - Residential/Local	2	A - AC	2	470	38	17,860	4/1/2025	48	42	55	3
Northridge	030	Northridge Ave	E/O Cullen Ave	E/O Chaparral Rd	R - Residential/Local	3	A - AC	2	660	32	21,120	4/15/2025	48	60	33	8
Stephora	010	Stephora Ave	N/O Renwick Rd	N/End	R - Residential/Local	4	A - AC	2	270	33	8,910	4/21/2025	48	52	32	16
Vermont	020	Vermont Ave	S/O Route 66	S/O RR Tracks	R - Residential/Local	1	A - AC	2	1,390	36	50,040	3/26/2025	48	67	23	10
Whitcomb	010	Whitcomb	E/O Cullen Ave	W/O Live Oak Ave	R - Residential/Local	3	A - AC	2	1,285	34	43,690	4/8/2025	48	52	34	14
Woodland	030	Woodland Ln	E/O Burnaby Dr.	E/End	R - Residential/Local	3	A - AC	2	265	33	8,745	5/20/2025	48	46	54	0
Bender	020	Bender Ave.	N/O Virginia Ave.	S/O Northridge Ave	R - Residential/Local	1	A - AC	2	305	32	9,760	3/17/2025	49	63	25	11
Ghent	050	Ghent St.	E/O Reynold Way	E/End	R - Residential/Local	2	A - AC	2	235	34	9,870	3/24/2025	49	61	39	0
Kregmont	010	Kregmont Dr	N/O Rose Dr	N/O Palm Dr	R - Residential/Local	3	A - AC	1	1,293	17	21,981	5/2/2025	49	58	35	7
Milton Dr	010	Milton Dr.	E/O Barranca Ave.	W/O Marcile Ave.	R - Residential/Local	1	A - AC	2	275	32	8,800	3/6/2025	49	60	40	0
Newhaven	010	Newhaven Ln	E/O Concored Ln	E/End	R - Residential/Local	2	A - AC	2	670	36	24,120	3/25/2025	49	34	61	5
Norgate	040	Norgate St.	E/O Rimhurst Ave	E/End	R - Residential/Local	2	A - AC	2	395	28	11,060	3/25/2025	49	51	42	7
Pepper	010	Pepper Ave	S/O Lemon Ave	S/O Walnut Ave	R - Residential/Local	3	A - AC	2	420	33	13,860	4/1/2025	49	46	28	26
Richardson	010	Richardson Ln	W/End	W/ O Grand Ave.	R - Residential/Local	1	A - AC	2	535	23	12,840	3/12/2025	49	57	22	22
Wabash	050	Wabash Ave	N/O Colorado Ave	N/End	R - Residential/Local	2	A - AC	2	460	34	16,100	4/7/2025	49	68	17	16
Forestdale	030	Forestdale Ave.	N/O Base Line Rd-F	S/O Mauna Loa Ave.	R - Residential/Local	2	A - AC	2	1,245	32	39,840	3/18/2025	50	56	20	24
Laurel	010	Laurel Ave	W/End	W/O Chaparral Rd	R - Residential/Local	3	A - AC	2	340	40	13,600	4/15/2025	50	75	25	0
Linfield	010	Linfield St	E/O Jenifer Ave.	E/End	R - Residential/Local	2	A - AC	2	375	23	9,375	3/27/2025	50	57	42	1
Meda Ave.	060	Meda Ave.	E/O Wabash Ave.	W/O Minnesota Ave.	R - Residential/Local	1	A - AC	2	375	26	9,750	5/1/2025	50	76	24	1
Nearglen	010	Nearglen Ave	N/O Juanita Ave	S/O Gladstone St	R - Residential/Local	2	A - AC	2	1,225	32	39,200	3/24/2025	50	72	26	2
Norgate	010	Norgate St.	E/O Farber Ave	W/O Nearglen Ave	R - Residential/Local	2	A - AC	2	476	34	16,184	3/24/2025	50	62	38	0
Northridge	050	Northridge Ave	W/O Bender Ave.	W/O Washington Ave.	R - Residential/Local	1	A - AC	2	275	32	8,800	3/17/2025	50	59	26	15
Plymouth	030	Plymouth St	E/O Banna Ave.	W/O Bramhall Ave	R - Residential/Local	2	A - AC	2	225	37	8,325	3/25/2025	50	54	46	0
Willow	020	Willow Ave	N/O Jedburgh St	S/O Gladstone St	R - Residential/Local	4	A - AC	2	700	36	25,200	5/1/2025	50	57	43	0
Willow Spr	010	Willow Springs Ln	N/O Leadora Ave	N/End	R - Residential/Local	3	A - AC	2	595	37	22,015	5/23/2025	50	25	73	2
Base Line	010	Base Line Rd	W/O Briargate	210'E/O Prospero Dr	R - Residential/Local	2	A - AC	2	770	26	20,020	3/18/2025	51	58	42	0
Center	010	Center Ave	N/O Mauna Loa Ave	S/O Colorado Ave	R - Residential/Local	2	O - AC/AC	2	545	34	18,530	4/8/2025	51	48	22	29
Dover	010	Dover St.	E/O Bonne Cove Ave.	E/O Suffolk Ave	R - Residential/Local	4	A - AC	2	265	38	10,070	5/2/2025	51	51	49	0
Gaillard	010	Gaillard St.	E/O Delay Ave.	400'E/O Charvers Ave.	R - Residential/Local	2	A - AC	2	750	27	20,250	3/20/2025	51	63	37	1
Greer	040	Greer Ave	N/O Juanita Ave	N/O Kirkwall Rd	R - Residential/Local	4	A - AC	2	535	34	18,190	4/21/2025	51	54	45	1
Laurel	060	Laurel Ave	E/O Fountain Spring Ln	E/End	R - Residential/Local	3	A - AC	2	200	33	6,600	5/15/2025	51	32	68	0
Le Mar Par	010	Le Mar Par Dr	S/O Route 66	S/O Colorado Ave	R - Residential/Local	2	A - AC	2	650	38	24,700	4/8/2025	51	60	39	1
Linfield	020	Linfield St	W/End	W/O Lope Ln	R - Residential/Local	4	O - AC/AC	2	255	28	7,140	5/2/2025	51	62	38	0
Meadow Bro	020	Meadow Brook Ln	W/End	W/O Morgan Ranch Rd	R - Residential/Local	3	A - AC	2	305	38	11,590	5/22/2025	51	58	37	5
Mountain V	020	Mountain View Ave	E/O Live Oak Ave	W/O Elwood Ave.	R - Residential/Local	3	A - AC	2	1,270	33	41,910	4/15/2025	51	68	28	3
Northridge	010	Northridge Ave	E/O Live Oak Ave	1300' E/O Live Oak Ave	R - Residential/Local	3	A - AC	2	1,300	33	42,900	5/2/2025	51	28	57	14
Payson	060	Payson St	E/O Glendora Ave	W/O Glencroft Rd.	R - Residential/Local	2	A - AC	2	470	37	17,390	4/7/2025	51	46	49	4
Pennsylvan	050	Pennsylvan Ave	N/O Foothill Blvd.	N/O Bennet Ave.	R - Residential/Local	1	A - AC	2	1,337	45	60,165	4/14/2025	51	55	29	16
Rainbow Dr	010	Rainbow Dr.	N/O Sierra Madre Ave.	320'N/Bubbling Well	R - Residential/Local	1	A - AC	2	1,195	32	38,240	3/13/2025	51	64	29	7
Trenton	010	Trenton Crt	W/O Newhaven Ln	W/End	R - Residential/Local	2	O - AC/AC	2	135	44	5,940	3/25/2025	51	31	62	7
Valencia	010	Valencia St.	120' S/ Carroll Ave.	S/O Foothill Blvd.	R - Residential/Local	1	A - AC	2	755	40	30,200	3/13/2025	51	60	40	0
Westridge	030	Westridge Ave.	85' S/ Ghent St	400' N/ Gaillard St	R - Residential/Local	2	A - AC	2	743	31	23,033	3/24/2025	51	47	52	1
Avon	010	Avon Pl	N/O Plymouth St	N/End	R - Residential/Local	2	A - AC	2	185	43	7,955	3/25/2025	52	36	48	16
Bubbling W	010	Bubbling Well Dr.	N/O Sierra Madre Ave.	E/O Rainbow Dr.	R - Residential/Local	1	A - AC	2	1,070	33	35,310	3/13/2025	52	51	31	18
Carroll Av	010	Carroll Ave.	E/O Barranca Ave.	W/O Valencia St.	R - Residential/Local	1	A - AC	2	1,272	36	45,792	3/13/2025	52	57	39	3
Crown	050	Crown St.	E/O Willow Ave	E/O Yucca Pl	R - Residential/Local	4	A - AC	2	410	34	13,940	5/1/2025	52	40	53	8
Glencroft	030	Glencroft Rd	S/O Gladstone St	S/End	R - Residential/Local	2	A - AC	2	240	32	8,640	4/7/2025	52	27	71	2
Ivy	040	Ivy St.	E/O Burnaby Dr	W/O Treanor Ave	R - Residential/Local	4	A - AC	2	490	34	16,660	5/1/2025	52	43	39	18
Jenifer	010	Jenifer Ave	N/O Juanita Ave	S/O Norgate St	R - Residential/Local	2	A - AC	2	1,100	26	28,600	3/24/2025	52	39	60	0
Juanita	040	Juanita Ave	E/O Sunflower Ave	W/O Valley Center Ave	R - Residential/Local	4	A - AC	2	2,598	34	88,332	5/6/2025	52	38	55	7
Mauna Loa	020	Mauna Loa Ave	E/O Grand Ave.	E/O Jenifer Ave.	R - Residential/Local	2	O - AC/AC	2	1,530	33	50,490	3/26/2025	52	72	17	12
Meda	020	Meda Ave	E/O Live Oak Ave	W/O Elwood Ave	R - Residential/Local	3	A - AC	2	1,280	33	42,240	4/15/2025	52	41	57	2
Minnesota	030	Minnesota Ave	N/O Mauna Loa Ave	S/O Colorado Ave	R - Residential/Local	2	A - AC	2	545	34	18,530	4/1/2025	52	73	22	5
Minnesota	100	Minnesota Ave	N/O Leadora Ave.	N/O Virginia Ave.	R - Residential/Local	1	A - AC	2	665	27	17,955	5/16/2025	52	62	38	0
MorganRDr	010	Morgan Ranch Dr.	E/O Morgan Ranch Rd	165' E/O Silver Tree	R - Residential/Local	3	A - AC	2	540	36	19,440	5/22/2025	52	49	51	0
Plymouth	040	Plymouth St	W/O Bramhall Ave	W/O Windsor Pl	R - Residential/Local	2	A - AC	2	296	35	10,360	3/25/2025	52	42	51	8
Rosalynn	010	Rosalynn Dr	E/O Glendora Ave.	E/N End	R - Residential/Local	2	A - AC	2	445	35	15,575	4/8/2025	52	48	50	2
Virginia	030	Virginia Ave	E/O Chaparral Rd	E/End	R - Residential/Local	3	A - AC	2	375	35	13,125	4/15/2025	52	65	28	8
Woodcroft	020	Woodcroft Ave	W/End	W/O Banna Ave	R - Residential/Local	2	A - AC	2	220	33	9,020	3/25/2025	52	34	66	0
Yucca R	020	Yucca Ridge	N/O Sierra Madre Ave	N/o Hicrest Rd	R - Residential/Local	1	A - AC	2	342	32	11,053	3/5/2025	52	58	39	3
Bagnall	020	Bagnall St	W/End	W/O Vecino Ave.	R - Residential/Local	2	A - AC	2	625	33	22,625	3/18/2025	53	54	39	7
Cypress	010	Cypress Ave	E/O Cullen Ave	W/O Live Oak Ave	R - Residential/Local	3	A - AC	2	1,300	33	42,900	4/8/2025	53	64	32	4

Street ID	Sec ID	Street Name	From	To	Functional Class	Zone	Surface Type	Lanes	L	W	Area	Insp. Date	PCI	% Load	% Climate	% Other
Dodsworth	010	Dodsworth Ave	N/O Payson St	N/End	R - Residential/Local	2	A - AC	2	375	25	10,125	4/7/2025	53	73	27	0
Farber	010	Farber Ave	N/O Juanita Ave	N/O Norgate St	R - Residential/Local	2	A - AC	2	1,135	32	36,320	4/7/2025	53	62	23	15
Green Oak	010	Green Oak Ln	N/O Oak Grove Dr	N/End	R - Residential/Local	3	A - AC	2	280	38	10,640	5/7/2025	53	61	30	8
Greenfield	010	Greenfield Crt	S/O Gladstone St	S/W End	R - Residential/Local	2	A - AC	2	650	34	22,100	3/25/2025	53	69	30	1
Helensburg	020	Helensburg St.	E/O Delay Ave.	E/End	R - Residential/Local	2	A - AC	2	350	23	8,750	3/18/2025	53	55	37	8
Leadora	040	Leadora Ave	W/End	W/O Willowgrove Ave	R - Residential/Local	3	A - AC	2	550	38	20,900	5/23/2025	53	26	71	3
Lemon	020	Lemon Ave	E/O Pepper Ave	W/O Glenwood Ave	R - Residential/Local	3	A - AC	2	480	34	16,320	4/1/2025	53	56	39	6
Lesterwest	010	Lesterwest Way	E/O Cullen Ave	E/End	R - Residential/Local	3	A - AC	2	475	36	17,100	4/8/2025	53	57	38	5
Minnesota	070	Minnesota Ave	245' S/Meda Ave.	N/O Bennett Ave.	R - Residential/Local	1	A - AC	2	720	30	21,600	5/7/2025	53	81	13	6
Mountain V	030	Mountain View Ave	E/O Elwood Ave	W/O Loraine Ave	R - Residential/Local	3	A - AC	2	1,265	33	41,745	5/14/2025	53	48	52	0
Payson	050	Payson St	W/End	W/O Glendora Ave.	R - Residential/Local	2	A - AC	2	370	30	11,840	4/7/2025	53	27	73	0
Thornhurst	020	Thornhurst Ave	N/O Leadora Ave	E/O Willowgrove Ave	R - Residential/Local	3	A - AC	2	1,120	29	32,480	5/23/2025	53	39	61	0
Valencia	030	Valencia St.	N/O Bennett Ave.	S/O Leadora Ave.	R - Residential/Local	1	O - AC/AC	2	1,280	35	44,800	3/12/2025	53	57	22	22
Wabash Ave	010	Wabash Ave.	N/O Lemon Ave.	S/O Ada Ave.	R - Residential/Local	1	A - AC	2	600	26	15,600	5/21/2025	53	77	18	5
Walnut Ave	020	Walnut Ave.	E/O Wabash Ave.	W/O Minnesota Ave.	R - Residential/Local	1	A - AC	2	328	33	10,824	5/21/2025	53	67	31	2
Bruning	040	Bruning Ave	N/O Ghent St	N/O Crown St	R - Residential/Local	4	A - AC	2	590	32	18,880	5/1/2025	54	12	88	0
Dalton	020	Dalton Ave	E/O Live Oak Ave	W/O Elwood Ave	R - Residential/Local	3	A - AC	2	1,275	33	42,075	5/14/2025	54	60	36	5
Danehurst	030	Danehurst Ave	S/O Ronwood St	S/End	R - Residential/Local	2	A - AC	2	600	27	16,800	4/7/2025	54	56	44	0
Glenwood	020	Glenwood Ave	N/O Bennett Ave	N/End	R - Residential/Local	3	A - AC	2	690	33	22,770	5/21/2025	54	59	31	10
Haltern	030	Haltern Ave	E/O Pasadena Ave.	Center Ave	R - Residential/Local	2	O - AC/AC	2	875	34	29,750	4/1/2025	54	58	38	3
Jenifer	020	Jenifer Ave	N/O Base Line Rd	S/O Mauna Loa ave	R - Residential/Local	2	O - AC/AC	2	1,230	34	41,820	3/26/2025	54	52	47	1
Lowell Ave	010	Lowell Ave.	N/O Dalton St.	N/End	R - Residential/Local	1	A - AC	2	635	27	18,415	3/17/2025	54	52	44	4
Meda Ave.	050	Meda Ave.	E/O Vista Bonita Ave.	W/O Wabash Ave.	R - Residential/Local	1	A - AC	2	365	26	9,490	5/1/2025	54	70	30	0
Oakbank	010	Oakbank St.	N/O Newhill Ave.	N/End	R - Residential/Local	1	A - AC	2	505	33	17,675	3/12/2025	54	59	36	5
Renwick	070	Renwick Rd	E/O Rimhurst Ave.	E/End	R - Residential/Local	2	A - AC	2	215	31	6,665	3/25/2025	54	52	48	0
BeaverBroo	010	Beaver Brook Ln	E/O Hunters TRL	W/O Fawn Valley	R - Residential/Local	3	A - AC	2	1,315	36	47,340	5/13/2025	55	23	75	2
Bradford	030	Bradford Dr	E/O Willow Ave	W/O Yucca Pl	R - Residential/Local	4	A - AC	2	410	34	13,940	5/1/2025	55	26	60	13
Burnaby	040	Burnaby Dr	N/O Claraday Ave	N/End	R - Residential/Local	4	A - AC	2	406	38	15,428	5/6/2025	55	41	59	0
Cumberland	040	Cumberland Rd	W/End	W/O Morgan Ranch Rd	R - Residential/Local	3	A - AC	2	190	42	7,980	5/21/2025	55	51	26	23
Dover	020	Dover St.	E/O Suffolk Ave	N/O Crown St	R - Residential/Local	4	A - AC	2	430	34	14,620	5/2/2025	55	39	54	7
Fountain S	010	Fountain Springs Ln	S/O Leadora Ave	185' N/O Laurel Ave	R - Residential/Local	3	A - AC	2	520	34	17,680	5/15/2025	55	20	80	0
Glenwood	010	Glenwood Ave	N/O Route 66	S/O Foothill Blvd	R - Residential/Local	3	A - AC	2	2,578	35	90,230	4/15/2025	55	38	54	8
Heber St.	020	Heber St.	E/O Forestdale Ave.	E/End	R - Residential/Local	1	O - AC/AC	2	190	22	6,080	3/17/2025	55	52	37	11
Helensburg	010	Helensburg St.	E/O Forestdale Ave	W/O Delay Ave.	R - Residential/Local	2	A - AC	2	500	32	16,000	3/18/2025	55	56	33	11
Leadora	060	Leadora Ave	E/O Fountain Springs Ln	W/O Glendora MT Rd.-	R - Residential/Local	3	A - AC	2	440	34	14,960	5/15/2025	55	31	69	0
Morgan Ran	010	Morgan Ranch Rd	N/O Foothill Blvd	S/O Valiant St	R - Residential/Local	3	A - AC	2	1,785	36	64,260	5/21/2025	55	72	23	5
Myrtle	020	Myrtle Ave	E/O Glenwood Ave	E/End	R - Residential/Local	3	A - AC	2	305	35	10,675	4/21/2025	55	49	35	16
Orangpath	030	Orangpath St.	E/O Barranca F	300' E Orangpath/ N side	R - Residential/Local	1	A - AC	2	300	16	4,800	3/17/2025	55	65	35	0
Pinehurst	030	Pinehurst St	E/O Country Club Rd	W/O Inverness Pl	R - Residential/Local	3	O - AC/AC	2	725	34	24,650	5/9/2025	55	47	53	0
Renwick	010	Renwick Rd	E/O Grand Ave F	W/O Farber Ave.	R - Residential/Local	2	A - AC	2	1,100	26	28,600	3/24/2025	55	70	30	0
Reynolds	020	Reynolds Way	N/O Gladstone St	N/O Gaillard St	R - Residential/Local	2	A - AC	2	610	34	20,740	3/24/2025	55	46	54	0
Rimhurst	020	Rimhurst Ave	S/O Laxford St	S/End	R - Residential/Local	2	A - AC	2	220	26	5,720	3/25/2025	55	56	42	2
Thornhurst	010	Thornhurst Ave	N/O Baxter Dr	N/End	R - Residential/Local	3	A - AC	2	260	39	10,140	5/23/2025	55	50	50	0
Valcourt	010	Valcourt Ln	E/O Amelia Ave	E/End	R - Residential/Local	3	A - AC	2	615	26	15,990	6/4/2025	55	34	55	11
Virginia	020	Virginia Ave	W/End	W/O Chaparral Rd	R - Residential/Local	3	A - AC	2	400	36	14,400	4/15/2025	55	65	30	5
Vista Boni	020	Vista Bonita Ave.	N/O Carroll Ave.	S/O Foothill Blvd.	R - Residential/Local	1	A - AC	2	615	39	23,985	4/1/2025	55	50	49	1
Washington	050	Washington Ave.	N/O Virginia Ave.	N/O Northridge Ave.	R - Residential/Local	1	A - AC	2	330	32	10,560	3/17/2025	55	39	50	11
Willow	030	Willow Ave	N/O Gladstone St	S/O Allen Ave	R - Residential/Local	4	A - AC	2	1,270	34	43,180	5/1/2025	55	50	35	15
Brightview	020	Brightview Dr.	N/O Orangepath St.	S/O Lochleven St.	R - Residential/Local	1	O - AC/AC	2	1,445	33	47,685	3/17/2025	56	71	28	1
Calmgrove	030	Calmgrove Ave	S/O Mauna Loa Ave	S/End	R - Residential/Local	2	O - AC/AC	2	365	34	13,140	3/26/2025	56	44	42	14
Colorado	050	Colorado Ave.	E/O La Mar Park Dr.	E/End	R - Residential/Local	2	A - AC	2	425	38	16,150	4/8/2025	56	47	46	7
Crown	030	Crown St.	E/O Bruning Ave	W/O Lyman Ave	R - Residential/Local	4	A - AC	2	230	38	8,740	5/1/2025	56	30	70	0
Deerview	010	Deerview St	W/O Remuda Dr.	W/O Lope Ln	R - Residential/Local	4	A - AC	2	465	34	15,810	5/2/2025	56	32	45	23
Fountain S	020	Fountain Springs Ln	185' N/O Laurel Ave	S/O Sierra Madre Ave	R - Residential/Local	3	A - AC	2	645	32	20,640	5/15/2025	56	47	37	15
Gaillard	040	Gaillard St.	E/O Reynold Way	E/End	R - Residential/Local	2	A - AC	2	235	34	9,635	3/24/2025	56	51	49	0
Grand	080	Grand Ave.	N/O Juanita Ave.	N/O Kirkwall Rd.	R - Residential/Local	2	O - AC/AC	2	506	24	12,144	3/24/2025	56	50	43	7
Heber St.	010	Heber St.	E/O Barranca Ave.	W/O Vecino Ave.	R - Residential/Local	1	O - AC/AC	2	1,100	32	35,200	3/17/2025	56	62	31	8
Kirkwall	020	Kirkwall Rd	E/O Bruning Ave	W/O Greer Ave	R - Residential/Local	4	A - AC	2	780	34	26,520	4/21/2025	56	28	69	3
Lope	010	Lope Ln	N/O Deserta Dr	E/O Remuda Dr	R - Residential/Local	4	O - AC/AC	2	1,545	32	49,440	5/2/2025	56	43	57	0
Milton Dr	020	Milton Dr.	E/O Baldy Vista Ave	W/O Barranca Ave	R - Residential/Local	1	A - AC	2	1,620	17	27,540	3/5/2025	56	64	33	3
Oak Grove	010	Oak Grove Dr	E/O Easley Canyon	W/O Live Oak Ave	R - Residential/Local	3	A - AC	2	680	31	21,080	5/7/2025	56	51	42	7
Renwick	020	Renwick Rd	W/O Pinkerton Rd	W/End	R - Residential/Local	4	A - AC	2	125	30	3,750	4/21/2025	56	25	60	15
Sellers	010	Sellers St	N/O Compromise Line Rd	S/O Zara St	R - Residential/Local	3	A - AC	2	720	34	24,480	5/20/2025	56	58	33	9
Treanor	050	Treanor Ave	N/O Baxtor Dr	S/O Comstock Ave	R - Residential/Local	3	A - AC	2	510	33	16,830	5/23/2025	56	47	53	0
Wabash	030	Wabash Ave	S/O Rosalynn Dr	S/ End	R - Residential/Local	2	A - AC	2	537	32	17,184	4/8/2025	56	56	42	2
Walnut	040	Walnut Ave	E/O Elwood Ave	W/O Loraine Ave	R - Residential/Local	3	A - AC	2	1,275	33	42,075	5/6/2025	56	42	49	9
Acera	010	Acera Ct	W/End	W/O Lope Ln	R - Residential/Local	4	O - AC/AC	2	130	38	4,940	5/2/2025	57	47	53	0
Bennett	040	Bennett Ave	E/O Lorain Ave	200' E/O Underhill Ter	R - Residential/Local	3	A - AC	2	2,400	33	79,200	5/16/2025	57	50	50	0
Bradley	010	Bradley Ct.	S/O Gladstone St	S/End	R - Residential/Local	4	A - AC	2	190	45	8,550	5/2/2025	57	32	64	5
Cimmeron	010	Cimmeron TRL	S/End	S/O Palopinto Ave	R - Residential/Local	3	A - AC	2	480	37	17,760	5/20/2025	57	49	51	0
Dover	050	Dover St.	E/O Willow Ave.	E/O Yucca Pl	R - Residential/Local	4	A - AC	2	415	34	14,110	5/1/2025	57	43	38	19

Street ID	Sec ID	Street Name	From	To	Functional Class	Zone	Surface Type	Lanes	L	W	Area	Insp. Date	PCI	% Load	% Climate	% Other
Glendota M	050	Glendota MTN Rd.	N/O Boulder Springs	County Line	R - Residential/Local	3	A - AC	2	1,325	40	53,000	5/8/2025	57	64	26	10
Greer	010	Greer Ave	N/O Ivy St	N/End	R - Residential/Local	4	O - AC/AC	2	215	67	14,405	4/21/2025	57	57	42	1
Haltern	020	Haltern Ave	E/O Glendora Ave	W/O Minnesota Ave.	R - Residential/Local	2	A - AC	2	675	34	22,950	4/1/2025	57	39	32	29
Humphreys	010	Humphreys Way	N/O Bennett Ave	N/O La Flora Ln	R - Residential/Local	3	A - AC	2	850	35	29,750	5/23/2025	57	35	45	20
Lemon	050	Lemon Ave	E/O Loraine Ave	E/End	R - Residential/Local	3	A - AC	2	780	35	27,300	5/20/2025	57	17	73	10
Linfield	080	Linfield St	E/O Inverness Ave	W/O Bradish Ave	R - Residential/Local	4	A - AC	2	840	33	27,720	5/5/2025	57	51	49	0
Orangpath	010	Orangpath St.	E/O Vecino Ave.	W/O Forestdale Ave	R - Residential/Local	1	A - AC	2	353	32	11,296	6/4/2025	57	50	50	0
Parker Dr	010	Parker Dr.	N/O Route66	580'N/ Route66	R - Residential/Local	1	O - AC/AC	2	580	33	21,040	3/26/2025	57	54	46	0
Remuda	010	Remuda Dr	S/O Gold Dust St	S/O Deerview	R - Residential/Local	4	A - AC	2	690	35	24,150	5/2/2025	57	41	47	12
Wabash	020	Wabash Ave	S/O Gladstone St	S/End	R - Residential/Local	2	A - AC	2	240	32	8,640	4/7/2025	57	19	69	11
Wildwood	010	Wildwood Ave.	N/O Carroll Ave.	S/O Foothill Blvd.	R - Residential/Local	1	A - AC	2	615	26	15,990	3/13/2025	57	68	25	7
Yucca	010	Yucca Pl	N/O Jedburgh St	N/End	R - Residential/Local	4	A - AC	2	250	41	10,250	5/1/2025	57	24	76	0
Bruning	030	Bruning Ave	N/O Juanita Ave	200' N/O Kirkwall Rd	R - Residential/Local	4	A - AC	2	720	36	25,920	4/21/2025	58	45	48	8
Crescent G	010	Crescent Glen Dr	N/O Oak Park Dr	E/O Edgemont Pl	R - Residential/Local	3	A - AC	2	1,440	11	15,840	5/16/2025	58	22	39	39
Danehurst	050	Danehurst Ave	S/O Mauna Loa Ave	S/End	R - Residential/Local	2	A - AC	2	335	37	12,395	3/26/2025	58	44	40	16
Jenifer	030	Jenifer Ave	N/O Mauna Loa Ave	N/End	R - Residential/Local	2	A - AC	2	590	37	21,830	3/26/2025	58	67	29	3
Lisa Ellen	010	Lisa Ellen St	E/O Stephora Ave	E/End	R - Residential/Local	4	O - AC/AC	2	170	30	5,100	5/1/2025	58	13	87	0
Lyman	010	Lyman Ave	N/O Kirkwall Rd	S/O Ivy St	R - Residential/Local	4	A - AC	2	230	34	7,820	4/21/2025	58	24	69	7
Meda	010	Meda Ave	W/End	W/O Live Oak Ave	R - Residential/Local	3	A - AC	2	640	36	23,040	4/8/2025	58	65	21	14
Minnesota	040	Minnesota Ave	N/O Ada Ave.	S/O Foothill Blvd.	R - Residential/Local	1	A - AC	2	1,290	30	38,700	4/1/2025	58	46	36	18
Nicole	010	Nicole Ct	N/O Auto Center Dr	N/End	R - Residential/Local	4	A - AC	2	540	40	21,600	5/5/2025	58	47	49	5
Renwick	050	Renwick Rd	E/O Bruning Ave	W/O Greer Ave	R - Residential/Local	4	A - AC	2	780	34	26,520	4/21/2025	58	36	48	16
Ada	030	Ada Ave	E/O Elwood Ave	E/End	R - Residential/Local	3	A - AC	2	600	35	21,000	5/14/2025	59	36	56	8
Banna	020	Banna	N/O Arrow HWY	N/O Plymouth St	R - Residential/Local	2	A - AC	2	1,070	38	40,660	3/25/2025	59	66	34	0
Burton	010	Burton Rd.	S/End	S/O Carter Dr.	R - Residential/Local	2	A - AC	2	395	35	13,825	3/20/2025	59	27	73	0
Carter	010	Carter Dr.	E/O Dale Rd.	685' E/O Dale Rd	R - Residential/Local	2	A - AC	2	685	34	23,290	3/20/2025	59	65	35	1
Chaparral	010	Chaparral Rd	N/O Leadora Ave	S/O Northridge Ave	R - Residential/Local	3	A - AC	2	940	36	34,125	4/15/2025	59	62	34	4
Charvers	020	Charvers Ave	N/O Gaillard St.	N/End	R - Residential/Local	2	A - AC	2	240	26	6,720	3/20/2025	59	64	36	0
Claraday	020	Claraday Ave.	E/O Banna Ave.	E/End	R - Residential/Local	2	A - AC	2	308	33	11,704	4/7/2025	59	31	69	0
Comstock	050	Comstock Ave	W/O Treanor Ave	W/O Glendora MTR	R - Residential/Local	3	A - AC	2	1,440	36	51,840	5/21/2025	59	19	77	3
Crestglen	010	Crestglen	E/O Vista Bonita Ave.	605' E/ Vista Bonita	R - Residential/Local	1	A - AC	2	605	23	13,915	5/7/2025	59	88	12	0
Glenlyn	020	Glenlyn Dr.	E/O Delay Ave	E/End	R - Residential/Local	2	A - AC	2	350	23	8,750	3/18/2025	59	37	63	0
Inverness	030	Inverness Ave	N/O Petunia St	N/O Kenoma St	R - Residential/Local	4	A - AC	2	785	34	26,690	5/5/2025	59	48	47	5
Northridge	020	Northridge Ave	E/O Grand Ave.	W/O Bender Ave.	R - Residential/Local	1	A - AC	2	792	33	26,136	3/17/2025	59	50	47	2
Oak Park	010	Oak Park Rd	E/O Amelia Ave	E/End	R - Residential/Local	3	A - AC	2	510	25	12,750	5/16/2025	59	32	43	25
Payson	010	Payson St	E/O Bonnie Cove Ave	E/End	R - Residential/Local	4	A - AC	2	365	35	12,775	5/2/2025	59	20	67	13
Plymouth	050	Plymouth St	W/O Burnaby Dr.	W/End	R - Residential/Local	4	A - AC	2	421	36	15,156	5/6/2025	59	48	50	2
Trayer	010	Trayer Ave.	N/O Bennett Ave	N/End	R - Residential/Local	1	A - AC	2	605	34	21,050	3/12/2025	59	61	26	13
Trayer	030	Trayer Ave.	N/O La Cross	S/O Sierra Madre Ave	R - Residential/Local	1	A - AC	2	140	35	4,900	3/6/2025	59	25	75	0
Vermont	060	Vermont Ave	N/O Mountain View	S/O Bennett Ave.	R - Residential/Local	1	A - AC	2	715	38	27,170	4/28/2025	59	76	17	7
Vermont	090	Vermont Ave	Virginia Ave	Sierra Madre Ave	R - Residential/Local	1	A - AC	2	697	27	18,819	4/14/2025	59	47	36	17
Walnut	030	Walnut Ave	E/O Glenwood Ave	W/O Elwood Ave	R - Residential/Local	3	O - AC/AC	2	615	34	20,910	4/21/2025	59	63	36	1
Bradish	020	Bradish Ave	N/O Petunia St	N/End	R - Residential/Local	4	A - AC	2	665	41	27,265	5/5/2025	60	43	53	4
Claraday	040	Claraday Ave.	E/O Treanor Ave	W/O Vally Cenyer Ave	R - Residential/Local	4	A - AC	2	1,400	35	49,000	5/6/2025	60	40	58	2
Essex	070	Essex St	E/O Willow Ave	E/O Yucca Pl	R - Residential/Local	4	A - AC	2	415	34	14,110	5/1/2025	60	49	47	3
Hacienda	010	Hacienda Ave	N/O Palopinto Ave	S/O Foothill Blvd	R - Residential/Local	3	A - AC	2	1,280	33	42,240	5/15/2025	60	45	51	5
Kirkwall	040	Kirkwall Rd	E/O Rimhurst Ave	E/End	R - Residential/Local	2	A - AC	2	240	33	7,920	3/25/2025	60	51	49	0
Laxford	040	Laxford St.	W/O Glencrorft Rd.	W/O Rimhurst Ave.	R - Residential/Local	2	A - AC	2	270	32	8,640	4/7/2025	60	32	68	0
Lemon	040	Lemon Ave	E/O Elwood Ave	W/O Loraine Ave	R - Residential/Local	3	A - AC	2	1,270	34	43,180	5/6/2025	60	50	48	2
Lochleven	010	Lochleven St.	E/O Forestdale Ave.	W/O Grand Ave.	R - Residential/Local	1	O - AC/AC	2	1,235	33	40,755	3/17/2025	60	67	33	0
Northridge	070	Northridge Ave	E/O Loraine Ave	W/O Treanor Ave	R - Residential/Local	3	A - AC	2	810	32	25,920	5/23/2025	60	29	63	8
Plymouth	070	Plymouth St	W/O Windsor Pl	E/O Bonnie Cove Ave	R - Residential/Local	2	A - AC	2	530	33	17,490	3/25/2025	60	49	36	14
Ranger	010	Ranger Dr.	N/O Newhill Ave.	N/End	R - Residential/Local	1	A - AC	2	315	24	8,505	3/12/2025	60	58	33	9
Remuda	020	Remuda Dr	S/End	S/O Gold Dust	R - Residential/Local	4	A - AC	2	520	29	15,080	5/2/2025	60	37	63	0
Renwick	090	Renwick Rd	E/O Burnaby Dr	E/End	R - Residential/Local	4	A - AC	2	1,335	34	46,250	5/1/2025	60	37	62	1
San Jose	010	San Jose Dr	S/End	S/O Foothill Blvd	R - Residential/Local	3	A - AC	2	1,310	33	43,230	5/23/2025	60	33	65	2
Tate	010	Tate Ave	N/O Lemon Ave	N /End	R - Residential/Local	3	A - AC	2	175	37	6,475	4/1/2025	60	26	64	10
Glendota M	020	Glendota MTN Rd.	S/O Leadora Ave	S/O Sierra Madre Ave	R - Residential/Local	3	A - AC	2	1,185	34	40,290	5/15/2025	61	38	39	24
Hacienda	020	Hacienda Ave	N/O Foothill Blvd-F	S/O Acorn Ln	R - Residential/Local	3	A - AC	2	1,440	32	46,080	5/8/2025	61	72	26	2
Ivy	010	Ivy St.	W/N End	E/O Greer Ave	R - Residential/Local	4	A - AC	2	520	38	19,760	4/21/2025	61	60	38	2
Kenoma	030	Kenoma St	E/O Inverness Ave	E/End	R - Residential/Local	4	A - AC	2	320	40	12,800	5/5/2025	61	42	51	7
Payson	020	Payson St	W/O Bender Ave.	W/O Farber Ave.	R - Residential/Local	2	A - AC	2	505	32	16,160	3/24/2025	61	61	37	2
Pennsylvan	040	Pennsylvan Ave	S/O Carroll Ave.	S/O Foothill Blvd.	R - Residential/Local	1	A - AC	2	630	26	16,380	3/26/2025	61	42	53	5
Petunia	040	Petunia St	E/O Inverness Ave	E/O Bradish Ave	R - Residential/Local	4	A - AC	2	825	38	31,350	5/5/2025	61	48	52	0
Primrose	010	Primrose Pl.	E/O Fuchsia Ave.	E/End	R - Residential/Local	2	A - AC	2	195	34	7,800	4/7/2025	61	39	52	9
Sandalwood	010	Sandalwood Pl	N/O Carroll Ave	N/End	R - Residential/Local	3	A - AC	2	425	40	17,000	5/14/2025	61	41	48	11
Treanor	060	Treanor Ave	N/O Jedburgh St	N/O Heather St	R - Residential/Local	4	A - AC	2	515	37	19,055	5/1/2025	61	44	56	0
Whitcomb	090	Whitcomb	E/O Minnesota Ave.	W/O Cullen Ave.	R - Residential/Local	1	A - AC	2	620	35	21,700	4/28/2025	61	72	27	1
Yucca	030	Yucca Pl	N/O Crown St	N/O Bradford Dr	R - Residential/Local	4	A - AC	2	240	34	8,160	5/1/2025	61	25	58	17
Bennett	010	Bennett Ave	E/O Cullen Ave	W/O Live Oak Ave	R - Residential/Local	3	A - AC	2	1,280	33	42,240	4/8/2025	62	40	54	6
Bennett	020	Bennett Ave	E/O Live Oak Ave	W/O Elwood Ave	R - Residential/Local	3	A - AC	2	1,189	36	42,804	4/15/2025	62	74	23	3

Street ID	Sec ID	Street Name	From	To	Functional Class	Zone	Surface Type	Lanes	L	W	Area	Insp. Date	PCI	% Load	% Climate	% Other
Bradford	020	Bradford Dr	N/O Gladstone St	W/O Willow Ave	R - Residential/Local	4	A - AC	2	1,540	34	52,360	5/1/2025	62	45	49	6
Grand	010	Grand Ave.	N/O Orangepath St	S/O Lockleven St	R - Residential/Local	1	O - AC/AC	2	1,530	26	39,780	3/17/2025	62	55	27	18
Renwick	030	Renwick Rd	E/O Pinkerton Rd	W/O Bruning Ave	R - Residential/Local	4	A - AC	2	505	32	16,160	4/21/2025	62	40	50	10
Reynolds	010	Reynolds Way	N/O Norgate St	S/O Gladstone St.	R - Residential/Local	2	A - AC	2	170	32	5,440	3/24/2025	62	48	38	14
Suffolk	020	Suffolk Pl	S/O Essex St	S/O Dover St	R - Residential/Local	4	O - AC/AC	2	400	34	13,600	5/2/2025	62	37	63	0
Underhill	030	Underhill Dr	N/O Bennett Ave	S/O Cypress Ave	R - Residential/Local	3	A - AC	2	315	33	10,395	5/21/2025	62	51	29	20
Virginia	120	Virginia Ave	E/O Minnesota Ave.	W/O Cullen Ave.	R - Residential/Local	1	A - AC	2	615	35	21,525	4/28/2025	62	40	49	11
Willowgrov	030	Willowgrove Ave	105' N/O Leadora Ave	S/O Sierra Madre Ave	R - Residential/Local	3	A - AC	2	1,015	32	32,480	5/23/2025	62	32	68	0
Chelsea	010	Chelsea Pl	N/O Claraday Ave	S/O Plymouth St	R - Residential/Local	4	A - AC	2	225	31	6,975	5/6/2025	63	37	63	0
Club Vista	010	Club Vista Dr	E/O Amelia Ave	E/End	R - Residential/Local	3	A - AC	2	430	26	11,180	6/4/2025	63	30	70	0
Crown	040	Crown St.	E/O Bradford Dr	W/O Willow Ave.	R - Residential/Local	4	A - AC	2	625	34	21,250	5/1/2025	63	49	40	10
Essex	020	Essex St	E/O Suffolk	E/End	R - Residential/Local	4	O - AC/AC	2	280	34	10,920	5/2/2025	63	0	100	0
Jedburgh	020	Jedburgh St	E/O Treanor Ave	E/O Willow St	R - Residential/Local	4	A - AC	2	670	33	22,110	5/1/2025	63	37	56	7
Jedburgh	030	Jedburgh St	E/O Willow St	W/O Valley Center Ave	R - Residential/Local	4	A - AC	2	615	36	22,140	5/1/2025	63	33	64	3
Oakhart	010	Oakhart Dr	N/O Foothill Blvd	S/O Morgan Ranch Rd	R - Residential/Local	3	A - AC	2	340	38	12,920	5/22/2025	63	50	48	3
Pennsylvan	060	Pennsylvan Ave	N/O Mauna Loa Ave	S/O Colorado Ave	R - Residential/Local	2	O - AC/AC	2	545	33	17,985	3/26/2025	63	53	27	19
Pinewood	010	Pinewood Pl	N/O Carroll Ave	N/End	R - Residential/Local	3	A - AC	2	300	44	13,200	5/14/2025	63	33	67	0
Treanor	040	Treanor Ave	N/O Renwick Rd	N/O Jedburgh St	R - Residential/Local	4	A - AC	2	240	34	8,160	5/1/2025	63	56	44	0
Vermont	040	Vermont Ave	N/O R.R. Tracks	N/O Foothill Blvd.	R - Residential/Local	1	A - AC	2	1,341	40	53,640	3/26/2025	63	57	43	0
Westridge	020	Westridge Ave.	S/O Laxford St.	S/O Newburgh St	R - Residential/Local	2	A - AC	2	300	34	10,200	3/20/2025	63	41	59	0
Willow	010	Willow Ave	N/O Claraday Ave	111' N/O Plymouth St	R - Residential/Local	4	A - AC	2	375	33	12,375	5/6/2025	63	10	90	0
Barranca	030	Barranca Ave	S/O Orangepath(S/e)	S/O Herber St	R - Residential/Local	1	A - AC	2	850	26	22,100	3/17/2025	64	59	28	14
Concord	020	Concord Ln	N/O Camden St	S/O Gladstone St	R - Residential/Local	2	A - AC	2	465	33	15,345	4/7/2025	64	37	46	17
Cumberland	060	Cumberland Rd	E/O Oakhart Dr	E/End	R - Residential/Local	3	A - AC	2	235	39	9,165	5/23/2025	64	46	54	0
Entrada Wa	020	Entrada Way	N/O Prima Vera Rd	S/O Palm Dr	R - Residential/Local	3	A - AC	2	605	39	23,595	5/2/2025	64	33	67	0
Essex	040	Essex St	E/O Lyman Ave	W/O Sunflower Ave	R - Residential/Local	4	A - AC	2	1,100	38	41,800	5/1/2025	64	41	56	3
Haltern	040	Haltern Ave	E/O Center Ave.	E/End	R - Residential/Local	2	O - AC/AC	2	540	36	19,440	4/1/2025	64	55	34	12
Invergarry	020	Invergarry St.	E/O Forestdale Ave.	E/End	R - Residential/Local	1	O - AC/AC	2	110	27	3,850	3/17/2025	64	67	33	0
Inverness	040	Inverness Ave	N/O Kenoma St	175' N/O Kenoma St	R - Residential/Local	4	A - AC	2	175	38	6,650	5/5/2025	64	43	57	0
Jedburgh	010	Jedburgh St	E/O Burnaby Dr.	W/O Treanor Ave	R - Residential/Local	4	A - AC	2	490	34	16,660	5/1/2025	64	30	53	17
Laxford	020	Laxford St.	E/O Westridge Ave.	W/O Bender Ave	R - Residential/Local	2	A - AC	2	465	33	15,345	3/20/2025	64	24	74	2
Lemon	030	Lemon Ave	E/O Glenwood Ave	W/O Elwood Ave	R - Residential/Local	3	O - AC/AC	2	615	34	20,910	4/21/2025	64	51	38	11
Minnesota	020	Minnesota Ave	N/O Lemon Ave.	S/O Ada Ave.	R - Residential/Local	1	A - AC	2	628	33	20,724	5/21/2025	64	65	30	4
Norgate	030	Norgate St.	E/O Nearglen Ave	E/ End	R - Residential/Local	2	A - AC	2	762	33	25,146	3/24/2025	64	49	42	9
Palm	040	Palm Dr	145' W/O Englewild Dr	Loraine Ave	R - Residential/Local	3	A - AC	2	1,365	35	47,775	5/14/2025	64	40	52	9
Plymouth	060	Plymouth St	E/O Willow Ave	74' E/O Chelsea Pl	R - Residential/Local	4	A - AC	2	890	33	29,370	5/6/2025	64	23	65	11
Treanor	070	Treanor Ave	S/O Northridge Ave	S/O Sierra Madre Ave	R - Residential/Local	3	A - AC	2	465	35	16,275	5/23/2025	64	23	61	15
Via Estrel	010	Via Estrellita Ave	N/O Prima Vera Rd	N/End	R - Residential/Local		A - AC	2	170	34	7,480	6/4/2025	64	51	49	0
Burnaby	020	Burnaby Dr	S/O Claraday Ave	S/End	R - Residential/Local	4	A - AC	2	202	34	9,388	5/6/2025	65	26	73	1
Carter	020	Carter Dr.	E/O Grand	E/End	R - Residential/Local	2	O - AC/AC	2	612	36	23,868	3/20/2025	65	64	25	11
Cavan	010	Cavan Ln	W/End	W/O Mullaghboy Rd	R - Residential/Local	3	A - AC	2	250	41	10,250	5/14/2025	65	36	64	0
Cypress	040	Cypress Ave	E/O Humphreys Way	W/O Underhill Dr	R - Residential/Local	3	A - AC	2	1,740	33	57,420	5/22/2025	65	24	54	22
Dover	040	Dover St.	E/O Bradford Dr	W/O Willow Ave	R - Residential/Local	4	A - AC	2	770	34	26,180	5/1/2025	65	35	48	17
Groveton	020	Groveton	N/O Linfield St	N/End	R - Residential/Local	4	A - AC	2	175	45	7,875	5/5/2025	65	45	55	0
Hawk	010	Hawk Ln	S/O Sypress Ave	S/End	R - Residential/Local	3	A - AC	2	175	39	6,825	5/21/2025	65	34	66	0
Heather	030	Heather St.	E/O Willow Ave	E/End	R - Residential/Local	4	A - AC	2	395	39	15,405	5/1/2025	65	46	54	0
Kilnaleck	010	Kilnaleck Ln	W/End	W/O Mullaghboy Rd	R - Residential/Local	3	A - AC	2	260	41	10,660	5/14/2025	65	28	63	9
Minnesota	060	Minnesota Ave	N/O Foothill Blvd.	S/O Dalton Ave	R - Residential/Local	1	A - AC	2	320	26	8,320	5/7/2025	65	60	40	0
Newhaven-C	010	Newhaven Ct	N/O Camden St	N/End	R - Residential/Local	2	A - AC	2	235	37	8,695	4/7/2025	65	40	60	0
Northridge	080	Northridge Ave	W/End	W/O Glendora MT Rd	R - Residential/Local	3	A - AC	2	150	40	6,000	5/15/2025	65	53	22	24
Vista Boni	060	Vista Bonita Ave.	N/O Glendora Ave	S/O Ada Ave.	R - Residential/Local	1	A - AC	2	392	45	17,640	4/15/2025	65	83	15	2
Ada	040	Ada Ave	E/O Loraine Ave	240' E/O Walnut Ave	R - Residential/Local	3	O - AC/AC	2	1,325	34	45,050	5/20/2025	66	55	38	6
Bender	060	Bender Ave.	N/O Dawson Ave	N/O Dawson Ct	R - Residential/Local	2	O - AC/AC	2	285	25	7,125	3/27/2025	66	69	29	1
Bradley	020	Bradley Ct.	S/O Dover St	S/End	R - Residential/Local	4	O - AC/AC	2	195	40	7,800	5/2/2025	66	36	64	0
Bridwell	020	Bridwell St.	E/O Forestdale Ave.	E/End	R - Residential/Local	1	O - AC/AC	2	275	24	8,854	3/17/2025	66	63	36	2
Burnaby	030	Burnaby Dr	S/O Steffan St	S/O Carroll Ave	R - Residential/Local	3	A - AC	2	545	35	19,075	5/20/2025	66	30	66	4
California	010	California Ave.	N/O Carroll Ave.	S/O Foothill Blvd.	R - Residential/Local	1	A - AC	2	610	26	15,860	3/13/2025	66	51	19	30
Camden	030	Camden St.	W/ Concord Ln	W/O Payson St	R - Residential/Local	2	A - AC	2	704	32	22,528	3/25/2025	66	68	28	5
Candish	030	Candish Ave	N/O Gladstone St	N/End	R - Residential/Local	4	A - AC	2	175	38	6,650	5/1/2025	66	25	55	20
Cumberland	050	Cumberland Rd	E/O Morgan Ranch Rd	E/End	R - Residential/Local	3	A - AC	2	400	37	14,800	5/21/2025	66	50	46	4
Dawson Ct	010	Dawson Ct.	E/O Bender	E/End	R - Residential/Local	2	O - AC/AC	2	815	27	22,005	3/27/2025	66	46	51	2
Forestdale	040	Forestdale Ave.	N/O Mauna Loa Ave.	S/O Bagnall St	R - Residential/Local	2	A - AC	2	820	38	31,160	3/18/2025	66	31	41	28
Ivy	020	Ivy St.	W/End	W/O Candish Ave	R - Residential/Local	4	A - AC	2	330	40	13,200	5/1/2025	66	49	51	0
Leeside St	010	Leeside St.	E/O Forestdale Ave.	E/End	R - Residential/Local	1	O - AC/AC	2	240	24	7,104	3/17/2025	66	59	41	0
Mullaghboy	010	Mullaghboy Rd	N/O Palm Dr	N/End	R - Residential/Local	3	A - AC	2	1,280	36	46,080	5/14/2025	66	39	60	1
Palm	030	Palm Dr	E/O Live Oak Ave	145' W/O Englewild Dr	R - Residential/Local	3	A - AC	2	1,305	33	43,065	5/2/2025	66	26	69	6
Pennsylvan	010	Pennsylvan Ave	115'S/Leeside St.	S/O Ada Ave.	R - Residential/Local	1	O - AC/AC	2	645	33	21,285	3/26/2025	66	20	42	38
Redwood	020	Redwood Dr	W/O Glengrove Ave	W/ End	R - Residential/Local	3	A - AC	2	175	36	6,300	5/9/2025	66	0	100	0
Route66	060	Route66	W/End	593' E/O Barranca Ave.	R - Residential/Local	1	A - AC	2	593	25	14,825	3/18/2025	66	35	63	1
Verdugo	010	Verdugo Ave	N/O Foothill Blvd-F	S/O Acorn Ln	R - Residential/Local	3	A - AC	2	1,450	32	46,400	5/8/2025	66	55	32	13
Worthy	010	Worthy Dr	N/O Ada	N/End	R - Residential/Local	3	O - AC/AC	2	195	37	7,215	5/20/2025	66	51	37	12

Street ID	Sec ID	Street Name	From	To	Functional Class	Zone	Surface Type	Lanes	L	W	Area	Insp. Date	PCI	% Load	% Climate	% Other
Armstead	010	Armstead St.	W/O Prospero Dr.	E/O Citrus Edge St	R - Residential/Local	2	O - AC/AC	2	296	32	9,472	3/18/2025	67	14	86	0
Bagnall	010	Bagnall St	E/O Barranca Ave-F	E/End	R - Residential/Local	2	A - AC	2	575	26	17,250	3/18/2025	67	52	45	3
Country CD	030	Country Club Dr.	E/O Inverness Pl	W/O Amelia Ave	R - Residential/Local	3	A - AC	2	915	28	25,620	5/9/2025	67	40	60	0
Danehurst	020	Danehurst Ave	S/O Juanita Ave	S/End	R - Residential/Local	2	O - AC/AC	2	255	32	9,180	3/24/2025	67	48	48	5
Danton	010	Danton Dr.	E/O Baldy Vista Ave	W/End	R - Residential/Local	1	O - AC/AC	2	405	30	12,150	3/5/2025	67	52	20	28
Duell	090	Duell St	E/O Bradish Ave	W/O Amelia Ave	R - Residential/Local	4	A - AC	2	250	46	11,500	5/5/2025	67	54	46	0
Essex	060	Essex St	E/O Bradford Dr	W/O Willow Ave	R - Residential/Local	4	A - AC	2	845	34	28,730	5/1/2025	67	21	63	16
Flamingo	020	Flamingo St	E/O Loraine Ave	E/End	R - Residential/Local	3	A - AC	2	530	40	21,200	5/14/2025	67	60	40	0
Glengrove	010	Glengrove Ave	S/O Foothill Blvd	Redwood Dr	R - Residential/Local	3	A - AC	2	499	36	18,964	5/9/2025	67	21	79	0
Oak Knoll	020	Oak Knoll Dr	W/O Oak Tree Dr	E/O Highland Dr	R - Residential/Local	3	O - AC/AC	2	490	34	16,660	5/15/2025	67	65	33	2
Oak Tree	010	Oak Tree Dr	N/O Foothill Blvd	S/O Oak Knoll Dr	R - Residential/Local	3	O - AC/AC	2	2,215	34	75,310	5/15/2025	67	53	44	4
Shady Glen	010	Shady Glen Dr.	N/O Gaillard St	S/O Dawson Ave.	R - Residential/Local	2	A - AC	2	400	34	13,600	3/24/2025	67	34	66	0
Sheelin	010	Sheelin Ln	W/End	W/O Mullaghboy Rd	R - Residential/Local	3	A - AC	2	255	41	10,455	5/14/2025	67	32	66	2
Shenandoah	010	Shenandoah Ln	E/O Oakhart Dr	E/End	R - Residential/Local	3	A - AC	2	295	38	11,210	5/23/2025	67	44	56	0
Valiant	040	Valiant St	E/O Oakland Rd	W/O Morgan Ranch Rd	R - Residential/Local	3	A - AC	2	715	36	25,740	5/8/2025	67	61	38	2
Wagonwheel	020	Wagonwheel Rd	E/O Cimmeron TRL	W/O Hacienda Ave	R - Residential/Local	3	A - AC	2	300	33	9,900	5/15/2025	67	57	31	12
Westridge	050	Westridge Ave.	N/O Dawson Ave.	N/End	R - Residential/Local	2	A - AC	2	152	30	4,560	3/27/2025	67	28	62	10
Barranca	140	Barranca Ave	130'S/Orangepath St.	S/O Orangepath St.	R - Residential/Local	1	A - AC	2	130	26	3,380	3/17/2025	68	23	41	35
Big Dalton	010	Big Dalton Canyon Rd	E/ Glendora Mountain Rd	Gate	R - Residential/Local	3	A - AC	2	6,090	37	225,330	5/8/2025	68	52	26	22
Boulder Sp	020	Boulder Springs Dr	E/O Glendora MTR	105' E/O Glendora MTR	R - Residential/Local	3	A - AC	2	105	32	3,360	5/8/2025	68	48	52	0
Brightview	040	Brightview Dr.	N/O Mauna Loa Ave	S/O Bagnall St	R - Residential/Local	2	A - AC	2	825	28	23,100	3/18/2025	68	57	34	8
Citrus Edg	010	Citrus Edge St.	N/O Armstead St.	NW/End	R - Residential/Local	2	O - AC/AC	2	650	28	18,200	3/18/2025	68	23	77	0
Cordelia	010	Cordelia Ave	N/O Deserta Dr	140' N/O Petunia St	R - Residential/Local	4	A - AC	2	290	29	8,410	5/2/2025	68	0	100	0
Cypress	020	Cypress Ave	E/O Live Oak Ave	N.E / End	R - Residential/Local	3	A - AC	2	660	35	23,100	5/21/2025	68	23	75	2
Dornie St.	010	Dornie St.	E/O Brightview Dr.	E/End	R - Residential/Local	1	O - AC/AC	2	475	22	11,400	3/17/2025	68	34	34	32
Elmgrove	010	Elmgrove Dr	W/O Glendora MTR	N/O Underhill Dr	R - Residential/Local	3	A - AC	2	765	26	19,890	5/21/2025	68	33	62	6
Invergarry	030	Invergarry St.	E/O Brightview Dr.	E/End	R - Residential/Local	1	O - AC/AC	2	380	22	9,500	3/17/2025	68	55	45	0
Oakwood	010	Oakwood Ave	220' S/O Elwood Ave	S/O Leadora Ave	R - Residential/Local	3	A - AC	2	735	35	25,725	5/21/2025	68	39	50	11
Payson	070	Payson St	W/ End	W/O Bonnie Cove Ave.	R - Residential/Local	2	A - AC	2	900	34	30,600	3/25/2025	68	40	49	12
Prima Vera	020	Prima Vera Rd	160' W/O Entrada Way	E/O Entrada Way	R - Residential/Local	3	A - AC	2	202	39	7,878	5/2/2025	68	40	60	0
Treanor	020	Treanor Ave	N/O Claraday Ave	S/O Juanita Ave	R - Residential/Local	4	A - AC	2	615	36	22,140	5/6/2025	68	30	64	6
Underhill	040	Underhill Dr	S/O Cypress Ave	S/O Elmgrove Dr	R - Residential/Local	3	A - AC	2	620	37	22,940	5/21/2025	68	34	66	0
Allen	010	Allen Ave	W/End	W/O Morpath Ln	R - Residential/Local	4	O - AC/AC	2	385	35	13,475	5/1/2025	69	14	63	23
Charvers	010	Charvers Ave	S/O Gaillard St	S/End	R - Residential/Local	2	A - AC	2	125	26	3,250	3/20/2025	69	60	40	0
Elmgrove	020	Elmgrove Dr	N/O Underhill Dr	S/O Comstock Ave	R - Residential/Local	3	A - AC	2	160	36	5,760	5/21/2025	69	10	90	0
Heritage	010	Heritage Pl	N/O Juanita Ave	N/End	R - Residential/Local	2	A - AC	2	450	36	16,200	3/25/2025	69	37	63	0
Highland	010	Highland Dr	N/O Oak Knoll Dr	N/End	R - Residential/Local	3	O - AC/AC	2	575	36	20,700	5/15/2025	69	38	34	28
Kenoma	020	Kenoma St	E/O Lone Hill Ave	W/O Inverness Ave	R - Residential/Local	4	A - AC	2	1,405	32	44,960	5/2/2025	69	38	61	1
Minnesota	080	Minnesota Ave	N/O Bennett Av	N/O Whitcomb Ave.	R - Residential/Local	1	A - AC	2	660	34	22,440	5/7/2025	69	49	51	1
Myrtle Ave	010	Myrtle Ave.	E/O Minnesota Ave.	W/O Cullen Ave.	R - Residential/Local	1	O - AC/AC	2	630	33	20,790	4/1/2025	69	72	24	4
Payson	030	Payson St	E/O Sunflower Ave	W/O Candish Ave	R - Residential/Local	4	A - AC	2	475	34	16,150	5/1/2025	69	35	65	0
Prima Vera	010	Prima Vera Rd	100' S/O Via Estrellit	160' W/O Entrada Way	R - Residential/Local	3	A - AC	2	700	33	23,100	5/2/2025	69	35	65	0
Wagonwheel	010	Wagonwheel Rd	E/O Rodeo Rd	E/O Cimmeron TRL	R - Residential/Local	3	A - AC	2	335	38	12,730	5/15/2025	69	39	61	0
Whitcomb	040	Whitcomb	E/O Elwood Ave	W/O Loraine Ave	R - Residential/Local	3	A - AC	2	1,425	33	47,025	5/21/2025	69	29	56	15
Woodcroft	010	Woodcroft Ave	E/O Prospero Dr.	W/O Vecino Ave.	R - Residential/Local	2	A - AC	2	500	34	17,000	3/20/2025	69	24	71	5
Allen	020	Allen Ave	W/O Morpath Ln	W/O Valley Center	R - Residential/Local	4	A - AC	2	775	36	27,900	5/1/2025	70	17	39	44
Cedarwood	010	Cedarwood Ave	N/O Carroll Ave	S/O Foothill Blvd	R - Residential/Local	3	A - AC	2	470	39	18,330	5/14/2025	70	17	83	0
Comstock	030	Comstock Ave	E/O Oakwood Ave	W/O Loraine Ave	R - Residential/Local	3	A - AC	2	1,360	33	44,880	5/21/2025	70	24	56	21
Dover	030	Dover St.	E/O Lyman Ave	S.E./End	R - Residential/Local	4	A - AC	2	465	41	19,065	5/1/2025	70	33	66	1
Fountain S	030	Fountain Springs Ln	N/O Sierra Madre Ave	S/O Hidden Springs Ln	R - Residential/Local	3	A - AC	2	655	38	24,890	5/2/2025	70	28	69	2
Lindsay	010	Lindsay Way	W/End	W/O Amelia Ave	R - Residential/Local	4	A - AC	2	225	44	9,900	5/9/2025	70	26	74	0
Oakland	010	Oakland Rd	N/O Morgan Ranch Rd	W/O Meadow Brook Ln	R - Residential/Local	3	A - AC	2	340	38	12,920	5/22/2025	70	10	63	27
Pebble Spr	010	Pebble Springs Ln	W/End	W/O Fountain Spring Ln	R - Residential/Local	3	A - AC	2	665	36	23,940	5/2/2025	70	35	65	0
Pinehurst	010	Pinehurst St	E/O Lone Hill Ave	E/End	R - Residential/Local	3	A - AC	2	174	34	6,176	5/9/2025	70	5	70	24
Roundup	010	Roundup Rd	N/O Pallopinto Ave	W/O Hacienda Ave	R - Residential/Local	3	A - AC	2	1,775	33	58,575	5/15/2025	70	37	55	8
Willow Spr	030	Willow Springs Ln	N/O Palm Dr	N/End	R - Residential/Local	3	A - AC	2	220	39	8,580	5/8/2025	70	42	58	0
Zara	010	Zara St	E/O Valley Center	W/O Sellers St	R - Residential/Local	3	A - AC	2	1,105	35	38,675	5/13/2025	70	26	32	41
Burnaby	070	Burnaby Dr	N/O Gladstone St	N/End	R - Residential/Local	4	A - AC	2	385	35	13,475	5/1/2025	71	0	100	0
Cimmeron	020	Cimmeron TRL	N/O Pallopinto Ave	S/O Wagonweel Rd	R - Residential/Local	3	A - AC	2	555	34	18,870	5/15/2025	71	30	70	0
Entrada Wa	010	Entrada Way	N/O Sierra Madre Ave	S/O Huerta Verde Rd	R - Residential/Local	3	A - AC	2	315	33	10,395	5/2/2025	71	33	54	13
Indian Spr	030	Indian Springs Dr.	W/End	W/O Quail Springs Path	R - Residential/Local	3	A - AC	2	310	37	11,470	5/8/2025	71	26	74	0
Ivy	030	Ivy St.	E/O Candish Ave	W/O Burnaby Dr.	R - Residential/Local	4	A - AC	2	110	34	3,740	5/1/2025	71	34	60	6
Pebble Spr	020	Pebble Springs Ln	E/O Fountain Springs Ln	E/End	R - Residential/Local	3	A - AC	2	510	37	18,870	5/2/2025	71	28	72	0
Petunia	030	Petunia St	E/O Lone Hill Ave	E/O Inverness Ave	R - Residential/Local	4	O - AC/AC	2	1,463	36	52,668	5/5/2025	71	41	54	4
Prairie	010	Prairie PL	N/O Roundup Rd	N/End	R - Residential/Local	3	A - AC	2	170	41	6,970	5/15/2025	71	0	63	37
Prospero	010	Prospero Dr.	N/O Bonita Ave.	N/O Woodcraft Ave	R - Residential/Local	2	A - AC	2	530	34	18,020	3/20/2025	71	65	29	5
Prospero	030	Prospero Dr.	S/O Armstead St	S/O Alford St.	R - Residential/Local	2	O - AC/AC	2	730	32	23,360	3/19/2025	71	6	94	0
Tressy	010	Tressy Ave	N/O Petunia St	S/O Kenoma St	R - Residential/Local	4	O - AC/AC	2	772	32	24,704	5/5/2025	71	44	56	0
Yucca	020	Yucca Pl	N/O Essex St	S/O Dover St	R - Residential/Local	4	A - AC	2	210	34	7,140	5/1/2025	71	12	88	0
Country CD	045	Country Club Dr.	Wildwood Ranch Rd	N/O Country Club Dr Knuckle (S)	R - Residential/Local	3	O - AC/AC	2	3,040	33	100,320	5/5/2025	72	44	51	5
Danehurst	040	Danehurst Ave	N/O Tedrow Dr	N/End	R - Residential/Local	2	O - AC/AC	2	470	22	12,690	4/7/2025	72	27	37	36

Street ID	Sec ID	Street Name	From	To	Functional Class	Zone	Surface Type	Lanes	L	W	Area	Insp. Date	PCI	% Load	% Climate	% Other
Duell	030	Duell St	W/End	W/O Tressy Ave	R - Residential/Local	4	O - AC/AC	2	440	28	12,320	5/5/2025	72	31	65	4
Fleetwood	010	Fleetwood Pl	E/O Grand Ave.	E/End	R - Residential/Local	2	O - AC/AC	2	612	32	21,420	3/20/2025	72	47	53	0
Hampton	010	Hampton St	W/End	W/O Sunflower Ave	R - Residential/Local	4	A - AC	2	325	35	11,375	5/1/2025	72	42	58	0
Heather	010	Heather St.	W/End	E/O Candish Ave	R - Residential/Local	4	A - AC	2	415	39	16,185	5/1/2025	72	21	79	0
Hidden Spr	010	Hidden Springs Ln	E/O Loraine Ave	300' E/O Fountain Spring	R - Residential/Local	3	A - AC	2	2,290	37	84,730	5/2/2025	72	33	59	8
Linfield	060	Linfield St	W/End	W/O Tressy Ave	R - Residential/Local	4	O - AC/AC	2	435	28	12,180	5/5/2025	72	31	69	0
Renwick	080	Renwick Rd	E/O Sunflower Ave	W/O Candish	R - Residential/Local	4	A - AC	2	480	35	16,800	5/1/2025	72	35	65	0
Verano	010	Verano Dr	N/O Prima Vera Rd	S/O Calabria Dr	R - Residential/Local	3	A - AC	2	385	33	12,705	5/2/2025	72	26	74	0
Bradford	010	Bradford Dr	N/O Claraday Ave	N/End	R - Residential/Local	4	A - AC	2	408	38	15,504	5/6/2025	73	15	85	0
Burnaby A	020	Burnaby Ave	N/O Baxter Dr	S/O Comstock Ave	R - Residential/Local	3	A - AC	2	510	33	16,830	5/23/2025	73	21	79	0
Dalton St.	010	Dalton St.	E/O Barranca Ave.	W/O Wildwood Ave.	R - Residential/Local	1	O - AC/AC	2	840	27	22,680	3/13/2025	73	62	38	0
Essex	050	Essex St	E/O Sunflower Ave	E/End	R - Residential/Local	4	A - AC	2	594	32	20,408	5/1/2025	73	0	100	0
Farber	030	Farber Ave	N/O Base Line Rd-F	N/End	R - Residential/Local	2	O - AC/AC	2	445	24	11,915	4/7/2025	73	0	100	0
Gordon	010	Gordon Ave	N/O Roundup Rd	S/O Foothill Blvd	R - Residential/Local	3	A - AC	2	440	33	14,520	5/15/2025	73	0	74	26
Huerta Ver	020	Huerta Verde Rd	280' E/O Live Oak Ave	190' E/O Entrada Way	R - Residential/Local	3	A - AC	2	1,160	34	39,440	5/2/2025	73	19	75	6
Inverness	020	Inverness Ave	S/O Country Club Dr	430' N/O Pinehurst St	R - Residential/Local	3	O - AC/AC	2	800	34	27,200	5/9/2025	73	34	66	0
Sycamore	020	Sycamore Ave	E/O Cullen Ave	W/O Glenwood Ave	R - Residential/Local	3	O - AC/AC	2	1,930	33	63,690	4/1/2025	73	52	15	32
Wildwood	020	Wildwood Ave.	N/O Foothill Blvd.	N/End	R - Residential/Local	1	A - AC	2	530	29	15,370	3/13/2025	73	30	70	0
Willow Spr	020	Willow Springs Ln	S/End	S/O Sierra Madre Ave	R - Residential/Local	3	A - AC	2	395	32	13,990	5/23/2025	73	28	72	0
Caballo	020	Caballo Ave	S/O Linfield St	S/End	R - Residential/Local	4	A - AC	2	410	27	11,070	5/2/2025	74	20	80	0
Country CD	010	Country Club Dr.	W/End	W/O Country Club Rd	R - Residential/Local	3	A - AC	2	654	27	17,658	5/9/2025	74	20	80	0
Cypress	030	Cypress Ave	E/O Elwood Ave	E/End	R - Residential/Local	3	O - AC/AC	2	1,135	34	38,590	5/21/2025	74	43	52	6
Deserta	010	Deserta Dr	120' W/O Lope Ln	E/O Cordelia Ave	R - Residential/Local	4	O - AC/AC	2	655	33	21,615	5/2/2025	74	25	75	0
Heber St.	030	Heber St.	E/O Brightview Dr.	W/O Grand Ave.	R - Residential/Local	1	O - AC/AC	2	545	26	14,170	3/17/2025	74	29	71	0
Laurel	030	Laurel Ave	E/O Live Oak Ave	E/End	R - Residential/Local	3	O - AC/AC	2	520	36	18,720	4/15/2025	74	12	88	0
Newburgh	020	Newburgh St.	W/O Westridge Ave	W/O Bender Ave.	R - Residential/Local	2	A - AC	2	525	33	17,325	3/20/2025	74	12	68	20
Queen Anne	010	Queen Anne Ct	N/O Crown St	N/End	R - Residential/Local	4	A - AC	2	120	47	5,640	5/1/2025	74	0	100	0
Tressy	020	Tressy Ave	N/O Kenoma St	N/End	R - Residential/Local	4	O - AC/AC	2	720	27	19,440	5/5/2025	74	30	70	0
Vista Boni	050	Vista Bonita Ave.	N/O Leadora Ave.	S/O Sierra Madre Ave.	R - Residential/Local	1	A - AC	2	1,300	26	33,800	4/28/2025	74	28	72	0
Alford	020	Alford St.	W/O Prospero Dr.	E/O Forestdale Ave	R - Residential/Local	2	O - AC/AC	2	875	32	28,000	3/19/2025	75	67	33	0
Base Line	060	Base Line Rd	110' W/O Inverness Ave	W/O Amelia Ave	R - Residential/Local	4	O - AC/AC	2	1,295	36	46,620	5/9/2025	75	32	64	4
Candish	020	Candish Ave	S/O Renwick Rd	S/O Heather St	R - Residential/Local	4	A - AC	2	810	34	27,540	5/1/2025	75	33	67	0
Dalton St.	020	Dalton St.	E/O Minnesota Ave.	W/O Cullen Ave.	R - Residential/Local	1	A - AC	2	650	26	16,900	5/7/2025	75	41	59	0
Juanita	050	Juanita Ave	85' W/O Bramhall Ave	W/O Bonnie Cove Ave	R - Residential/Local	2	A - AC	2	847	36	30,492	3/25/2025	75	32	41	27
Kirkwall	010	Kirkwall Rd	E/O Grand Ave. F	W/O Farber Ave	R - Residential/Local	2	A - AC	2	1,100	26	28,600	3/24/2025	75	44	56	0
Linfield	070	Linfield St	E/O Glengrove Ave	E/End	R - Residential/Local	4	O - AC/AC	2	400	27	10,800	5/5/2025	75	28	72	0
Wales	010	Wales Ave	N/O Essex St	N/End	R - Residential/Local	4	A - AC	2	620	37	22,940	5/1/2025	75	27	73	0
York	010	York Ave	N/O Essex Ave	140' N/O Crown St	R - Residential/Local	4	A - AC	2	735	36	26,460	5/1/2025	75	27	73	0
Burnaby	010	Burnaby Dr	N/O Ada Ave	N/End	R - Residential/Local	3	O - AC/AC	2	195	37	7,215	5/20/2025	76	40	50	9
Caballo	030	Caballo Ave	N/O Linfield St	N/End	R - Residential/Local	4	A - AC	2	605	28	16,940	5/2/2025	76	18	76	6
Calder Dr.	010	Calder Dr.	N/O Lochleven St.	N/End	R - Residential/Local	1	O - AC/AC	2	440	23	11,000	3/17/2025	76	49	45	6
Carroll	030	Carroll Ave	E/O Elwood Ave	E/O Cedarwood Ave	R - Residential/Local	3	A - AC	2	980	38	37,240	5/14/2025	76	15	85	0
Country CR	010	Country Club Rd	S/O Country Club Dr	N/O Pinehurst St	R - Residential/Local	3	O - AC/AC	2	350	33	11,550	5/9/2025	76	30	70	0
Crown	020	Crown St.	E/O Lyman Ave	W/O York Ave	R - Residential/Local	4	A - AC	2	586	34	19,924	5/1/2025	76	0	100	0
Indian Spr	010	Indian Springs Dr.	E/O Quail Springs Path	W/O Fawn Springs Ln	R - Residential/Local	3	A - AC	2	1,040	31	32,240	5/8/2025	76	17	83	0
Kregmont	030	Kregmont Dr	N/O Palm Dr	N/O Rose Dr	R - Residential/Local	3	A - AC	1	1,293	17	21,981	5/2/2025	76	10	76	14
Meadow Bro	010	Meadow Brook Ln	E/O Oakland Rd	E/End	R - Residential/Local	3	A - AC	2	260	39	10,140	5/22/2025	76	16	84	0
Santa Fe	040	Santa Fe Ave	N/O Colorado Ave	S/O Route 66	R - Residential/Local	2	A - AC	2	685	36	24,660	3/26/2025	76	68	18	14
Ada	020	Ada Ave	E/O Glenwood Ave	W/O Elwood Ave	R - Residential/Local	3	A - AC	2	615	34	20,910	4/21/2025	77	9	75	16
Baxter	010	Baxter Dr	E/O Humphreys Way	W/O Underhill Dr	R - Residential/Local	3	O - AC/AC	2	1,520	33	50,160	5/23/2025	77	4	73	23
Bridwell	030	Bridwell St.	E/O Brightview Dr.	E/End	R - Residential/Local	1	O - AC/AC	2	240	25	7,200	3/17/2025	77	46	54	0
Catherine	030	Catherine Park Dr	1580' N/O Forest Oak Dr	E/O Valley Center	R - Residential/Local	3	O - AC/AC	2	600	34	20,400	5/13/2025	77	38	53	9
Compromise	010	Compromise Line Rd	W/O Valley Center	N/O Route 66	R - Residential/Local	3	O - AC/AC	2	1,475	40	59,000	5/13/2025	77	4	81	15
Country CD	046	Country Club Dr.	N/O Country Club Dr Knuckle (S)	W/ End	R - Residential/Local	3	A - AC	2	280	30	8,400	5/5/2025	77	10	90	0
La Quinta	010	La Quinta Dr	N/O Country Club Dr	N/End	R - Residential/Local	3	A - AC	2	445	36	16,020	5/9/2025	77	34	66	0
Millburgh	010	Millburgh Ave	E/O Prospero Dr.	W/O Vecino Ave.	R - Residential/Local	2	A - AC	2	495	34	16,830	3/20/2025	77	22	70	8
Whitcomb	020	Whitcomb	W/End	W/O Grand Ave.	R - Residential/Local	1	A - AC	2	905	34	32,580	3/12/2025	77	11	23	66
Yucca R	010	Yucca Ridge	N/O Leadora Ave	S/O Sierra Madre Ave	R - Residential/Local	1	A - AC	2	1,280	22	28,160	3/5/2025	77	56	42	1
Alford	010	Alford St.	E/O Barranca Ave.F	E/End	R - Residential/Local	2	O - AC/AC	2	485	26	15,035	3/19/2025	78	63	37	0
Calabria	010	Calabria Dr	W/end	E/end	R - Residential/Local	3	A - AC	2	485	41	19,885	5/2/2025	78	19	81	0
Canyon Spr	010	Canyon Springs Dr	E/O Fountain Springs Ln	W/O Dalton Springs Ln	R - Residential/Local	3	A - AC	2	285	34	9,690	5/8/2025	78	26	74	0
Carter	050	Carter Dr.	E/O Danehurst Ave.	W/O Glendora ave.	R - Residential/Local	2	A - AC	2	170	37	6,290	4/7/2025	78	40	51	9
Country CD	020	Country Club Dr.	E/O Country Club Rd.	W/O Inverness Pl	R - Residential/Local	3	A - AC	2	670	27	18,090	5/9/2025	78	0	100	0
Delay	010	Delay Ave.	N/O Gladstone St	N/O Dike St	R - Residential/Local	2	O - AC/AC	2	1,150	33	37,950	3/20/2025	78	22	78	0
Farber	020	Farber Ave	S/O Base Line Rd	S/End	R - Residential/Local	2	O - AC/AC	2	350	26	11,550	4/7/2025	78	30	42	29
Fawn Sprin	010	Fawn Springs Ln	N/O Hidden Springs Ln	S/O Palm Dr	R - Residential/Local	3	A - AC	2	585	36	21,060	5/8/2025	78	32	68	0
Flamingo	010	Flamingo St	E/O Kregmont Dr	E/End	R - Residential/Local	3	A - AC	2	740	35	25,900	5/14/2025	78	17	43	40
Forestdale	020	Forestdale Ave.	N/O Route66	S/O Lochleven St.	R - Residential/Local	1	O - AC/AC	2	1,690	37	62,530	3/17/2025	78	54	38	9
Indian Spr	020	Indian Springs Dr.	E/O Fawn SpringsLn	E/End	R - Residential/Local	3	A - AC	2	630	35	22,050	5/8/2025	78	28	72	0
Inverness	010	Inverness Ave	N/O Base Line Rd	N/End	R - Residential/Local	4	O - AC/AC	2	345	37	12,765	5/9/2025	78	0	100	0
Myrtle	010	Myrtle Ave	E/O Cullen	W/O Glenwood Ave	R - Residential/Local	3	O - AC/AC	2	1,945	34	66,130	4/1/2025	78	0	72	28

Street ID	Sec ID	Street Name	From	To	Functional Class	Zone	Surface Type	Lanes	L	W	Area	Insp. Date	PCI	% Load	% Climate	% Other
Orangpath	020	Orangpath St.	E/O Forestdale Ave.	W/O Grand Ave.	R - Residential/Local	1	A - AC	2	1,045	32	33,440	3/17/2025	78	34	66	0
Plymouth	080	Plymouth St	W/O Bruning Ave	E/O Greer Ave	R - Residential/Local	4	O - AC/AC	2	1,170	37	43,290	4/21/2025	78	0	100	0
Amelia-F	010	Amelia-Frontage	N/O Base Line Rd	N/End	R - Residential/Local	4	O - AC/AC	2	427	25	11,675	5/9/2025	79	0	100	0
Caballo	010	Caballo Ave	N/O Deserta Dr	N/End	R - Residential/Local	4	A - AC	2	265	28	7,420	5/2/2025	79	35	65	0
Coronet	010	Coronet St	E/O Kregmont Dr	E/End	R - Residential/Local	3	A - AC	2	740	38	28,120	5/14/2025	79	0	100	0
Dalton Spr	010	Dalton Springs Ln	W/O Canyon Springs Dr	S/O Boulder Springs Ln	R - Residential/Local	3	A - AC	2	490	33	16,170	5/8/2025	79	23	77	0
Danecroft	010	Danecroft Ave	N/O Kenoma St	S/O Inola St	R - Residential/Local	4	O - AC/AC	2	490	29	14,210	5/5/2025	79	40	60	0
Fountain S	040	Fountain Springs Ln	S/O Canyon Springs Dr	S/O Boulder Springs Dr	R - Residential/Local	3	A - AC	2	475	33	15,675	5/8/2025	79	17	82	2
Greer	030	Greer Ave	N/O Plymouth St	S/O Newburgh St	R - Residential/Local	4	O - AC/AC	2	230	33	7,590	4/21/2025	79	4	96	0
Invergarry	010	Invergarry St.	W/End	W/O Forestdale Ave.	R - Residential/Local	1	O - AC/AC	2	845	29	24,505	3/17/2025	79	36	59	5
Rodeo	010	Rodeo Rd	N/O Pallopinto Ave	W/O Wagonwheel Rd	R - Residential/Local	3	A - AC	2	1,035	33	34,155	5/15/2025	79	12	77	11
Sycamore	010	Sycamore Ave	E/O Minnesota Ave.	W/O Cullen Ave.	R - Residential/Local	1	O - AC/AC	2	630	33	20,790	4/1/2025	79	0	74	26
Treanor	010	Treanor Ave	N/O Ada Ave	N/End	R - Residential/Local	3	O - AC/AC	2	195	37	7,215	5/20/2025	79	41	59	0
Vermont	070	Vermont Ave	N/O Bennett Ave.	S/O Leadora Ave.	R - Residential/Local	1	A - AC	2	1,275	27	34,425	4/14/2025	79	26	74	0
Virginia	080	Virginia Ave	E/O Crestview Dr	E/End	R - Residential/Local	3	A - AC	2	400	35	14,000	5/21/2025	79	21	79	0
Barranca	020	Barranca Ave	N/O Hollyvale St	N/O Bagnall St	R - Residential/Local	2	A - AC	2	308	26	8,008	3/18/2025	80	36	64	0
Becklee	010	Becklee Rd	E/O Kregmont Dr	E/End	R - Residential/Local	3	A - AC	2	570	22	12,540	5/14/2025	80	3	97	0
Boulder Sp	010	Boulder Springs Dr	E/O Fountain Springs Ln	W/O Glendora MTR	R - Residential/Local	3	A - AC	2	620	32	19,840	5/8/2025	80	33	67	0
Canterbury	010	Canterbury Ln	E/O Country Club Rd	E/End	R - Residential/Local	3	O - AC/AC	2	535	36	19,260	5/9/2025	80	20	80	0
Carroll	010	Carroll Ave	E/O Cullen Ave	W/O Glenwood Ave	R - Residential/Local	3	O - AC/AC	2	1,950	33	64,350	4/1/2025	80	4	20	76
Chippendal	010	Chippendal Ave	N/O Base Line Rd	N/End	R - Residential/Local	4	O - AC/AC	2	370	36	13,320	5/9/2025	80	8	92	0
Cordelia	020	Cordelia Ave	N/O Linfield St	605' N/O Kenoma St	R - Residential/Local	4	A - AC	2	605	35	21,175	5/2/2025	80	38	56	6
Dalton Spr	020	Dalton Springs Ln	S/O Boulder Springs Ln	N/O Fountain Springs Ln	R - Residential/Local	3	A - AC	2	820	34	27,880	5/8/2025	80	23	77	0
Dawson	010	Dawson Ave.	E/O Grand Ave	53'E/O Pennsylvania Ave	R - Residential/Local	2	A - AC	2	1,500	34	51,000	3/27/2025	80	32	48	19
Essex	030	Essex St	E/O Concord Ln	W/O Essex Ct	R - Residential/Local	2	O - AC/AC	2	465	32	15,510	4/8/2025	80	0	100	0
Exmoore	010	Exmoore Pl	W/O Country Club Rd	W/End	R - Residential/Local	3	O - AC/AC	2	210	39	8,190	5/9/2025	80	11	89	0
Forestdale	010	Forestdale Ave.	N/O Armstead St	S/O Alford St	R - Residential/Local	2	A - AC	2	645	35	22,575	3/19/2025	80	52	48	0
Galatea	020	Galatea St	E/O Prospero Dr.	W/O Forestdale Ave.	R - Residential/Local	2	O - AC/AC	2	870	29	25,230	3/19/2025	80	55	45	0
Heritage O	010	Heritage Oak Dr	W/O Whispering Oaks Dr	S/O Acorn Ln	R - Residential/Local	3	O - AC/AC	2	655	32	20,960	5/15/2025	80	7	91	2
Kenoma	010	Kenoma St	E/O Cordelia Ave	W/O Lone Hill Ave	R - Residential/Local	4	A - AC	2	125	32	4,000	5/2/2025	80	52	48	0
Laurel	050	Laurel Ave	E/O Crestview Dr	E/End	R - Residential/Local	3	A - AC	2	335	38	12,730	5/21/2025	80	17	73	10
Pennsylvan	090	Pennsylvan Ave	N/O Whitcomb Ave.	N/O Leadora Ave.	R - Residential/Local	1	A - AC	2	665	32	21,280	3/13/2025	80	21	79	0
Pinehurst	020	Pinehurst St	W/End	W/O Country Club Rd	R - Residential/Local	3	A - AC	2	170	34	5,780	5/9/2025	80	0	100	0
Swain	010	Swain St	E/O Willow Ave	E/End	R - Residential/Local	4	A - AC	2	520	33	17,160	5/1/2025	80	28	72	0
Temmera	010	Temmera Ln	E/O Rimhurst Ave	E/N End	R - Residential/Local	2	O - AC/AC	2	500	39	19,500	4/8/2025	80	0	64	36
Valencia	020	Valencia St.	N/O Foothill Blvd.	730'N/Foothill Blvd.	R - Residential/Local	1	A - AC	2	790	35	27,650	3/17/2025	80	47	29	25
Acorn	020	Acorn Ln	105' W/O Heritage Oak	W/O Whispering Oaks Dr	R - Residential/Local	3	A - AC	2	435	36	15,660	5/15/2025	81	0	98	2
Akeley	020	Akeley Dr	N/O Carroll Ave	N/End	R - Residential/Local	3	O - AC/AC	2	565	27	15,255	5/20/2025	81	0	100	0
Branch Oak	010	Branch Oak Dr	E/O Whispering Oaks Dr	E/End	R - Residential/Local	3	O - AC/AC	2	455	36	16,380	5/15/2025	81	0	62	38
Brown Sage	010	Brown Sage Dr.	Sierra Madre Ave.	490' N/ Leose Ln.	R - Residential/Local	1	O - AC/AC	2	845	34	30,230	4/14/2025	81	39	61	0
Bruning	010	Bruning Ave	N/O Plymouth St	S/O Newburgh St	R - Residential/Local	4	O - AC/AC	2	255	38	9,690	4/21/2025	81	0	100	0
Buckboard	010	Buckboard Ln	E/O Crestview Dr	N/End	R - Residential/Local	3	A - AC	2	655	39	27,722	5/21/2025	81	24	76	0
Carroll	040	Carroll Ave	E/O Loraine	E/O Treanor Ave	R - Residential/Local	3	O - AC/AC	2	1,185	36	42,660	5/20/2025	81	40	60	0
Catherine	010	Catherine Park Dr	S/End	S/O Forest Oaks Dr	R - Residential/Local	3	O - AC/AC	2	310	27	8,370	5/13/2025	81	20	80	0
Concord	030	Concord Ln	N/O Gladstone St	325' N/O Rosalynn Dr.	R - Residential/Local	2	O - AC/AC	2	1,060	38	40,280	4/8/2025	81	32	67	1
Country CR	020	Country Club Rd	N/O Pinehurst St	S/O Foothill Blvd	R - Residential/Local	3	O - AC/AC	2	1,245	34	42,330	5/9/2025	81	2	98	0
Dodsworth	020	Dodsworth Ave	N/O Base Line Rd-F	100'N/O Meacham St	R - Residential/Local	2	O - AC/AC	2	750	35	26,250	4/7/2025	81	40	36	24
Fern Dell	010	Fern Dell Pl	N/O Catherine Park Dr	N/E End	R - Residential/Local	3	A - AC	2	540	37	19,980	5/13/2025	81	52	48	0
Forest Oak	010	Forest Oaks Dr	E/O Valley Center	W/O Catherine Park Dr	R - Residential/Local	3	O - AC/AC	2	295	33	9,735	5/13/2025	81	47	53	0
Fountain S	050	Fountain Springs Ln	S/O Boulder Springs Dr	N/O Dalton Springs Ln	R - Residential/Local	3	A - AC	2	965	33	31,845	5/8/2025	81	24	76	0
Galatea	010	Galatea St	E/O Barranca Ave.	W/O Prospero Dr.	R - Residential/Local	2	O - AC/AC	2	735	35	25,725	3/19/2025	81	51	49	0
Glengrove	030	Glengrove Ave	N/O Kenoma St	S/O Route 66	R - Residential/Local	4	O - AC/AC	2	1,015	35	35,525	5/5/2025	81	52	48	0
Groveton	010	Groveton	N/O Base Line Rd	N/End	R - Residential/Local	4	O - AC/AC	2	350	37	12,950	5/9/2025	81	0	100	0
La Flora	010	La Flora Ave	E/O Loraine Ave	W/O Humphreys Way	R - Residential/Local	3	A - AC	2	460	36	16,560	5/23/2025	81	32	65	2
Leeside St	020	Leeside St.	E/O Brightview Dr.	E/End	R - Residential/Local	1	O - AC/AC	2	305	24	8,845	3/17/2025	81	25	75	0
Linfield	040	Linfield St	E/O Lope Ln	E/O Cordelia Ave	R - Residential/Local	4	A - AC	2	520	33	17,160	5/2/2025	81	9	91	0
Mountain L	010	Mountain Ln	N/O Sierra Madre	S/O Wick Ln	R - Residential/Local	3	A - AC	2	540	29	15,660	5/2/2025	81	30	65	6
Myrtle	030	Myrtle Ave	E/O Elwood Ave.	E/End	R - Residential/Local	3	O - AC/AC	2	605	34	20,570	5/14/2025	81	19	26	55
Palm	050	Palm Dr	W/O Quail Springs	W/O Glendora M.T. Rd	R - Residential/Local	3	A - AC	2	1,850	36	66,600	5/8/2025	81	32	68	0
Saga	010	Saga St	E/O Kregmont Dr	W/O Loraine Ave	R - Residential/Local	3	A - AC	2	850	37	31,450	5/14/2025	81	45	55	0
Tedrow	010	Tedrow Dr.	E/O Base Line	W/O Danehurst Ave.	R - Residential/Local	2	O - AC/AC	2	640	35	22,400	4/7/2025	81	49	25	26
Willow	040	Willow Ave	N/O Allen Ave	N/O Swain St	R - Residential/Local	4	A - AC	2	260	30	7,800	5/1/2025	81	29	71	0
BranchOakC	010	Branch Oak Ct	N/O Branch Oak Dr	N/End	R - Residential/Local	3	O - AC/AC	2	245	40	9,800	5/15/2025	82	6	94	0
Carter	040	Carter Dr.	W/O Santa Fe Ave.	W/O Danehurst Ave.	R - Residential/Local	2	A - AC	2	595	37	22,015	4/7/2025	82	57	43	0
Crestview	010	Crestview Dr	N/O Leadora Ave	305' N/O Buckboard Ln	R - Residential/Local	3	A - AC	2	1,150	35	40,250	5/21/2025	82	48	42	10
Danehurst	010	Danehurst Ave	S/O Carter Dr	N/O Laxford St (end)	R - Residential/Local	2	O - AC/AC	2	400	39	15,600	3/24/2025	82	0	93	7
Fawn Sprin	020	Fawn Springs Ln	N/O Palm Dr	N/End	R - Residential/Local	3	A - AC	2	525	38	19,950	5/8/2025	82	0	100	0
Morpath	010	Morpath Ln	N/O Allen Ave	N/End	R - Residential/Local	4	O - AC/AC	2	175	40	7,000	5/1/2025	82	0	72	28
Qualkenbus	010	Qualkenbush Ln	W/O Baldy Vista Ave	E/O Shoring Dr	R - Residential/Local	1	A - AC	2	360	32	11,520	3/6/2025	82	53	47	0
Ranch	010	Ranch Ln	N/O Leadora Ave	W/O Crestview Dr.	R - Residential/Local	3	A - AC	2	1,020	33	33,660	5/21/2025	82	36	61	3
Treanor	030	Treanor Ave	N/O Carroll Ave	S/O Foothill Blvd	R - Residential/Local	3	O - AC/AC	2	605	35	21,175	5/20/2025	82	0	100	0

Street ID	Sec ID	Street Name	From	To	Functional Class	Zone	Surface Type	Lanes	L	W	Area	Insp. Date	PCI	% Load	% Climate	% Other
Valiant	010	Valiant St	W/End	E/O Country Club Rd	R - Residential/Local	3	A - AC	2	320	32	11,530	5/8/2025	82	34	23	42
Vista Boni	040	Vista Bonita Ave.	N/O Bennett Ave.	S/O Leadora Ave.	R - Residential/Local	1	A - AC	2	1,280	27	34,560	4/28/2025	82	14	86	0
Wabash Ave	030	Wabash Ave.	N/O Carroll Ave.	S/O Foothill Blvd.	R - Residential/Local	1	A - AC	2	630	26	16,380	4/1/2025	82	19	81	0
Washington	020	Washington Ave.	N/O Carroll Ave.	S/O Foothill Blvd.	R - Residential/Local	1	A - AC	2	631	26	16,406	3/26/2025	82	52	20	28
Dike	010	Dike St.	E/O La Serena Dr.	W/O Delay Ave	R - Residential/Local	2	A - AC	2	1,390	32	44,480	3/19/2025	83	49	51	0
Inola	030	Inola St	E/O Glengrove Ave	E/End	R - Residential/Local	4	O - AC/AC	2	480	29	13,920	5/5/2025	83	0	100	0
Leeside St	030	Leeside St.	E/O Grand Ave.	W/O Pennsylvania Ave.	R - Residential/Local	1	O - AC/AC	2	1,170	33	38,610	3/26/2025	83	0	93	7
Orangecres	010	Orangecrest Rd	W/End	W/O Live Oak Ave	R - Residential/Local	3	O - AC/AC	2	350	39	13,650	5/14/2025	83	36	64	0
Temmera	020	Temmera Ln	E/O Concord Ln	E/End	R - Residential/Local	2	O - AC/AC	2	650	36	23,400	4/8/2025	83	11	61	28
Whispering	010	Whispering Oaks Dr	N/O Foothill Blvd	135' N/O Acorn Ln	R - Residential/Local	3	O - AC/AC	2	1,730	36	62,280	5/15/2025	83	0	85	15
Bradish	010	Bradish Ave	N/O Base Line Rd	N/End	R - Residential/Local	4	O - AC/AC	2	300	36	10,800	5/9/2025	84	0	100	0
Carroll Av	090	Carroll Ave.	E/O Minnesota Ave.	W/O Cullen Ave.	R - Residential/Local	1	O - AC/AC	2	630	34	21,420	4/1/2025	84	4	75	21
Comstock	010	Comstock Ave	W/End	W/O Grand Ave.	R - Residential/Local	1	A - AC	2	905	34	32,580	3/12/2025	84	42	55	3
Comstock	040	Comstock Ave	E/O Loraine Ave	W/O Treanor Ave	R - Residential/Local	3	O - AC/AC	2	1,065	33	35,145	5/21/2025	84	28	72	0
Leaning Oa	010	Leaning Oak Ct	E/O Whispering Oaks Dr	E/End	R - Residential/Local	3	O - AC/AC	2	210	41	8,610	5/15/2025	84	0	100	0
Newburgh	010	Newburgh St.	W/O Bruning Ave	E/O Greer Ave	R - Residential/Local	4	O - AC/AC	2	1,106	34	39,604	4/21/2025	84	0	100	0
Pennsylvan	070	Pennsylvan Ave	N/O Bennett Ave.	N/O Whitcomb Ave.	R - Residential/Local	1	A - AC	2	655	32	20,960	3/13/2025	84	0	100	0
Quail Spri	010	Quail Springs Path	N/O Hidden Springs	S/O Palm Dr	R - Residential/Local	3	A - AC	2	585	36	21,060	5/8/2025	84	31	67	2
Vecino Ave	010	Vecino Ave	N/O Orangepath St	S/O Invergerry St.	R - Residential/Local	1	O - AC/AC	2	967	32	30,944	6/4/2025	84	0	100	0
Vecino	020	Vecino Ave.	S/O Dike St	1045' S/O Dike St	R - Residential/Local	2	A - AC	2	1,045	35	36,575	6/4/2025	84	0	100	0
Wabash Ave	020	Wabash Ave.	S/O Ada Ave.	N/O Carrroll Ave.	R - Residential/Local	1	A - AC	2	695	26	18,070	4/1/2025	84	0	94	6
Acorn	040	Acorn Ln	W/O Verdugo Ave	E/O Hacienda Ave	R - Residential/Local	3	A - AC	2	325	32	10,400	5/15/2025	85	0	57	43
Catherine	020	Catherine Park Dr	S/O Forest Oak Dr	1580' N/O Forest Oaks Dr	R - Residential/Local	3	O - AC/AC	2	1,580	35	55,300	5/13/2025	85	6	94	0
Huerta Ver	010	Huerta Verde Rd	E/O Live Oak Ave	280' E/O Live Oak Ave	R - Residential/Local	3	A - AC	2	280	32	8,960	5/2/2025	85	33	67	0
Oakland	020	Oakland Rd	N/O Valiant St	N/End	R - Residential/Local	3	O - AC/AC	2	265	39	10,335	5/8/2025	85	18	82	0
Valiant	020	Valiant St	E/O Country Club Rd	E/O Oakland Rd	R - Residential/Local	3	A - AC	2	605	32	19,360	5/8/2025	85	47	35	19
Whitcomb	030	Whitcomb	E/O Pennsylvania Ave.	W/O Vermont Ave.	R - Residential/Local	1	A - AC	2	350	32	11,200	3/13/2025	85	0	81	19
Bender	050	Bender Ave.	N/O Gladstone St	S/O Dawson Ave	R - Residential/Local	2	A - AC	2	1,265	33	41,745	3/24/2025	86	20	80	0
Charvers	030	Charvers Ave	N/O Armstead St.	N/End	R - Residential/Local	2	O - AC/AC	2	515	26	15,965	3/18/2025	86	34	66	0
Elderberry	010	Elderberry Dr	W/O Barranca Ave	E/O Baldy Vista Ave	R - Residential/Local	1	A - AC	2	1,871	37	69,227	3/5/2025	86	0	100	0
Glencroft	040	Glencroft Rd	N/O Gladstone St	N/O Rosalynn Dr	R - Residential/Local	2	O - AC/AC	2	880	40	35,200	4/8/2025	86	0	80	20
Shorey	010	Shorey Dr	S/ End	N/ End	R - Residential/Local	1	A - AC	2	1,065	30	31,950	3/6/2025	86	0	92	8
Vista Boni	010	Vista Bonita Ave.	N/O Ada Ave.	N/O Carroll Ave.	R - Residential/Local	1	A - AC	2	665	26	17,290	4/1/2025	86	0	94	6
Woodland	010	Woodland Ln	E/O Glenwood Ave	E/End	R - Residential/Local	3	O - AC/AC	2	420	37	15,540	4/21/2025	86	7	93	0
Acorn	030	Acorn Ln	E/O Whispering Oaks Dr	E/End	R - Residential/Local	3	A - AC	2	140	35	4,900	5/15/2025	87	0	100	0
Essex	010	Essex St	E/O Rimhurst Ave	E/End	R - Residential/Local	2	O - AC/AC	2	395	37	14,615	4/8/2025	87	11	89	0
Juanita	020	Juanita Ave	E/O Grand Ave.	W/O Glendora Ave.	R - Residential/Local	2	O - AC/AC	2	2,560	34	87,040	3/24/2025	87	53	20	27
Laxford	030	Laxford St.	E/O Calmgrove Ave.	W/O Danehurst Ave.	R - Residential/Local	2	A - AC	2	315	34	10,710	3/24/2025	87	0	100	0
OakTree Pl	010	OakTree Pl	W/End	W/O Oak Tree Dr	R - Residential/Local	3	O - AC/AC	2	200	38	7,600	5/22/2025	87	2	98	0
Pasadena	050	Pasadena Ave	N/O Foothill Blvd.	S/O DaltonAve.	R - Residential/Local	1	O - AC/AC	2	300	28	8,400	5/7/2025	87	42	55	3
Bentley	010	Bentley Pl	N/O Plymouth St	N/End	R - Residential/Local	4	O - AC/AC	2	210	41	8,610	4/21/2025	88	0	92	8
Bridwell	010	Bridwell St.	E/O Barranca Ave.	W/O Vecino Ave.	R - Residential/Local	1	O - AC/AC	2	1,060	26	27,560	3/17/2025	88	32	68	0
Bruning	020	Bruning Ave	N/O Newburgh St	S/O Juanita Ave	R - Residential/Local	4	O - AC/AC	2	220	37	8,140	4/21/2025	88	0	100	0
Clementine	010	Clementine Ct	N/O Elderberry Dr	N/ End	R - Residential/Local	1	A - AC	2	518	30	17,540	3/5/2025	88	0	43	57
Danton	030	Danton Dr.	W/O Snapdragon Dr	W/ End	R - Residential/Local	1	A - AC	2	375	30	13,250	3/5/2025	88	0	91	9
Heber St.	040	Heber St.	E/O Grand Ave.	W/O Pennsylvania Ave.	R - Residential/Local	1	O - AC/AC	2	1,170	33	38,610	3/26/2025	88	0	94	6
Leose Ln	010	Leose Ln.	W/O Brown Sage Dr.	205' W/ Brown Sage Dr.	R - Residential/Local	1	O - AC/AC	2	205	33	6,765	4/14/2025	88	0	100	0
Meda	030	Meda Ave	E/O Elwood Ave	W/O Loraine Ave	R - Residential/Local	3	O - AC/AC	2	1,251	33	41,283	5/14/2025	88	0	100	0
Suffolk	010	Suffolk Pl	N/O Plymouth St	N/End	R - Residential/Local	4	O - AC/AC	2	210	41	8,610	4/21/2025	88	0	48	52
Brightview	010	Brightview Dr.	N/O Armstead St.	N/End	R - Residential/Local	2	O - AC/AC	2	460	27	14,260	3/18/2025	89	24	76	0
Calera	020	Calera Ave.	N/O Donington St.	N/End	R - Residential/Local	1	A - AC	2	240	32	7,680	3/6/2025	89	0	85	15
Carroll Av	030	Carroll Ave.	W/O Washington Ave.	W/O Pennsylvania Ave.	R - Residential/Local	1	A - AC	2	410	26	10,660	3/26/2025	89	0	23	77
Delay	020	Delay Ave.	N/O Armstead St.	N/End	R - Residential/Local	2	O - AC/AC	2	530	26	16,430	3/18/2025	89	0	100	0
La Serena	020	La Serena Dr	N/O Base Line Rd-F	S/O Linfield St	R - Residential/Local	2	O - AC/AC	2	960	35	33,600	3/18/2025	89	42	58	0
Greer	020	Greer Ave	N/O Arrow HWY	S/O Claraday Ave	R - Residential/Local	4	O - AC/AC	2	420	36	15,120	4/21/2025	90	29	21	50
Carroll Av	080	Carroll Ave.	E/O Wabash Ave.	W/O Minnesota Ave.	R - Residential/Local	1	O - AC/AC	2	380	26	9,880	4/8/2025	91	0	20	80
Donington	010	Donington St.	N/O Leadora Ave.	E/O Calera Ave	R - Residential/Local	1	A - AC	2	678	26	17,628	3/6/2025	91	0	53	47
Foothill	200	Foothill Blvd.	W/O Hacienda Ave	138' E/O Hacienda Ave	R - Residential/Local	3	A - AC	2	195	27	5,265	5/8/2025	91	0	100	0
OakTreeTer	010	OakTreeTer	E/O Oak Tree Dr	E/End	R - Residential/Local	3	O - AC/AC	2	145	40	5,800	5/15/2025	91	0	61	39
Prospero	020	Prospero Dr.	N/O Gladstone St	S/O Dike St	R - Residential/Local	2	A - AC	2	925	34	31,450	3/19/2025	91	0	100	0
Scott	010	Scott Pl	N/O Colorado Ave	N/End	R - Residential/Local	2	A - AC	2	365	36	13,505	4/8/2025	91	12	6	81
Wabash	010	Wabash Ave	N/O Renwick Rd.	N/End	R - Residential/Local	2	O - AC/AC	2	338	32	11,486	4/7/2025	91	0	40	60
Armstead	020	Armstead St.	108'W/O Grand Ave	W/O Grand Ave.	R - Residential/Local	2	A - AC	2	108	37	3,996	3/18/2025	92	50	50	0
Calmgrove	010	Calmgrove Ave	N/O Carter Dr.	N/O Laxford St	R - Residential/Local	2	A - AC	2	415	34	14,110	3/24/2025	92	0	100	0
Country CR	040	Country Club Rd	N/O Valiant St	N/End	R - Residential/Local	3	A - AC	2	280	39	10,920	5/8/2025	92	21	43	36
Greencroft	020	Greencroft Ave.	N/O Valiant St	N/End	R - Residential/Local	3	A - AC	2	278	32	10,531	5/8/2025	92	14	39	47
Rosalynn	020	Rosalynn Dr	E/O Glencroft Rd	W/O Concord Ln	R - Residential/Local	2	O - AC/AC	2	1,000	36	36,000	4/8/2025	92	54	46	0
Soderberg	010	Soderberg Ave	N/O Gladstone St.	S/O Dike St	R - Residential/Local	2	A - AC	2	1,040	34	35,360	3/19/2025	92	0	100	0
Washington	030	Washington Ave.	N/O Bennett Ave.	N/End	R - Residential/Local	1	O - AC/AC	2	1,050	34	35,700	3/13/2025	92	0	2	98
Baldy Vist	020	Baldy Vista Ave.	N/O Milton Dr	S/O Elderberry Dr	R - Residential/Local	1	A - AC	2	1,548	32	49,536	3/5/2025	93	0	100	0
Barranca	150	Barranca Ave. F	N/O Galatea St	N/O Alford St	R - Residential/Local		A - AC	2	254	25	6,350	3/19/2025	93	0	100	0

Street ID	Sec ID	Street Name	From	To	Functional Class	Zone	Surface Type	Lanes	L	W	Area	Insp. Date	PCI	% Load	% Climate	% Other
Pasadena	020	Pasadena Ave	N/O Route66	S/O RR Tracks	R - Residential/Local	1	A - AC	2	320	34	10,880	5/2/2025	93	0	91	9
Pasadena	040	Pasadena Ave	N/O RR Track	N/O Ada Ave	R - Residential/Local	1	O - AC/AC	2	950	33	31,350	5/2/2025	93	0	100	0
Plymouth	020	Plymouth St	E/O Bonne Cove Ave	W/O Bruning Ave	R - Residential/Local	4	O - AC/AC	2	711	37	26,307	4/21/2025	93	0	59	41
Plymouth	090	Plymouth St	E/O Greer Ave	W/O Sunflower Ave	R - Residential/Local	4	O - AC/AC	2	704	37	26,048	4/21/2025	93	0	31	69
Barston	010	Barston Pl	N/O Plymouth St	N/End	R - Residential/Local	4	O - AC/AC	2	265	41	10,865	4/21/2025	94	0	54	46
Essex Ct	010	Essex Ct	N/O Essex St	N/End	R - Residential/Local	2	O - AC/AC	2	156	37	7,072	4/8/2025	94	0	100	0
Marion	010	Marion Pl	N/O Colorado Ave	N/End	R - Residential/Local	2	A - AC	2	365	36	13,505	4/8/2025	94	0	12	88
Palomar	020	Palomar Dr	W/End	W/O Country Club Rd	R - Residential/Local	3	A - AC	2	130	46	5,980	5/8/2025	94	56	44	0
Rimhurst	050	Rimhurst Ave	N/O Gladstone St	S/O Rosalynn Dr	R - Residential/Local	2	O - AC/AC	2	785	36	28,260	4/8/2025	94	0	100	0
Snapdragon	010	Snapdragon Ln	N/O Elderberry Dr	N/ End	R - Residential/Local	1	A - AC	2	901	30	29,030	3/5/2025	94	0	100	0
Armstead	030	Armstead St.	E/O Citrus Edge	W/O Charvers Ave	R - Residential/Local	2	O - AC/AC	2	1,390	32	44,480	3/18/2025	95	0	100	0
Claraday	010	Claraday Ave.	E/O Bonnie Cove Ave.	190' E/O Greer Ave	R - Residential/Local	4	O - AC/AC	2	2,160	36	77,760	4/21/2025	95	0	41	59
Country CR	030	Country Club Rd	N/O Foothill Blvd	S/O Valiant St	R - Residential/Local	3	A - AC	2	1,145	36	41,220	5/8/2025	95	0	93	7
Cumberland	030	Cumberland Rd	E/O Country Club Rd	E/End	R - Residential/Local	3	A - AC	2	95	32	3,040	5/8/2025	95	0	100	0
Grammont	010	Grammont Pl	N/O Plymouth St	N/End	R - Residential/Local	4	O - AC/AC	2	260	41	10,660	4/21/2025	95	0	100	0
Laurel Ave	010	Laurel Ave.	E/O Grand Ave.	W/O Pennsylvania	R - Residential/Local	1	A - AC	2	1,330	33	43,890	3/17/2025	95	0	81	19
Seville	10	Seville Ct	N/O Elderberry Dr	N/ End	R - Residential/Local	1	A - AC	2	175	30	7,250	3/5/2025	95	0	75	25
Vista Boni	070	Vista Bonita Ave.	N/Sierra Madre Ave.	N/O Crestglen Rd.	R - Residential/Local	1	A - AC	2	790	25	19,750	5/7/2025	95	0	100	0
Briargate	020	Briargate Ln	N/ O Ghent St	N/End	R - Residential/Local	2	A - AC	2	250	25	6,750	3/19/2025	96	0	100	0
Cullen	020	Cullen Ave	N/O Colorado Ave	N/End	R - Residential/Local	2	A - AC	2	250	28	8,000	4/8/2025	96	0	100	0
Dale	010	Dale Rd.	N/O Bonita Ave.	S/O Laxford St	R - Residential/Local	2	A - AC	2	640	34	21,760	3/20/2025	96	0	69	31
Greencroft	010	Greencroft Ave.	E/O Countyr Club Rd	N/End	R - Residential/Local	3	A - AC	2	387	32	13,774	5/8/2025	96	0	100	0
Pasadena	060	Pasadena Ave	N/O Whitcomb Ave.	S/O Leadora Ave.	R - Residential/Local	1	A - AC	2	625	31	19,375	5/16/2025	96	0	100	0
Vermont	080	Vermont Ave	Leadora Ave	Virginia Ave	R - Residential/Local	1	O - AC/AC	2	628	27	16,956	4/14/2025	96	0	80	20
Bonita	010	Bonita Ave.	32' E/O Arrow HWY	E/O Dale Rd.	R - Residential/Local	2	A - AC	2	1,135	36	40,860	3/20/2025	97	0	26	74
Cumberland	020	Cumberland Rd	W/End	W/O Country Club Rd	R - Residential/Local	3	A - AC	2	385	37	14,245	5/8/2025	97	0	100	0
St.Vladimr	020	St.Vladimr St	E/O Lawford St	E/O Cossacks Pl	R - Residential/Local	3	O - AC/AC	2	565	27	15,255	5/13/2025	97	0	100	0
Baldy Vist	010	Baldy Vista Ave.	S/O Leadora Ave	N/O Milton Dr	R - Residential/Local	1	A - AC	2	571	32	18,272	3/5/2025	98	0	100	0
Banna	010	Banna	N/O Sierra Madre Ave	S/O Crestglen Rd	R - Residential/Local	3	A - AC	2	768	21	16,128	5/7/2025	98	0	64	36
Briargate	010	Briargate Ln	S/O Ghent St	S/End	R - Residential/Local	2	A - AC	2	145	34	8,410	3/19/2025	98	0	100	0
Carroll Av	070	Carroll Ave.	E/O Vista Bonita Ave.	W/O Wabash Ave.	R - Residential/Local	1	A - AC	2	365	26	9,490	4/8/2025	98	0	100	0
Country CV	010	Country Club Vista St	N/O Country Club Dr.	N/End	R - Residential/Local	3	O - AC/AC	2	550	35	19,250	5/9/2025	98	0	100	0
MTN. View	020	MTN. View Ave.	E/O Pennsylvania Ave.	W/O Vermont Ave	R - Residential/Local	1	A - AC	2	200	26	5,200	4/28/2025	98	0	100	0
Pennsylvan	030	Pennsylvan Ave	S/O Dawson Ave	S/End	R - Residential/Local	2	O - AC/AC	2	495	34	17,330	3/27/2025	98	0	100	0
St.Vladimr	010	St.Vladimr St	W/End	E/O Lawford St	R - Residential/Local	3	O - AC/AC	2	1,285	33	44,105	5/13/2025	98	0	100	0
St.Vladimr	030	St.Vladimr St	E/O Cossacks Pl	W/O Valley Center	R - Residential/Local	3	O - AC/AC	2	320	35	11,200	5/13/2025	98	0	100	0
Vecino	010	Vecino Ave.	N/O Bonita Ave	N/O Laxford St	R - Residential/Local	2	A - AC	2	665	35	23,275	4/7/2025	98	0	100	0
Washington	040	Washington Ave.	S/O Dawson Ave	S/End	R - Residential/Local	2	O - AC/AC	2	500	34	17,500	3/27/2025	98	0	100	0
Bender	090	Bender Ave.	N/O Bennett Ave.	N/End	R - Residential/Local	1	O - AC/AC	2	970	34	33,380	3/13/2025	99	0	22	78
Cullen	030	Cullen Ave	S/O Foothill Blvd	N/O Bennett Ave	R - Residential/Local	3	O - AC/AC	2	1,320	34	44,880	5/7/2025	99	0	100	0
Cumberland	010	Cumberland Rd	E/O Lone Hill Ave	E/End	R - Residential/Local	3	O - AC/AC	2	395	39	15,405	5/8/2025	99	0	100	0
Duell	070	Duell St	300'W/Langham Ave	490' E/Minnesota Ave	R - Residential/Local	2	A - AC	2	1,170	28	35,100	4/1/2025	99	0	100	0
Eagle Ridg	010	Eagle Ridge	S/O Beaver Brook Ln	S/End	R - Residential/Local	3	O - AC/AC	2	980	31	30,380	5/13/2025	99	0	100	0
La Serena	010	La Serena Dr	N/O Dike St	480' S/Dike St	R - Residential/Local	2	A - AC	2	480	35	16,800	3/19/2025	99	0	100	0
Laxford	010	Laxford St.	E/O Vecino Ave.	W/O Grand Ave.	R - Residential/Local	2	A - AC	2	1,235	32	39,520	3/20/2025	99	0	100	0
Linfield	030	Linfield St	W/End	W/O Minnesota Ave.	R - Residential/Local	2	A - AC	2	640	28	18,560	4/1/2025	99	0	100	0
Washington	010	Washington Ave.	N/O Carter Dr	S/O Newburgh St.	R - Residential/Local	2	A - AC	2	725	34	24,650	3/20/2025	99	0	0	100
Westridge	010	Westridge Ave.	N/O Bennett Ave.	N/End	R - Residential/Local	1	O - AC/AC	2	1,000	34	35,000	3/13/2025	99	0	100	0
Acorn	010	Acorn Ln	E/O Oak Tree Dr	E/End	R - Residential/Local	3	O - AC/AC	2	340	35	11,900	5/22/2025	100	0	0	0
Acorn	50	Acorn Ln	W/O Hacienda Ave	E/O Verdugo Ave	R - Residential/Local	3	A - AC	2	305	32	9,760	6/3/2025	100	0	0	0
Akeley	010	Akeley Dr	N/O Ada Ave	N/End	R - Residential/Local	3	O - AC/AC	2	195	37	7,215	5/20/2025	100	0	0	0
Bender	010	Bender Ave.	S/O Carter Dr.	S/O Newburgh St.	R - Residential/Local	2	A - AC	2	775	33	25,575	3/20/2025	100	0	0	0
Bender	030	Bender Ave.	N/O Newburgh St	S/O Juanita Ave	R - Residential/Local	2	A - AC	2	280	33	9,240	3/24/2025	100	0	0	0
Big Fir	010	Big Fir Ln	N/O Redwood Dr	S/O Foothill Blvd	R - Residential/Local	3	O - AC/AC	2	480	34	16,320	5/16/2025	100	0	0	0
Burnaby A	010	Burnaby Ave	N/O Foothill Blvd	S/O Bennett Ave	R - Residential/Local	3	A - AC	2	1,280	33	42,240	5/22/2025	100	0	0	0
Burnaby	050	Burnaby Dr	N/O Carroll Ave	N/End	R - Residential/Local	3	O - AC/AC	2	565	27	15,255	5/20/2025	100	0	0	0
Carter	030	Carter Dr.	E/O Bender Ave	W/O Santa Fe Ave.	R - Residential/Local	2	A - AC	2	1,040	35	36,400	4/7/2025	100	0	0	0
Cossacks	010	Cossacks Pl	W/End	W/O Lawford St	R - Residential/Local	3	O - AC/AC	2	260	40	10,400	5/13/2025	100	0	0	0
Cossacks	020	Cossacks Pl	E/O Lawford St	N/O Saint Vladimir St	R - Residential/Local	3	O - AC/AC	2	850	27	23,520	5/13/2025	100	0	0	0
Country CD	040	Country Club Dr.	E/O Amelia Ave	Wildwood Ranch Rd	R - Residential/Local	3	O - AC/AC	2	627	33	20,691	5/5/2025	100	0	0	0
Dalton	040	Dalton Ave	E/O Burnaby Ave	W/O San Jose Dr	R - Residential/Local	3	A - AC	2	740	34	25,160	5/16/2025	100	0	0	0
Dalton	050	Dalton Ave	E/O San Jose Dr.	135' E/O Underhill Dr	R - Residential/Local	3	A - AC	2	450	34	15,300	5/16/2025	100	0	0	0
Dalton	060	Dalton Ave	135' E/O Underhill Dr	E/N End	R - Residential/Local	3	A - AC	2	500	36	18,000	5/16/2025	100	0	0	0
Dawson	020	Dawson Ave.	53' E/O Pennnsylvania Ave	W/O Glendora Ave	R - Residential/Local	2	O - AC/AC	2	970	33	32,010	3/27/2025	100	0	100	0
Encanto	010	Encanto Dr	N/O Underhill Dr	W/O Meda Ave	R - Residential/Local	3	A - AC	2	375	36	13,500	5/16/2025	100	0	0	0
Foxbrook	010	Foxbrook Dr	N/O Buffalo TRL	N/End	R - Residential/Local	3	O - AC/AC	2	680	34	23,120	5/13/2025	100	0	0	0
Ghent	010	Ghent St.	E/O Barranca Ave	W/O La Serena Dr.	R - Residential/Local	2	A - AC	2	425	32	13,600	3/19/2025	100	0	0	0
Langham	010	Langham	Duell St	S/ End	R - Residential/Local	2	O - AC/AC	2	100	24	2,400	4/1/2025	100	0	0	0
Lawford	010	Lawford St	N/O Saint Vladimir St	S/O Cossacks Pl	R - Residential/Local	3	O - AC/AC	2	255	31	7,905	5/13/2025	100	0	100	0
Lawford	020	Lawford St	S/O Cossacks Pl	W/O Valley Center	R - Residential/Local	3	O - AC/AC	2	1,105	26	28,730	5/13/2025	100	0	0	0
Linfield	050	Linfield St	E/O Minnesota Ave.	S/O Mauna Loa Ave.	R - Residential/Local	2	O - AC/AC	2	1,105	31	34,255	4/1/2025	100	0	0	0

Street ID	Sec ID	Street Name	From	To	Functional Class	Zone	Surface Type	Lanes	L	W	Area	Insp. Date	PCI	% Load	% Climate	% Other
Lone Hill	040	Lone Hill Ave	N/O Foothill Blvd	S/O Morgan Creek	R - Residential/Local	3	O - AC/AC	2	900	36	32,400	5/8/2025	100	0	0	0
Lone Hill	050	Lone Hill Ave	S/O Morgan Creek	N/End	R - Residential/Local	3	A - AC	2	575	36	20,700	5/8/2025	100	0	0	0
Manor	010	Manor Ln	N/O Compromise Line Rd	E/End	R - Residential/Local	3	A - AC	2	475	32	16,860	5/13/2025	100	0	0	0
Mauna Loa	040	Mauna Loa Ave	E/O Glendora Ave.	E/O Pasadena Ave	R - Residential/Local	2	O - AC/AC	2	1,070	37	39,590	4/1/2025	100	0	0	0
Mauna Loa	050	Mauna Loa Ave	E/O Pasadena	215'E/O Center Ave	R - Residential/Local	2	O - AC/AC	2	1,125	36	40,500	4/1/2025	100	0	0	0
Meda	050	Meda Ave	E/O Loraine Ave	E/End	R - Residential/Local	3	A - AC	2	520	34	17,680	5/23/2025	100	0	0	0
Meda	060	Meda Ave	E/O Burnaby Ave	W/O Encanto Dr	R - Residential/Local	3	A - AC	2	1,060	33	34,980	5/16/2025	100	0	0	0
Minnesota	010	Minnesota Ave	N/O Duell St	S/O Mauna Loa Ave	R - Residential/Local	2	O - AC/AC	2	505	34	17,170	4/1/2025	100	0	0	0
Mountain V	040	Mountain View Ave	E/O Loraine Ave	E/End	R - Residential/Local	3	A - AC	2	520	34	17,680	5/23/2025	100	0	0	0
Mountain V	050	Mountain View Ave	E/O San Jose Dr	W/O Burnaby Dr	R - Residential/Local	3	A - AC	2	845	42	35,490	5/16/2025	100	0	0	0
Newburgh	030	Newburgh St.	W/O Bender Ave.	96' E/O Santa Fe Ave.	R - Residential/Local	2	A - AC	2	1,175	33	38,775	3/24/2025	100	0	0	0
OakTree Ct	010	Oak Tree Ct	W/End	W/O Oak Tree Dr	R - Residential/Local	3	O - AC/AC	2	530	34	18,020	5/22/2025	100	0	0	0
OakTree CL	010	OakTree CL	Oak Tree Ct	N/End	R - Residential/Local	3	O - AC/AC	2	200	38	7,600	5/22/2025	100	0	0	0
OakTree Ln	010	OakTree Ln	W/End	W/O Oak Tree Dr	R - Residential/Local	3	O - AC/AC	2	365	35	12,775	5/22/2025	100	0	0	0
Palomar	010	Palomar Dr	E/O Lone Hill Ave	E/End	R - Residential/Local	3	O - AC/AC	2	205	39	7,995	5/8/2025	100	0	0	0
Pennsylvan	020	Pennsylvan Ave	N/O Carter Dr.	S/O Newburgh St	R - Residential/Local	2	A - AC	2	700	34	23,800	3/20/2025	100	0	0	0
Pflueger	010	Pflueger Ave	N/O Foothill Blvd	N/End	R - Residential/Local	3	A - AC	2	600	34	20,400	5/23/2025	100	0	0	0
Redwood	010	Redwood Dr	175'E/O Big Fir Ln	250'W/O Big Fir Ln	R - Residential/Local	3	O - AC/AC	2	465	28	13,020	5/16/2025	100	0	0	0
San Jose	020	San Jose Dr	N/O Foothill Blvd	N/O Mountain View Ave	R - Residential/Local	3	A - AC	2	620	34	21,080	5/16/2025	100	0	0	0
Santa Fe	010	Santa Fe Ave	N/O Carter Dr	S/O Newburgh St	R - Residential/Local	2	A - AC	2	655	33	21,615	3/20/2025	100	0	0	0
Santa Fe	020	Santa Fe Ave	N/O Newburgh St	S/O Juanita Ave	R - Residential/Local	2	A - AC	2	234	33	7,722	3/24/2025	100	0	0	0
Sellers	020	Sellers St	S/O Zara St	S/O Palopinto Ave	R - Residential/Local	3	A - AC	2	345	36	12,420	5/20/2025	100	0	0	0
Steffen	010	Steffen St	E/O Loraine Ave	W/O Burnaby Dr	R - Residential/Local	3	O - AC/AC	2	760	33	25,080	5/20/2025	100	0	0	0
Underhill	010	Underhill Dr	N/O DaltonAve	S/O Encanto Dr	R - Residential/Local	3	A - AC	2	510	34	17,340	5/22/2025	100	0	0	0
Underhill	020	Underhill Dr	S/O Encanto Dr	S/O Bennett Ave	R - Residential/Local	3	A - AC	2	795	33	26,235	5/22/2025	100	0	0	0
Underhil-T	010	Underhill Ter	E/O Underhill Dr	E/End	R - Residential/Local	3	A - AC	2	135	47	6,345	5/22/2025	100	0	0	0
Vermont	010	Vermont Ave	N/O Carter Dr	S/O Newburgh St	R - Residential/Local	2	A - AC	2	655	34	22,270	3/20/2025	100	0	0	0
Woodland	020	Woodland Ln	E/O Elwood Ave	W/O Loraine Ave	R - Residential/Local	3	O - AC/AC	2	1,270	33	41,910	5/14/2025	100	0	0	0
Worthy	020	Worthy Dr	N/O Steffan	N/ End	R - Residential/Local	3	O - AC/AC	2	525	32	16,800	5/20/2025	100	0	0	0
Worthy	030	Worthy Dr	N/O Carroll Ave	N/End	R - Residential/Local	3	O - AC/AC	2	565	27	15,255	5/20/2025	100	0	0	0
Worthy	040	Worthy Dr	E/O Loraine Ave	N/End	R - Residential/Local	3	A - AC	2	460	34	15,640	5/23/2025	100	0	0	0
									112.2		**19,757,439**					
		Alleys														
E/Pennsylv	040	E/Pennsylvania Ave& W/ Vermont	S/ Leadora Ave	N/ Alley	O - Other		A - AC	2	426	20	8,520	4/28/2025	11	60	12	28
N/Whitcomb	010	N/Whitcomb Ave.& S/ Leadora Av	E/ Pennsylvania Ave	W/ Vermont Ave	O - Other		A - AC	2	350	18	6,300	4/28/2025	11	78	19	3
E/Vermont	040	E/Vermont Ave & W/ Glendora Av	S/ Whitcomb Ave	N/Alley	O - Other		A - AC	2	415	20	8,300	4/28/2025	13	69	18	12
E/Loraine	010	E/ Loraine Ave & W/ Worthy Dr	S/ Foothill Blvd	N/ Carroll Ave	O - Other		A - AC	2	604	24	14,496	5/20/2025	15	60	31	9
N/Foothill	050	N/Foothill Blvd & S/ MTN View	E/ Vista Bonita Ave	W/ Wabash Ave	O - Other		A - AC	2	350	15	5,250	4/28/2025	15	59	39	1
N/Foothill	020	N/Foothill Blvd & S/ MTN View	E/Pennsylvania Ave	W/ Vermont Ave	O - Other		A - AC	2	335	17	5,695	4/28/2025	16	65	27	8
E/Santa Fe	010	E/ Santa Fe Ave & W/ Glendora	S/ Route 66	N/ Colorado Ave	O - Other		A - AC	2	680	20	13,600	5/2/2025	18	61	21	18
E/Glendora	020	E/Glendora Ave & W/ Vista Boni	S/ Leadora Ave	N/ Alley	O - Other		A - AC	2	426	20	8,520	5/1/2025	18	50	20	31
E/Vermont	060	E/Vermont Ave & W/ Glendora Av	N/End	N/ Carroll Ave	O - Other		A - AC	2	215	15	3,225	4/14/2025	18	68	17	15
N/Foothill	010	N/Foothill Blvd & S/ MTN View	D/End	W/Pennsylvania Ave	O - Other		A - AC	2	620	20	12,400	4/28/2025	19	71	19	9
E/Glendora	040	E/Glendora Ave & W/ Vista Boni	S/ Meda Ave	N/ Alley	O - Other		A - AC	2	640	15	9,600	5/23/2025	20	51	39	11
N/Meda	040	N/Meda Ave.& S/ Bennett Ave	E/ Vista Bonita Ave.	W/ Wabash Ave	O - Other		A - AC	2	350	15	5,250	5/23/2025	21	42	53	6
N/Bennett	020	N/ Benntt Ave.& S/Withcomb Ave	E/ Vermont Ave.	W/ Glendora Ave	O - Other		A - AC	2	348	15	5,220	4/28/2025	23	62	37	1
N/Gladston	020	N/Gladstone St & S/ Essex St	E/ Willow Ave	W/ Valley Center Ave	O - Other		A - AC	2	623	20	12,460	5/1/2025	23	43	34	22
N/Meda	050	N/Meda Ave.& S/ Bennett Ave	E/ Wabash Ave	W/ Minnesota Ave	O - Other		A - AC	2	370	17	6,290	5/23/2025	23	40	46	15
N/Meda	030	N/Meda Ave.& S/ Bennett Ave	E/ Glendora Ave	W/ Vista Bonita Ave	O - Other		A - AC	2	350	15	5,250	5/23/2025	29	50	42	8
N/Carroll	050	N/ Carroll Ave & S/ Foothill B	E/ Wabash Ave.	W/ Minnesota Aev	O - Other		A - AC	2	350	15	5,250	4/14/2025	30	79	21	0
N/Carroll	060	N/ Carroll Ave & S/ Foothill B	W/End	W/Dyer Ln	O - Other		A - AC	2	190	20	3,800	4/14/2025	30	69	31	0
E/Vermont	070	E/Vermont Ave & W/ Glendora Av	S/Carroll Ave	S/End	O - Other		A - AC	2	215	15	3,225	4/14/2025	33	75	23	2
E/Washingt	010	E/Washington Ave & W/ Pennsylv	S/Alley	N/ Carroll Ave	O - Other		A - AC	2	450	20	9,000	4/14/2025	33	73	19	8
N/Foothill	030	N/Foothill Blvd & S/ MTN View	E/ Vermont Ave	W/ Glendora Ave	O - Other		A - AC	2	350	17	5,950	4/28/2025	33	61	39	0
N/MTN View	030	N/MTN View Ave.& S/ Meda Ave	E/ Wabash Ave	W/ Minnesota Ave	O - Other		A - AC	2	370	20	7,400	5/23/2025	33	77	23	0
N/MTN View	010	N/MTN View Ave.& S/ Meda Ave	E/ Vermont Ave.	W/ Glendora Ave.	O - Other		A - AC	2	345	15	5,175	4/28/2025	34	73	27	0
E/Pennsylv	060	E/Pennsylvania Ave& W/ Vermont	S/Alley	S/End	O - Other		A - AC	2	152	22	3,344	4/28/2025	35	65	35	0
N/Carroll	040	N/ Carroll Ave & S/ Foothill B	E/ Vista Bonita Ave	W/ Wabash Ave.	O - Other		A - AC	2	350	15	6,075	4/14/2025	35	90	10	0
N/Meda	010	N/Meda Ave.& S/ Bennett Ave	E/ Pennsylvania Ave.	W/ Vermont Ave.	O - Other		A - AC	2	342	15	5,130	4/28/2025	36	76	24	0
E/ Grand	010	E/Grand Ave. & W/ Washington A	S/ Foothill Blvd	S/Alley	O - Other		A - AC	2	158	29	4,582	6/4/2025	39	56	44	0
N/Carroll	010	N/ Carroll Ave & S/ Foothill B	W/ Dyer Ln	W/ Washington Ave	O - Other		A - AC	2	180	15	2,700	4/14/2025	39	68	32	0
N/Carroll	070	N/ Carroll Ave & S/ Foothill B	S/ Alley	W/ Carroll Ave	O - Other	1	A - AC	2	505	15	7,575	4/14/2025	41	60	29	11
N/Gladston	010	N/Gladstone St & S/ Essex St	E/ Bradford	W/ Willow Ave	O - Other		A - AC	2	847	20	16,940	5/1/2025	41	20	79	1
N/Whitcomb	030	N/Whitcomb Ave.& S/ Leadora Av	E/ Glendora Ave	W/ Vista Bonita Ave	O - Other		A - AC	2	350	15	5,250	5/1/2025	41	44	32	24
N/Leadora	040	N / Leadora Ave & S/Virginia A	E/ Vista Bonita Ave	W/ Wabash Ave	O - Other		A - AC	2	350	15	5,250	5/1/2025	43	63	16	21
N/Meda	020	N/Meda Ave.& S/ Bennett Ave	E/ Vermont Ave	W/ Glendora Ave	O - Other		A - AC	2	350	15	5,250	4/28/2025	44	68	32	0
E/Wabash	020	E/ Wabash Ave & W/ Minnesota A	S/ Leadora Ave	N/ Alley	O - Other		A - AC	2	425	18	7,650	5/16/2025	45	37	58	4
N/Carroll	020	N/ Carroll Ave & S/ Foothill B	E/ Washington Ave	W/ Pennsylvania Ave	O - Other		A - AC	2	340	15	5,100	4/14/2025	47	69	24	7
N/Whitcomb	050	N/Whitcomb Ave.& S/ Leadora Av	E/ Wabash Ave	W/ Minnesota Ave	O - Other		A - AC	2	350	15	5,250	5/16/2025	50	28	72	0
E/Minnesot	020	E/Minnesota Ave & W/ Pasadena	S/ Dalton Ave	N/ Foothill Blvd	O - Other		A - AC	2	300	15	4,500	5/7/2025	51	68	21	11
N/Bennett	050	N/ Benntt Ave.& S/Withcomb Ave	W/ End	W/ Minnesota Ave	O - Other		A - AC	2	170	15	2,550	5/16/2025	51	29	68	3

Street ID	Sec ID	Street Name	From	To	Functional Class	Zone	Surface Type	Lanes	L	W	Area	Insp. Date	PCI	% Load	% Climate	% Other
PlymouthA	010	E/O grammont Pl & W/O Sunflowe	N/O Plymouht St.	N/End	O - Other		A - AC	2	305	18	5,490	4/21/2025	52	75	25	0
E/Pasadena	010	E/Pasadena Ave & W/ Cullen Ave	S/Dalton Ave	N/ Foothill Blvd	O - Other		A - AC	2	300	15	4,500	5/7/2025	52	59	18	23
E/Vista Bo	020	E/ Vista Bonita Ave & W/ Wabas	S/ Virginia Ave	N/Alley	O - Other		A - AC	2	415	18	7,470	5/1/2025	58	55	21	24
N/Leadora	020	N / Leadora Ave & S/Virginia A	E / Vermont Ave	Fance Gate	O - Other		A - AC	2	183	15	2,745	5/16/2025	63	0	100	0
N/MTN View	020	N/MTN View Ave.& S/ Meda Ave	E/ Vista Bonita Ave	W/ Wabash Ave.	O - Other		A - AC	2	350	15	5,250	5/23/2025	63	76	24	0
E/Vermont	050	E/Vermont Ave & W/ Glendora Av	N/ End	N/ Alley	O - Other		A - AC	2	420	20	8,400	4/28/2025	64	66	33	1
N/Carroll	030	N/ Carroll Ave & S/ Foothill B	E/ Pennsylvania Ave	W/ Vermont Ave	O - Other		A - AC	2	345	20	6,900	4/14/2025	69	43	41	15
E/Vista Bo	050	E/ Vista Bonita Ave & W/ Wabas	S/ Alley	N/ Alley(wash)	O - Other		A - AC	2	435	20	8,700	5/23/2025	71	84	11	4
E/Pennsylv	070	E/Pennsylvania Ave& W/ Vermont	S/Alley	N/ Carroll Ave	O - Other		A - AC	2	450	21	9,450	4/14/2025	73	39	27	34
E/Vermont	020	E/Vermont Ave & W/ Glendora Av	S/ Verginia Ave	N/Alley	O - Other		A - AC	2	415	19	7,719	5/16/2025	75	18	79	3
N/Whitcomb	040	N/Whitcomb Ave.& S/ Leadora Av	E/ Vista Bonita Ave	W/ Wabash ave	O - Other		P - PCC	2	350	15	5,250	5/16/2025	75	43	14	43
N/Foothill	040	N/Foothill Blvd & S/ MTN View	E/Glendora Ave	W/ Vista Bonita Ave	O - Other		P - PCC	2	345	15	5,175	5/23/2025	78	91	9	0
N/Bennett	040	N/ Benntt Ave.& S/Withcomb Ave	E/ Vista Bonita Ave	W/ Wabash Ave	O - Other		O - AC/AC	2	350	15	5,250	5/1/2025	80	71	17	11
E/Vista Bo	040	E/ Vista Bonita Ave & W/ Wabas	S/ Whitcomb Ave	N/ Alley	O - Other		O - AC/AC	2	417	20	8,340	5/1/2025	81	69	17	13
E/Vista Bo	080	E/ Vista Bonita Ave & W/ Wabas	S/ Ada Ave	N/ Walnut Ave	O - Other		P - PCC	2	303	20	6,060	5/23/2025	82	37	48	15
E/Pasadena	020	E/Pasadena Ave & W/ Cullen Ave	S/O Leadora Ave	N/O Whitcomb Ave	O - Other		P - PCC	2	605	12	7,260	5/16/2025	83	49	18	33
E/Pennsylv	010	E/Pennsylvania Ave& W/ Vermont	S/ Sierra Madre Ave	N/Alley	O - Other		P - PCC	2	429	19	8,151	5/16/2025	85	58	21	21
E/Wabash	040	E/ Wabash Ave & W/ Minnesota A	S/Carroll Ave	N/ Ada Ave	O - Other		A - AC	2	628	15	9,420	4/14/2025	87	0	22	78
E/Glendora	010	E/Glendora Ave & W/ Vista Boni	S/Virginia Ave	N/ Alley	O - Other		P - PCC	2	415	20	8,300	5/16/2025	90	0	30	70
E/Vermont	030	E/Vermont Ave & W/ Glendora Av	S/ Leadora Ave	N/ Alley	O - Other		P - PCC	2	426	20	8,520	5/16/2025	90	43	29	28
N/Leadora	030	N / Leadora Ave & S/Virginia A	E/ Glendora Ave	W/ Vista Bonita Ave	O - Other		P - PCC	2	350	15	5,250	5/16/2025	90	65	35	0
E/Grand	010	E/ Grand Ave & W/Westridge Ave	S/ Fleetwood	N/Carter	O - Other		A - AC	2	218	20	4,360	3/20/2025	91	0	100	0
E/Minnesot	010	E/Minnesota Ave & W/ Pasadena	S/Leadora Ave	N/ Whitcomb Ave	O - Other		P - PCC	2	607	14	8,194	5/16/2025	91	43	36	21
E/Vista Bo	060	E/ Vista Bonita Ave & W/ Wabas	S/ Alley	N/ Carroll Ave	O - Other		A - AC	2	455	15	6,825	4/14/2025	93	0	67	33
N/Whitcomb	020	N/Whitcomb Ave.& S/ Leadora Av	E/ Vermont Ave	W/ Glendora Ave	O - Other		P - PCC	2	350	15	5,250	5/16/2025	93	0	45	55
E/Vista Bo	010	E/ Vista Bonita Ave & W/ Wabas	S/Sierra Madre Ave	N/Alley	O - Other		P - PCC	2	435	20	8,700	5/16/2025	94	51	49	0
E/Vista Bo	030	E/ Vista Bonita Ave & W/ Wabas	S/Leadora Ave	N/Alley	O - Other		P - PCC	2	426	20	8,520	5/16/2025	94	0	51	49
E/Vista Bo	070	E/ Vista Bonita Ave & W/ Wabas	S/ Carroll Ave	N/ Ada Ave	O - Other		A - AC	2	638	15	9,570	4/14/2025	94	0	84	16
E/Vermont	010	E/Vermont Ave & W/ Glendora Av	S/ Sierra Madre Ave	N/Alley	O - Other		P - PCC	2	430	20	8,600	5/16/2025	94	0	51	49
E/Grand	020	E/ Grand Ave & W/Westridge Ave	S/ Carter	S/End	O - Other		A - AC	2	163	20	3,260	3/20/2025	95	0	100	0
E/Vista Bo	090	E/ Vista Bonita Ave & W/ Wabas	S/ Walnut Ave	N/ Lemon Ave	O - Other		A - AC	2	300	15	4,500	5/21/2025	95	0	100	0
E/Wabash	010	E/ Wabash Ave & W/ Minnesota A	S/ Virginia Ave	N/ Alley	O - Other		P - PCC	2	415	20	8,300	5/16/2025	95	0	83	17
E/Wabash	030	E/ Wabash Ave & W/ Minnesota A	S/ Alley	N/ Carrolll Ave	O - Other		A - AC	2	453	15	6,795	4/14/2025	95	29	71	0
E/Glendora	030	E/Glendora Ave & W/ Vista Boni	S/ Whitcomb Ave	N/ Alley	O - Other		P - PCC	2	418	20	8,360	5/16/2025	95	0	83	17
E/Glendora	060	E/Glendora Ave & W/ Vista Boni	S/ Ada Ave	N/ Glendora Ave	O - Other		A - AC	2	275	20	5,500	4/14/2025	95	0	100	0
E/Pennsylv	080	E/Pennsylvania Ave& W/ Vermont	S/ Carroll Ave	W/ Virmont Ave	O - Other		A - AC	2	488	20	9,760	4/14/2025	95	0	29	71
N/Bennett	010	N/ Benntt Ave.& S/Withcomb Ave	E/ Pennsylvania Ave	W/ Vermont Ave	O - Other		P - PCC	2	348	17	5,916	5/16/2025	95	0	77	23
E/Wabash	050	E/ Wabash Ave & W/ Minnesota A	S/ Alley	N/ Leadora Ave	O - Other		P - PCC	2	186	15	2,790	5/16/2025	96	0	100	0
E/Glendora	050	E/Glendora Ave & W/ Vista Boni	S/ Carroll Ave	N/ Ada Ave.	O - Other		A - AC	2	638	15	9,570	4/14/2025	96	35	65	0
E/Pennsylv	020	E/Pennsylvania Ave& W/ Vermont	S/ Alley	N/ Virginia Ave	O - Other		P - PCC	2	195	19	3,705	5/16/2025	96	0	100	0
E/Pennsylv	030	E/Pennsylvania Ave& W/ Vermont	S/ Virginia Ave	N/ Alley	O - Other		P - PCC	2	416	20	8,320	5/16/2025	96	0	100	0
E/Pennsylv	050	E/Pennsylvania Ave& W/ Vermont	S/Whitcomb Ave	N/Alley	O - Other		P - PCC	2	415	20	8,300	5/16/2025	96	0	100	0
N/Leadora	010	N / Leadora Ave & S/Virginia A	E/ Pennsylvania Ave	W / Vermont Ave	O - Other		P - PCC	2	350	15	5,250	5/16/2025	96	0	100	0
N/Leadora	050	N / Leadora Ave & S/Virginia A	E/ Wabash Ave	W/ Alley	O - Other		P - PCC	2	185	15	2,775	5/16/2025	96	0	100	0
N/Bennett	030	N/ Benntt Ave.& S/Withcomb Ave	E/ Glendora Ave.	W/ Vista Bonita Ave	O - Other		P - PCC	2	348	15	5,220	5/16/2025	96	0	100	0
N/Virginia	010	N/ Virginia Ave. & S/ Sierra M	E/ Pennsylvania Ave	W/ Vermont Ave.	O - Other		P - PCC	2	350	14	4,900	5/16/2025	96	0	100	0
N/Virginia	020	N/ Virginia Ave. & S/ Sierra M	E/ Vermont Ave	W/Glendora Ave	O - Other		P - PCC	2	350	14	4,725	5/16/2025	96	0	100	0
N/Virginia	030	N/ Virginia Ave. & S/ Sierra M	E/Vista Bonita Ave	W/Wabash Ave	O - Other		P - PCC	2	350	14	4,725	5/16/2025	96	0	100	0
									6.2		**573,612**					

SECTION IV
FORECAST MAINTENANCE / REHABILITATION (FMR) REPORT

A. Reach PCI 67 Budget, Five Year Plan (FY 2025-2030)

FORECAST MAINTENANCE / REHABILITATION (FMR) REPORT

Section by section street listing sorted by rank classification, plan year, then alphabetically; this report presents the year and action corresponding to the next scheduled work activity for specific segments within the pavement network. Sections not shown are considered as deferred maintenance.

REACH PCI 67 BUDGET (5-YR) – The Reach PCI 67 budget was generated for the City to demonstrate what level of annual funding is required to achieve a PCI of 67 within three (3) years and to sustain it through five (5) years (FY 2025-2030).

The annual projected revenues shown below only account for the cost of pavement maintenance/rehabilitation activities. A 25% contingency was applied to the Arterial/Collector and Local pavement costs. Additional soft costs not included within the cost of pavement maintenance include:

- Right-of-way; and
- Utility improvements

In general sections are chosen first and foremost on available budget; secondly, the square footage of each section plays a large factor. The software initially chooses the draft sections that will increase PCI, sustain PCI or slow PCI deterioration within the budgeted timeframe. Additionally, the types of distress, extents of distress and severities of distress (high, medium, low) also determine how sections are/can be selected.

The City of Glendora makes all final decisions on what pavement sections are scheduled for improvement and within which fiscal year.

FY	Street ID	Sec ID	Street Name	From	To	Functional Class	Zone	Surface Type	Lanes	L	W	Area	PCI	% Load	% Climate	% Other	Maint./Rehab Recommendations	Total $
			Arterials / Collectors															
2025-26	Barranca	090	Barranca Ave	N/O Armstead St	N/O Dalton Wash	C - Collector	2	A - AC	2	769	60	46,140	43	28	18	54	ARHM Grind-Overlay	$286,068
2025-26	Barranca	120	Barranca Ave	S/O Big Dalton Wash	N/O Gladstone St	C - Collector	2	A - AC	2	656	70	45,920	52	71	19	10	ARHM Grind-Overlay	$284,704
2025-26	Barranca	160	Barranca Ave	S/O Galatea St	N/O Armstead St	C - Collector	2	A - AC	2	502	60	30,120	43	51	31	19	ARHM Grind-Overlay	$186,744
2025-26	Glendora	020	Glendora Ave	S/O Route 66	S/O RR Track	C - Collector	1	O - AC/AC	4	637	60	38,220	92	0	53	47	No Action	$0
2025-26	Glendora	100	Glendora Ave	80' N/O Ronwood St	N/O Mauna Loa Ave	C - Collector	2	A - AC	4	1,420	56	79,520	91	74	26	0	No Action	$0
2025-26	Glendora	030	Glendora Ave	N/O RR Track	S/O RR Track	C - Collector	1	A - AC	4	155	60	9,300	96	0	100	0	No Action	$0
2025-26	Glendora	080	Glendora Ave	N/O Glastone St	80' N/O Ronwood St	C - Collector	2	A - AC	4	2,660	58	154,280	43	31	64	5	AC Grind-Overlay	$817,684
2025-26	Glendora	110	Glendora Ave	N/O Mauna Loa Ave	S/O Route 66	C - Collector	2	O - AC/AC	4	1,260	56	70,560	37	15	8	76	ARHM Grind-Overlay	$437,472
2025-26	Loraine	070	Loraine Ave	195' N/O Saga St	S/O Palm Dr	C - Collector	3	A - AC	1	850	14	11,900	30	84	16	0	ARHM Grind-Overlay	$73,780
2025-26	Loraine	080	Loraine Ave	195' N/O Saga St	N /End	C - Collector	3	A - AC	2	135	39	5,265	51	75	25	0	ARHM Grind-Overlay	$32,643
2025-26	Loraine	090	Loraine Ave	S/O Palm Dr	195' N/O Saga St	C - Collector	3	A - AC	1	850	14	11,900	34	86	14	0	ARHM Grind-Overlay	$73,780
																		$2,192,875
2026-27	Barranca	110	Barranca Ave	N/O R.R. Tracks	180'/N Leadora Ave.	C - Collector	1	O - AC/AC	4	1,910	60	114,600	58	62	18	20	ARHM Grind-Overlay	$739,170
2026-27	Barranca	130	Barranca Ave	180' /N Leadora Ave.	S/O Sierra Madre Ave.	C - Collector	1	O - AC/AC	2	1,100	28	30,800	51	72	13	15	ARHM Grind-Overlay	$198,660
2026-27	Live Oak	010	Live Oak Ave	N/O Foothill Blvd	S/O Bennett Ave	C - Collector	3	A - AC	2	1,235	32	39,520	36	56	26	17	ARHM Grind-Overlay	$254,904
2026-27	Live Oak	020	Live Oak Ave	S/O Bennett Ave	S/O Leadora Ave	C - Collector	3	A - AC	2	1,300	34	44,200	58	46	38	16	ARHM Grind-Overlay	$285,090
2026-27	Live Oak	030	Live Oak Ave	S/O Leadora Ave	S/O Sierra Madre Ave	C - Collector	3	A - AC	2	1,330	33	43,890	46	56	34	10	ARHM Grind-Overlay	$283,091
2026-27	Live Oak	040	Live Oak Ave	S/O Sierra Madre Ave	N/O Palm Ave	C - Collector	3	A - AC	2	1,375	34	46,750	63	45	29	25	ARHM Grind-Overlay	$301,538
2026-27	Live Oak	050	Live Oak Ave	N/O Palm Ave	N/End	C - Collector	3	A - AC	2	715	24	17,160	39	77	20	2	ARHM Grind-Overlay	$110,682
																		$2,173,134
2027-28	Route 66	010	Route 66	E/O Pasadena Ave	E/O Elwood Ave	A - Arterial	3	O - AC/AC	2	2,860	30	85,800	41	68	29	3	ARHM Grind-Overlay	$575,718
2027-28	Route66	010	Route66	E/O Barranca Ave,	E/O Vecino Ave.	A - Arterial	1	A - AC	2	1,300	35	45,500	43	64	24	12	ARHM Grind-Overlay	$305,305
2027-28	Route66	020	Route66	E/O Vecino Ave.	Begin PCC (160' W/ Grand Ave)	A - Arterial	1	A - AC	2	1,116	32	38,712	35	51	41	7	ARHM Grind-Overlay	$259,758
2027-28	Route66	050	Route66	E/O Glendora Ave.	W/O Pasadena Ave.	A - Arterial	1	A - AC	2	1,035	34	35,190	29	52	40	8	ARHM Grind-Overlay	$236,125
2027-28	Route66	070	Route66	E/O Barranca Ave.	E/O Vecino Ave.	A - Arterial	1	A - AC	2	1,300	35	45,500	33	73	14	12	ARHM Grind-Overlay	$305,305
																		$1,682,210
2028-29	Sierra Mad	010	Sierra Madre Ave.	650' E/Barranca Ave.	W/O Grand Ave.	C - Collector	1	O - AC/AC	2	2,020	60	121,200	62	57	40	3	AC Grind-Overlay	$722,352
2028-29	Sierra Mad	040	Sierra Madre Ave.	E/O Grand Ave.	W/O Glendora Ave.	C - Collector	1	O - AC/AC	2	2,100	49	102,900	65	65	32	3	ARHM Grind-Overlay	$717,213
2028-29	Sierra Mad	060	Sierra Madre Ave.	E/O Glendora Ave.	W/O Cullen Ave.	C - Collector	1	O - AC/AC	2	1,800	44	79,200	69	78	21	1	Preventive - Type II Slurry	$93,456
2028-29	Sunflower	010	Sunflower Ave	N/O Arrow HWY	S/O Juanita Ave	C - Collector	4	A - AC	4	1,263	60	75,780	38	55	31	14	ARHM Grind-Overlay	$528,187
																		$2,061,208
2029-30	Grand	020	Grand Ave.	N/O Arrow HWY	S/O Juanita Ave	A - Arterial	2	O - AC/AC	2	1,462	32	46,785	54	74	25	0	ARHM Grind-Overlay	$339,191
2029-30	Grand	025	Grand Ave.	S/O Juanita Ave	S/O Gladstone St	A - Arterial	2	O - AC/AC	2	1,312	32	41,984	50	76	24	0	ARHM Grind-Overlay	$304,384
2029-30	Grand	030	Grand Ave.	S/O Gladstone St	N/O Armstead St.	A - Arterial	2	O - AC/AC	2	1,785	30	53,550	53	53	44	3	AC Grind-Overlay	$332,010
2029-30	Grand	035	Grand Ave.	N/O Armstead St.	S/O Baseline Rd	A - Arterial	2	O - AC/AC	2	930	32	29,760	54	54	39	8	AC Grind-Overlay	$184,512
2029-30	Grand	040	Grand Ave.	N/O Route66	S/O Ada Ave	A - Arterial	1	O - AC/AC	2	1,235	30	37,050	61	72	27	1	ARHM Grind-Overlay	$268,613
2029-30	Grand	045	Grand Ave.	S/O Ada Ave	S/O Foothill Blvd	A - Arterial	1	O - AC/AC	2	1,294	30	38,820	84	65	35	0	Preventive - Type II Slurry	$47,749
2029-30	Grand	050	Grand Ave.	S/O Base Line Rd.	S/O Mauna Loa Ave	A - Arterial	2	O - AC/AC	2	1,360	30	40,800	61	63	30	7	ARHM Grind-Overlay	$295,800
2029-30	Grand	055	Grand Ave.	S/O Mauna Loa Ave	PCC S/O Route 66	A - Arterial	2	O - AC/AC	2	1,175	30	35,250	57	69	27	4	ARHM Grind-Overlay	$255,563
2029-30	Grand	060	Grand Ave.	S/O Foothill Blvd.	S/O Bennett Ave.	A - Arterial	1	O - AC/AC	2	1,350	36	48,600	60	54	34	12	ARHM Grind-Overlay	$352,350
																		$2,380,171
			Locals															
2025-26	Kirkwall	030	Kirkwall Rd	E/O Nearglen Ave	E/End	R - Residential/Local	2	A - AC	2	160	24	4,800	33	70	30	0	ARHM Grind-Overlay	Scheduled ARHM Overlays Early FY 2025-26
2025-26	Nearglen	010	Nearglen Ave	N/O Juanita Ave	S/O Gladstone St	R - Residential/Local	2	A - AC	2	1,225	32	39,200	50	72	26	2	ARHM Grind-Overlay	
2025-26	Norgate	030	Norgate St.	E/O Nearglen Ave	E/ End	R - Residential/Local	2	A - AC	2	762	33	25,146	64	49	42	9	ARHM Grind-Overlay	
2025-26	Payson	040	Payson St	E/O Nearglen Ave	E/End	R - Residential/Local	2	A - AC	2	375	27	10,875	45	69	28	3	ARHM Grind-Overlay	
2025-26	Payson	050	Payson St	W/End	W/O Glendora Ave.	R - Residential/Local	2	A - AC	2	370	30	11,840	53	27	73	0	ARHM Grind-Overlay	
2025-26	Renwick	040	Renwick Rd	E/O Nearglen Ave	E/End	R - Residential/Local	2	A - AC	2	160	24	4,800	42	63	37	0	ARHM Grind-Overlay	
2025-26	Reynolds	010	Reynolds Way	N/O Norgate St	S/O Gladstone St.	R - Residential/Local	2	A - AC	2	170	32	5,440	62	48	38	14	ARHM Grind-Overlay	
2025-26	Barranca	140	Barranca Ave	130'S/Orangepath St.	S/O Orangepath St.	R - Residential/Local	1	A - AC	2	130	26	3,380	68	23	41	35	Preventive-Type II Slurry	$2,704
2025-26	Bridwell	030	Bridwell St.	E/O Brightview Dr.	E/End	R - Residential/Local	1	O - AC/AC	2	240	25	7,200	77	46	54	0	Preventive-Type II Slurry	$5,760
2025-26	Calder Dr.	010	Calder Dr.	N/O Lochleven St.	N/End	R - Residential/Local	1	O - AC/AC	2	440	23	11,000	76	49	45	6	Preventive-Type II Slurry	$8,800
2025-26	Colorado	030	Colorado Ave.	E/O Glendora Ave	W/O Pasadena Ave	R - Residential/Local	2	A - AC	2	1,035	34	35,190	40	70	24	6	AC Grind-Overlay	$158,355
2025-26	Colorado	040	Colorado Ave.	E/O Pasadena Ave.	W/O La Mar Park Dr.	R - Residential/Local	2	A - AC	2	1,115	34	37,910	48	60	34	6	AC Grind-Overlay	$170,595
2025-26	Cullen	020	Cullen Ave	N/O Colorado Ave	N/End	R - Residential/Local	2	A - AC	2	250	28	8,000	96	0	100	0	No Action	$0
2025-26	Dalton St.	020	Dalton St.	E/O Minnesota Ave.	W/O Cullen Ave.	R - Residential/Local	1	A - AC	2	650	26	16,900	75	41	59	0	Preventive-Type II Slurry	$13,520
2025-26	Danton	010	Danton Dr.	E/O Baldy Vista Ave	W/End	R - Residential/Local	1	O - AC/AC	2	405	30	12,150	67	52	20	28	Preventive-Type II Slurry	$9,720
2025-26	Dornie St.	010	Dornie St.	E/O Brightview Dr.	E/End	R - Residential/Local	1	O - AC/AC	2	475	22	11,400	68	34	34	32	Preventive-Type II Slurry	$9,120
2025-26	Foxglove	010	Foxglove Ct	W/O Yucca Ridge	W/ End	R - Residential/Local	1	A - AC	2	460	32	16,140	34	44	48	9	AC Grind-Overlay	$72,630
2025-26	Galanto	010	Galanto Ave.	N/O Foothill Blvd.	S/O Newhill St.	R - Residential/Local	1	A - AC	2	120	34	4,080	48	78	18	4	AC Grind-Overlay	$18,360
2025-26	Haltern	020	Haltern Ave	E/O Glendora Ave	W/O Minnesota Ave.	R - Residential/Local	2	A - AC	2	675	34	22,950	57	39	32	29	AC Grind-Overlay	$103,275
2025-26	Haltern	030	Haltern Ave	E/O Pasadena Ave.	Center Ave	R - Residential/Local	2	O - AC/AC	2	875	34	29,750	54	58	38	3	AC Grind-Overlay	$133,875
2025-26	Haltern	040	Haltern Ave	E/O Center Ave.	E/End	R - Residential/Local	2	O - AC/AC	2	540	36	19,440	64	55	34	12	AC Grind-Overlay	$87,480
2025-26	Heber St.	010	Heber St.	E/O Barranca Ave.	W/O Vecino Ave.	R - Residential/Local	1	O - AC/AC	2	1,100	32	35,200	56	62	31	8	AC Grind-Overlay	$158,400
2025-26	Heber St.	020	Heber St.	E/O Forestdale Ave.	E/End	R - Residential/Local	1	O - AC/AC	2	190	22	6,080	55	52	37	11	AC Grind-Overlay	$27,360
2025-26	Heber St.	030	Heber St.	E/O Brightview Dr.	W/O Grand Ave.	R - Residential/Local	1	O - AC/AC	2	545	26	14,170	74	29	71	0	Preventive-Type II Slurry	$11,336
2025-26	Hicrest Dr	010	Hicrest Dr.	E/O Yucca Ridge St.	1315 E/O Yucca Ridge	R - Residential/Local	1	A - AC	2	1,315	18	23,670	40	42	32	26	AC Grind-Overlay	$106,515
2025-26	Invergarry	030	Invergarry St.	E/O Brightview Dr.	E/End	R - Residential/Local	1	O - AC/AC	2	380	22	9,500	68	55	45	0	Preventive-Type II Slurry	$7,600
2025-26	La Crosse	010	La Crosse St.	E/O Wildwood Ave.	W/O Trayer Ave.	R - Residential/Local	1	A - AC	2	985	37	36,445	48	37	63	0	Cape Seal	$76,535
2025-26	Lemon Ave.	010	Lemon Ave.	W/End	W/O Pasadena Ave.	R - Residential/Local	1	A - AC	2	1,020	32	32,874	41	75	20	4	AC Grind-Overlay	$147,933
2025-26	Lowell Ave	010	Lowell Ave.	N/O Dalton St.	N/End	R - Residential/Local	1	A - AC	2	635	27	18,415	54	52	44	4	AC Grind-Overlay	$82,868
2025-26	Marcile	010	Marcile Ave.	N/O Carroll Ave	S/O Foothill Blvd.	R - Residential/Local	1	A - AC	2	590	26	15,340	47	71	20	9	AC Grind-Overlay	$69,030
2025-26	Marion	010	Marion Pl	N/O Colorado Ave	N/End	R - Residential/Local	2	A - AC	2	365	36	13,505	94	0	12	88	No Action	$0
2025-26	Meda Ave.	010	Meda Ave.	E/O Grand Ave	W/O Pennsylvania Ave	R - Residential/Local	1	O - AC/AC	2	1,320	32	42,240	30	76	21	3	AC Grind-Overlay	$190,080
2025-26	Meda Ave.	030	Meda Ave.	E/O Vermont Ave.	W/O Glendora Ave.	R - Residential/Local	1	A - AC	2	350	32	11,200	31	83	13	4	AC Grind-Overlay	$50,400
2025-26	Meda Ave.	050	Meda Ave.	E/O Vista Bonita Ave.	W/O Wabash Ave.	R - Residential/Local	1	A - AC	2	365	26	9,490	54	70	30	0	AC Grind-Overlay	$42,705
2025-26	Meda Ave.	060	Meda Ave.	E/O Wabash Ave.	W/O Minnesota Ave.	R - Residential/Local	1	A - AC	2	375	26	9,750	50	76	24	1	AC Grind-Overlay	$43,875
2025-26	Milton Dr	010	Milton Dr.	E/O Barranca Ave.	W/O Marcile Ave.	R - Residential/Local	1	A - AC	2	275	32	8,800	49	60	40	0	AC Grind-Overlay	$39,600
2025-26	Milton Dr	020	Milton Dr.	E/O Baldy Vista Ave	W/O Barranca Ave	R - Residential/Local	1	A - AC	2	1,620	17	27,540	56	64	33	3	AC Grind-Overlay	$123,930

FY	Street ID	Sec ID	Street Name	From	To	Functional Class	Zone	Surface Type	Lanes	L	W	Area	PCI	% Load	% Climate	% Other	Maint./Rehab Recommendations	Total $
2025-26	Minnesota	030	Minnesota Ave	N/O Mauna Loa Ave	S/O Colorado Ave	R - Residential/Local	2	A - AC	2	545	34	18,530	52	73	22	5	AC Grind-Overlay	$83,385
2025-26	Minnesota	040	Minnesota Ave	N/O Ada Ave.	S/O Foothill Blvd.	R - Residential/Local	1	A - AC	2	1,290	30	38,700	58	46	36	18	AC Grind-Overlay	$174,150
2025-26	Minnesota	050	Minnesota Ave	N/O Colorado Ave	N/End	R - Residential/Local	2	A - AC	2	365	34	13,140	45	62	20	17	AC Grind-Overlay	$59,130
2025-26	Minnesota	070	Minnesota Ave	245' S/Meda Ave.	N/O Bennett Ave.	R - Residential/Local	1	A - AC	2	720	30	21,600	53	81	13	6	AC Grind-Overlay	$97,200
2025-26	Minnesota	080	Minnesota Ave	N/O Bennett Av	N/O Whitcomb Ave.	R - Residential/Local	1	A - AC	2	660	34	22,440	69	49	51	1	Preventive-Type II Slurry	$17,952
2025-26	Minnesota	100	Minnesota Ave	N/O Leadora Ave.	N/O Virginia Ave.	R - Residential/Local	1	A - AC	2	665	27	17,955	52	62	38	0	AC Grind-Overlay	$80,798
2025-26	Minnesota	110	Minnesota Ave	N/O Virginia Ave.	S/O Sierra Madre Ave.	R - Residential/Local	1	A - AC	2	610	35	21,350	47	28	66	7	Cape Seal	$44,835
2025-26	MTN. View	010	MTN. View Ave.	W/End	W/O Pennsylvania Ave.	R - Residential/Local	1	A - AC	2	665	26	17,290	40	74	15	11	AC Grind-Overlay	$77,805
2025-26	Myrtle Ave	010	Myrtle Ave.	E/O Minnesota Ave.	W/O Cullen Ave.	R - Residential/Local	1	O - AC/AC	2	630	33	20,790	69	72	24	4	Preventive-Type II Slurry	$16,632
2025-26	Northridge	020	Northridge Ave	E/O Grand Ave.	W/O Bender Ave.	R - Residential/Local	1	A - AC	2	792	33	26,136	59	50	47	2	AC Grind-Overlay	$117,612
2025-26	Northridge	050	Northridge Ave	W/O Bender Ave.	W/O Washington Ave.	R - Residential/Local	1	A - AC	2	275	32	8,800	50	59	26	15	AC Grind-Overlay	$39,600
2025-26	Oakbank	010	Oakbank St.	N/O Newhill Ave.	N/End	R - Residential/Local	1	A - AC	2	505	33	17,675	54	59	36	5	AC Grind-Overlay	$79,538
2025-26	Oakbank	030	Oakbank St.	N/O Milton Dr	S/O Leadora Ave	R - Residential/Local	1	A - AC	2	628	22	13,816	31	62	20	18	AC Grind-Overlay	$62,172
2025-26	Orangpath	010	Orangpath St.	E/O Vecino Ave.	W/O Forestdale Ave	R - Residential/Local	1	A - AC	2	353	32	11,296	57	50	50	0	AC Grind-Overlay	$50,832
2025-26	Orangpath	030	Orangpath St.	E/O Barranca F	300' E Orangpath/ N side	R - Residential/Local	1	A - AC	2	300	16	4,800	55	65	35	0	AC Grind-Overlay	$21,600
2025-26	Parker Dr	010	Parker Dr.	N/O Route66	580'N/ Route66	R - Residential/Local	1	O - AC/AC	2	580	33	21,040	57	54	46	0	AC Grind-Overlay	$94,680
2025-26	Pasadena	010	Pasadena Ave	N/O Mauna Loa Ave	N/O Colorado Ave	R - Residential/Local	2	A - AC	2	578	34	19,652	34	64	33	3	AC Grind-Overlay	$88,434
2025-26	Pasadena	030	Pasadena Ave	N/O Colorado Ave	S/O Route 66	R - Residential/Local	2	A - AC	2	683	34	23,222	37	62	38	0	AC Grind-Overlay	$104,499
2025-26	Pasadena	070	Pasadena Ave	N/O Virginia	N/End	R - Residential/Local	1	A - AC	2	475	36	18,050	36	50	50	0	AC Grind-Overlay	$81,225
2025-26	Pennsylvan	050	Pennsylvan Ave	N/O Foothill Blvd.	N/O Bennet Ave.	R - Residential/Local	1	A - AC	2	1,337	45	60,165	51	55	29	16	AC Grind-Overlay	$270,743
2025-26	Pennsylvan	110	Pennsylvan Ave	N/O Virginia Ave.	320'N/Virginia Ave.	R - Residential/Local	1	A - AC	2	320	30	9,600	41	48	52	0	AC Grind-Overlay	$43,200
2025-26	Pennsylvan	120	Pennsylvan Ave	320' N/ Virginia Ave.	S/O Sierra Madre Ave.	R - Residential/Local	1	A - AC	2	315	26	8,190	45	57	43	0	AC Grind-Overlay	$36,855
2025-26	Rainbow Dr	010	Rainbow Dr.	N/O Sierra Madre Ave.	320'N/Bubbling Well	R - Residential/Local	1	A - AC	2	1,195	32	38,240	51	64	29	7	AC Grind-Overlay	$172,080
2025-26	Richardson	010	Richardson Ln	W/End	W/ O Grand Ave.	R - Residential/Local	1	A - AC	2	535	23	12,840	49	57	22	22	AC Grind-Overlay	$57,780
2025-26	Route66	060	Route66	W/End	593' E/O Barranca Ave.	R - Residential/Local	1	A - AC	2	593	25	14,825	66	35	63	1	Cape Seal	$31,133
2025-26	Scott	010	Scott Pl	N/O Colorado Ave	N/End	R - Residential/Local	2	A - AC	2	365	36	13,505	91	12	6	81	No Action	$0
2025-26	Trayer	010	Trayer Ave.	N/O Bennett Ave	N/End	R - Residential/Local	1	A - AC	2	605	34	21,050	59	61	26	13	AC Grind-Overlay	$94,725
2025-26	Trayer	020	Trayer Ave.	N/O Leadora Ave.	N/O La Crosse St.	R - Residential/Local	1	A - AC	2	1,127	35	39,445	41	42	58	0	AC Grind-Overlay	$177,503
2025-26	Trayer	030	Trayer Ave.	N/O La Cross	S/O Sierra Madre Ave	R - Residential/Local	1	A - AC	2	140	35	4,900	59	25	75	0	Cape Seal	$10,290
2025-26	Valencia	010	Valencia St.	120' S/ Carroll Ave.	S/O Foothill Blvd.	R - Residential/Local	1	A - AC	2	755	40	30,200	51	60	40	0	AC Grind-Overlay	$135,900
2025-26	Valencia	030	Valencia St.	N/O Bennett Ave.	S/O Leadora Ave.	R - Residential/Local	1	O - AC/AC	2	1,280	35	44,800	53	57	22	22	AC Grind-Overlay	$201,600
2025-26	Vecino Ave	030	Vecino Ave	N/O Donington St.	N/End	R - Residential/Local	1	A - AC	2	500	36	19,600	41	41	59	0	AC Grind-Overlay	$88,200
2025-26	Vermont	020	Vermont Ave	S/O Route 66	S/O RR Tracks	R - Residential/Local	1	A - AC	2	1,390	36	50,040	48	67	23	10	AC Grind-Overlay	$225,180
2025-26	Vermont	060	Vermont Ave	N/O Mountain View	S/O Bennett Ave.	R - Residential/Local	1	A - AC	2	715	38	27,170	59	76	17	7	AC Grind-Overlay	$122,265
2025-26	Vermont	090	Vermont Ave	Virginia Ave	Sierra Madre Ave	R - Residential/Local	1	A - AC	2	697	27	18,819	59	47	36	17	AC Grind-Overlay	$84,686
2025-26	Virginia	010	Virginia Ave	E/O Grand Ave.	W/O Pennsylvania Ave.	R - Residential/Local	1	A - AC	2	1,330	33	43,890	45	63	30	7	AC Grind-Overlay	$197,505
2025-26	Virginia	040	Virginia Ave	E/O Pennsylvania Ave.	W/O Vermont Ave.	R - Residential/Local	1	A - AC	2	350	26	9,100	36	60	24	16	AC Grind-Overlay	$40,950
2025-26	Virginia	060	Virginia Ave	E/O Vermont Ave.	W/O Glendora Ave.	R - Residential/Local	1	A - AC	2	355	28	9,940	33	65	24	12	AC Grind-Overlay	$44,730
2025-26	Virginia	090	Virginia Ave	E/O Vista Bonita Ave.	W/O Wabash Ave.	R - Residential/Local	1	A - AC	2	375	27	10,125	40	62	32	6	AC Grind-Overlay	$45,563
2025-26	Vista Boni	020	Vista Bonita Ave.	N/O Carroll Ave.	S/O Foothill Blvd.	R - Residential/Local	1	A - AC	2	615	39	23,985	55	50	49	1	AC Grind-Overlay	$107,933
2025-26	Vista Boni	050	Vista Bonita Ave.	N/O Leadora Ave.	S/O Sierra Madre Ave.	R - Residential/Local	1	A - AC	2	1,300	26	33,800	74	28	72	0	Preventive-Type II Slurry	$27,040
2025-26	Wabash	050	Wabash Ave	N/O Colorado Ave	N/End	R - Residential/Local	2	A - AC	2	460	34	16,100	49	68	17	16	AC Grind-Overlay	$72,450
2025-26	Wabash Ave	010	Wabash Ave.	N/O Lemon Ave.	S/O Ada Ave.	R - Residential/Local	1	A - AC	2	600	26	15,600	53	77	18	5	AC Grind-Overlay	$70,200
2025-26	Walnut Ave	020	Walnut Ave.	E/O Wabash Ave.	W/O Minnesota Ave.	R - Residential/Local	1	A - AC	2	328	33	10,824	53	67	31	2	AC Grind-Overlay	$48,708
2025-26	Walnut Ave	030	Walnut Ave.	E/O Minnesota Ave.	W/O Pasadena Ave.	R - Residential/Local	1	A - AC	2	318	32	10,176	36	62	36	2	AC Grind-Overlay	$45,792
2025-26	Washington	050	Washington Ave.	N/O Virginia Ave.	N/O Northridge Ave.	R - Residential/Local	1	A - AC	2	330	32	10,560	55	39	50	11	AC Grind-Overlay	$47,520
2025-26	Westridge	040	Westridge Ave.	N/O Sierra Madre Ave.	N/End	R - Residential/Local	1	A - AC	2	1,215	35	42,525	35	50	41	8	AC Grind-Overlay	$191,363
2025-26	Whitcomb	020	Whitcomb	W/End	W/O Grand Ave.	R - Residential/Local	1	A - AC	2	905	34	32,580	77	11	23	66	Preventive-Type II Slurry	$26,064
2025-26	Wildwood	010	Wildwood Ave.	N/O Carroll Ave.	S/O Foothill Blvd.	R - Residential/Local	1	A - AC	2	615	26	15,990	57	68	25	7	AC Grind-Overlay	$71,955
2025-26	Wildwood	020	Wildwood Ave.	N/O Foothill Blvd.	N/End	R - Residential/Local	1	A - AC	2	530	29	15,370	73	30	70	0	Preventive-Type II Slurry	$12,296
2025-26	Yucca R	010	Yucca Ridge	N/O Leadora Ave	S/O Sierra Madre Ave	R - Residential/Local	1	A - AC	2	1,280	22	28,160	77	56	42	1	Preventive-Type II Slurry	$22,528
2025-26	Yucca R	020	Yucca Ridge	N/O Sierra Madre Ave	N/o Hicrest Rd	R - Residential/Local	1	A - AC	2	342	32	11,053	52	58	39	3	AC Grind-Overlay	$49,739
																		$6,238,910
2026-27	Acera	010	Acera Ct	W/End	W/O Lope Ln	R - Residential/Local	4	O - AC/AC	2	130	38	4,940	57	47	53	0	AC Grind-Overlay	$23,119
2026-27	Allen	010	Allen Ave	W/End	W/O Morpath Ln	R - Residential/Local	4	O - AC/AC	2	385	35	13,475	69	14	63	23	Preventive-Type II Slurry	$11,184
2026-27	Allen	020	Allen Ave	W/O Morpath Ln	W/O Valley Center	R - Residential/Local	4	A - AC	2	775	36	27,900	70	17	39	44	Preventive-Type II Slurry	$23,157
2026-27	Barranca	030	Barranca Ave	S/O Orangepath(S/e)	S/O Herber St	R - Residential/Local	1	A - AC	2	850	26	22,100	64	59	28	14	AC Grind-Overlay	$103,428
2026-27	Base Line	060	Base Line Rd	110' W/O Inverness Ave	W/O Amelia Ave	R - Residential/Local	4	O - AC/AC	2	1,295	36	46,620	75	32	64	4	Preventive-Type II Slurry	$38,695
2026-27	Bender	020	Bender Ave.	N/O Virginia Ave.	S/O Northridge Ave	R - Residential/Local	1	A - AC	2	305	32	9,760	49	63	25	11	AC Grind-Overlay	$45,677
2026-27	Bonnie Cov	040	Bonnie Cove Ave	N/O Crown St	S/O HWY	R - Residential/Local	4	A - AC	2	394	41	16,154	23	63	20	16	AC Grind-Overlay	$75,601
2026-27	Bradford	010	Bradford Dr	N/O Claraday Ave	N/End	R - Residential/Local	4	A - AC	2	408	38	15,504	73	15	85	0	Preventive-Type II Slurry	$12,868
2026-27	Bradford	020	Bradford Dr	N/O Gladstone St	W/O Willow Ave	R - Residential/Local	4	A - AC	2	1,540	34	52,360	62	45	49	6	AC Grind-Overlay	$245,045
2026-27	Bradford	030	Bradford Dr	E/O Willow Ave	W/O Yucca Pl	R - Residential/Local	4	A - AC	2	410	34	13,940	55	26	60	13	Cape Seal	$30,389
2026-27	Bradish	020	Bradish Ave	N/O Petunia St	N/End	R - Residential/Local	4	A - AC	2	665	41	27,265	60	43	53	4	AC Grind-Overlay	$127,600
2026-27	Bradley	010	Bradley Ct.	S/O Gladstone St	S/End	R - Residential/Local	4	A - AC	2	190	45	8,550	57	32	64	5	Cape Seal	$18,639
2026-27	Bradley	020	Bradley Ct.	S/O Dover St	S/End	R - Residential/Local	4	O - AC/AC	2	195	40	7,800	66	36	64	0	Cape Seal	$17,004
2026-27	Bruning	030	Bruning Ave	N/O Juanita Ave	200' N/O Kirkwall Rd	R - Residential/Local	4	A - AC	2	720	36	25,920	58	45	48	8	AC Grind-Overlay	$121,306
2026-27	Bruning	040	Bruning Ave	N/O Ghent St	N/O Crown St	R - Residential/Local	4	A - AC	2	590	32	18,880	54	12	88	0	Cape Seal	$41,158
2026-27	Bubbling W	010	Bubbling Well Dr.	N/O Sierra Madre Ave.	E/O Rainbow Dr.	R - Residential/Local	1	A - AC	2	1,070	33	35,310	52	51	31	18	AC Grind-Overlay	$165,251
2026-27	Burnaby	020	Burnaby Dr	S/O Claraday Ave	S/End	R - Residential/Local	4	A - AC	2	202	34	9,388	65	26	73	1	Cape Seal	$20,466
2026-27	Burnaby	040	Burnaby Dr	N/O Claraday Ave	N/End	R - Residential/Local	4	A - AC	2	406	38	15,428	55	41	59	0	Cape Seal	$33,633
2026-27	Burnaby	070	Burnaby Dr	N/O Gladstone St	N/End	R - Residential/Local	4	A - AC	2	385	35	13,475	71	0	100	0	Preventive-Type II Slurry	$11,184
2026-27	Caballo	020	Caballo Ave	S/O Linfield St	S/End	R - Residential/Local	4	A - AC	2	410	27	11,070	74	20	80	0	Preventive-Type II Slurry	$9,188
2026-27	Caballo	030	Caballo Ave	N/O Linfield St	N/End	R - Residential/Local	4	A - AC	2	605	28	16,940	76	18	76	6	Preventive-Type II Slurry	$14,060
2026-27	Candish	010	Candish Ave	S/O Claraday St	S/End	R - Residential/Local	4	A - AC	2	190	46	8,740	48	34	66	1	Cape Seal	$19,053
2026-27	Candish	020	Candish Ave	S/O Renwick Rd	S/O Heather St	R - Residential/Local	4	A - AC	2	810	34	27,540	75	33	67	0	Preventive-Type II Slurry	$22,858
2026-27	Candish	030	Candish Ave	N/O Gladstone St	N/End	R - Residential/Local	4	A - AC	2	175	38	6,650	66	25	55	20	Cape Seal	$14,497
2026-27	Carroll Av	010	Carroll Ave.	E/O Barranca Ave.	W/O Valencia St.	R - Residential/Local	1	A - AC	2	1,272	36	45,792	52	57	39	3	AC Grind-Overlay	$214,307
2026-27	Carroll Av	060	Carroll Ave.	E/O Glendora Ave.	W/O Vista Bonita Ave.	R - Residential/Local	1	A - AC	2	390	26	10,140	29	84	11	5	AC Grind-Overlay	$47,455
2026-27	Chelsea	010	Chelsea Pl	N/O Claraday Ave	S/O Plymouth St	R - Residential/Local	4	A - AC	2	225	31	6,975	63	37	63	0	Cape Seal	$15,206
2026-27	Claraday	040	Claraday Ave.	E/O Treanor Ave	W/O Vally Cenyer Ave	R - Residential/Local	4	A - AC	2	1,400	35	49,000	60	40	58	2	AC Grind-Overlay	$229,320
2026-27	Cordelia	010	Cordelia Ave	N/O Deserta Dr	140' N/O Petunia St	R - Residential/Local	4	A - AC	2	290	29	8,410	68	0	100	0	Preventive-Type II Slurry	$6,980

FY	Street ID	Sec ID	Street Name	From	To	Functional Class	Zone	Surface Type	Lanes	L	W	Area	PCI	% Load	% Climate	% Other	Maint./Rehab Recommendations	Total $
2026-27	Crestglen	010	Crestglen	E/O Vista Bonita Ave.	605' E/ Vista Bonita	R - Residential/Local	1	A - AC	2	605	23	13,915	59	88	12	0	AC Grind-Overlay	$65,122
2026-27	Crown	020	Crown St.	E/O Lyman Ave	W/O York Ave	R - Residential/Local	4	A - AC	2	586	34	19,924	76	0	100	0	Preventive-Type II Slurry	$16,537
2026-27	Crown	030	Crown St.	E/O Bruning Ave	W/O Lyman Ave	R - Residential/Local	4	A - AC	2	230	38	8,740	56	30	70	0	Cape Seal	$19,053
2026-27	Crown	040	Crown St.	E/O Bradford Dr	W/O Willow Ave.	R - Residential/Local	4	A - AC	2	625	34	21,250	63	49	40	10	AC Grind-Overlay	$99,450
2026-27	Crown	050	Crown St.	E/O Willow Ave	E/O Yucca Pl	R - Residential/Local	4	A - AC	2	410	34	13,940	52	40	53	8	AC Grind-Overlay	$65,239
2026-27	Deserta	010	Deserta Dr	120' W/O Lope Ln	E/O Cordelia Ave	R - Residential/Local	4	O - AC/AC	2	655	33	21,615	74	25	75	0	Preventive-Type II Slurry	$17,940
2026-27	Dover	010	Dover St.	E/O Bonne Cove Ave.	E/O Suffolk Ave	R - Residential/Local	4	A - AC	2	265	38	10,070	51	51	49	0	AC Grind-Overlay	$47,128
2026-27	Dover	020	Dover St.	E/O Suffolk Ave	N/O Crown St	R - Residential/Local	4	A - AC	2	430	34	14,620	55	39	54	7	AC Grind-Overlay	$68,422
2026-27	Dover	030	Dover St.	E/O Lyman Ave	S.E./End	R - Residential/Local	4	A - AC	2	465	41	19,065	70	33	66	1	Preventive-Type II Slurry	$15,824
2026-27	Dover	040	Dover St.	E/O Bradford Dr	W/O Willow Ave	R - Residential/Local	4	A - AC	2	770	34	26,180	65	35	48	17	AC Grind-Overlay	$122,522
2026-27	Dover	050	Dover St.	E/O Willow Ave.	E/O Yucca Pl	R - Residential/Local	4	A - AC	2	415	34	14,110	57	43	38	19	AC Grind-Overlay	$66,035
2026-27	Duell	030	Duell St	W/End	W/O Tressy Ave	R - Residential/Local	4	O - AC/AC	2	440	28	12,320	72	31	65	4	Preventive-Type II Slurry	$10,226
2026-27	Duell	090	Duell St	E/O Bradish Ave	W/O Amelia Ave	R - Residential/Local	4	A - AC	2	250	46	11,500	67	54	46	0	Preventive-Type II Slurry	$9,545
2026-27	Essex	020	Essex St	E/O Suffolk	E/End	R - Residential/Local	4	O - AC/AC	2	280	34	10,920	63	0	100	0	Cape Seal	$23,806
2026-27	Essex	040	Essex St	E/O Lyman Ave	W/O Sunflower Ave	R - Residential/Local	4	A - AC	2	1,100	38	41,800	64	41	56	3	Cape Seal	$91,124
2026-27	Essex	050	Essex St	E/O Sunflower Ave	E/End	R - Residential/Local	4	A - AC	2	594	32	20,408	73	0	100	0	Preventive-Type II Slurry	$16,939
2026-27	Essex	060	Essex St	E/O Bradford Dr	W/O Willow Ave	R - Residential/Local	4	A - AC	2	845	34	28,730	67	21	63	16	Preventive-Type II Slurry	$23,846
2026-27	Essex	070	Essex St	E/O Willow Ave	E/O Yucca Pl	R - Residential/Local	4	A - AC	2	415	34	14,110	60	49	47	3	AC Grind-Overlay	$66,035
2026-27	Foothill	030	Foothill Blvd.	W/End	W/O Frontage/Wildwood Ave.	R - Residential/Local	1	O - AC/AC	2	990	25	24,750	27	82	14	3	AC Grind-Overlay	$115,830
2026-27	Gold Dust	010	Gold Dust St	E/O Remuda Dr	E/O Iope Ln	R - Residential/Local	4	A - AC	2	520	28	14,560	24	69	31	0	AC Grind-Overlay	$68,141
2026-27	Greer	010	Greer Ave	N/O Ivy St	N/End	R - Residential/Local	4	O - AC/AC	2	215	67	14,405	57	57	42	1	AC Grind-Overlay	$67,415
2026-27	Greer	040	Greer Ave	N/O Juanita Ave	N/O Kirkwall Rd	R - Residential/Local	4	A - AC	2	535	34	18,190	51	54	45	1	AC Grind-Overlay	$85,129
2026-27	Groveton	020	Groveton	N/O Linfield St	N/End	R - Residential/Local	4	A - AC	2	175	45	7,875	65	45	55	0	Cape Seal	$17,168
2026-27	Hampton	010	Hampton St	W/End	W/O Sunflower Ave	R - Residential/Local	4	A - AC	2	325	35	11,375	72	42	58	0	Preventive-Type II Slurry	$9,441
2026-27	Heather	010	Heather St.	W/End	E/O Candish Ave	R - Residential/Local	4	A - AC	2	415	39	16,185	72	21	79	0	Preventive-Type II Slurry	$13,434
2026-27	Heather	030	Heather St.	E/O Willow Ave	E/End	R - Residential/Local	4	A - AC	2	395	39	15,405	65	46	54	0	Cape Seal	$33,583
2026-27	Inola	010	Inola St	W/End	W/O Remuda Dr	R - Residential/Local	4	A - AC	2	105	23	2,415	26	57	28	16	AC Grind-Overlay	$11,302
2026-27	Inola	020	Inola St	E/O Remuda Dr	E/O Iope Ln	R - Residential/Local	4	A - AC	2	610	27	16,470	25	68	32	0	AC Grind-Overlay	$77,080
2026-27	Inverness	010	Inverness Ave	N/O Base Line Rd	N/End	R - Residential/Local	4	O - AC/AC	2	345	37	12,765	78	0	100	0	Preventive-Type II Slurry	$10,595
2026-27	Inverness	030	Inverness Ave	N/O Petunia St	N/O Kenoma St	R - Residential/Local	4	A - AC	2	785	34	26,690	59	48	47	5	AC Grind-Overlay	$124,909
2026-27	Inverness	040	Inverness Ave	N/O Kenoma St	175' N/O Kenoma St	R - Residential/Local	4	A - AC	2	175	38	6,650	64	43	57	0	Cape Seal	$14,497
2026-27	Ivy	030	Ivy St.	E/O Candish Ave	W/O Burnaby Dr.	R - Residential/Local	4	A - AC	2	110	34	3,740	71	34	60	6	Preventive-Type II Slurry	$3,104
2026-27	Ivy	040	Ivy St.	E/O Burnaby Dr	W/O Treanor Ave	R - Residential/Local	4	A - AC	2	490	34	16,660	52	43	39	18	AC Grind-Overlay	$77,969
2026-27	Jedburgh	010	Jedburgh St	E/O Burnaby Dr.	W/O Treanor Ave	R - Residential/Local	4	A - AC	2	490	34	16,660	64	30	53	17	AC Grind-Overlay	$77,969
2026-27	Jedburgh	020	Jedburgh St	E/O Treanor Ave	E/O Willow St	R - Residential/Local	4	A - AC	2	670	33	22,110	63	37	56	7	Cape Seal	$48,200
2026-27	Jedburgh	030	Jedburgh St	E/O Willow St	W/O Valley Center Ave	R - Residential/Local	4	A - AC	2	615	36	22,140	63	33	64	3	Cape Seal	$48,265
2026-27	Juanita	040	Juanita Ave	E/O Sunflower Ave	W/O Valley Center Ave	R - Residential/Local	4	A - AC	2	2,598	34	88,332	52	38	55	7	AC Grind-Overlay	$413,394
2026-27	Kenoma	020	Kenoma St	E/O Lone Hill Ave	W/O Inverness Ave	R - Residential/Local	4	A - AC	2	1,405	32	44,960	69	38	61	1	Preventive-Type II Slurry	$37,317
2026-27	Kirkwall	020	Kirkwall Rd	E/O Bruning Ave	W/O Greer Ave	R - Residential/Local	4	A - AC	2	780	34	26,520	56	28	69	3	Cape Seal	$57,814
2026-27	La Crosse	020	La Crosse St.	641' E/O Barranca Ave	E/End	R - Residential/Local	1	A - AC	2	66	52	3,432	4	89	9	2	AC Recon	$57,108
2026-27	La Fetra	010	La Fetra	641' E/O Barranca Ave	E/End	R - Residential/Local	1	A - AC	2	66	52	3,432	5	91	9	0	AC Recon	$57,108
2026-27	Lindsay	010	Lindsay Way	W/End	W/O Amelia Ave	R - Residential/Local	4	A - AC	2	225	44	9,900	70	26	74	0	Preventive-Type II Slurry	$8,217
2026-27	Linfield	020	Linfield St	W/End	W/O Lope Ln	R - Residential/Local	4	O - AC/AC	2	255	28	7,140	51	62	38	0	AC Grind-Overlay	$33,415
2026-27	Linfield	060	Linfield St	W/End	W/O Tressy Ave	R - Residential/Local	4	O - AC/AC	2	435	28	12,180	72	31	69	0	Preventive-Type II Slurry	$10,109
2026-27	Linfield	070	Linfield St	E/O Glengrove Ave	E/End	R - Residential/Local	4	O - AC/AC	2	400	27	10,800	75	28	72	0	Preventive-Type II Slurry	$8,964
2026-27	Linfield	080	Linfield St	E/O Inverness Ave	W/O Bradish Ave	R - Residential/Local	4	A - AC	2	840	33	27,720	57	51	49	0	AC Grind-Overlay	$129,730
2026-27	Lisa Ellen	010	Lisa Ellen St	E/O Stephora Ave	E/End	R - Residential/Local	4	O - AC/AC	2	170	30	5,100	58	13	87	0	Cape Seal	$11,118
2026-27	Lope	020	Lope Ln	N/O Gold Dust St	S/O Inola St	R - Residential/Local	4	A - AC	2	220	26	5,720	24	62	23	15	AC Grind-Overlay	$26,770
2026-27	Lope	030	Lope Ln	N/O Inola St	S/O Route 66	R - Residential/Local	4	A - AC	2	380	32	12,160	23	62	24	14	AC Grind-Overlay	$56,909
2026-27	Lyman	010	Lyman Ave	N/O Kirkwall Rd	S/O Ivy St	R - Residential/Local	4	A - AC	2	230	34	7,820	58	24	69	7	Cape Seal	$17,048
2026-27	Nicole	010	Nicole Ct	N/O Auto Center Dr	N/End	R - Residential/Local	4	A - AC	2	540	40	21,600	58	47	49	5	AC Grind-Overlay	$101,088
2026-27	Payson	010	Payson St	E/O Bonnie Cove Ave	E/End	R - Residential/Local	4	A - AC	2	365	35	12,775	59	20	67	13	Cape Seal	$27,850
2026-27	Payson	030	Payson St	E/O Sunflower Ave	W/O Candish Ave	R - Residential/Local	4	A - AC	2	475	34	16,150	69	35	65	0	Preventive-Type II Slurry	$13,405
2026-27	Petunia	020	Petunia St	E/O Cordelia Ave	W/O Lone Hill Ave	R - Residential/Local	4	A - AC	2	125	32	4,000	13	89	9	2	AC Recon	$66,560
2026-27	Petunia	030	Petunia St	E/O Lone Hill Ave	E/O Inverness Ave	R - Residential/Local	4	O - AC/AC	2	1,463	36	52,668	71	41	54	4	Preventive-Type II Slurry	$43,714
2026-27	Plymouth	050	Plymouth St	W/O Burnaby Dr.	W/End	R - Residential/Local	4	A - AC	2	421	36	15,156	59	48	50	2	AC Grind-Overlay	$70,930
2026-27	Plymouth	060	Plymouth St	E/O Willow Ave	74' E/O Chelsea Pl	R - Residential/Local	4	A - AC	2	890	33	29,370	64	23	65	11	Cape Seal	$64,027
2026-27	Plymouth	080	Plymouth St	W/O Bruning Ave	E/O Greer Ave	R - Residential/Local	4	O - AC/AC	2	1,170	37	43,290	78	0	100	0	Preventive-Type II Slurry	$35,931
2026-27	Queen Anne	010	Queen Anne Ct	N/O Crown St	N/End	R - Residential/Local	4	A - AC	2	120	47	5,640	74	0	100	0	Preventive-Type II Slurry	$4,681
2026-27	Remuda	010	Remuda Dr	S/O Gold Dust St	S/O Deerview	R - Residential/Local	4	A - AC	2	690	35	24,150	57	41	47	12	AC Grind-Overlay	$113,022
2026-27	Remuda	020	Remuda Dr	S/End	S/O Gold Dust	R - Residential/Local	4	A - AC	2	520	29	15,080	60	37	63	0	Cape Seal	$32,874
2026-27	Renwick	020	Renwick Rd	W/O Pinkerton Rd	W/End	R - Residential/Local	4	A - AC	2	125	30	3,750	56	25	60	15	Cape Seal	$8,175
2026-27	Renwick	030	Renwick Rd	E/O Pinkerton Rd	W/O Bruning Ave	R - Residential/Local	4	A - AC	2	505	32	16,160	62	40	50	10	AC Grind-Overlay	$75,629
2026-27	Renwick	050	Renwick Rd	E/O Bruning Ave	W/O Greer Ave	R - Residential/Local	4	A - AC	2	780	34	26,520	58	36	48	16	AC Grind-Overlay	$124,114
2026-27	Renwick	080	Renwick Rd	E/O Sunflower Ave	W/O Candish	R - Residential/Local	4	A - AC	2	480	35	16,800	72	35	65	0	Preventive-Type II Slurry	$13,944
2026-27	Renwick	090	Renwick Rd	E/O Burnaby Dr	E/End	R - Residential/Local	4	A - AC	2	1,335	34	46,250	60	37	62	1	Cape Seal	$100,825
2026-27	Suffolk	020	Suffolk Pl	S/O Essex St	S/O Dover St	R - Residential/Local	4	O - AC/AC	2	400	34	13,600	62	37	63	0	Cape Seal	$29,648
2026-27	Treanor	020	Treanor Ave	N/O Claraday Ave	S/O Juanita Ave	R - Residential/Local	4	A - AC	2	615	36	22,140	68	30	64	6	Preventive-Type II Slurry	$18,376
2026-27	Treanor	040	Treanor Ave	N/O Renwick Rd	N/O Jedburgh St	R - Residential/Local	4	A - AC	2	240	34	8,160	63	56	44	0	AC Grind-Overlay	$38,189
2026-27	Tressy	010	Tressy Ave	N/O Petunia St	S/O Kenoma St	R - Residential/Local	4	O - AC/AC	2	772	32	24,704	71	44	56	0	Preventive-Type II Slurry	$20,504
2026-27	Tressy	020	Tressy Ave	N/O Kenoma St	N/End	R - Residential/Local	4	O - AC/AC	2	720	27	19,440	74	30	70	0	Preventive-Type II Slurry	$16,135
2026-27	Virginia	110	Virginia Ave	E/O Wabash Ave.	W/O Minnesota Ave.	R - Residential/Local	1	A - AC	2	365	25	9,125	8	75	17	8	AC Recon	$151,840
2026-27	Wales	010	Wales Ave	N/O Essex St	N/End	R - Residential/Local	4	A - AC	2	620	37	22,940	75	27	73	0	Preventive-Type II Slurry	$19,040
2026-27	Willow	010	Willow Ave	N/O Claraday Ave	111' N/O Plymouth St	R - Residential/Local	4	A - AC	2	375	33	12,375	63	10	90	0	Cape Seal	$26,978
2026-27	Willow	020	Willow Ave	N/O Jedburgh St	S/O Gladstone St	R - Residential/Local	4	A - AC	2	700	36	25,200	50	57	43	0	AC Grind-Overlay	$117,936
2026-27	Willow	030	Willow Ave	N/O Gladstone St	S/O Allen Ave	R - Residential/Local	4	A - AC	2	1,270	34	43,180	55	50	35	15	AC Grind-Overlay	$202,082
2026-27	York	010	York Ave	N/O Essex Ave	140' N/O Crown St	R - Residential/Local	4	A - AC	2	735	36	26,460	75	27	73	0	Preventive-Type II Slurry	$21,962
2026-27	Yucca	010	Yucca Pl	N/O Jedburgh St	N/End	R - Residential/Local	4	A - AC	2	250	41	10,250	57	24	76	0	Cape Seal	$22,345
2026-27	Yucca	020	Yucca Pl	N/O Essex St	S/O Dover St	R - Residential/Local	4	A - AC	2	210	34	7,140	71	12	88	0	Preventive-Type II Slurry	$5,926
2026-27	Yucca	030	Yucca Pl	N/O Crown St	N/O Bradford Dr	R - Residential/Local	4	A - AC	2	240	34	8,160	61	25	58	17	Cape Seal	$17,789
																		$6,037,689
2027-28	Ada	020	Ada Ave	E/O Glenwood Ave	W/O Elwood Ave	R - Residential/Local	3	A - AC	2	615	34	20,910	77	9	75	16	Preventive-Type II Slurry	$18,192

FY	Street ID	Sec ID	Street Name	From	To	Functional Class	Zone	Surface Type	Lanes	L	W	Area	PCI	% Load	% Climate	% Other	Maint./Rehab Recommendations	Total $
2027-28	Ada	030	Ada Ave	E/O Elwood Ave	E/End	R - Residential/Local	3	A - AC	2	600	35	21,000	59	36	56	8	AC Grind-Overlay	$102,270
2027-28	Banna	030	Banna	S/O Crestglen	E/O Conifer Rd	R - Residential/Local	3	A - AC	2	543	22	11,946	19	90	10	0	AC Recon	$206,785
2027-28	Baxter	010	Baxter Dr	E/O Humphreys Way	W/O Underhill Dr	R - Residential/Local	3	O - AC/AC	2	1,520	33	50,160	77	4	73	23	Preventive-Type II Slurry	$43,639
2027-28	Bennett	010	Bennett Ave	E/O Cullen Ave	W/O Live Oak Ave	R - Residential/Local	3	A - AC	2	1,280	33	42,240	62	40	54	6	AC Grind-Overlay	$205,709
2027-28	Bennett	020	Bennett Ave	E/O Live Oak Ave	W/O Elwood Ave	R - Residential/Local	3	A - AC	2	1,189	36	42,804	62	74	23	3	AC Grind-Overlay	$208,455
2027-28	Big Dalton	010	Big Dalton Canyon Rd	E/ Glendora Mountain Rd	Gate	R - Residential/Local	3	A - AC	2	6,090	37	225,330	68	52	26	22	Preventive-Type II Slurry	$196,037
2027-28	Boulder Sp	020	Boulder Springs Dr	E/O Glendora MTR	105' E/O Glendora MTR	R - Residential/Local	3	A - AC	2	105	32	3,360	68	48	52	0	Preventive-Type II Slurry	$2,923
2027-28	Burnaby	010	Burnaby Dr	N/O Ada Ave	N/End	R - Residential/Local	3	O - AC/AC	2	195	37	7,215	76	40	50	9	Preventive-Type II Slurry	$6,277
2027-28	Burnaby	030	Burnaby Dr	S/O Steffan St	S/O Carroll Ave	R - Residential/Local	3	A - AC	2	545	35	19,075	66	30	66	4	Cape Seal	$43,300
2027-28	Catherine	030	Catherine Park Dr	1580' N/O Forest Oak Dr	E/O Valley Center	R - Residential/Local	3	O - AC/AC	2	600	34	20,400	77	38	53	9	Preventive-Type II Slurry	$17,748
2027-28	Cavan	010	Cavan Ln	W/End	W/O Mullaghboy Rd	R - Residential/Local	3	A - AC	2	250	41	10,250	65	36	64	0	Cape Seal	$23,268
2027-28	Chaparral	010	Chaparral Rd	N/O Leadora Ave	S/O Northridge Ave	R - Residential/Local	3	A - AC	2	940	36	34,125	59	62	34	4	AC Grind-Overlay	$166,189
2027-28	Cimmeron	020	Cimmeron TRL	N/O Pallopinto Ave	S/O Wagonweel Rd	R - Residential/Local	3	A - AC	2	555	34	18,870	71	30	70	0	Preventive-Type II Slurry	$16,417
2027-28	Club Vista	010	Club Vista Dr	E/O Amelia Ave	E/End	R - Residential/Local	3	A - AC	2	430	26	11,180	63	30	70	0	Cape Seal	$25,379
2027-28	Comstock	030	Comstock Ave	E/O Oakwood Ave	W/O Loraine Ave	R - Residential/Local	3	A - AC	2	1,360	33	44,880	70	24	56	21	Preventive-Type II Slurry	$39,046
2027-28	Comstock	050	Comstock Ave	W/O Treanor Ave	W/O Glendora MTR	R - Residential/Local	3	A - AC	2	1,440	36	51,840	59	19	77	3	Cape Seal	$117,677
2027-28	Country CC	010	Country Club Ct	S/O Foothill Blvd	S/ End	R - Residential/Local	3	A - AC	2	235	22	7,170	37	43	57	0	AC Grind-Overlay	$34,918
2027-28	Country CD	030	Country Club Dr.	E/O Inverness Pl	W/O Amelia Ave	R - Residential/Local	3	A - AC	2	915	28	25,620	67	40	60	0	Preventive-Type II Slurry	$22,289
2027-28	Crescent G	010	Crescent Glen Dr	N/O Oak Park Dr	E/O Edgemont Pl	R - Residential/Local	3	A - AC	2	1,440	11	15,840	58	22	39	39	AC Grind-Overlay	$77,141
2027-28	Cumberland	040	Cumberland Rd	W/End	W/O Morgan Ranch Rd	R - Residential/Local	3	A - AC	2	190	42	7,980	55	51	26	23	AC Grind-Overlay	$38,863
2027-28	Cumberland	060	Cumberland Rd	E/O Oakhart Dr	E/End	R - Residential/Local	3	A - AC	2	235	39	9,165	64	46	54	0	AC Grind-Overlay	$44,634
2027-28	Cypress	010	Cypress Ave	E/O Cullen Ave	W/O Live Oak Ave	R - Residential/Local	3	A - AC	2	1,300	33	42,900	53	64	32	4	AC Grind-Overlay	$208,923
2027-28	Cypress	020	Cypress Ave	E/O Live Oak Ave	N.E / End	R - Residential/Local	3	A - AC	2	660	35	23,100	68	23	75	2	Preventive-Type II Slurry	$20,097
2027-28	Cypress	030	Cypress Ave	E/O Elwood Ave	E/End	R - Residential/Local	3	O - AC/AC	2	1,135	34	38,590	74	43	52	6	Preventive-Type II Slurry	$33,573
2027-28	Cypress	040	Cypress Ave	E/O Humphreys Way	W/O Underhill Dr	R - Residential/Local	3	A - AC	2	1,740	33	57,420	65	24	54	22	Cape Seal	$130,343
2027-28	Dalton	010	Dalton Ave	E/O Cullen Ave	W/O Live Oak Ave	R - Residential/Local	3	A - AC	2	1,290	33	42,570	48	46	48	6	AC Grind-Overlay	$207,316
2027-28	Dalton	020	Dalton Ave	E/O Live Oak Ave	W/O Elwood Ave	R - Residential/Local	3	A - AC	2	1,275	33	42,075	54	60	36	5	AC Grind-Overlay	$204,905
2027-28	Easley Can	010	Easley Canyon Dr.	N/O Palm Dr	N/O Oak Grove Dr	R - Residential/Local	3	A - AC	2	415	30	12,450	32	81	19	0	AC Grind-Overlay	$60,632
2027-28	Easley Can	020	Easley Canyon Dr.	N/O Grove Dr.	240' N/O Oak Canyon Ln	R - Residential/Local	3	A - AC	2	636	29	18,444	27	78	15	6	AC Grind-Overlay	$89,822
2027-28	Elmgrove	010	Elmgrove Dr	W/O Glendora MTR	N/O Underhill Dr	R - Residential/Local	3	A - AC	2	765	26	19,890	68	33	62	6	Preventive-Type II Slurry	$17,304
2027-28	Elmgrove	020	Elmgrove Dr	N/O Underhill Dr	S/O Comstock Ave	R - Residential/Local	3	A - AC	2	160	36	5,760	69	10	90	0	Preventive-Type II Slurry	$5,011
2027-28	Elmgrove	030	Elmgrove Dr	N/O Elmgrove Dr	N/End	R - Residential/Local	3	A - AC	2	100	48	4,800	48	22	78	0	Cape Seal	$10,896
2027-28	Englewild	010	Englewild Dr	N/O Palm Dr	N/End	R - Residential/Local	3	A - AC	2	855	36	30,780	47	44	47	9	AC Grind-Overlay	$149,899
2027-28	Englewild	020	Englewild Dr	N/O Rose Dr	N/End	R - Residential/Local	3	A - AC	2	1,350	33	44,550	34	70	23	7	AC Grind-Overlay	$216,959
2027-28	Entrada Wa	020	Entrada Way	N/O Prima Vera Rd	S/O Palm Dr	R - Residential/Local	3	A - AC	2	605	39	23,595	64	33	67	0	Cape Seal	$53,561
2027-28	Entrada Wa	030	Entrada Way	N/O Palm Dr	N/O Kilaleck Ln	R - Residential/Local	3	A - AC	2	1,230	35	43,050	47	47	46	7	AC Grind-Overlay	$209,654
2027-28	Financial	010	Financial Way	N/O Route 66	E/End	R - Residential/Local	3	A - AC	2	775	41	31,775	34	63	29	8	AC Grind-Overlay	$154,744
2027-28	Flamingo	010	Flamingo St	E/O Kregmont Dr	E/End	R - Residential/Local	3	A - AC	2	740	35	25,900	78	17	43	40	Preventive-Type II Slurry	$22,533
2027-28	Flamingo	020	Flamingo St	E/O Loraine Ave	E/End	R - Residential/Local	3	A - AC	2	530	40	21,200	67	60	40	0	Preventive-Type II Slurry	$18,444
2027-28	Glendota M	020	Glendota MTN Rd.	S/O Leadora Ave	S/O Sierra Madre Ave	R - Residential/Local	3	A - AC	2	1,185	34	40,290	61	38	39	24	AC Grind-Overlay	$196,212
2027-28	Glendota M	050	Glendota MTN Rd.	N/O Boulder Springs	County Line	R - Residential/Local	3	A - AC	2	1,325	40	53,000	57	64	26	10	AC Grind-Overlay	$258,110
2027-28	Glendota M	060	Glendota MTN Rd.	W/O Glendora MTN Rd	Fire Station Entrance	R - Residential/Local	3	A - AC	2	435	33	14,355	36	59	17	24	AC Grind-Overlay	$69,909
2027-28	Gordon	010	Gordon Ave	N/O Roundup Rd	S/O Foothill Blvd	R - Residential/Local	3	A - AC	2	440	33	14,520	73	0	74	26	Preventive-Type II Slurry	$12,632
2027-28	Green Oak	010	Green Oak Ln	N/O Oak Grove Dr	N/End	R - Residential/Local	3	A - AC	2	280	38	10,640	53	61	30	8	AC Grind-Overlay	$51,817
2027-28	Hacienda	010	Hacienda Ave	N/O Palopinto Ave	S/O Foothill Blvd	R - Residential/Local	3	A - AC	2	1,280	33	42,240	60	45	51	5	AC Grind-Overlay	$205,709
2027-28	Hacienda	020	Hacienda Ave	N/O Foothill Blvd-F	S/O Acorn Ln	R - Residential/Local	3	A - AC	2	1,440	32	46,080	61	72	26	2	AC Grind-Overlay	$224,410
2027-28	Hawk	010	Hawk Ln	S/O Sypress Ave	S/End	R - Residential/Local	3	A - AC	2	175	39	6,825	65	34	66	0	Cape Seal	$15,493
2027-28	Laurel	010	Laurel Ave	W/End	W/O Chaparral Rd	R - Residential/Local	3	A - AC	2	340	40	13,600	50	75	25	0	AC Grind-Overlay	$66,232
2027-28	Laurel	020	Laurel Ave	E/O Chaparral Rd	W/O Live Oak Ave	R - Residential/Local	3	A - AC	2	625	37	23,125	30	36	38	26	AC Grind-Overlay	$112,619
2027-28	Laurel	030	Laurel Ave	E/O Live Oak Ave	E/End	R - Residential/Local	3	O - AC/AC	2	520	36	18,720	74	12	88	0	Preventive-Type II Slurry	$16,286
2027-28	Laurel	040	Laurel Ave	E/O Glenwood Ave	E/End	R - Residential/Local	3	A - AC	2	350	35	12,250	24	56	6	38	AC Grind-Overlay	$59,658
2027-28	Laurel	060	Laurel Ave	E/O Fountain Spring Ln	E/End	R - Residential/Local	3	A - AC	2	200	33	6,600	51	32	68	0	Cape Seal	$14,982
2027-28	MorganRDr	010	Morgan Ranch Dr.	E/O Morgan Ranch Rd	165' E/O Silver Tree	R - Residential/Local	3	A - AC	2	540	36	19,440	52	49	51	0	AC Grind-Overlay	$94,673
2027-28	Morgan Ran	010	Morgan Ranch Rd	N/O Foothill Blvd	S/O Valiant St	R - Residential/Local	3	A - AC	2	1,785	36	64,260	55	72	23	5	AC Grind-Overlay	$312,946
2027-28	Morgan Ran	030	Morgan Ranch Rd	290' E/O Valiant St	2620' E/O Valiant St	R - Residential/Local	3	A - AC	2	2,330	26	60,580	35	76	21	4	AC Grind-Overlay	$295,025
2027-28	Oak Knoll	020	Oak Knoll Dr	W/O Oak Tree Dr	E/O Highland Dr	R - Residential/Local	3	O - AC/AC	2	490	34	16,660	67	65	33	2	Preventive-Type II Slurry	$14,494
2027-28	Oak Knoll	030	Oak Knoll Dr	E/O Highland Dr	N/E End	R - Residential/Local	3	O - AC/AC	2	525	35	18,375	36	78	17	5	AC Grind-Overlay	$89,486
2027-28	Oak Park	010	Oak Park Rd	E/O Amelia Ave	E/End	R - Residential/Local	3	A - AC	2	510	25	12,750	59	32	43	25	AC Grind-Overlay	$62,093
2027-28	Oak Tree	010	Oak Tree Dr	N/O Foothill Blvd	S/O Oak Knoll Dr	R - Residential/Local	3	O - AC/AC	2	2,215	34	75,310	67	53	44	4	Preventive-Type II Slurry	$65,520
2027-28	Poppy	010	Poppy Ln	N/O Manor Ln	E/O Cimmeron Trl	R - Residential/Local	3	A - AC	2	910	36	32,760	35	60	28	12	AC Grind-Overlay	$159,541
2027-28	Prairie	010	Prairie PL	N/O Roundup Rd	N/End	R - Residential/Local	3	A - AC	2	170	41	6,970	71	0	63	37	Preventive-Type II Slurry	$6,064
2027-28	Puma Canyo	010	Puma Canyon Ln	N/O Buffalo TRL	N/End	R - Residential/Local	3	A - AC	2	345	35	12,075	26	60	40	0	AC Grind-Overlay	$58,805
2027-28	Redwood	020	Redwood Dr	W/O Glengrove Ave	W/ End	R - Residential/Local	3	A - AC	2	175	36	6,300	66	0	100	0	Cape Seal	$14,301
2027-28	Rose	010	Rose Dr	E/O Kregmont Dr	W/O Englewild Dr	R - Residential/Local	3	A - AC	2	340	33	11,220	32	63	37	0	AC Grind-Overlay	$54,641
2027-28	Roundup	010	Roundup Rd	N/O Pallopinto Ave	W/O Hacienda Ave	R - Residential/Local	3	A - AC	2	1,775	33	58,575	70	37	55	8	Preventive-Type II Slurry	$50,960
2027-28	Thornhurst	010	Thornhurst Ave	N/O Baxter Dr	N/End	R - Residential/Local	3	A - AC	2	260	39	10,140	55	50	50	0	AC Grind-Overlay	$49,382
2027-28	Thornhurst	020	Thornhurst Ave	N/O Leadora Ave	E/O Willowgrove Ave	R - Residential/Local	3	A - AC	2	1,120	29	32,480	53	39	61	0	Cape Seal	$73,730
2027-28	Treanor	070	Treanor Ave	S/O Northridge Ave	S/O Sierra Madre Ave	R - Residential/Local	3	A - AC	2	465	35	16,275	64	23	61	15	Cape Seal	$36,944
2027-28	Walnut	010	Walnut Ave	E/O Pasadena Ave	E/End	R - Residential/Local	3	A - AC	2	505	33	16,665	29	79	20	1	AC Grind-Overlay	$81,159
2027-28	Walnut	030	Walnut Ave	E/O Glenwood Ave	W/O Elwood Ave	R - Residential/Local	3	O - AC/AC	2	615	34	20,910	59	63	36	1	AC Grind-Overlay	$101,832
2027-28	Walnut	050	Walnut Ave	E/O Loraine Ave	S/O Ada Ave	R - Residential/Local	3	A - AC	2	1,285	33	42,405	46	57	36	7	AC Grind-Overlay	$206,512
2027-28	Woodland	030	Woodland Ln	E/O Burnaby Dr.	E/End	R - Residential/Local	3	A - AC	2	265	33	8,745	48	46	54	0	AC Grind-Overlay	$42,588
2027-28	Worthy	050	Worthy Dr	N/O Northridge Ave	N/End	R - Residential/Local	3	A - AC	2	120	42	5,040	45	34	66	0	Cape Seal	$11,441
2027-28	Zara	010	Zara St	E/O Valley Center	W/O Sellers St	R - Residential/Local	3	A - AC	2	1,105	35	38,675	70	26	32	41	Preventive-Type II Slurry	$33,647
																		$6,691,622
2028-29	Glengrove	010	Glengrove Ave	S/O Foothill Blvd	Redwood Dr	R - Residential/Local	3	A - AC	2	499	36	18,964	67	21	79	0	Preventive-Type II Slurry	$17,068
2028-29	Glenwood	010	Glenwood Ave	N/O Route 66	S/O Foothill Blvd	R - Residential/Local	3	A - AC	2	2,578	35	90,230	55	38	54	8	AC Grind-Overlay	$456,564
2028-29	Glenwood	020	Glenwood Ave	N/O Bennett Ave	N/End	R - Residential/Local	3	A - AC	2	690	33	22,770	54	59	31	10	AC Grind-Overlay	$115,216
2028-29	Glenwood	030	Glenwood Ave	N/O Leadora Ave	S/O Virginia Ave	R - Residential/Local	3	A - AC	2	630	33	20,790	34	43	14	43	AC Grind-Overlay	$105,197
2028-29	Highland	010	Highland Dr	N/O Oak Knoll Dr	N/End	R - Residential/Local	3	O - AC/AC	2	575	36	20,700	69	38	34	28	Preventive-Type II Slurry	$18,630
2028-29	Humphreys	010	Humphreys Way	N/O Bennett Ave	N/O La Flora Ln	R - Residential/Local	3	A - AC	2	850	35	29,750	57	35	45	20	AC Grind-Overlay	$150,535
2028-29	Hunters TR	010	Hunters TR	S/O Route 66	N/O Elkhorn Ln	R - Residential/Local	3	O - AC/AC	2	347	55	19,085	41	32	63	6	AC Grind-Overlay	$96,570

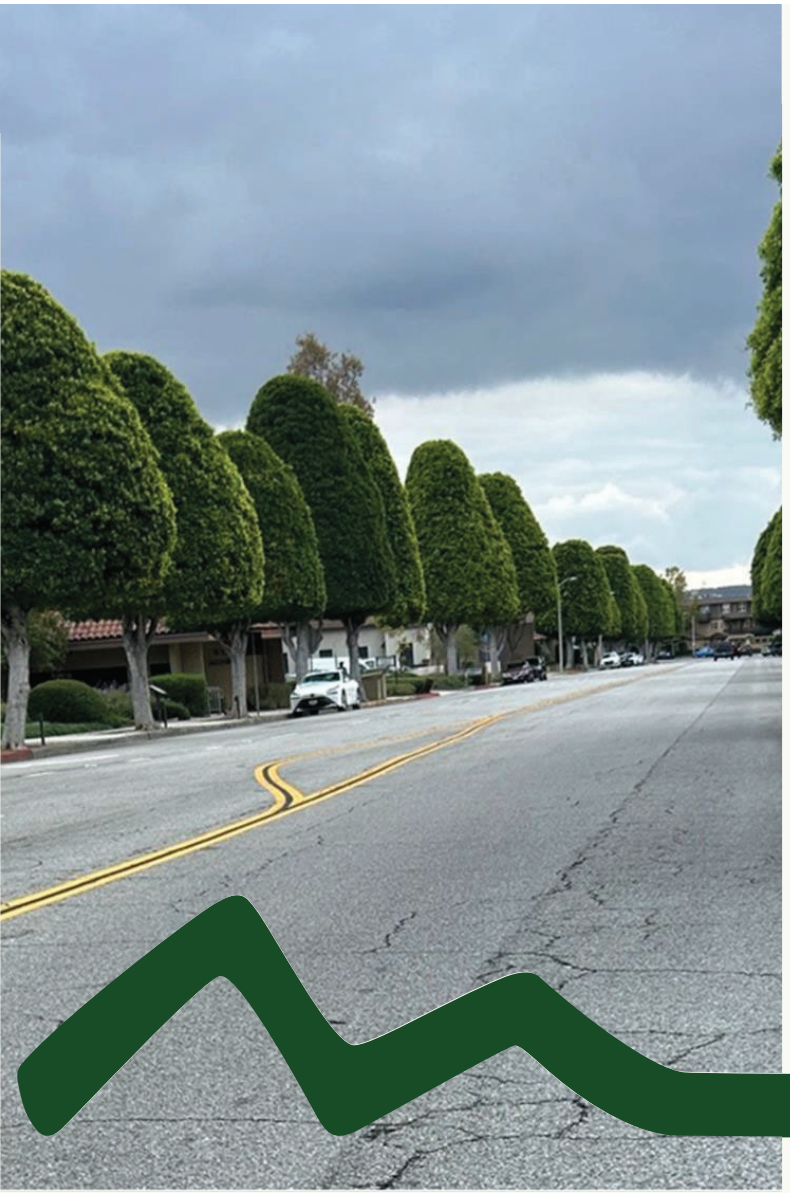
FY	Street ID	Sec ID	Street Name	From	To	Functional Class	Zone	Surface Type	Lanes	L	W	Area	PCI	% Load	% Climate	% Other	Maint./Rehab Recommendations	Total $
2028-29	Hunters TR	020	Hunters TR	N/O Elkhorn Ln	S/O Buffalo Tr	R - Residential/Local	3	A - AC	2	833	36	33,161	28	53	42	5	AC Grind-Overlay	$167,795
2028-29	Hunters TR	040	Hunters TR	S/O Beaver Brooks	S/O Sierra Sky Dr	R - Residential/Local	3	A - AC	2	1,116	34	37,944	36	43	54	3	AC Grind-Overlay	$191,997
2028-29	Hunters TR	050	Hunters TR	S/O Sierra Sky Dr	S/O Canyon Meadoes Ln	R - Residential/Local	3	A - AC	2	625	34	21,250	41	36	57	7	AC Grind-Overlay	$107,525
2028-29	Hunters TR	060	Hunters TR	S/O Canyon Meadoes Ln	S/End	R - Residential/Local	3	A - AC	2	430	34	15,180	37	60	37	3	AC Grind-Overlay	$76,811
2028-29	Indian Ben	010	Indian Bend	E/O Hunters TRL	N/End	R - Residential/Local	3	A - AC	2	690	35	24,150	26	62	36	1	AC Grind-Overlay	$122,199
2028-29	Inverness	020	Inverness Ave	S/O Country Club Dr	430' N/O Pinehurst St	R - Residential/Local	3	O - AC/AC	2	800	34	27,200	73	34	66	0	Preventive-Type II Slurry	$24,480
2028-29	Kilnaleck	010	Kilnaleck Ln	W/End	W/O Mullaghboy Rd	R - Residential/Local	3	A - AC	2	260	41	10,660	65	28	63	9	Cape Seal	$25,158
2028-29	Kilnaleck	020	Kilnaleck Ln	E/O Mullaghboy Rd	W/O Entrada Way	R - Residential/Local	3	A - AC	2	265	38	10,070	48	51	39	10	AC Grind-Overlay	$50,954
2028-29	Kregmont	010	Kregmont Dr	N/O Rose Dr	N/O Palm Dr	R - Residential/Local	3	A - AC	1	1,293	17	21,981	49	58	35	7	AC Grind-Overlay	$111,224
2028-29	Kregmont	020	Kregmont Dr	N/O Rose Dr	N/End	R - Residential/Local	3	A - AC	2	256	14	4,024	23	43	28	29	AC Grind-Overlay	$20,361
2028-29	Kregmont	030	Kregmont Dr	N/O Palm Dr	N/O Rose Dr	R - Residential/Local	3	A - AC	1	1,293	17	21,981	76	10	76	14	Preventive-Type II Slurry	$19,783
2028-29	Leadora	040	Leadora Ave	W/End	W/O Willowgrove Ave	R - Residential/Local	3	A - AC	2	550	38	20,900	53	26	71	3	Cape Seal	$49,324
2028-29	Leadora	050	Leadora Ave	E/O Willowgrove Ave	E/O Thornhurst Ave	R - Residential/Local	3	A - AC	2	350	33	11,550	48	32	68	0	Cape Seal	$27,258
2028-29	Leadora	060	Leadora Ave	E/O Fountain Springs Ln	W/O Glendora MT Rd.-	R - Residential/Local	3	A - AC	2	440	34	14,960	55	31	69	0	Cape Seal	$35,306
2028-29	Lemon	020	Lemon Ave	E/O Pepper Ave	W/O Glenwood Ave	R - Residential/Local	3	A - AC	2	480	34	16,320	53	56	39	6	AC Grind-Overlay	$82,579
2028-29	Lesterwest	010	Lesterwest Way	E/O Cullen Ave	E/End	R - Residential/Local	3	A - AC	2	475	36	17,100	53	57	38	5	AC Grind-Overlay	$86,526
2028-29	Lupin	010	Lupin Ln	N/O Manor Ln	N/End	R - Residential/Local	3	A - AC	2	235	39	9,165	46	71	20	9	AC Grind-Overlay	$46,375
2028-29	Manor	020	Manor Ln	130' W/O Sage Pl	W/O Lone Hill Ave	R - Residential/Local	3	A - AC	2	1,010	34	34,340	31	61	25	14	AC Grind-Overlay	$173,760
2028-29	Meadow Bro	010	Meadow Brook Ln	E/O Oakland Rd	E/End	R - Residential/Local	3	A - AC	2	260	39	10,140	76	16	84	0	Preventive-Type II Slurry	$9,126
2028-29	Meadow Bro	020	Meadow Brook Ln	W/End	W/O Morgan Ranch Rd	R - Residential/Local	3	A - AC	2	305	38	11,590	51	58	37	5	AC Grind-Overlay	$58,645
2028-29	Meda	020	Meda Ave	E/O Live Oak Ave	W/O Elwood Ave	R - Residential/Local	3	A - AC	2	1,280	33	42,240	52	41	57	2	AC Grind-Overlay	$213,734
2028-29	Mountain V	020	Mountain View Ave	E/O Live Oak Ave	W/O Elwood Ave.	R - Residential/Local	3	A - AC	2	1,270	33	41,910	51	68	28	3	AC Grind-Overlay	$212,065
2028-29	Mountain V	030	Mountain View Ave	E/O Elwood Ave	W/O Loraine Ave	R - Residential/Local	3	A - AC	2	1,265	33	41,745	53	48	52	0	AC Grind-Overlay	$211,230
2028-29	Mullaghboy	010	Mullaghboy Rd	N/O Palm Dr	N/End	R - Residential/Local	3	A - AC	2	1,280	36	46,080	66	39	60	1	Cape Seal	$108,749
2028-29	Myrtle	020	Myrtle Ave	E/O Glenwood Ave	E/End	R - Residential/Local	3	A - AC	2	305	35	10,675	55	49	35	16	AC Grind-Overlay	$54,016
2028-29	Northridge	010	Northridge Ave	E/O Live Oak Ave	1300' E/O Live Oak Ave	R - Residential/Local	3	A - AC	2	1,300	33	42,900	51	28	57	14	AC Grind-Overlay	$217,074
2028-29	Northridge	030	Northridge Ave	E/O Cullen Ave	E/O Chaparral Rd	R - Residential/Local	3	A - AC	2	660	32	21,120	48	60	33	8	AC Grind-Overlay	$106,867
2028-29	Northridge	060	Northridge Ave	1300' E/O Live Oak Ave	S/O Sierra Madre Ave	R - Residential/Local	3	A - AC	2	740	31	22,940	40	54	46	0	AC Grind-Overlay	$116,076
2028-29	Oakland	010	Oakland Rd	N/O Morgan Ranch Rd	W/O Meadow Brook Ln	R - Residential/Local	3	A - AC	2	340	38	12,920	70	10	63	27	Preventive-Type II Slurry	$11,628
2028-29	Oakwood	010	Oakwood Ave	220' S/O Elwood Ave	S/O Leadora Ave	R - Residential/Local	3	A - AC	2	735	35	25,725	68	39	50	11	Preventive-Type II Slurry	$23,153
2028-29	Paddington	010	Paddington Rd	W/End	W/O Elwood Ave	R - Residential/Local	3	A - AC	2	338	31	11,228	39	58	37	4	AC Grind-Overlay	$56,814
2028-29	Palm	010	Palm Dr	E/O Conifer Rd	W/O Easley Canyon	R - Residential/Local	3	A - AC	2	530	18	9,540	35	72	23	5	AC Grind-Overlay	$48,272
2028-29	Palm	030	Palm Dr	E/O Live Oak Ave	145' W/O Englewild Dr	R - Residential/Local	3	A - AC	2	1,305	33	43,065	66	26	69	6	Cape Seal	$101,633
2028-29	Palopinto	010	Palopinto Ave	E/O Valley Center	W/O Sellers St	R - Residential/Local	3	A - AC	2	1,098	33	36,234	30	83	17	0	AC Grind-Overlay	$183,344
2028-29	Palopinto	020	Palopinto Ave	W/O Sellers St	W/O Lone Hill Ave	R - Residential/Local	3	A - AC	2	1,505	33	51,218	38	80	16	3	AC Grind-Overlay	$259,163
2028-29	Partridge	010	Partridge Ln	N/O Beaver Brook Ln	N/End	R - Residential/Local	3	A - AC	2	370	32	11,840	14	66	34	0	AC Recon	$213,120
2028-29	Pepper	010	Pepper Ave	S/O Lemon Ave	S/O Walnut Ave	R - Residential/Local	3	A - AC	2	420	33	13,860	49	46	28	26	AC Grind-Overlay	$70,132
2028-29	Pinehurst	010	Pinehurst St	E/O Lone Hill Ave	E/End	R - Residential/Local	3	A - AC	2	174	34	6,176	70	5	70	24	Preventive-Type II Slurry	$5,558
2028-29	Pinehurst	030	Pinehurst St	E/O Country Club Rd	W/O Inverness Pl	R - Residential/Local	3	O - AC/AC	2	725	34	24,650	55	47	53	0	AC Grind-Overlay	$124,729
2028-29	Sage PL	010	Saga PL	N/O Manor Ln	N/End	R - Residential/Local	3	A - AC	2	225	39	8,775	26	76	15	10	AC Grind-Overlay	$44,402
2028-29	Saga	020	Saga St	E/O Loraine Ave	E/End	R - Residential/Local	3	A - AC	2	1,090	37	40,330	45	80	20	0	AC Grind-Overlay	$204,070
2028-29	Sellers	010	Sellers St	N/O Compromise Line Rd	S/O Zara St	R - Residential/Local	3	A - AC	2	720	34	24,480	56	58	33	9	AC Grind-Overlay	$123,869
2028-29	Sheelin	010	Sheelin Ln	W/End	W/O Mullaghboy Rd	R - Residential/Local	3	A - AC	2	255	41	10,455	67	32	66	2	Preventive-Type II Slurry	$9,410
2028-29	Shenandoah	010	Shenandoah Ln	E/O Oakhart Dr	E/End	R - Residential/Local	3	A - AC	2	295	38	11,210	67	44	56	0	Preventive-Type II Slurry	$10,089
2028-29	Sierra Sky	010	Sierra Sky Dr.	E/O Hunters TRL	N/End	R - Residential/Local	3	A - AC	2	520	35	18,200	29	64	36	0	AC Grind-Overlay	$92,092
2028-29	Silver Tre	020	Silver Tree Rd	N/O Morgan Ranch Dr	N/End	R - Residential/Local	3	A - AC	2	225	40	9,000	39	56	44	0	AC Grind-Overlay	$45,540
2028-29	Sycamore	020	Sycamore Ave	E/O Cullen Ave	W/O Glenwood Ave	R - Residential/Local	3	O - AC/AC	2	1,930	33	63,690	73	52	15	32	Preventive-Type II Slurry	$57,321
2028-29	Valcourt	010	Valcourt Ln	E/O Amelia Ave	E/End	R - Residential/Local	3	A - AC	2	615	26	15,990	55	34	55	11	AC Grind-Overlay	$80,909
2028-29	Valiant	040	Valiant St	E/O Oakland Rd	W/O Morgan Ranch Rd	R - Residential/Local	3	A - AC	2	715	36	25,740	67	61	38	2	Preventive-Type II Slurry	$23,166
2028-29	Virginia	020	Virginia Ave	W/End	W/O Chaparral Rd	R - Residential/Local	3	A - AC	2	400	36	14,400	55	65	30	5	AC Grind-Overlay	$72,864
2028-29	Virginia	050	Virginia Ave	E/O Live Oak Ave	E/End	R - Residential/Local	3	A - AC	2	1,580	35	55,300	46	64	35	1	AC Grind-Overlay	$279,818
2028-29	Virginia	100	Virginia Ave	Fountain Spring Ln	E/End	R - Residential/Local	3	A - AC	2	200	33	6,600	47	58	33	9	AC Grind-Overlay	$33,396
2028-29	Wagonwheel	010	Wagonwheel Rd	E/O Rodeo Rd	E/O Cimmeron TRL	R - Residential/Local	3	A - AC	2	335	38	12,730	69	39	61	0	Preventive-Type II Slurry	$11,457
2028-29	Wagonwheel	020	Wagonwheel Rd	E/O Cimmeron TRL	W/O Hacienda Ave	R - Residential/Local	3	A - AC	2	300	33	9,900	67	57	31	12	Preventive-Type II Slurry	$8,910
2028-29	Whitcomb	010	Whitcomb	E/O Cullen Ave	W/O Live Oak Ave	R - Residential/Local	3	A - AC	2	1,285	34	43,690	48	52	34	14	AC Grind-Overlay	$221,071
2028-29	Whitcomb	040	Whitcomb	E/O Elwood Ave	W/O Loraine Ave	R - Residential/Local	3	A - AC	2	1,425	33	47,025	69	29	56	15	Preventive-Type II Slurry	$42,323
2028-29	Willow Spr	010	Willow Springs Ln	N/O Leadora Ave	N/End	R - Residential/Local	3	A - AC	2	595	37	22,015	50	25	73	2	Cape Seal	$51,955
2028-29	Willow Spr	020	Willow Springs Ln	S/End	S/O Sierra Madre Ave	R - Residential/Local	3	A - AC	2	395	32	13,990	73	28	72	0	Preventive-Type II Slurry	$12,591
2028-29	Willowgrov	010	Willowgrove Ave	N/O Baxter Dr	N/End	R - Residential/Local	3	A - AC	2	255	39	9,945	46	37	47	16	AC Grind-Overlay	$50,322
2028-29	Willowgrov	020	Willowgrove Ave	N/O Comstock Ave	105' N/O Leadora Ave	R - Residential/Local	3	A - AC	2	435	36	15,660	43	31	64	5	AC Grind-Overlay	$79,240
																		$6,339,136
2029-30	Alford	020	Alford St.	W/O Prospero Dr.	E/O Forestdale Ave	R - Residential/Local	2	O - AC/AC	2	875	32	28,000	75	67	33	0	Preventive-Type II Slurry	$26,320
2029-30	Armstead	010	Armstead St.	W/O Prospero Dr.	E/O Citrus Edge St	R - Residential/Local	2	O - AC/AC	2	296	32	9,472	67	14	86	0	Preventive-Type II Slurry	$8,904
2029-30	Avon	010	Avon Pl	N/O Plymouth St	N/End	R - Residential/Local	2	A - AC	2	185	43	7,955	52	36	48	16	AC Grind-Overlay	$41,843
2029-30	Bagnall	010	Bagnall St	E/O Barranca Ave-F	E/End	R - Residential/Local	2	A - AC	2	575	26	17,250	67	52	45	3	Preventive-Type II Slurry	$16,215
2029-30	Bagnall	020	Bagnall St	W/End	W/O Vecino Ave.	R - Residential/Local	2	A - AC	2	625	33	22,625	53	54	39	7	AC Grind-Overlay	$119,008
2029-30	Base Line	010	Base Line Rd	W/O Briargate	210'E/O Prospero Dr	R - Residential/Local	2	A - AC	2	770	26	20,020	51	58	42	0	AC Grind-Overlay	$105,305
2029-30	Base Line	020	Base Line Rd	140' W/O Forestdale Ave	378' E/O Delay Ave.	R - Residential/Local	2	A - AC	2	1,097	26	28,522	29	73	19	8	AC Grind-Overlay	$150,026
2029-30	Base Line	030	Base Line Rd	W/O Fuchsia Ave	E/O Farber Ave	R - Residential/Local	2	A - AC	2	720	26	18,720	27	77	19	4	AC Grind-Overlay	$98,467
2029-30	Base Line	040	Base Line Rd	W/O Tedrow Dr	W/End	R - Residential/Local	2	A - AC	2	234	26	8,164	27	87	13	0	AC Grind-Overlay	$42,943
2029-30	Bender	070	Bender Ave.	N/O Citrus Edge St	N/End	R - Residential/Local	2	A - AC	2	230	27	8,050	35	43	43	14	AC Grind-Overlay	$42,343
2029-30	Bender	080	Bender Ave.	N/O Mauna Loa Ave	S/O Colorado Ave	R - Residential/Local	2	A - AC	2	545	34	18,530	32	66	25	9	AC Grind-Overlay	$97,468
2029-30	Brightview	040	Brightview Dr.	N/O Mauna Loa Ave	S/O Bagnall St	R - Residential/Local	2	A - AC	2	825	28	23,100	68	57	34	8	Preventive-Type II Slurry	$21,714
2029-30	Calmgrove	020	Calmgrove Ave	N/O Tedrow Dr	N/End	R - Residential/Local	2	A - AC	2	430	23	11,180	31	74	24	2	AC Grind-Overlay	$58,807
2029-30	Calmgrove	030	Calmgrove Ave	S/O Mauna Loa Ave	S/End	R - Residential/Local	2	O - AC/AC	2	365	34	13,140	56	44	42	14	AC Grind-Overlay	$69,116
2029-30	Carter	020	Carter Dr.	E/O Grand	E/End	R - Residential/Local	2	O - AC/AC	2	612	36	23,868	65	64	25	11	AC Grind-Overlay	$125,546
2029-30	Center	010	Center Ave	N/O Mauna Loa Ave	S/O Colorado Ave	R - Residential/Local	2	O - AC/AC	2	545	34	18,530	51	48	22	29	AC Grind-Overlay	$97,468
2029-30	Charvers	010	Charvers Ave	S/O Gaillard St	S/End	R - Residential/Local	2	A - AC	2	125	26	3,250	69	60	40	0	Preventive-Type II Slurry	$3,055
2029-30	Citrus Edg	010	Citrus Edge St.	N/O Armstead St.	NW/End	R - Residential/Local	2	O - AC/AC	2	650	28	18,200	68	23	77	0	Preventive-Type II Slurry	$17,108
2029-30	Colorado	050	Colorado Ave.	E/O La Mar Park Dr.	E/End	R - Residential/Local	2	A - AC	2	425	38	16,150	56	47	46	7	AC Grind-Overlay	$84,949
2029-30	Concord	020	Concord Ln	N/O Camden St	S/O Gladstone St	R - Residential/Local	2	A - AC	2	465	33	15,345	64	37	46	17	AC Grind-Overlay	$80,715
2029-30	Danehurst	020	Danehurst Ave	S/O Juanita Ave	S/End	R - Residential/Local	2	O - AC/AC	2	255	32	9,180	67	48	48	5	Preventive-Type II Slurry	$8,629

FY	Street ID	Sec ID	Street Name	From	To	Functional Class	Zone	Surface Type	Lanes	L	W	Area	PCI	% Load	% Climate	% Other	Maint./Rehab Recommendations	Total $
2029-30	Danehurst	030	Danehurst Ave	S/O Ronwood St	S/End	R - Residential/Local	2	A - AC	2	600	27	16,800	54	56	44	0	AC Grind-Overlay	$88,368
2029-30	Dodsworth	010	Dodsworth Ave	N/O Payson St	N/End	R - Residential/Local	2	A - AC	2	375	25	10,125	53	73	27	0	AC Grind-Overlay	$53,258
2029-30	Duell	050	Duell St	E/O Jenifer Ave.	E/End	R - Residential/Local	2	A - AC	2	455	25	12,285	33	61	39	0	AC Grind-Overlay	$64,619
2029-30	Farber	010	Farber Ave	N/O Juanita Ave	N/O Norgate St	R - Residential/Local	2	A - AC	2	1,135	32	36,320	53	62	23	15	AC Grind-Overlay	$191,043
2029-30	Farber	030	Farber Ave	N/O Base Line Rd-F	N/End	R - Residential/Local	2	O - AC/AC	2	445	24	11,915	73	0	100	0	Preventive-Type II Slurry	$11,200
2029-30	Fleetwood	010	Fleetwood Pl	E/O Grand Ave.	E/End	R - Residential/Local	2	O - AC/AC	2	612	32	21,420	72	47	53	0	Preventive-Type II Slurry	$20,135
2029-30	Forestdale	030	Forestdale Ave.	N/O Base Line Rd-F	S/O Mauna Loa Ave.	R - Residential/Local	2	A - AC	2	1,245	32	39,840	50	56	20	24	AC Grind-Overlay	$209,558
2029-30	Gaillard	010	Gaillard St.	E/O Delay Ave.	400'E/O Charvers Ave.	R - Residential/Local	2	A - AC	2	750	27	20,250	51	63	37	1	AC Grind-Overlay	$106,515
2029-30	Gaillard	020	Gaillard St.	E/O Vecino Ave	E/End	R - Residential/Local	2	A - AC	2	160	26	5,120	30	80	7	13	AC Grind-Overlay	$26,931
2029-30	Gaillard	040	Gaillard St.	E/O Reynold Way	E/End	R - Residential/Local	2	A - AC	2	235	34	9,635	56	51	49	0	AC Grind-Overlay	$50,680
2029-30	Ghent	040	Ghent St.	W/End	W/O Westridge Ave	R - Residential/Local	2	A - AC	2	245	28	7,350	48	65	34	1	AC Grind-Overlay	$38,661
2029-30	Ghent	050	Ghent St.	E/O Reynold Way	E/End	R - Residential/Local	2	A - AC	2	235	34	9,870	49	61	39	0	AC Grind-Overlay	$51,916
2029-30	Glencroft	030	Glencroft Rd	S/O Gladstone St	S/End	R - Residential/Local	2	A - AC	2	240	32	8,640	52	27	71	2	Cape Seal	$21,254
2029-30	Glenlyn	010	Glenlyn Dr.	E/O Prospero Dr.	W/O Vecino Ave.	R - Residential/Local	2	A - AC	2	500	28	14,000	25	69	24	7	AC Grind-Overlay	$73,640
2029-30	Grand	080	Grand Ave.	N/O Juanita Ave.	N/O Kirkwall Rd.	R - Residential/Local	2	O - AC/AC	2	506	24	12,144	56	50	43	7	AC Grind-Overlay	$63,877
2029-30	Greenfield	010	Greenfield Crt	S/O Gladstone St	S/W End	R - Residential/Local	2	A - AC	2	650	34	22,100	53	69	30	1	AC Grind-Overlay	$116,246
2029-30	Helensburg	010	Helensburg St.	E/O Forestdale Ave	W/O Delay Ave.	R - Residential/Local	2	A - AC	2	500	32	16,000	55	56	33	11	AC Grind-Overlay	$84,160
2029-30	Helensburg	020	Helensburg St.	E/O Delay Ave.	E/End	R - Residential/Local	2	A - AC	2	350	23	8,750	53	55	37	8	AC Grind-Overlay	$46,025
2029-30	Heritage	010	Heritage Pl	N/O Juanita Ave	N/End	R - Residential/Local	2	A - AC	2	450	36	16,200	69	37	63	0	Preventive-Type II Slurry	$15,228
2029-30	Jenifer	010	Jenifer Ave	N/O Juanita Ave	S/O Norgate St	R - Residential/Local	2	A - AC	2	1,100	26	28,600	52	39	60	0	Cape Seal	$70,356
2029-30	Jenifer	020	Jenifer Ave	N/O Base Line Rd	S/O Mauna Loa ave	R - Residential/Local	2	O - AC/AC	2	1,230	34	41,820	54	52	47	1	AC Grind-Overlay	$219,973
2029-30	Jenifer	040	Jenifer Ave	S/O Ronwood St	S/End	R - Residential/Local	2	A - AC	2	218	27	6,104	22	70	30	0	AC Recon	$114,267
2029-30	Juanita	050	Juanita Ave	85' W/O Bramhall Ave	W/O Bonnie Cove Ave	R - Residential/Local	2	A - AC	2	847	36	30,492	75	32	41	27	Preventive-Type II Slurry	$28,662
2029-30	Kirkwall	010	Kirkwall Rd	E/O Grand Ave. F	W/O Farber Ave	R - Residential/Local	2	A - AC	2	1,100	26	28,600	75	44	56	0	Preventive-Type II Slurry	$26,884
2029-30	Laxford	020	Laxford St.	E/O Westridge Ave.	W/O Bender Ave	R - Residential/Local	2	A - AC	2	465	33	15,345	64	24	74	2	Cape Seal	$37,749
2029-30	Le Mar Par	010	Le Mar Par Dr	S/O Route 66	S/O Colorado Ave	R - Residential/Local	2	A - AC	2	650	38	24,700	51	60	39	1	AC Grind-Overlay	$129,922
2029-30	Linfield	010	Linfield St	E/O Jenifer Ave.	E/End	R - Residential/Local	2	A - AC	2	375	23	9,375	50	57	42	1	AC Grind-Overlay	$49,313
2029-30	Mauna Loa	020	Mauna Loa Ave	E/O Grand Ave.	E/O Jenifer Ave.	R - Residential/Local	2	O - AC/AC	2	1,530	33	50,490	52	72	17	12	AC Grind-Overlay	$265,577
2029-30	Mauna Loa	060	Mauna Loa Ave	215'E/O Center Ave.	701' E/Center Ave.	R - Residential/Local	2	A - AC	2	470	38	17,860	48	42	55	3	AC Grind-Overlay	$93,944
2029-30	Meacham	010	Meacham St.	E/O Dodsworth Ave.	E/End	R - Residential/Local	2	O - AC/AC	2	235	23	6,815	47	35	11	54	AC Grind-Overlay	$35,847
2029-30	Millburgh	010	Millburgh Ave	E/O Prospero Dr.	W/O Vecino Ave.	R - Residential/Local	2	A - AC	2	495	34	16,830	77	22	70	8	Preventive-Type II Slurry	$15,820
2029-30	Newburgh	020	Newburgh St.	W/O Westridge Ave	W/O Bender Ave.	R - Residential/Local	2	A - AC	2	525	33	17,325	74	12	68	20	Preventive-Type II Slurry	$16,286
2029-30	Newburgh	040	Newburgh St.	E/O Rimhurst Ave.	E/End	R - Residential/Local	2	A - AC	2	495	24	11,880	46	67	28	5	AC Grind-Overlay	$62,489
2029-30	Newhaven-C	010	Newhaven Ct	N/O Camden St	N/End	R - Residential/Local	2	A - AC	2	235	37	8,695	65	40	60	0	Cape Seal	$21,390
2029-30	Newhaven	010	Newhaven Ln	E/O Concored Ln	E/End	R - Residential/Local	2	A - AC	2	670	36	24,120	49	34	61	5	Cape Seal	$59,335
2029-30	Norgate	010	Norgate St.	E/O Farber Ave	W/O Nearglen Ave	R - Residential/Local	2	A - AC	2	476	34	16,184	50	62	38	0	AC Grind-Overlay	$85,128
2029-30	Norgate	040	Norgate St.	E/O Rimhurst Ave	E/End	R - Residential/Local	2	A - AC	2	395	28	11,060	49	51	42	7	AC Grind-Overlay	$58,176
2029-30	Payson	060	Payson St	E/O Glendora Ave	W/O Glencroft Rd.	R - Residential/Local	2	A - AC	2	470	37	17,390	51	46	49	4	AC Grind-Overlay	$91,471
2029-30	Payson	070	Payson St	W/ End	W/O Bonnie Cove Ave.	R - Residential/Local	2	A - AC	2	900	34	30,600	68	40	49	12	Preventive-Type II Slurry	$28,764
2029-30	Pennsylvan	060	Pennsylvan Ave	N/O Mauna Loa Ave	S/O Colorado Ave	R - Residential/Local	2	O - AC/AC	2	545	33	17,985	63	53	27	19	AC Grind-Overlay	$94,601
2029-30	Pennsylvan	080	Pennsylvan Ave	N/O Colorado Ave	N/End	R - Residential/Local	2	A - AC	2	420	34	15,120	33	66	29	5	AC Grind-Overlay	$79,531
2029-30	Plymouth	030	Plymouth St	E/O Banna Ave.	W/O Bramhall Ave	R - Residential/Local	2	A - AC	2	225	37	8,325	50	54	46	0	AC Grind-Overlay	$43,790
2029-30	Plymouth	040	Plymouth St	W/O Bramhall Ave	W/O Windsor Pl	R - Residential/Local	2	A - AC	2	296	35	10,360	52	42	51	8	AC Grind-Overlay	$54,494
2029-30	Prospero	010	Prospero Dr.	N/O Bonita Ave.	N/O Woodcraft Ave	R - Residential/Local	2	A - AC	2	530	34	18,020	71	65	29	5	Preventive-Type II Slurry	$16,939
2029-30	Prospero	030	Prospero Dr.	S/O Armstead St	S/O Alford St.	R - Residential/Local	2	O - AC/AC	2	730	32	23,360	71	6	94	0	Preventive-Type II Slurry	$21,958
2029-30	Renwick	010	Renwick Rd	E/O Grand Ave F	W/O Farber Ave.	R - Residential/Local	2	A - AC	2	1,100	26	28,600	55	70	30	0	AC Grind-Overlay	$150,436
2029-30	Renwick	060	Renwick Rd	E/O Glendora Ave.	W/O Glencroft Rd.	R - Residential/Local	2	A - AC	2	465	37	17,205	46	33	63	4	Cape Seal	$42,324
2029-30	Renwick	070	Renwick Rd	E/O Rimhurst Ave.	E/End	R - Residential/Local	2	A - AC	2	215	31	6,665	54	52	48	0	AC Grind-Overlay	$35,058
2029-30	Reynolds	020	Reynolds Way	N/O Gladstone St	N/O Gaillard St	R - Residential/Local	2	A - AC	2	610	34	20,740	55	46	54	0	AC Grind-Overlay	$109,092
2029-30	Rimhurst	020	Rimhurst Ave	S/O Laxford St	S/End	R - Residential/Local	2	A - AC	2	220	26	5,720	55	56	42	2	AC Grind-Overlay	$30,087
2029-30	Rimhurst	030	Rimhurst Ave	N/O Juanita Ave	N/O Kirkwall Rd	R - Residential/Local	2	A - AC	2	520	32	16,640	46	47	52	2	AC Grind-Overlay	$87,526
2029-30	Rimhurst	040	Rimhurst Ave	S/O Gladstone St	N/O Camden St	R - Residential/Local	2	A - AC	2	450	32	14,400	46	47	44	10	AC Grind-Overlay	$75,744
2029-30	Ronwood	010	Ronwood St.	W/End	W/O Glendora Ave	R - Residential/Local	2	A - AC	2	850	34	28,900	40	67	33	0	AC Grind-Overlay	$152,014
2029-30	Rosalynn	010	Rosalynn Dr	E/O Glendora Ave.	E/N End	R - Residential/Local	2	A - AC	2	445	35	15,575	52	48	50	2	AC Grind-Overlay	$81,925
2029-30	Santa Fe	040	Santa Fe Ave	N/O Colorado Ave	S/O Route 66	R - Residential/Local	2	A - AC	2	685	36	24,660	76	68	18	14	Preventive-Type II Slurry	$23,180
2029-30	Shady Glen	010	Shady Glen Dr.	N/O Gaillard St	S/O Dawson Ave.	R - Residential/Local	2	A - AC	2	400	34	13,600	67	34	66	0	Preventive-Type II Slurry	$12,784
2029-30	Starcrest	010	Starcrest Dr.	N/O Glen Lyn Dr.	S/O Linfield St.	R - Residential/Local	2	A - AC	2	640	27	17,280	40	74	26	0	AC Grind-Overlay	$90,893
2029-30	Stiteswood	010	Stiteswood Ave	N/O Colorado Ave	N/End	R - Residential/Local	2	A - AC	2	395	35	13,825	39	51	37	12	AC Grind-Overlay	$72,720
2029-30	Trenton	010	Trenton Crt	W/O Newhaven Ln	W/End	R - Residential/Local	2	O - AC/AC	2	135	44	5,940	51	31	62	7	Cape Seal	$14,612
2029-30	Vecino	030	Vecino Ave.	S/O Glenlyn Dr	N/O Linfield St	R - Residential/Local	2	A - AC	2	645	28	18,060	30	73	27	0	AC Grind-Overlay	$94,996
2029-30	Vecino	040	Vecino Ave.	N/O Mauna Loa Ave	S/O Route66	R - Residential/Local	2	A - AC	2	1,260	40	50,400	40	64	21	15	AC Grind-Overlay	$265,104
2029-30	Wabash	030	Wabash Ave	S/O Rosalynn Dr	S/ End	R - Residential/Local	2	A - AC	2	537	32	17,184	56	56	42	2	AC Grind-Overlay	$90,388
2029-30	Washington	070	Washington Ave.	N/O Colorado Ave	N/End	R - Residential/Local	2	A - AC	2	420	34	15,120	29	74	23	3	AC Grind-Overlay	$79,531
2029-30	Westridge	020	Westridge Ave.	S/O Laxford St.	S/O Newburgh St	R - Residential/Local	2	A - AC	2	300	34	10,200	63	41	59	0	Cape Seal	$25,092
2029-30	Westridge	030	Westridge Ave.	85' S/ Ghent St	400' N/ Gaillard St	R - Residential/Local	2	A - AC	2	743	31	23,033	51	47	52	1	AC Grind-Overlay	$121,154
2029-30	Westridge	050	Westridge Ave.	N/O Dawson Ave.	N/End	R - Residential/Local	2	A - AC	2	152	30	4,560	67	28	62	10	Preventive-Type II Slurry	$4,286
2029-30	Westridge	060	Westridge Ave.	N/O Mauna Loa Ave	S/O Colorado Ave.	R - Residential/Local	2	A - AC	2	545	34	18,530	26	68	26	7	AC Grind-Overlay	$97,468
2029-30	Windsor	010	Windsor Pl	N/O Plymouth St	N/End	R - Residential/Local	2	A - AC	2	180	41	7,380	27	35	27	38	AC Grind-Overlay	$38,819
2029-30	Woodcroft	010	Woodcroft Ave	E/O Prospero Dr.	W/O Vecino Ave.	R - Residential/Local	2	A - AC	2	500	34	17,000	69	24	71	5	Preventive-Type II Slurry	$15,980
2029-30	Woodcroft	020	Woodcroft Ave	W/End	W/O Banna Ave	R - Residential/Local	2	A - AC	2	220	33	9,020	52	34	66	0	Cape Seal	$22,189
																		$6,305,330

2025 UPDATED PAVEMENT MANAGEMENT PROGRAM (PMP)

PUBLIC WORKS
GLENDORA CITY COUNCIL
DECEMBER 9, 2025

VALERIE VELASQUEZ-SANTOYA, ASSISTANT PUBLIC WORKS DIRECTOR



PAVEMENT MANAGEMENT PLAN

City of Glendora 2025 – 2027 Goals and Action Plan

- Goal 4: Sustainable Infrastructure
  - Action 4.1 Complete Pavement Management Program (PMP)

2025 Community Survey

- How can the City make Glendora a better place?:
  - Improving Streets, roads and related infrastructure.

PMP Update

- PMP Reports completed in 2020 and 2015
- 2025 PMP Update included in the FY 2024/25 Adopted Budget

Agreement Awarded to Bucknam Infrastructure Group

- Prepared the 2020 PMP.

Purpose

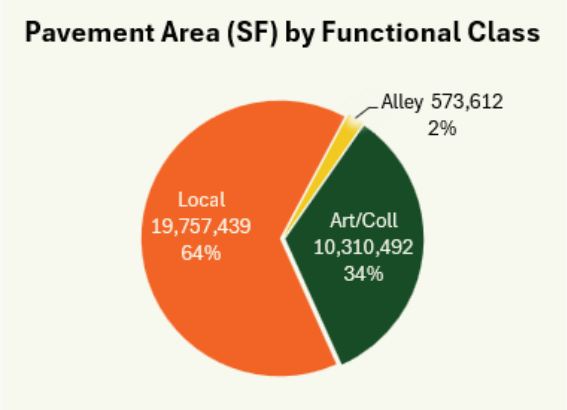
- Identify pavement conditions, maintenance needs & funding strategies
- Support strategic, data-based decision making for CIP selection.

OVERVIEW

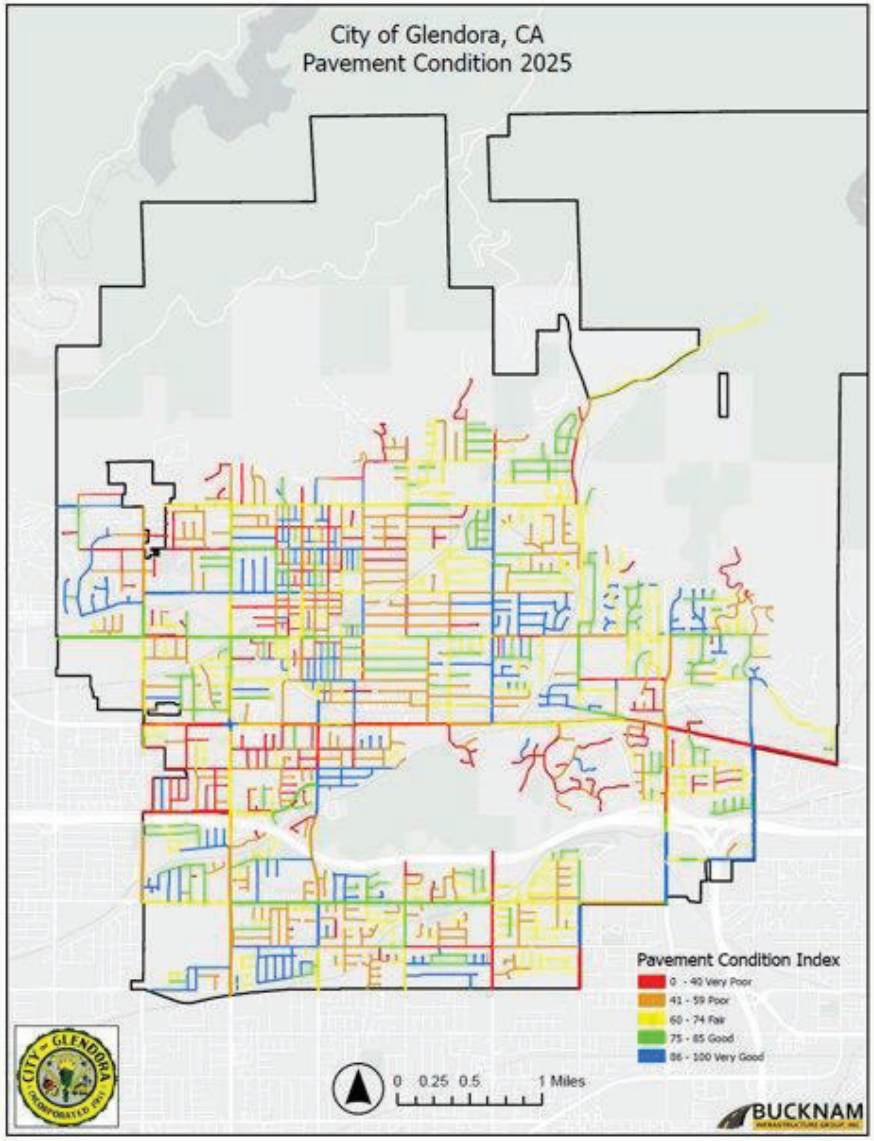
- **Glendora Street Network**
- **How the PMP is Updated**
- **Pavement Condition Survey Results**
- **Funding Scenario Assessments**
- **Findings & Recommendations**
- **Next Steps**

GLENDORA STREET NETWORK

Type	Miles		Square Feet	
Local / Residential	112.2	69%	19,757,439	64%
Arterial / Collector	45.0	28%	10,310,492	34%
Alleys	6.2	4%	573,612	2%
Totals	**163.4**		**30,641,543**	



Asset Reconstruction Value = $439.1 Million

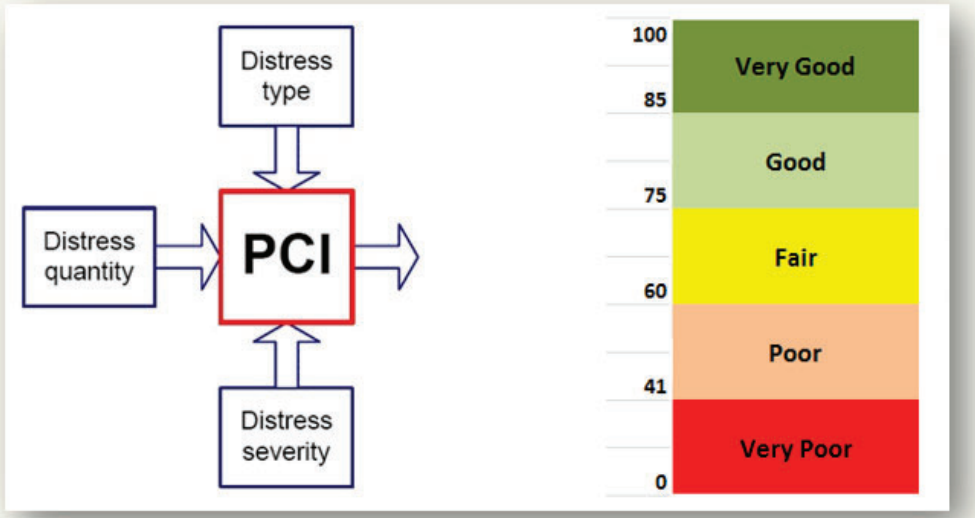


HOW THE PAVEMENT MANAGEMENT PROGRAM IS UPDATED

- **Assessment of Existing Pavement Network (segmentation review)**
- **Update of Work Histories**
- **Condition Survey (USACE walking field inspections)**
- **Develop Rehabilitation Strategies / Life-Cycle Analysis**
- **Forecast Future Pavement Preventive / Rehabilitation Costs**
- **Develop 5 & 7 –Year Plans based on Available Budget and Desired Goals**

GENERATING PAVEMENT CONDITION INDEX (PCI)

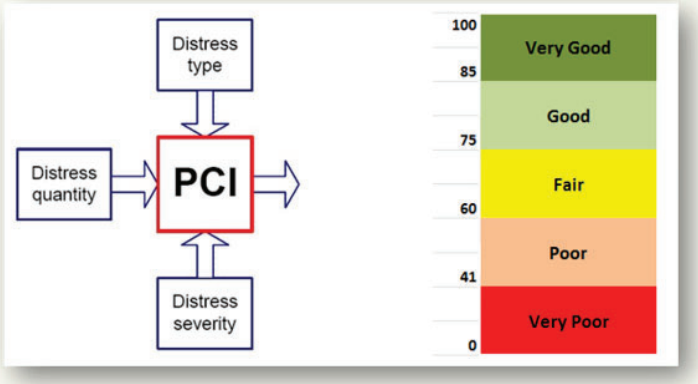
- **Walking Condition Surveys completed June 2025**
- **True Area Calculations were performed to improve PCI accuracy and financial estimates**
- **Quality Control: Re-survey 10% of segments**
- **Results generated a PCI for each road segment**
- **PCI is a condition rating from 0 to 100**



PAVEMENT CONDITION INDEX (PCI) RESULTS

Glendora PCI

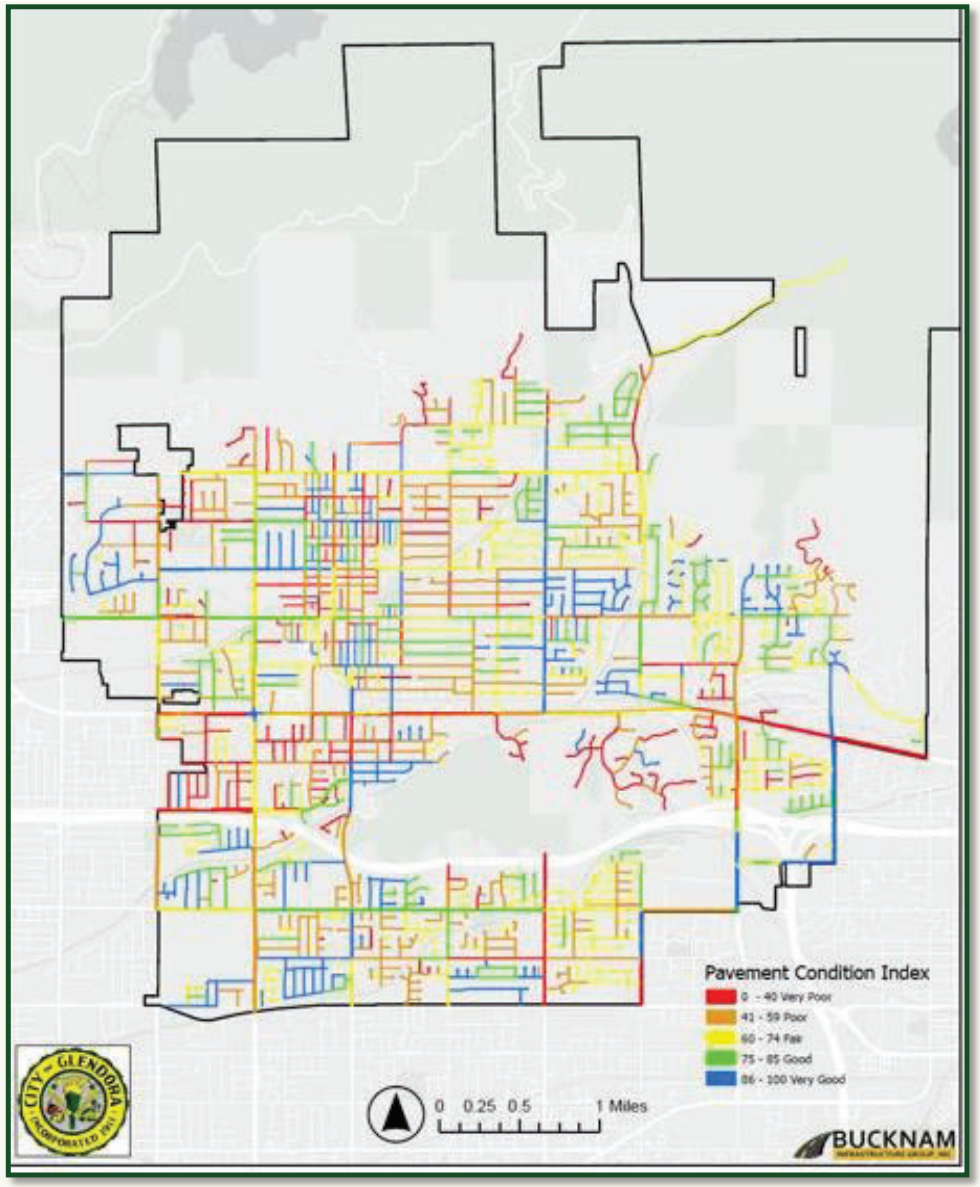
- **2025: 63.2**
- 2020: 65.4
- 2018: 59.0
- 2015: 62.5



Sustained PCI condition level of "Fair"

Condition Distribution by Section Mileage for all Streets.

Condition	PCI Range	Art / Coll	% of Art / Coll	Local	% of Locals	Alleys	% of Alleys	Total	% of Network
Very Good	86-100	6.7	15%	17.6	16%	2.3	37%	26.6	16%
Good	75-85	6.9	15%	18.4	16%	0.6	10%	25.9	16%
Fair	60-74	11.5	26%	24.7	22%	0.4	6%	36.6	22%
Poor	41-59	11.8	26%	34.1	30%	0.9	15%	46.8	29%
Very Poor	0-40	8.1	18%	17.4	16%	2.0	32%	27.5	17%
		45.0		112.2		6.2		163.4	


Pavement Condition Index
0 - 40 Very Poor
41 - 59 Poor
60 - 74 Fair
75 - 85 Good
86 - 100 Very Good
0 0.25 0.5 1 Miles
CITY OF GLENDORA
BUCKNAM

PCI COMPARISON

Glendora compared to other LA County cities:

Neighboring City PCI's (Citywide 2024 & 2025 PMP's)			
Alhambra	76.0	Duarte	77.3
South Gate	55.5	Monterey Park	65.7
Lynwood	71.6	Covina	73.4
South Pasadena	63.8	Commerce	65.5
El Segundo	80.3	Compton	58.0
Sierra Madre	76.5	Gardena	81.2

Weighted LA County PCI: 66
CA State-wide PCI: 65

2025 PCI of 63.2 places Glendora in the "Fair" range, Similar to Statewide and Countywide averages.

MAINTENANCE & REHABILITATION STRATEGIES

Global Maintenance	**PCI Range**
▪ General Repairs	
▪ Crack Sealing, Patching:	20 – 95
▪ Slurry Seals:	65 – 85
▪ Cape Seals:	40 – 65

Major Rehabilitation	**PCI Range**
▪ Overlays:	20 to 65
▪ AC Reconstruction:	0 to 20

Minimum Level of Service = 65

This value will trigger decisions between preventative maintenance vs. rehabilitation

FUNDING SCENARIOS EVALUATED

Forecasted Pavement Condition based on four (4) Funding Scenarios:

Program	PCI Target	# of Years	Average Annual Investment	Total Program Investment
Maintain 63 PCI	63	5	$5.58 M	$27,916,500
Reach PCI 65	65	5	$6.48 M	$32,406,800
Reach PCI 67	67	5	$8.38M	$41,902,200
Reach PCI 70	70	7	$8.42M	$58,946,700

Funding scenarios took into consideration the following:

- Long Term Goals
- Alternative Pavement Applications
- Maintaining “preventative maintenance” condition
- Deferred maintenance/backlog balance

FUNDING SCENARIO: REACH PCI 67

Plan Year	PCI	Slurry Seal	Overlay	Funds ($)	Deferred Maint.
2025 PMP	63.2				$46,785,500
2025 - 2026	65.0	$353,900	$8,077,900	$8,431,800	$45,981,800
2026 – 2027	66.0	$1,498,000	$6,712,800	$8,210,800	$37,202,800
2027 – 2028	67.0	$1,250,400	$7,123,400	$8,373,800	$41,467,500
2028 – 2029	67.0	$797,500	$7,602,800	$8,400,300	$51,084,600
2029 - 2030	67.0	$522,100	$7,963,400	$8,485,500	$71,951,900
		$4,421,900	$37,480,300	**$41,902,200**	

- Five Year (5) Program: FY 2026 – FY 2030
- $8.38 Million Annually
- $41.9 Million Five Year Total

FUNDING SCENARIO: REACH PCI 70

Plan Year	PCI	Slurry Seal	Overlay	Funds ($)	Deferred Maint.
2025 PMP	63.2				$46,785,500
2025 - 2026	65.0	$353,900	$8,077,900	$8,431,800	$45,981,800
2026 – 2027	66.0	$1,498,000	$6,712,800	$8,210,800	$37,202,800
2027 – 2028	67.0	$1,250,400	$7,123,400	$8,373,800	$41,467,500
2028 - 2029	68.0	$951,400	$7,981,800	$8,933,200	$47,761,500
2029 - 2030	70.0	$859,700	$8,451,100	$9,310,800	$56,642,600
2030 – 2031	70.0	$678,600	$7,134,500	$7,813,100	$61,353,900
2031 - 2032	70.0	$651,000	$7,222,200	$7,873,200	$62,987,600
		$6,243,000	$52,703,700	**$58,946,700**	

- Seven (7) Year Program: FY 2026 – FY 2032
- $8.42 Million Annually
- $58.9 Million Seven Year Total

FUNDING GAP

Funding Gap Summary "Reach 67"			
Fiscal Year	5 Year CIP & Staff Budgeted Amount*	Funds Needed to Reach PCI 67	Additional Amount Required to Reach PCI 67
FY 2026**	$9,446,814	$8,431,800	($1,015,014)
FY 2027	$5,554,872	$8,210,800	$2,655,928
FY 2028	$7,967,482	$8,373,800	($406,318)
FY 2029	$1,944,755	$8,400,300	$6,455,545
FY 2030	$2,049,000	$8,485,500	$6,436,500
5 Year Total:	$26,962,923	$41,902,200	$14,939,277
Avg/Year	$5,392,585	$8,380,440	+$2,987,855 / year

* Includes $500,000 in Reactive Repairs/Maintenance
** Includes Carry Forward

Funding Gap Summary "Reach 70"			
Fiscal Year	5 Year CIP & Staff Budgeted Amount*	Funds Needed to Reach PCI 70	Additional Amount Required to Reach PCI 70
FY 2026**	$9,446,814	$8,431,800	($1,015,014)
FY 2027	$5,554,872	$8,210,800	$2,655,928
FY 2028	$7,967,482	$8,373,800	($406,318)
FY 2029	$1,944,755	$8,933,200	$6,988,445
FY 2030	$2,049,000	$9,310,800	$7,261,800
FY 2031		$7,813,100	$7,813,100
FY 2032		$7,873,200	$7,873,200
7 Year Total:	$26,962,923	$58,946,700	$31,983,777
Avg/Year:	$5,392,585	$8,420,957	+ $3,028,343 / year

* Includes $500,000 in Reactive Repairs/Maintenance
** Includes Carry Forward

An additional $3 Million is required to "Reach 67 PCI."

Glendora

FUNDING SOURCES

Revenues Available by Fund				
Fund	**FY 2024***	**FY 2025****	**FY 2026****	**FY 2027****
Gas Tax	$2,079,738	$2,311,500	$2,038,400	$2,133,400
Proposition C	$1,175,566	$1,230,100	$1,136,760	$1,136,760
RMRA	$1,404,619	$1,377,800	$1,411,540	$1,411,540
Measure M	$997,250	$1,045,100	$949,948	$949,948
Measure R	$884,576	$908,800	$833,370	$833,370
CDBG	$61,061	$461,509	$444,625	$275,000***
STP-L	$4,021	$3,200	$3,000	$3,000
Total:	$6,606,831	$7,338,009	$6,817,643	$6,743,018

*Actual Revenue
**Projected Annual Revenues per the 2025 – 2027 Adopted Two Year Budget
*** Estimated

Voter-approved Measures E(FY2019) and Z(FY2025) have strengthened overall City finances, contributing to essential City services, capital improvements, and staffing. Measures E & Z may be considered as potential supplemental sources for future street improvements.

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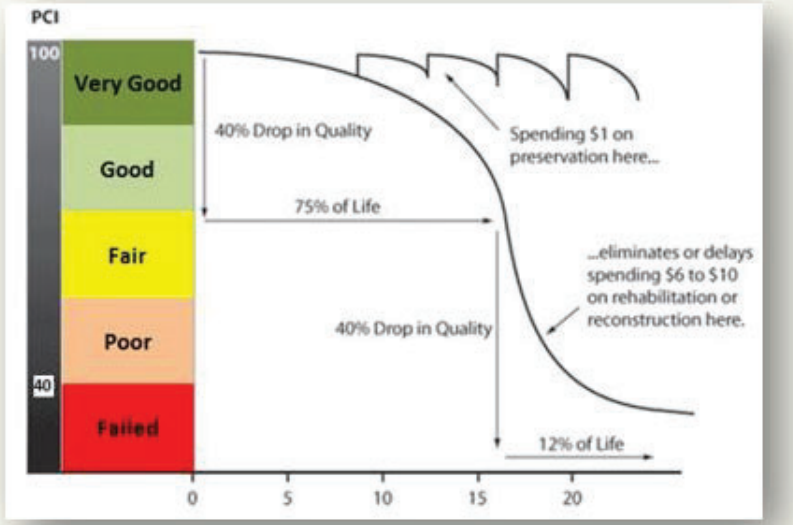
FUNDING GAP

- Maintaining an annual investment near $8.4M allows the City to improve PCI, slow deterioration, and reduce long-term costs.
- Current pavement funding averages $5.4M/year, creating an annual $3M shortfall compared to what is needed to reach PCI 67–70.
- Investing at the higher level now is fiscally prudent—early maintenance avoids the exponentially higher costs of deferred repairs.
- Planning for consistent $8.4M/year through FY 2031–32 positions the City to reach target PCI goals and preserve its $439M pavement network

WHY TIMELY MAINTENANCE MATTERS

- Pavement naturally deteriorates over time - maintenance timing is critical.
- Preventative treatments applied early dramatically extend pavement life.
- Streets in “good” condition are often treated first because they provide the best return on investment.
- Waiting until pavement becomes “poor” or “failed” requires expensive reconstruction.
- Every $1 Spent on early preservation avoids $6 - $10 in costly rehabilitation later.
- Strategic, timely maintenance helps preserve the overall condition of the City’s network.

"Good streets are cheapest to preserve and provide the highest ROI."



KEY FINDINGS

- **Current weighted PCI: 63.2, maintained an overall “Fair” network**
- **32% of streets are in “Good” to “Very Good” condition**
  - Long-term goal: increase "Good to Very Good" condition to 50% of the system
- **53% of the network (86.6 miles) now requires overlay or reconstruction**
- **Network stability is largely due to recent arterial investments**
- **Majority of local streets show increasing need for rehabilitation as they age**

RECOMMENDATIONS

- **Establish a Citywide Goal of Achieving PCI 67 within the next 5 years**
- **Recommend Average Annual PMP Funding of $8.4M**
- **Use Balanced Approach to Repairing Roads in the Lower / Mid PCI tiers**
- **Reassess PMP budget projections every two years**
- **Perform Citywide pavement inspections every three years**
- **Evaluate alternative pavement applications to extend pavement life and maximize dollars.**
- **Continue leveraging water and street project coordination to maximize dollars.**

SUMMARY

- **City's pavement network maintains a "Fair" PCI**
  - 2025 PCI of 63.2 a slight change from 65.4 in 2020
- **Long-term trend shows improvement:**
  - PCI was 62.5 (2015) and 59 (2018), before recent investments.
- **Earlier assessments (2015 & 2018) did not include alleys.**
  - Inclusion of alleys would have slightly lowered those PCI scores
- **Maintaining stability requires significant ongoing investment;**
  - Without recent work, PCI would have declined into "Poor" range
- **Upcoming Water and Street Improvement Projects (Colorado, Cypress, Glendora, Lone Hill) will address nearly 1,000,000 sq. ft. of pavement, Significantly Strengthening Future PCI.**

Glendora

NEXT STEPS

- **Continued investment at $8.4M annually is required to move from “Fair” to “Good”**
- **Updated PMP provides a data-driven framework for prioritizing maintenance and rehabilitation**
- **Next Steps:**
  - Align PMP recommendations with the Water Master Plan
  - Coordinate both plans with the City’s 5-Year CIP
  - Identify timing opportunities where water + street projects can be combined for greater efficiency
  - Return to Council with funding recommendations consistent with the target PCI goals

Glendora

RECOMMENDATION:

THAT THE CITY COUNCIL:

1. Receive and file the 2025 Pavement Management Program Update prepared by Bucknam Infrastructure Group, Inc.

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.

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 Reasearch, 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.

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

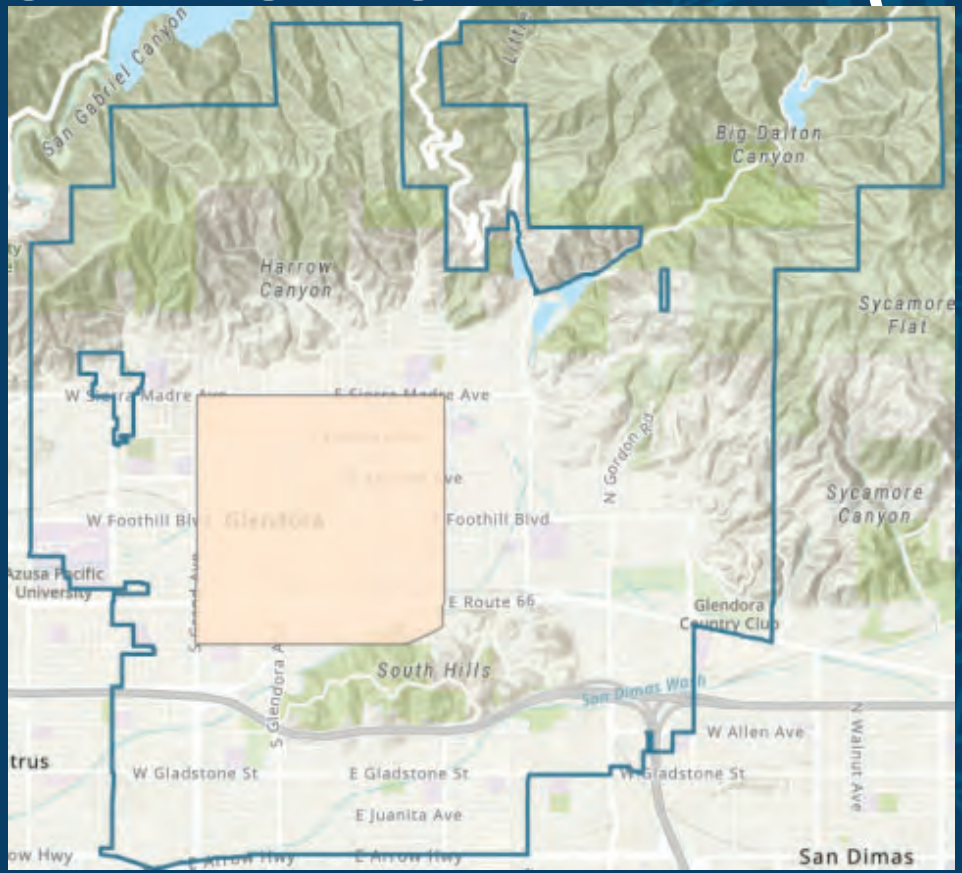
- November 1970
  - Library Authority completes sale of $950,000 in Lease Revenue Bonds
    - Bank of America
    - Approximately 7% for 30 years
    - $81,000 annual debt service payment

BACKGROUND

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

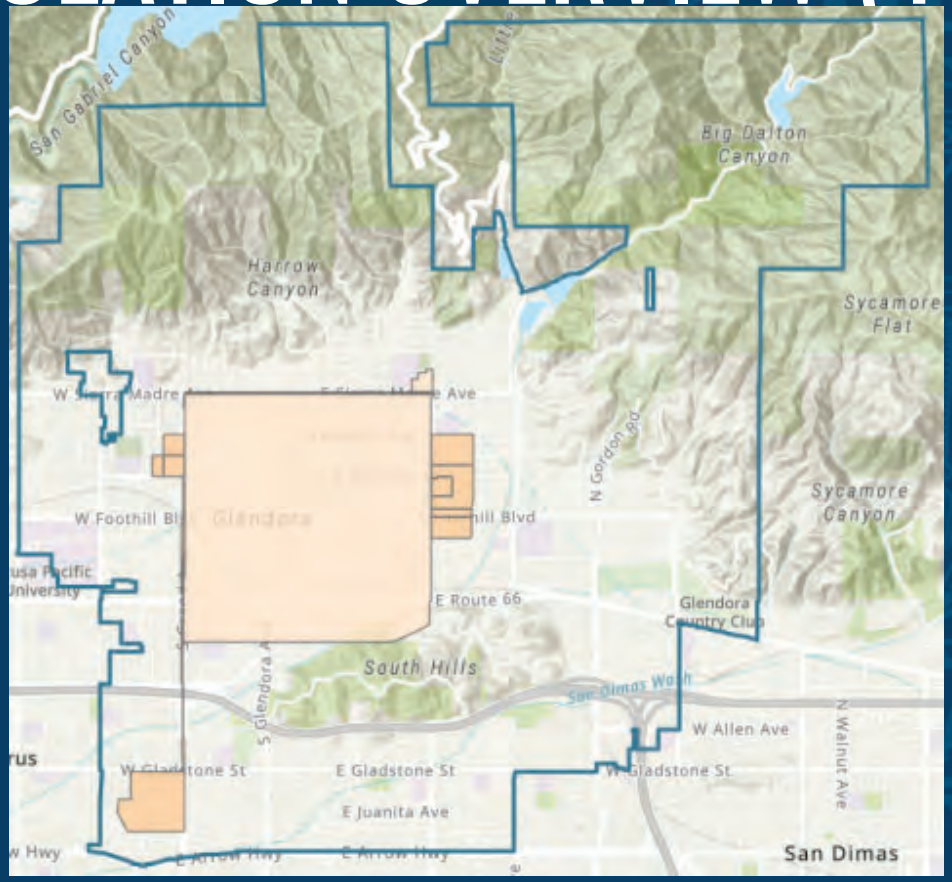
POPULATION OVERVIEW (1911)

700



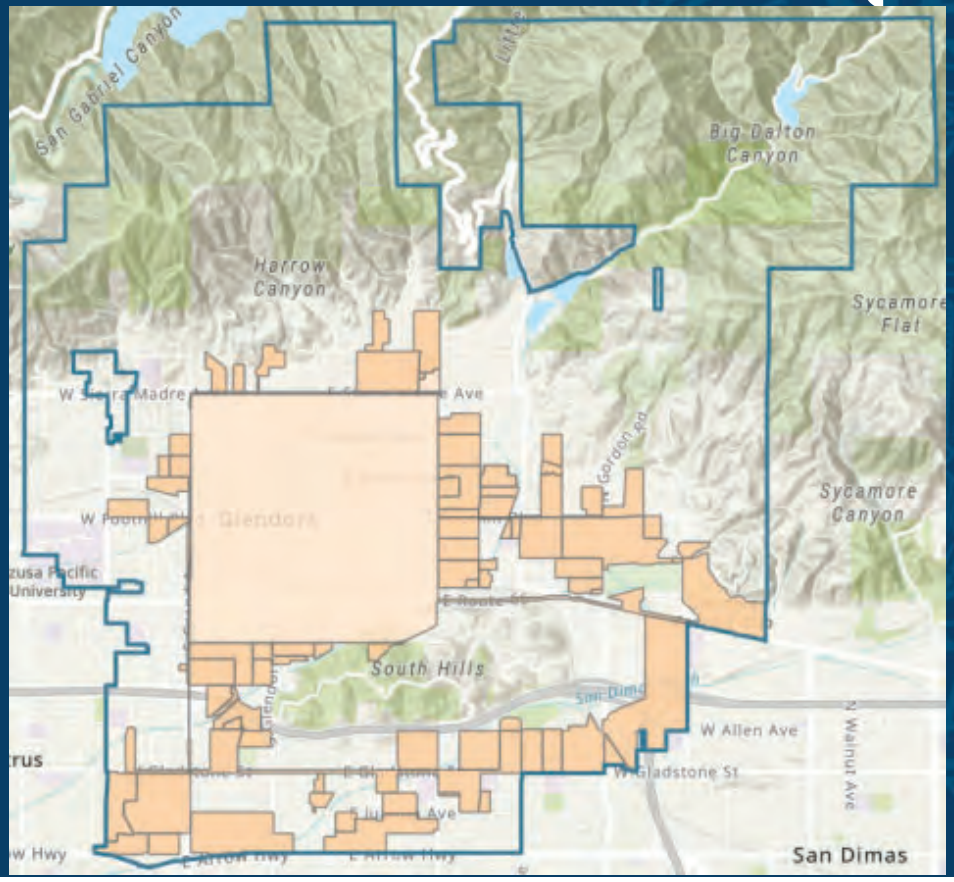
POPULATION OVERVIEW (1950)

3,988



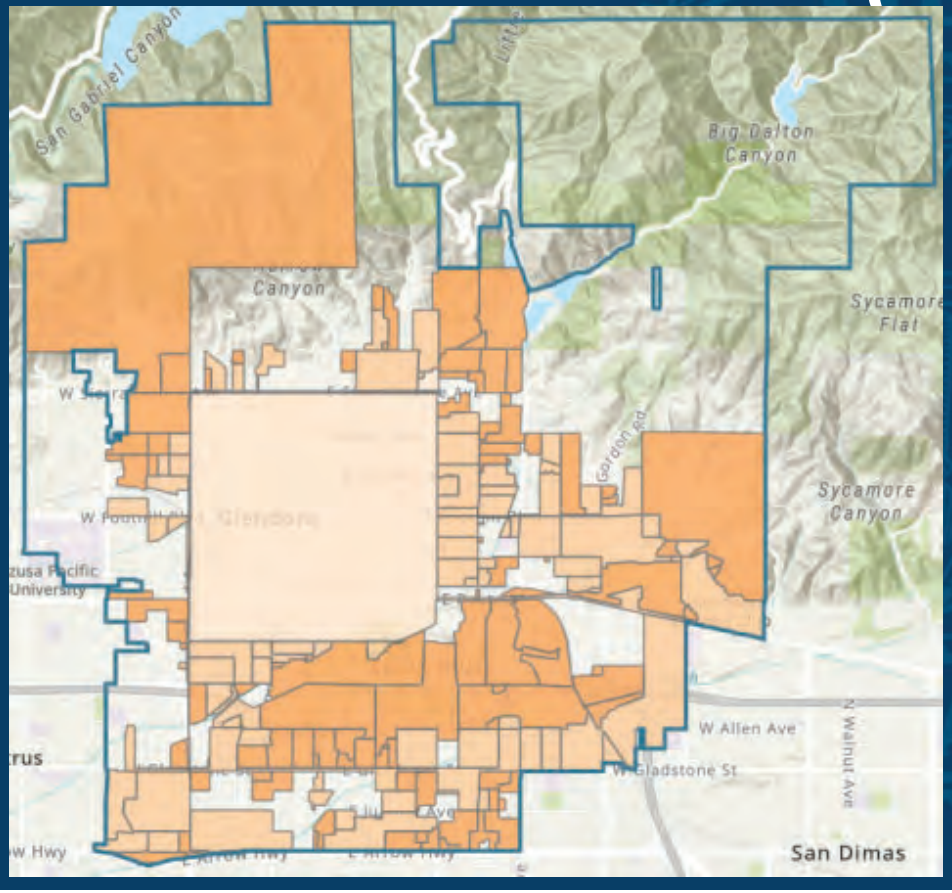
POPULATION OVERVIEW (1960)

20,752



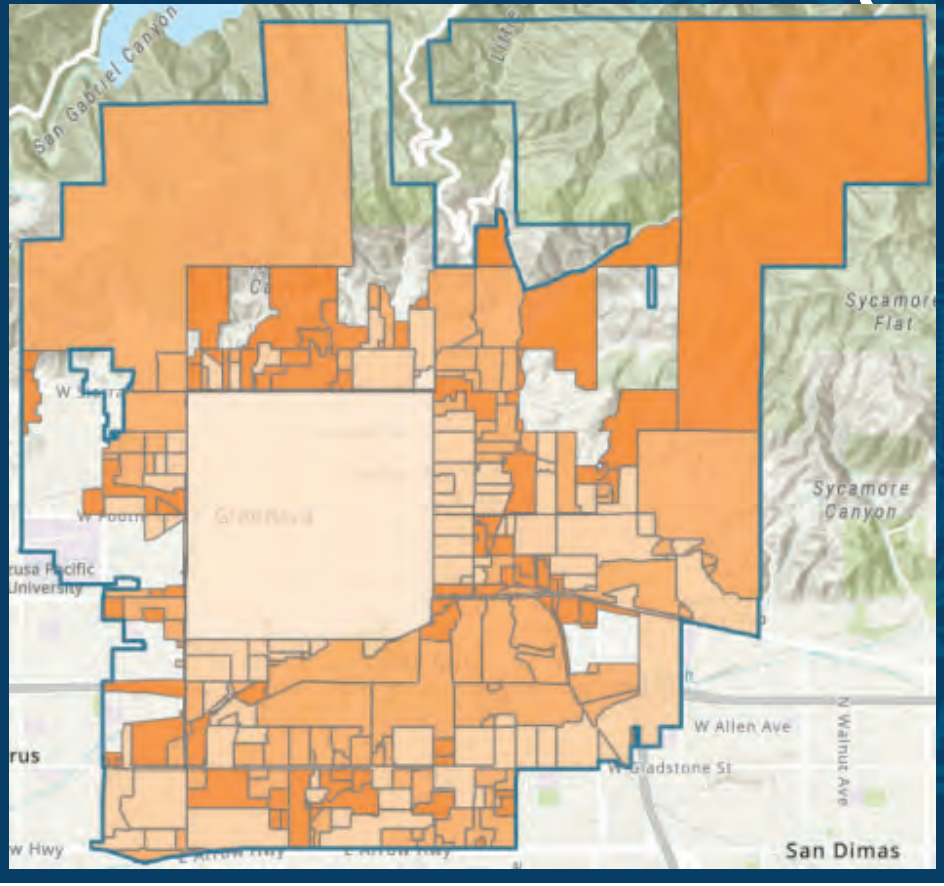
POPULATION OVERVIEW (1970)

31,380



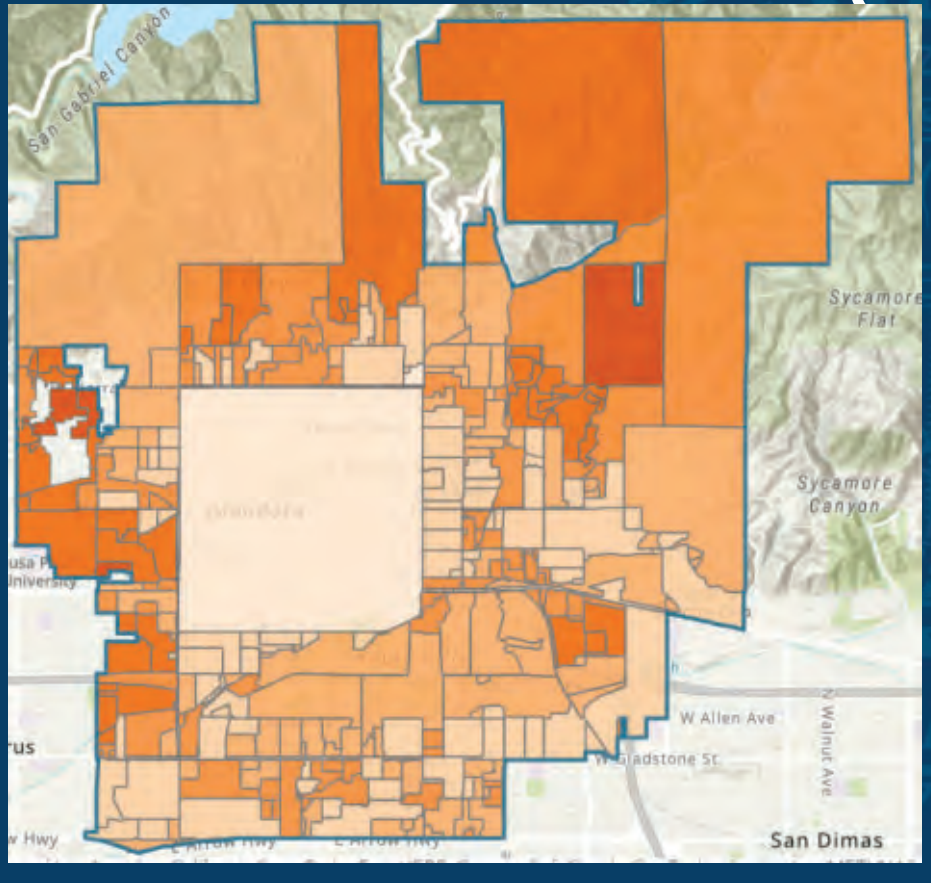
POPULATION OVERVIEW (1980)

38,500



POPULATION OVERVIEW (2000)

49,502

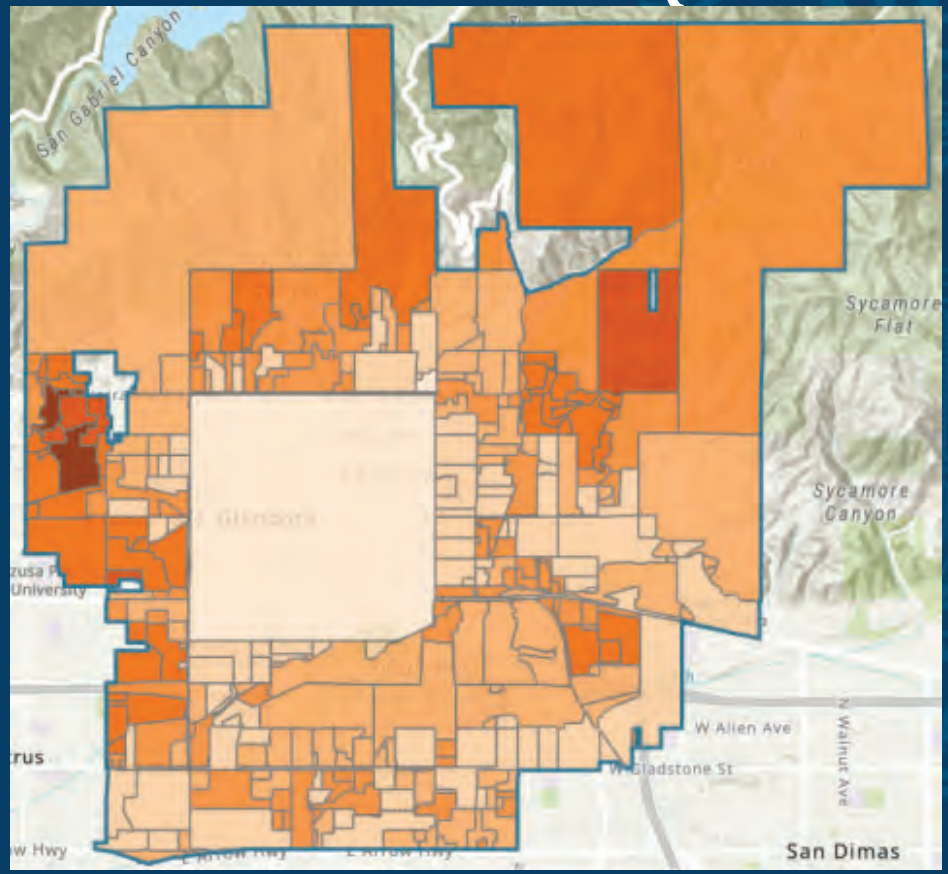


POPULATION OVERVIEW (2013-Current)

51,159

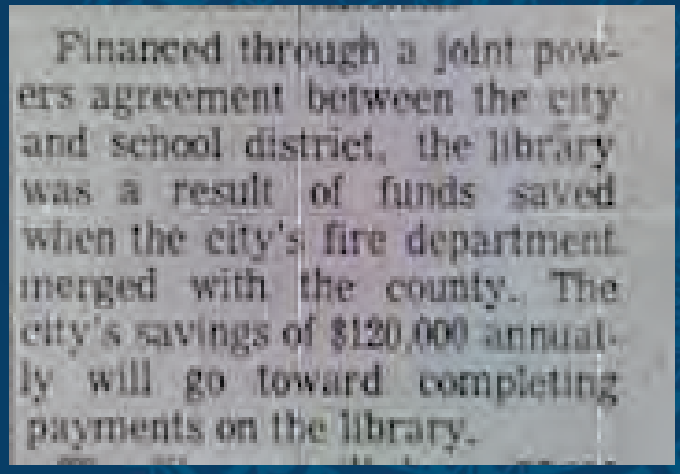
Down from 52,506 in 2020

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)

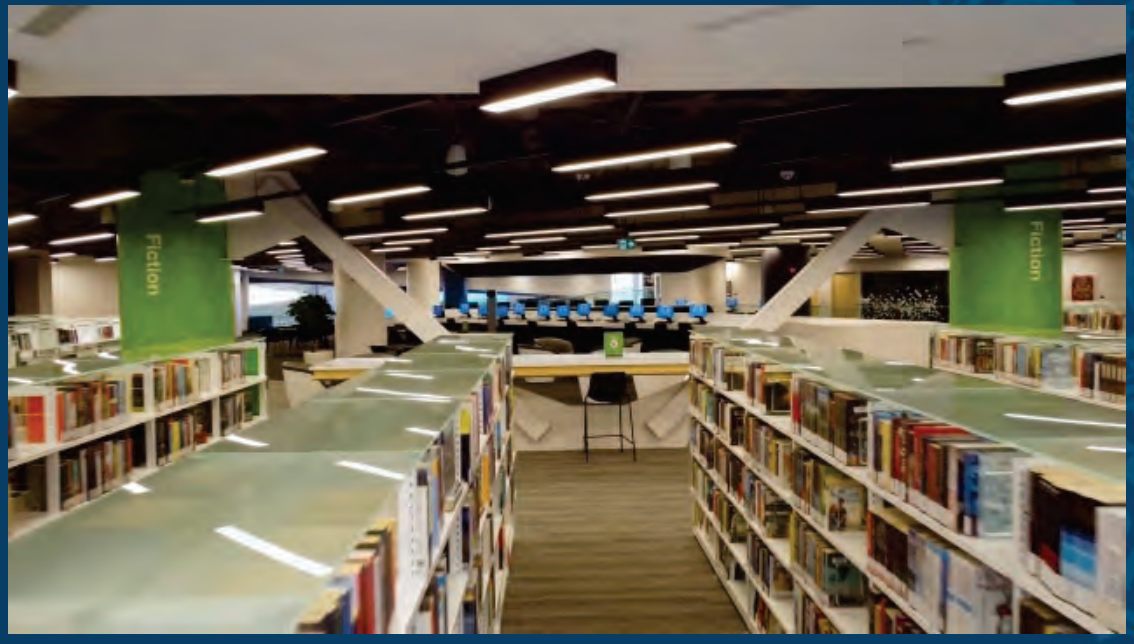
NEXT 35 - 50 YEARS



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



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

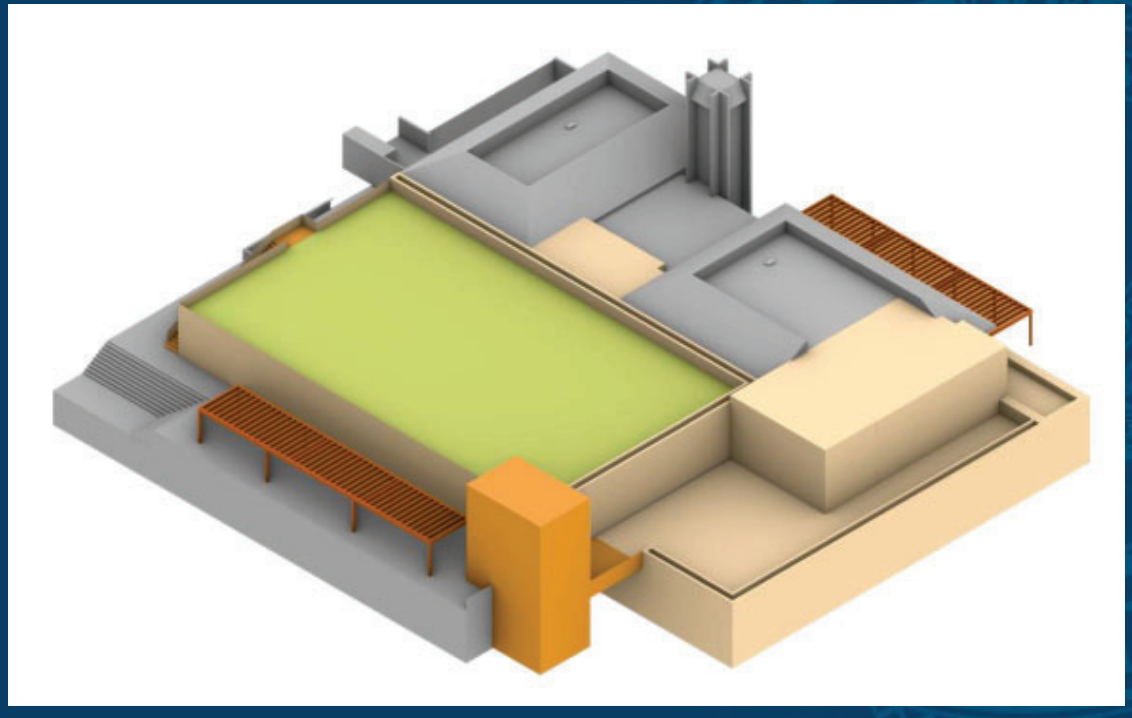
- Roast of the current building
  - no visibility of the activities happening inside
  - entry process dark and non-intuitive
  - several areas where the existing environment fails to meet current codes
  - electrical connectivity in the building is inadequate
  - temperature control and ventilation 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

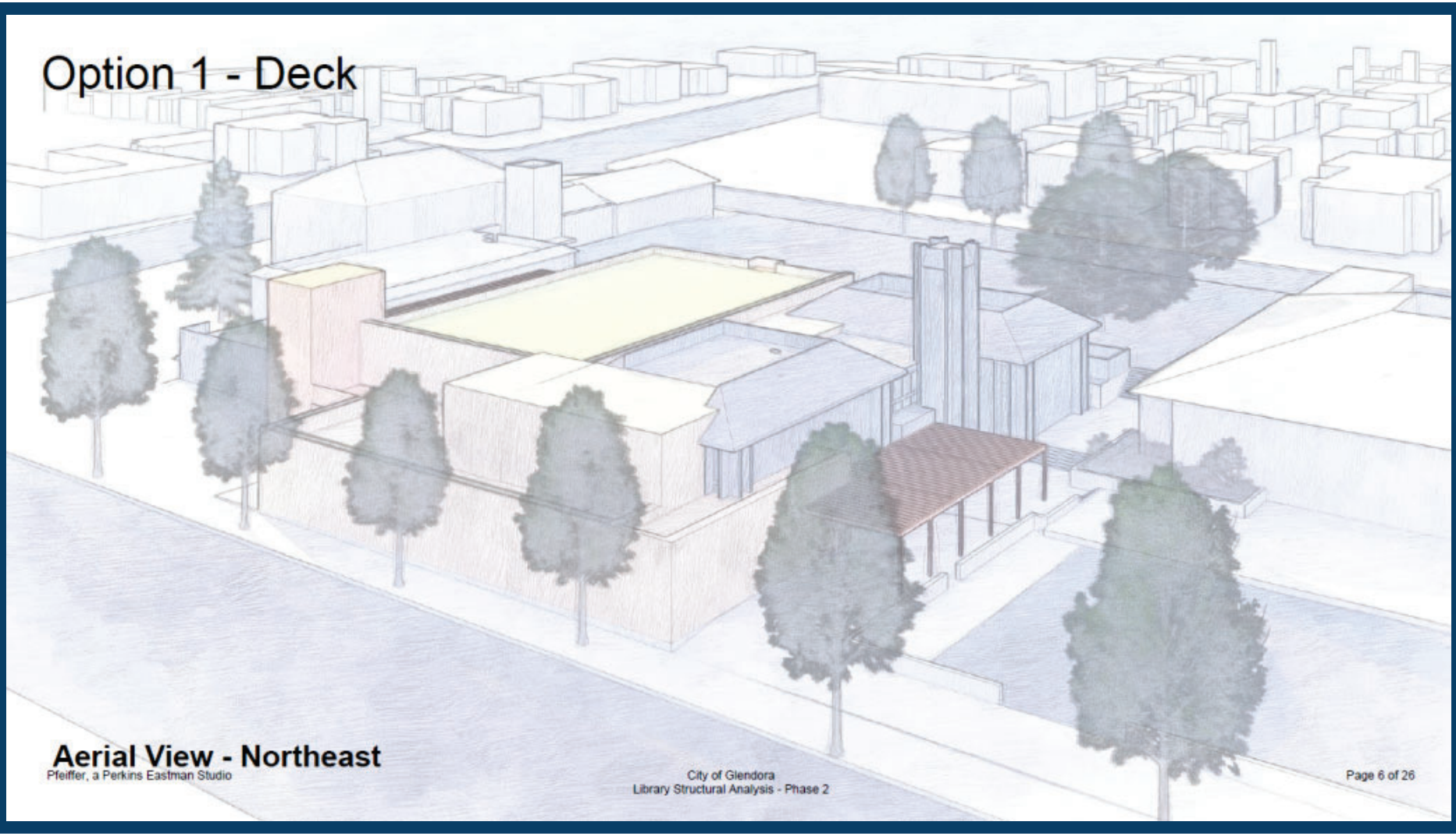
Programmatic visioning

- "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

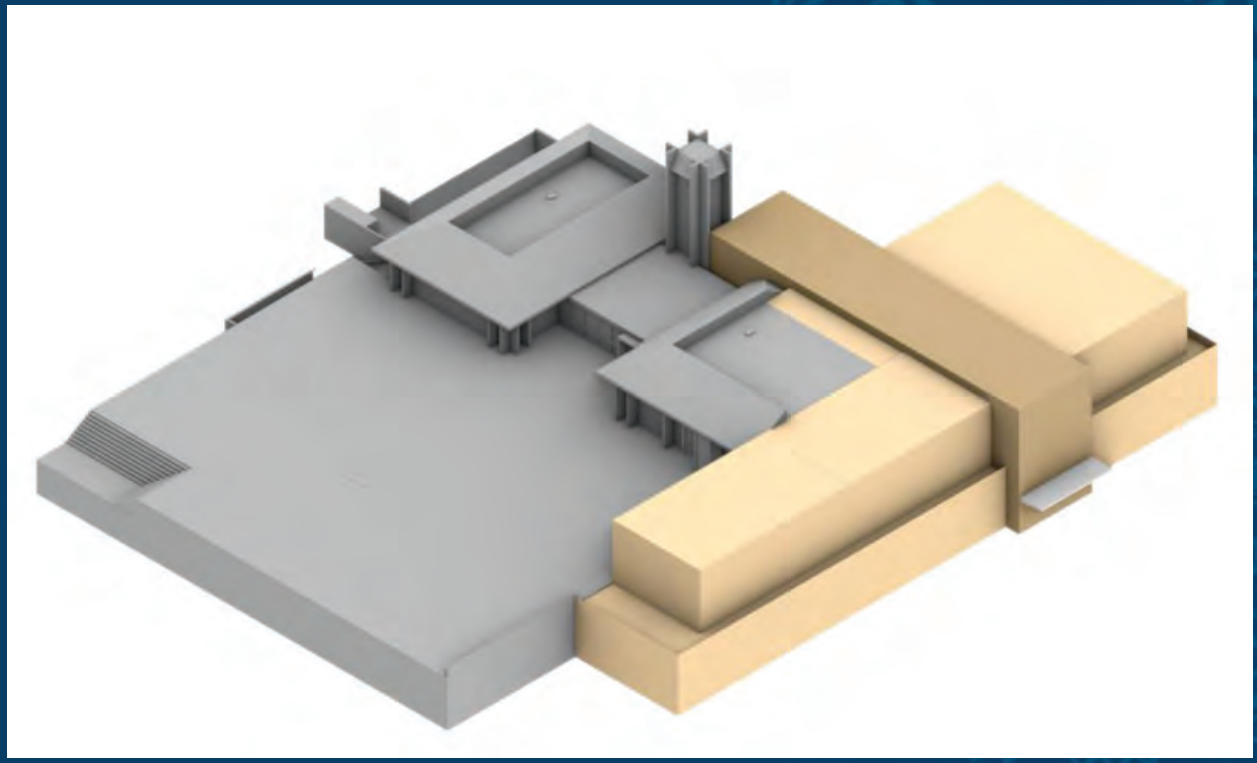
Pfeiffer, a Perkins Eastman Studio

NEXT 35 - 50 YEARS

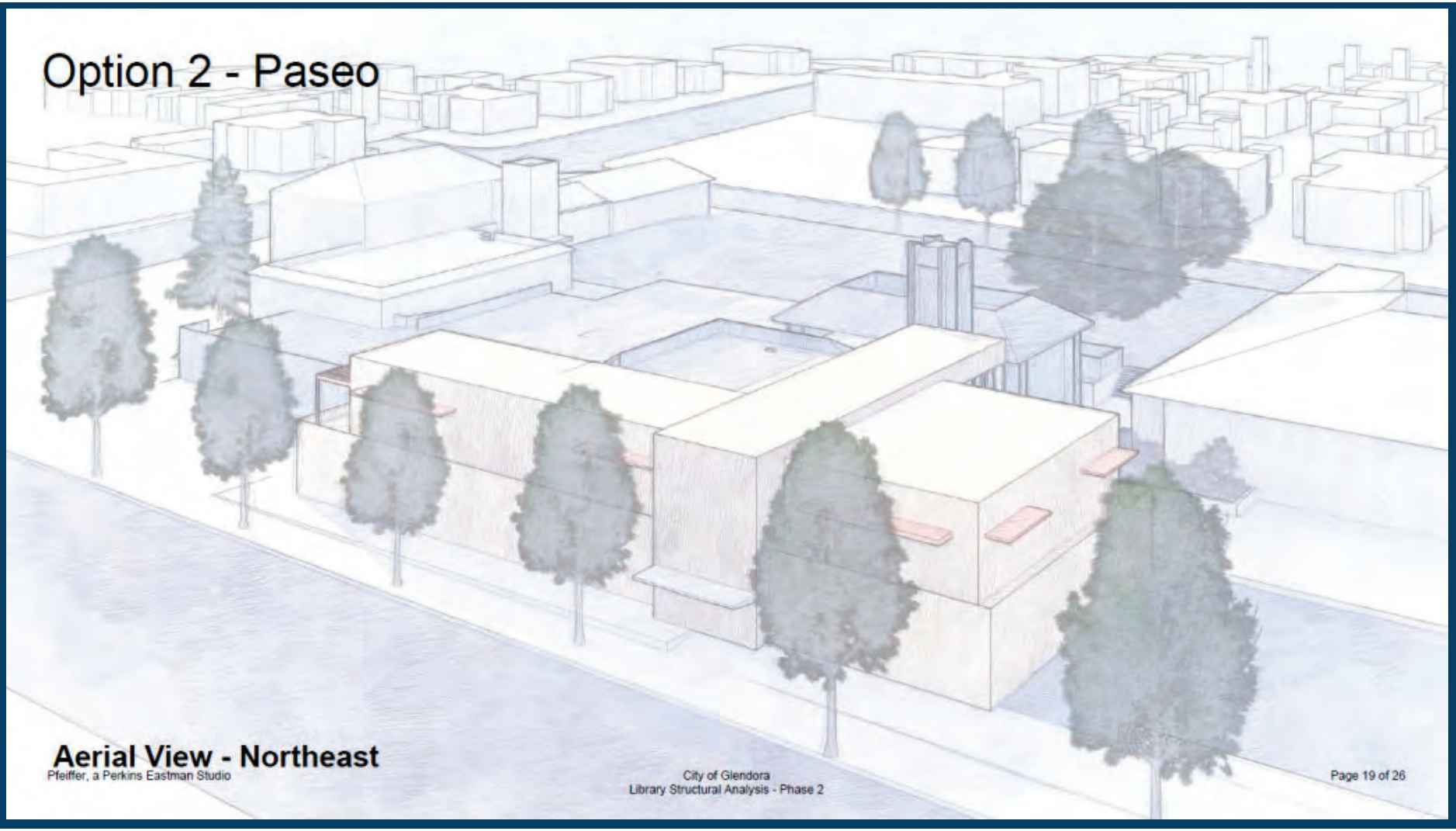
Programmatic visioning

- "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

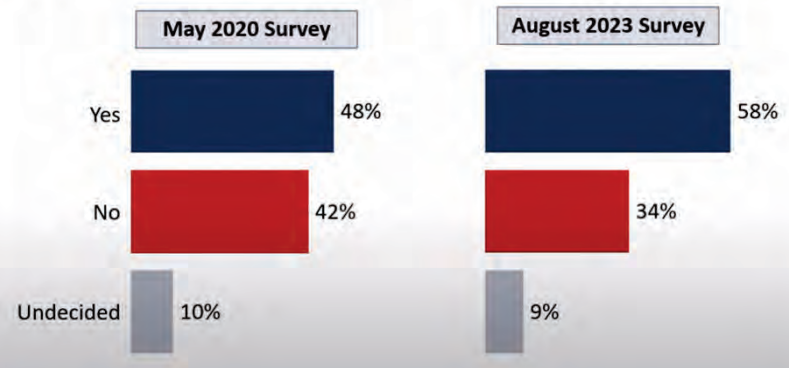
Grant funding

- 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.

Bond Feasibility Survey

Conducted for the
City of Glendora

Presented By
Timothy McLarney Ph.D.

8/20/2024

TrueNorth Research

PURPOSE OF STUDY

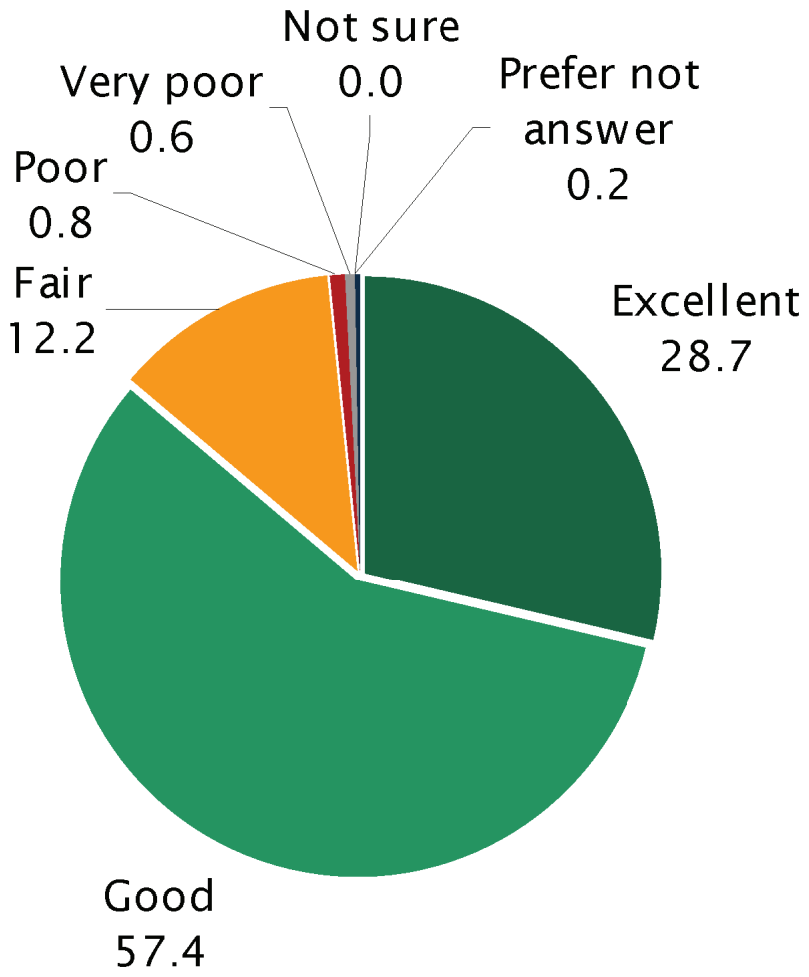
- Determine if a bond measure is feasible
- Identify how to create a measure consistent with community priorities
- Gather information needed for communications & outreach

TRUENORTH RESEARCH

METHODOLOGY OF STUDY

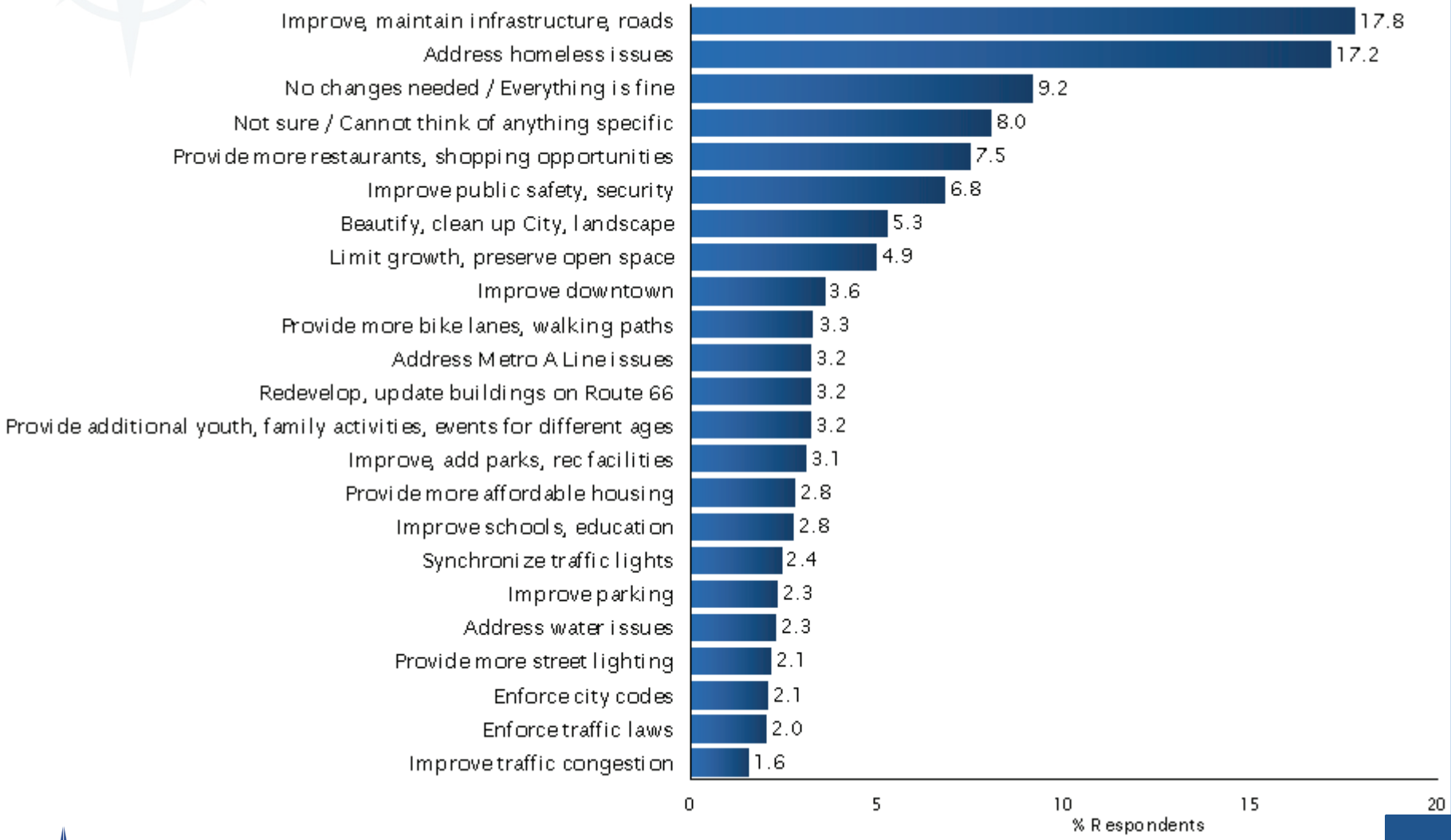
- **How did we select voters to survey?**
  - Stratified & Clustered Random Sample of likely voters (2024) using age, gender, partisanship, household party type, and sub-geographies
  - Ensures balanced, representative sample of likely voters
- **How did we recruit participation?**
  - Personalized email, 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



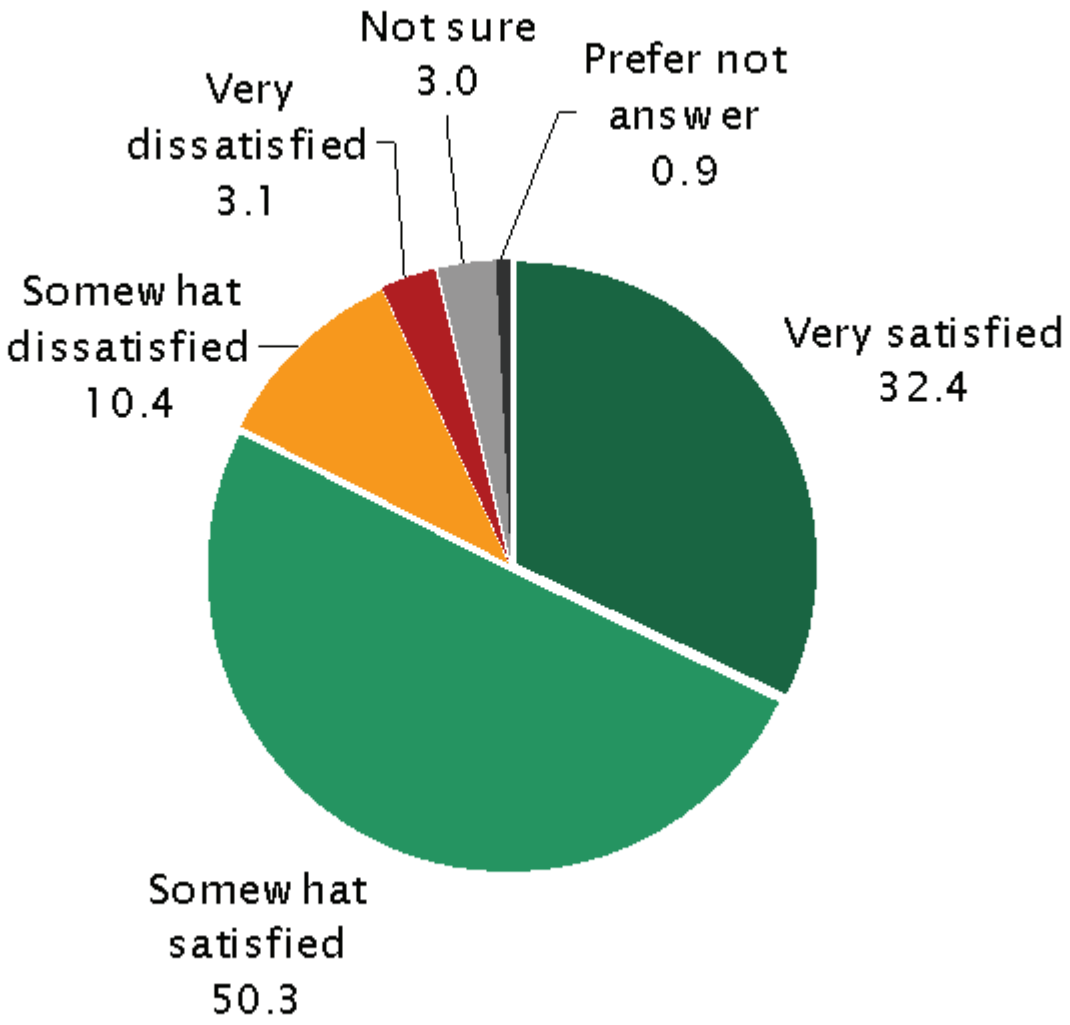
TRUENORTH RESEARCH

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

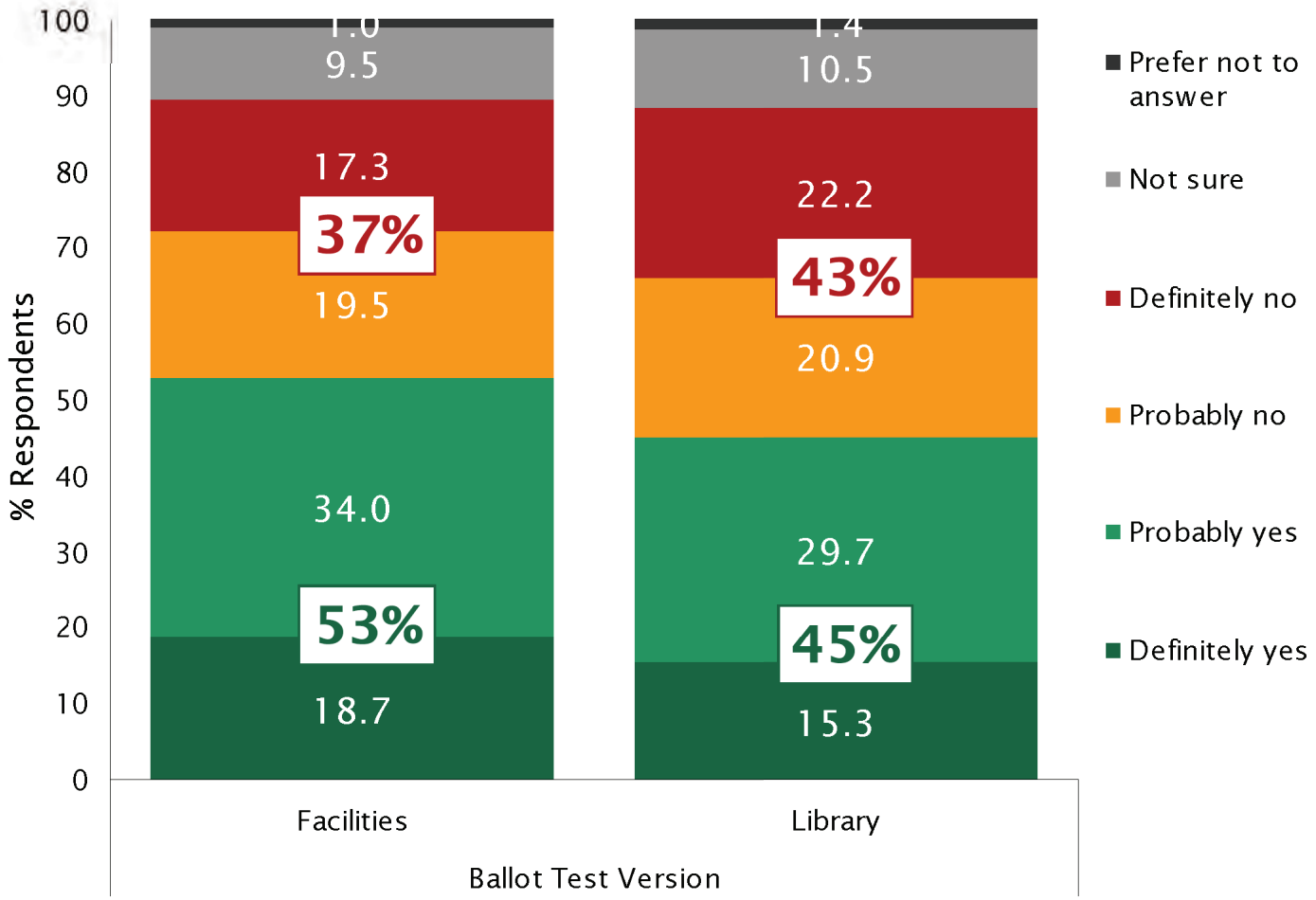
In order to:

- 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

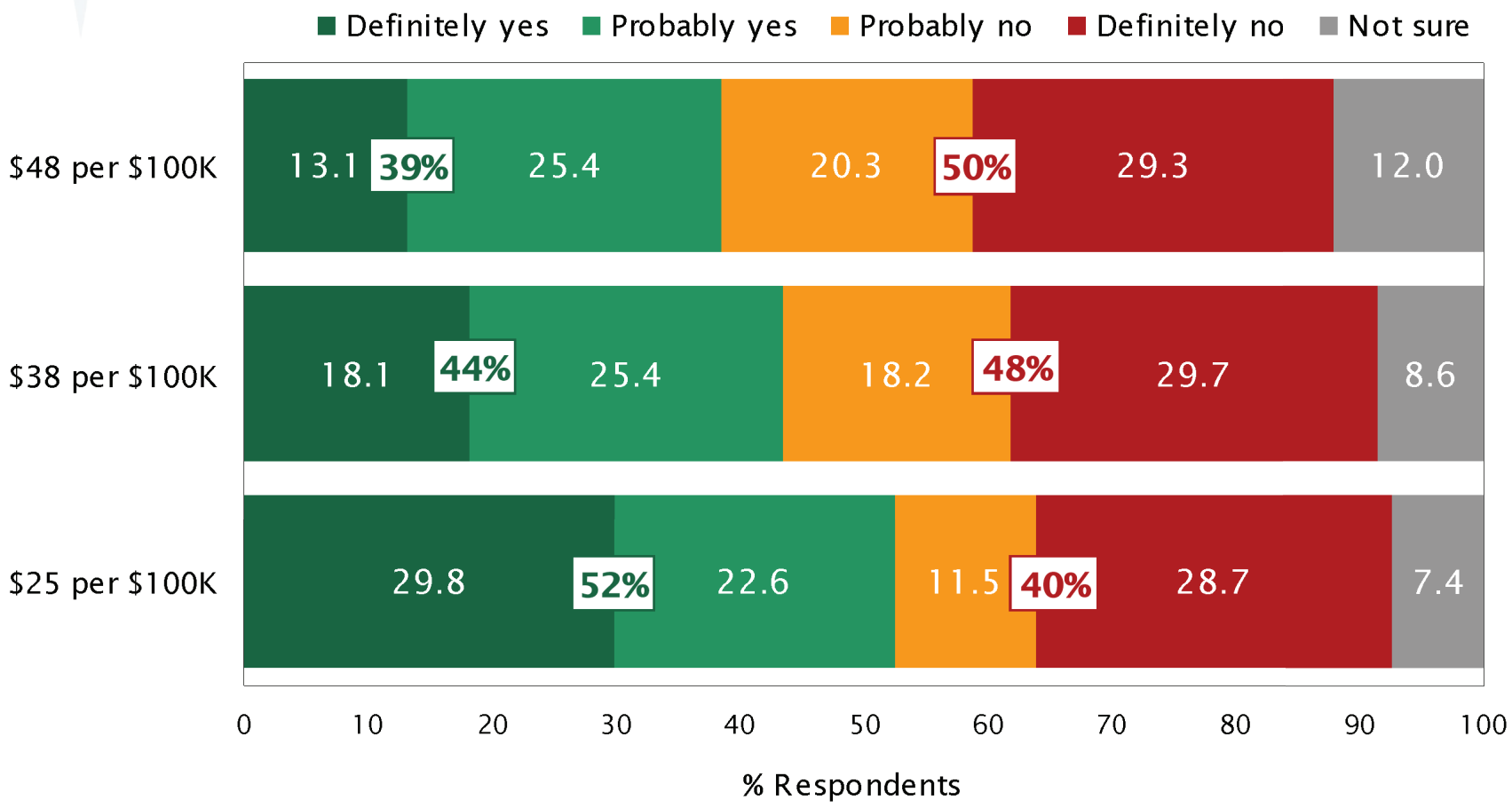
Shall the City of Glendora's measure authorizing $70 million in bonds at legal rates be adopted, levying 25 dollars per 100 thousand dollars assessed value (4 million dollars annually) while bonds are outstanding, with citizen oversight and all money locally controlled?

TRUENORTH RESEARCH

INITIAL BALLOT TEST

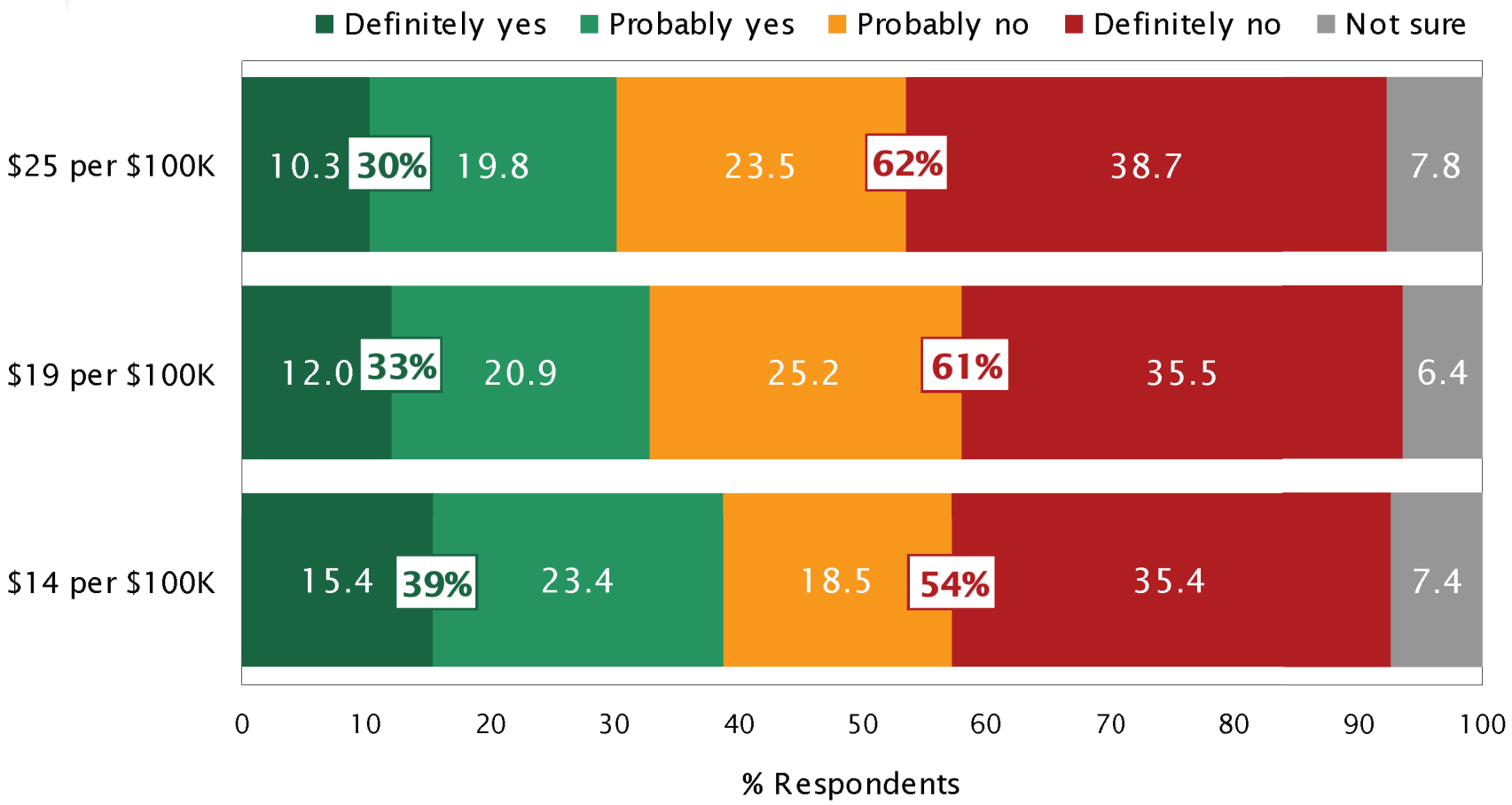


TAX THRESHOLD: FACILITIES



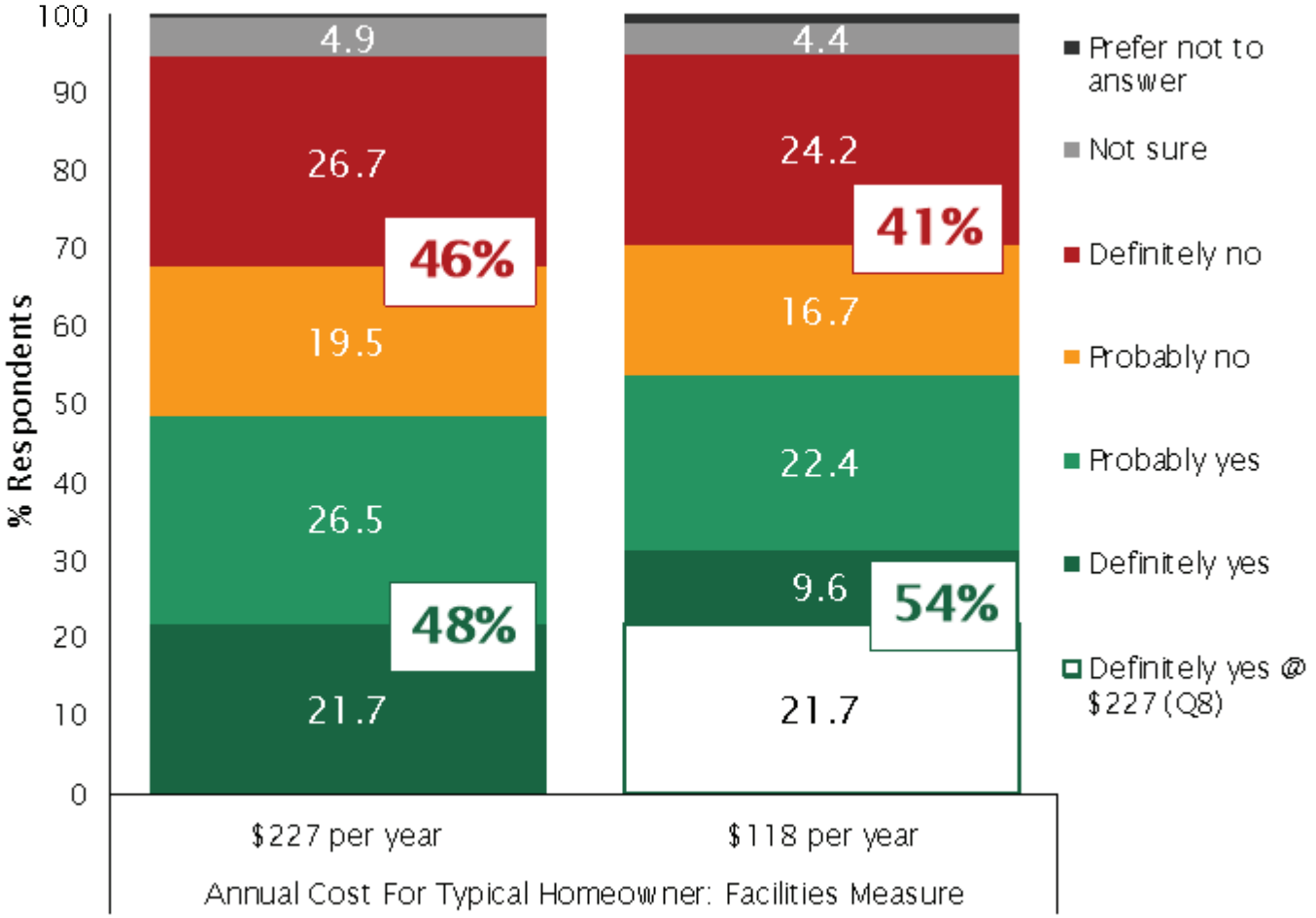
TRUENORTH RESEARCH

TAX THRESHOLD: LIBRARY

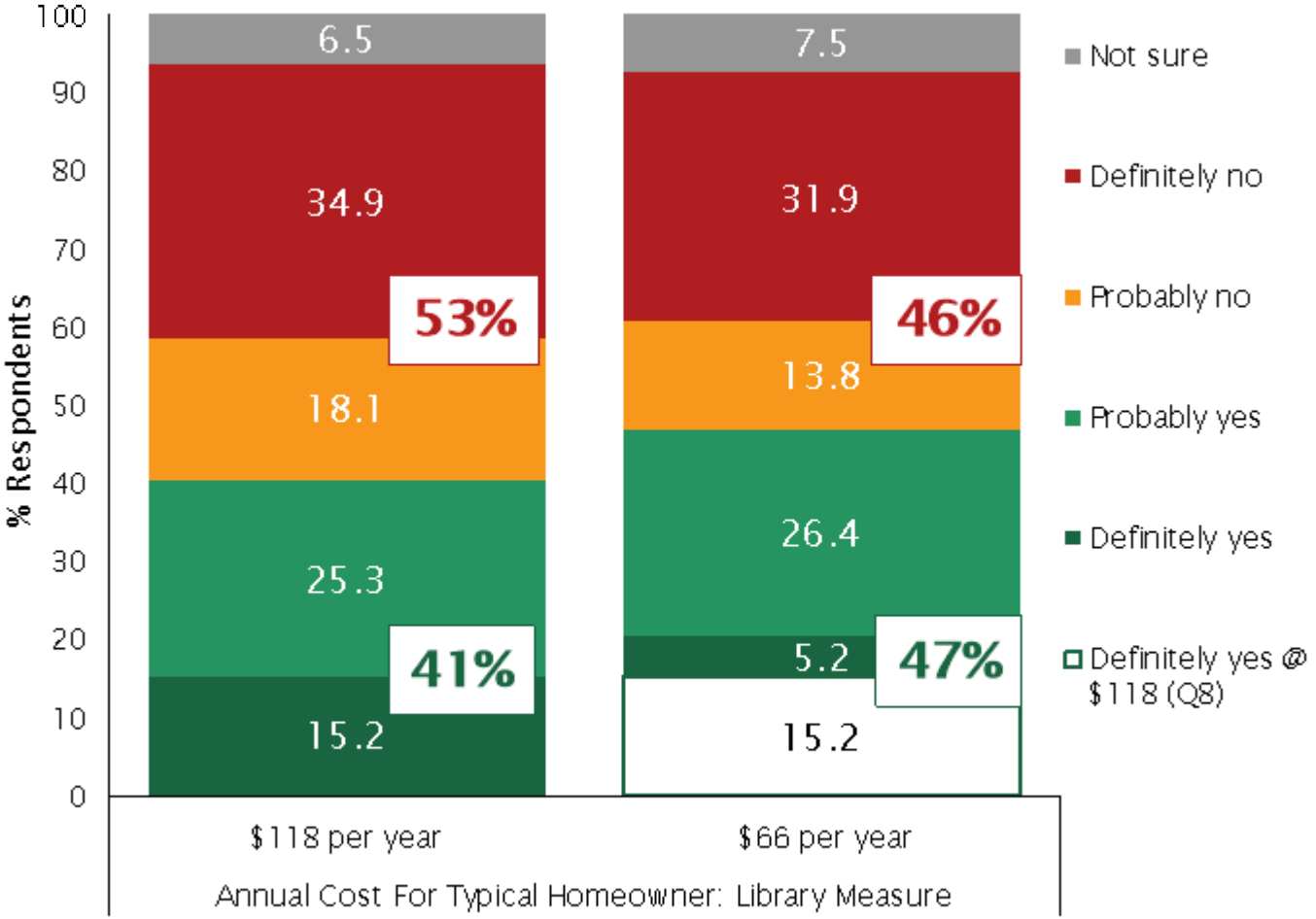


TRUENORTH RESEARCH

ANNUAL COST FOR HOMEOWNER: FACILITIES

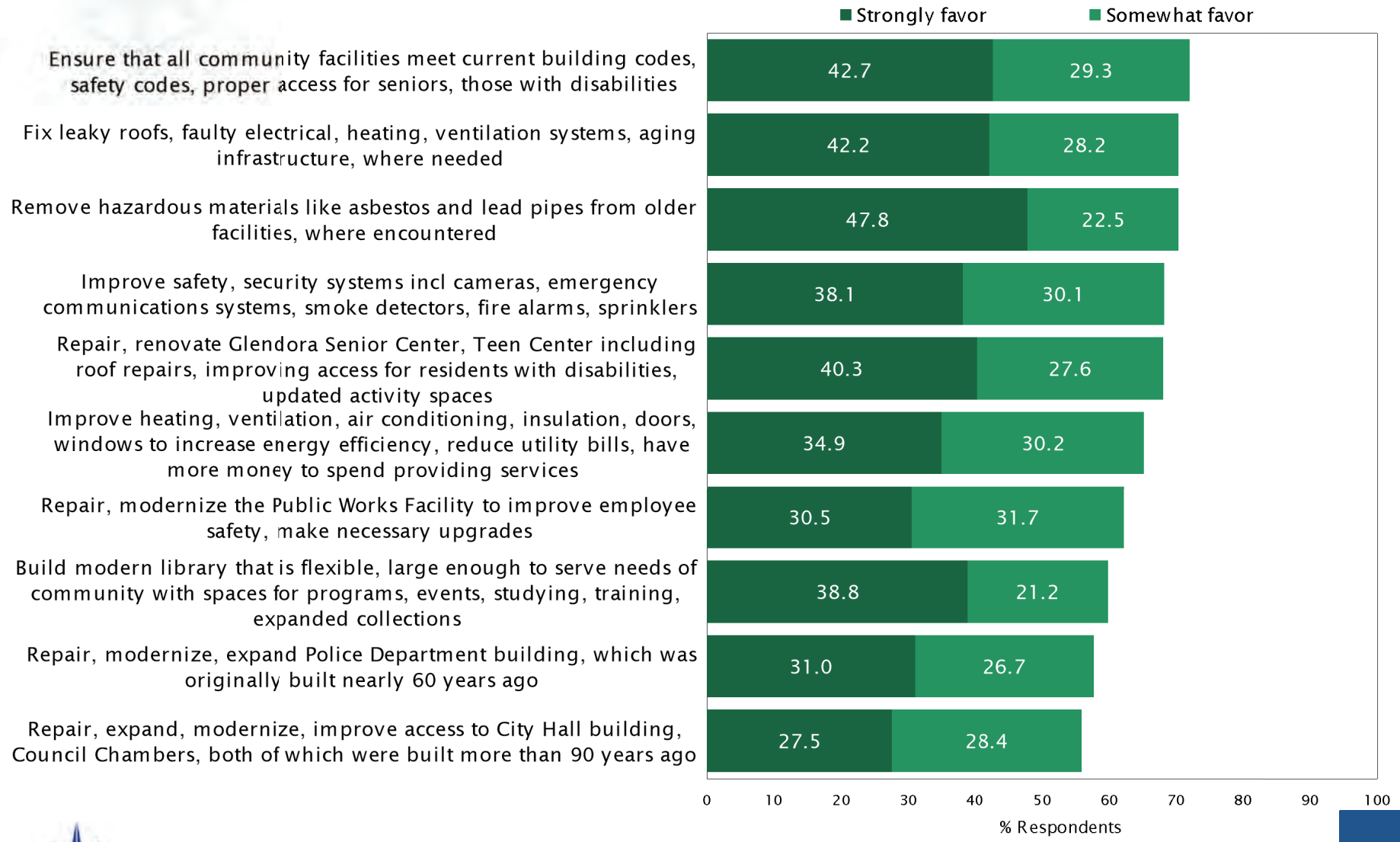


ANNUAL COST FOR HOMEOWNER: LIBRARY



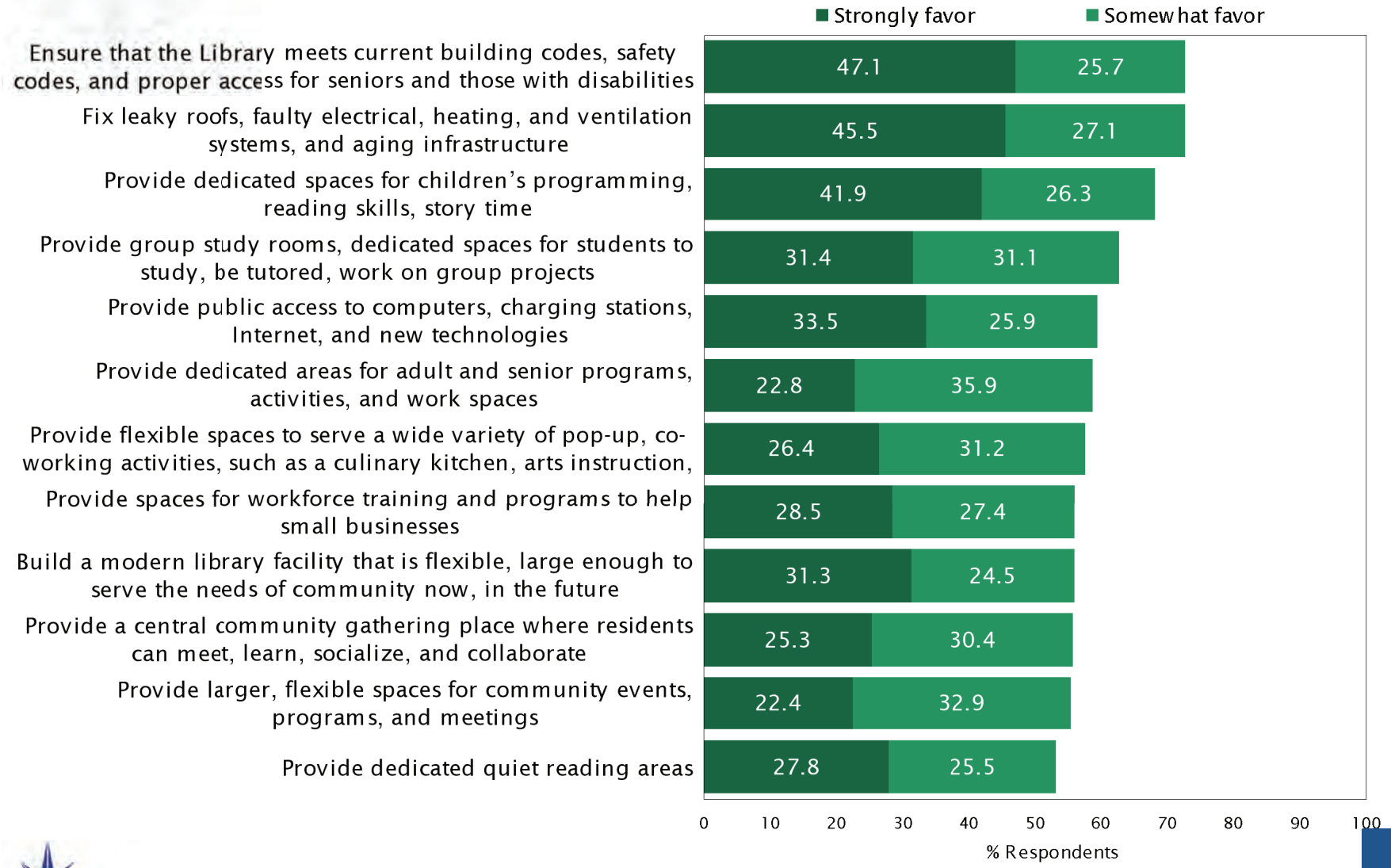
TRUENORTH RESEARCH

PROJECTS & IMPROVEMENTS: FACILITIES



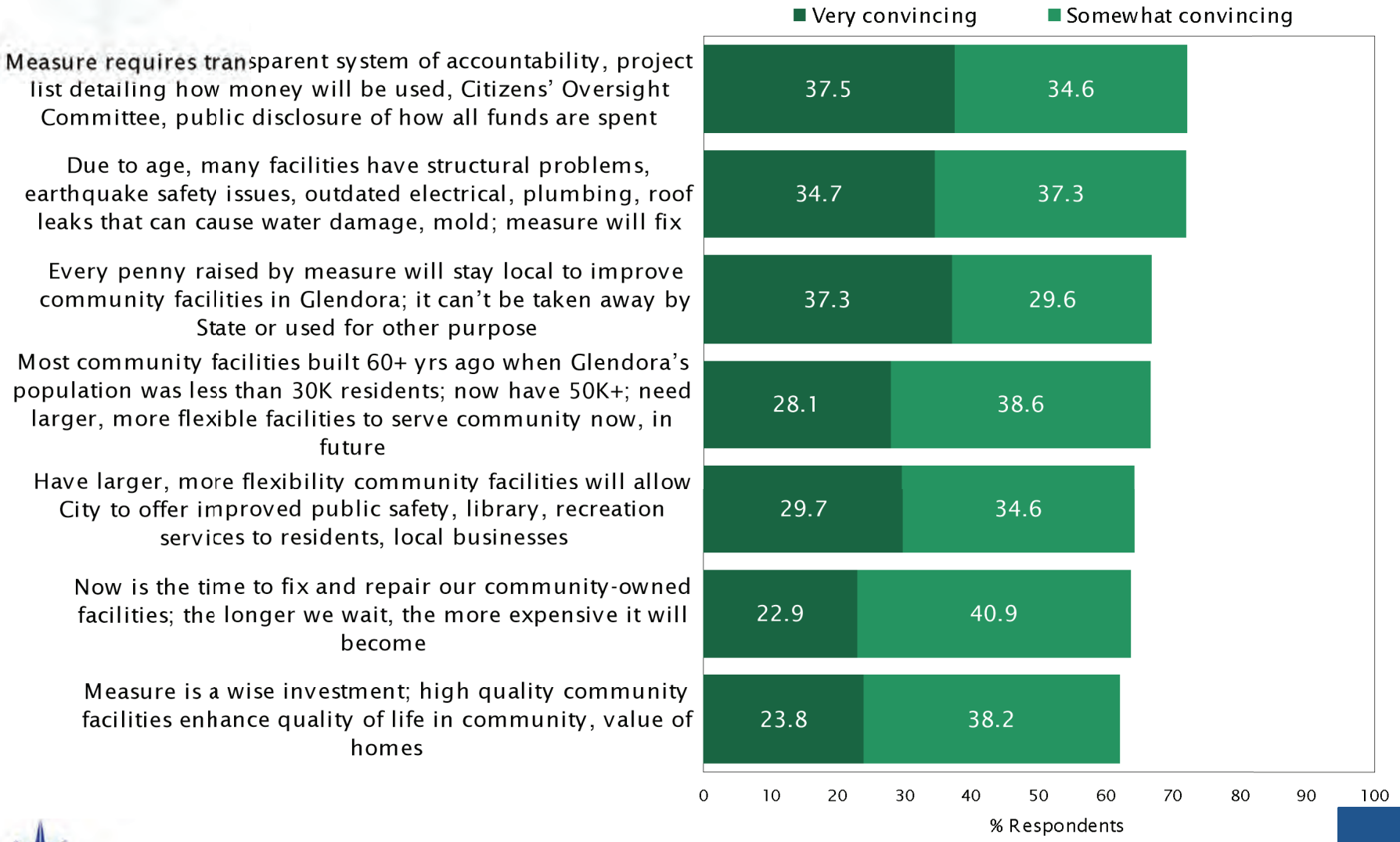
TRUENORTH RESEARCH

PROJECTS & IMPROVEMENTS: LIBRARY



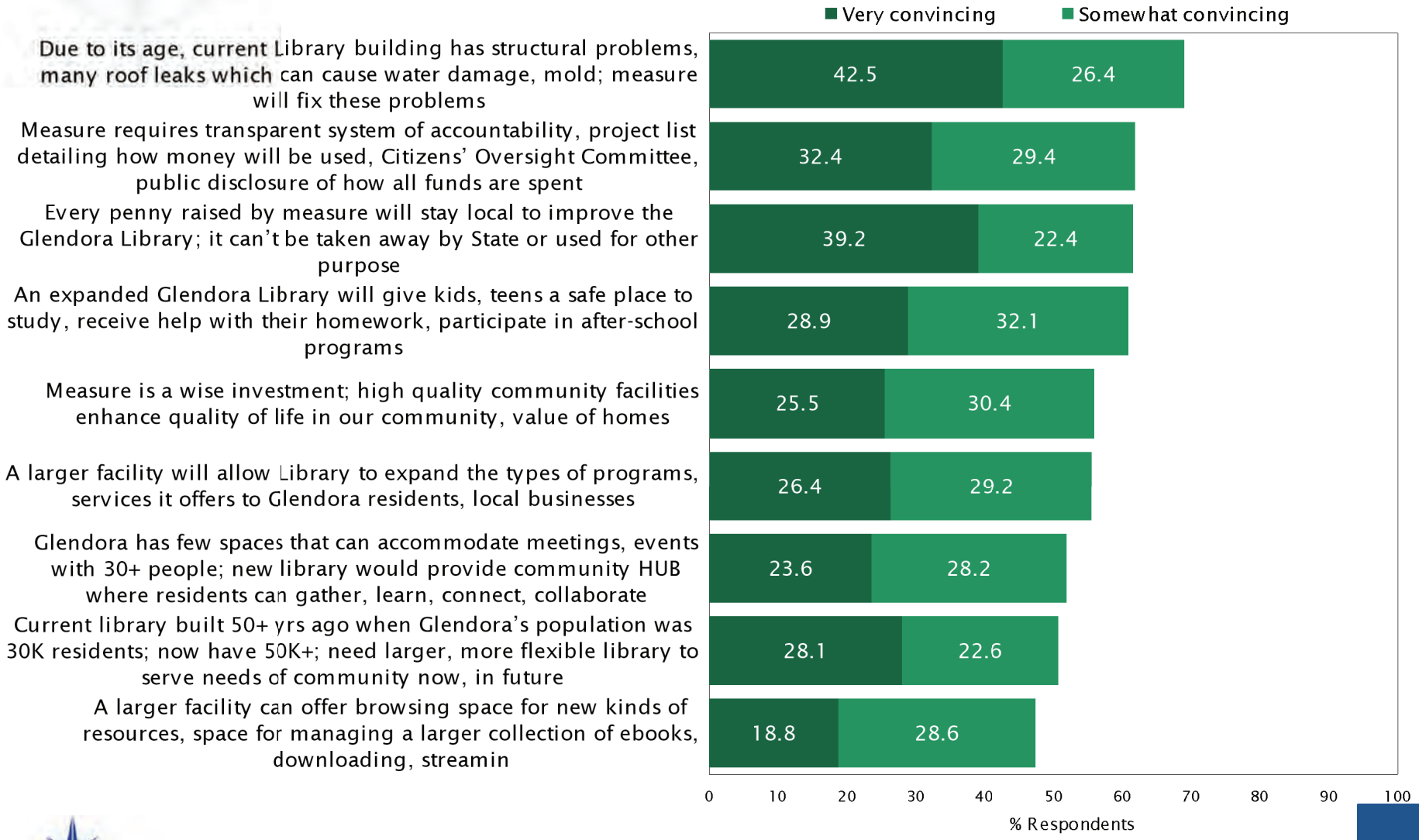
TRUENORTH RESEARCH

POSITIVE ARGUMENTS: FACILITIES



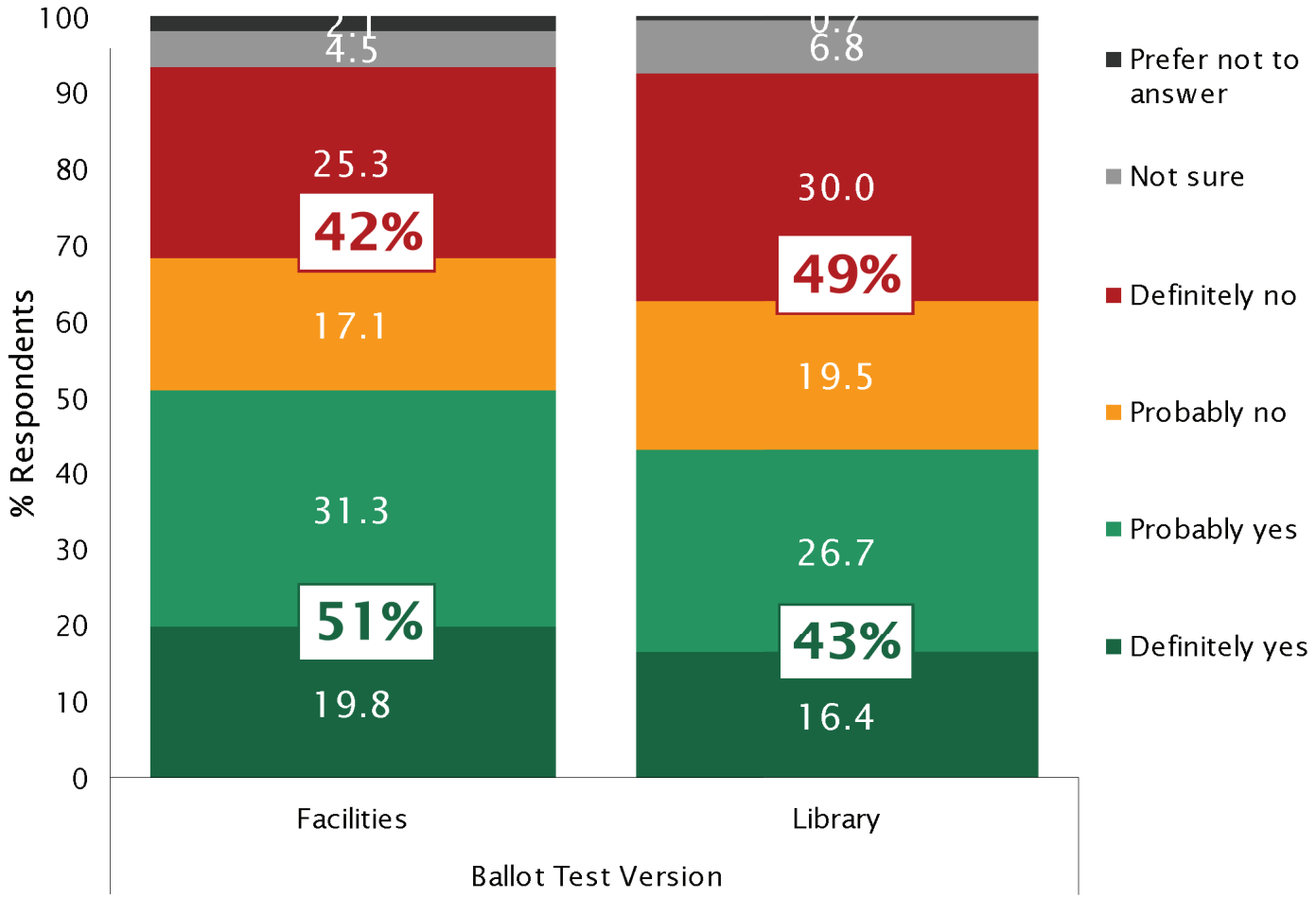
TRUENORTH RESEARCH

POSITIVE ARGUMENTS: LIBRARY



TRUENORTH RESEARCH

INTERIM BALLOT TEST



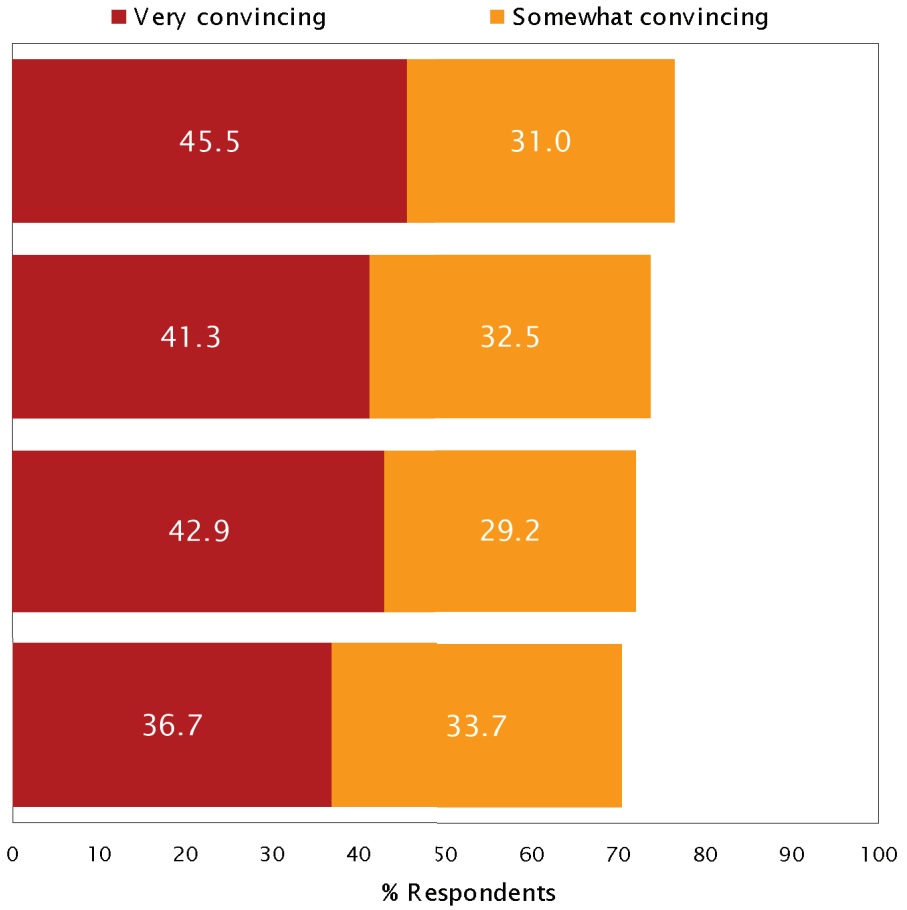
NEGATIVE ARGUMENTS: FACILITIES

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

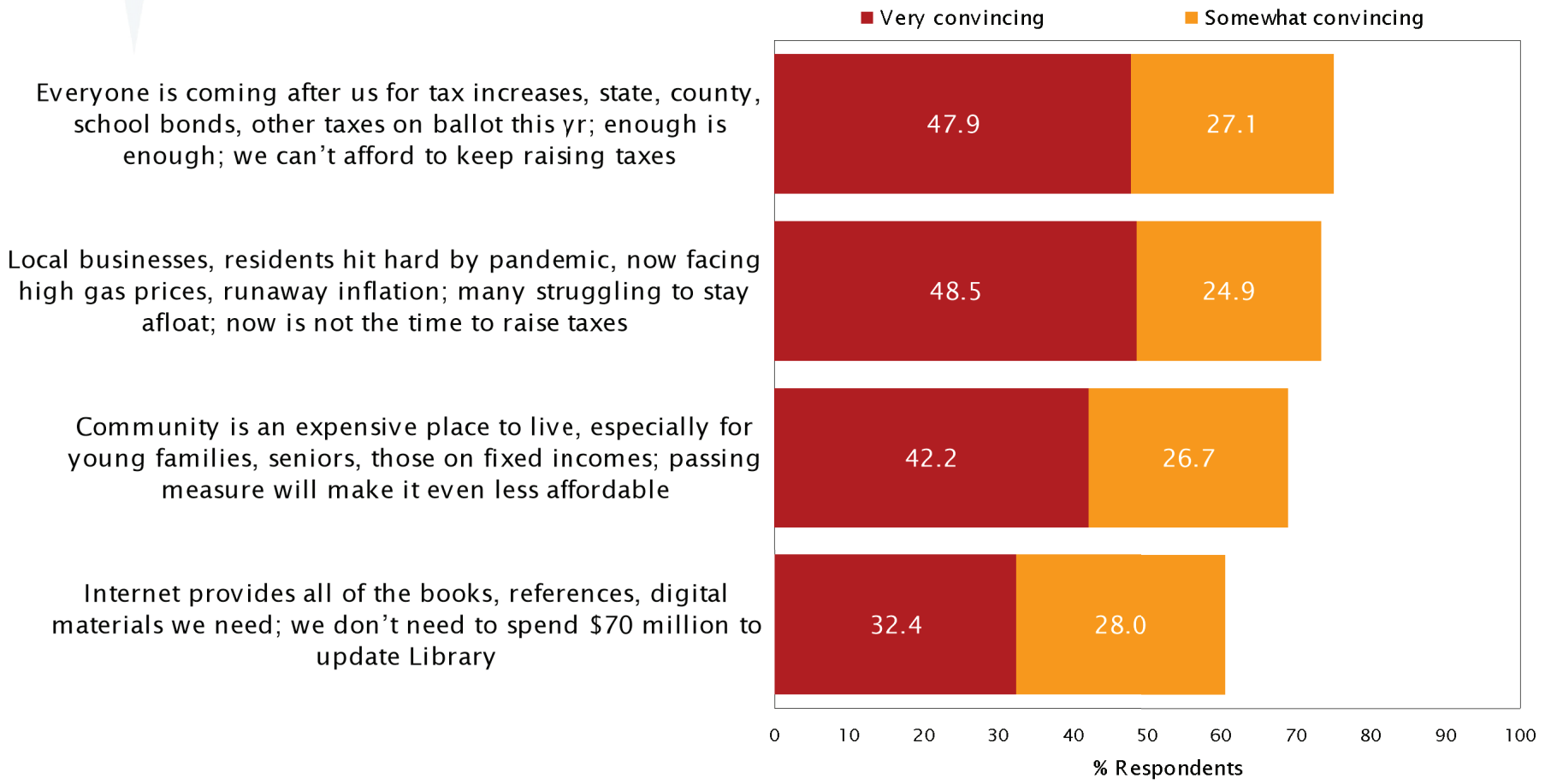
Local businesses, residents hit hard by pandemic, now facing high gas prices, runaway inflation; many struggling to stay afloat; now is not time to raise taxes

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



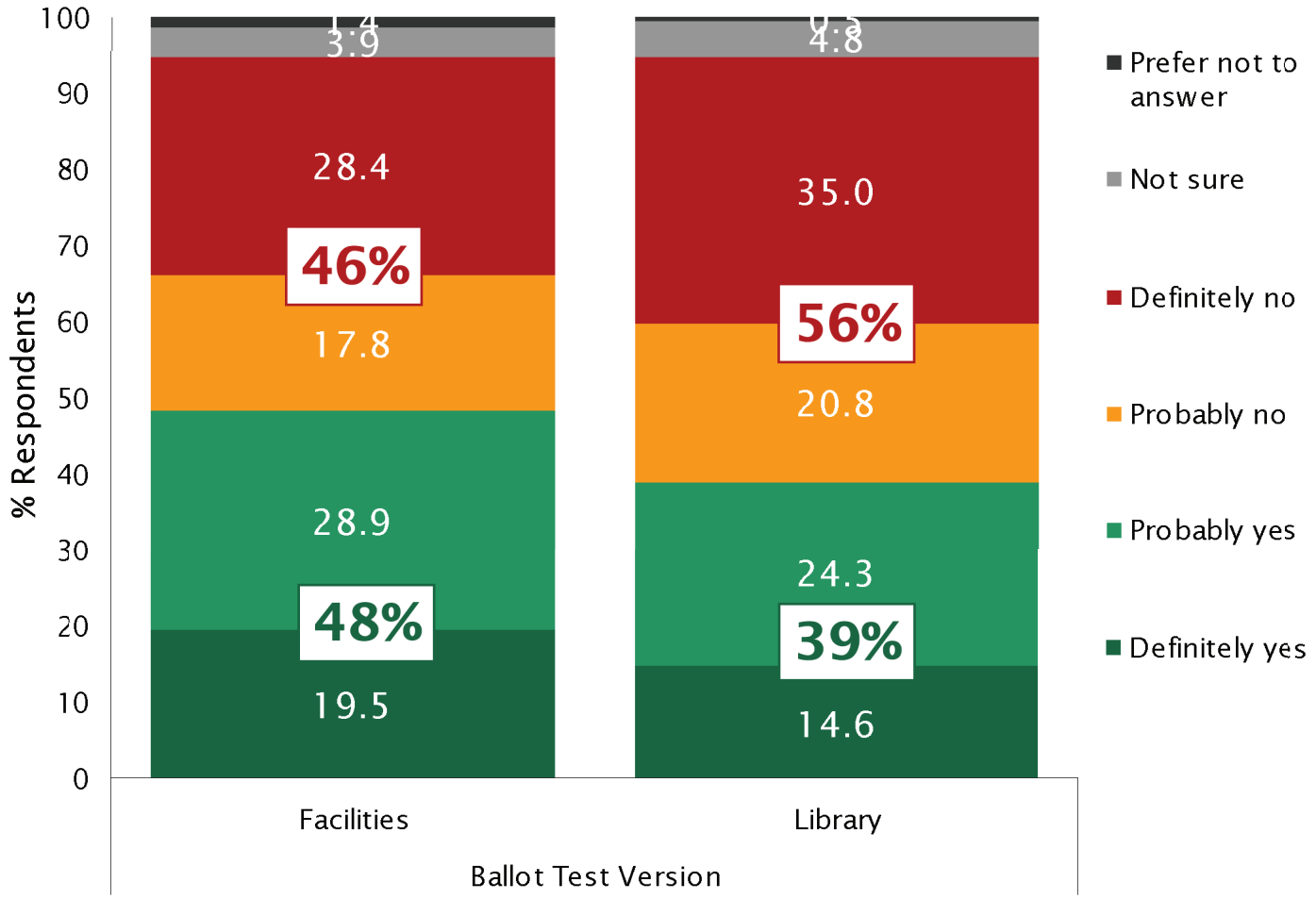
TRUENORTH RESEARCH

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





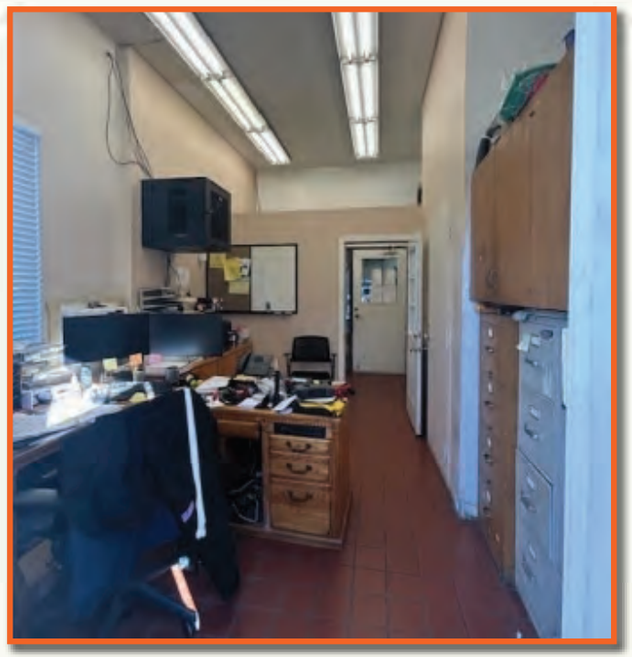
Facilities Division

One
Restroom





Office Area

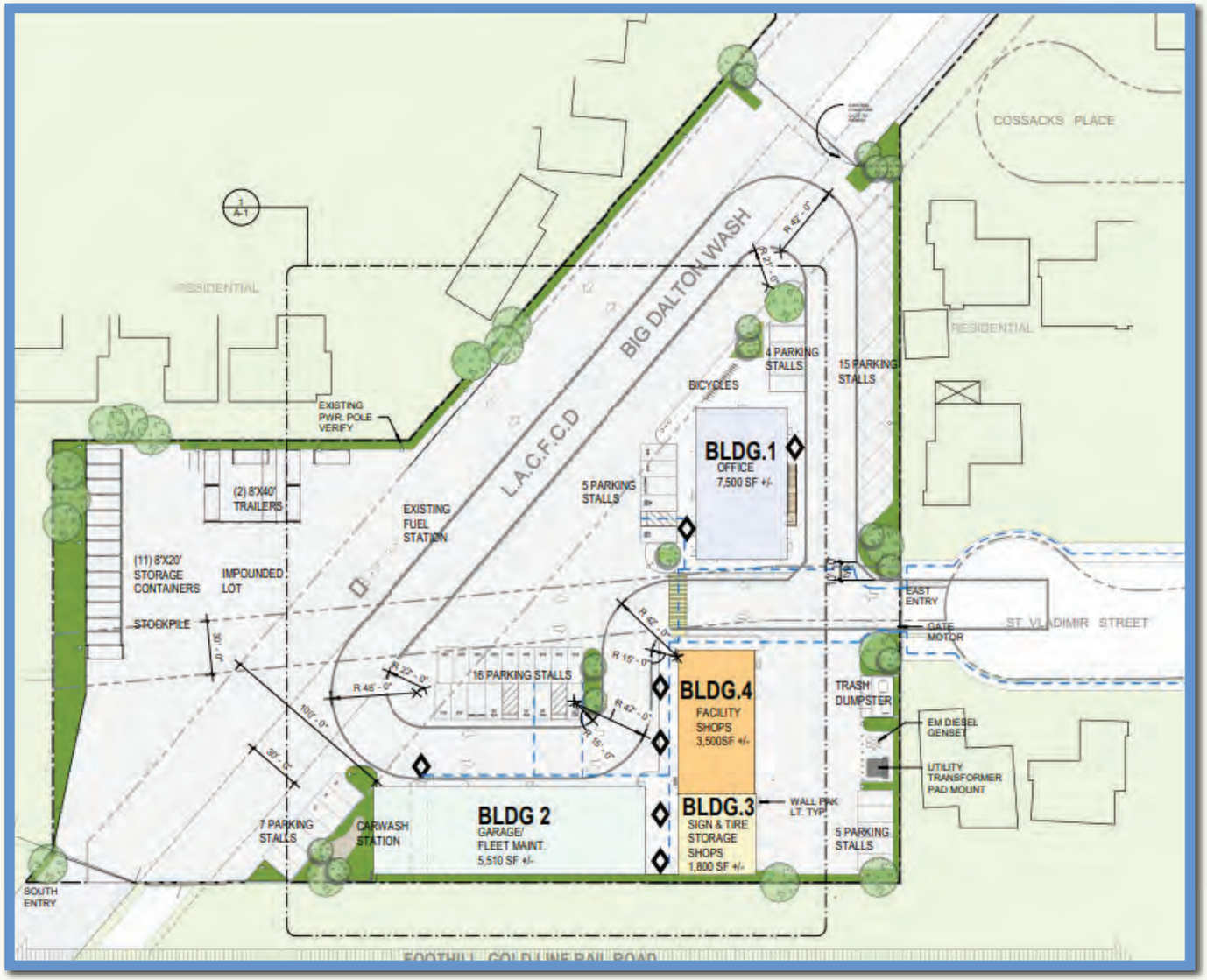


CONCEPTUAL DESIGN

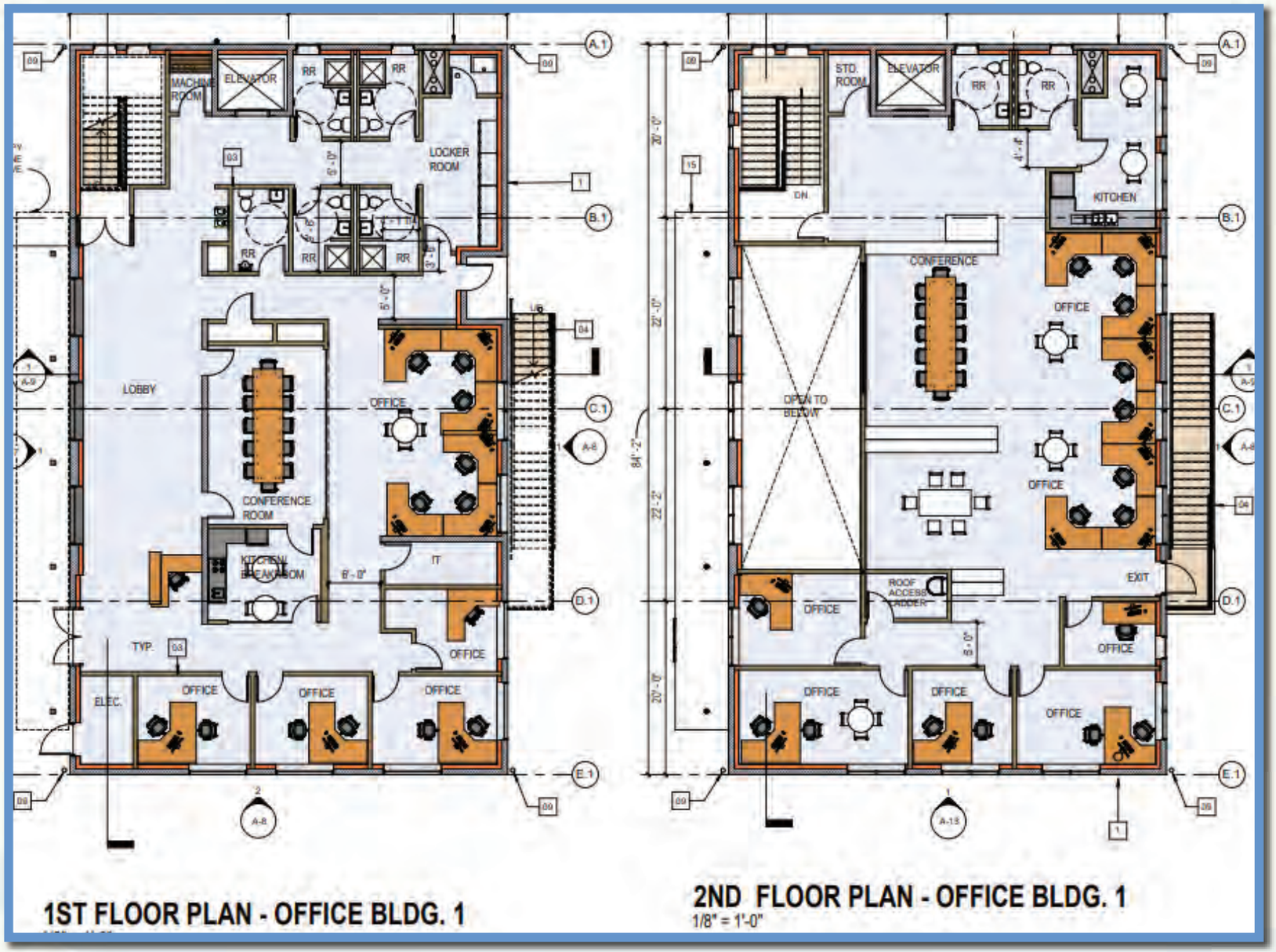
Four New Buildings:

- 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 +/-
BLDG.3
SIGN & TIRE STORAGE SHOPS
1,800 SF +/-
WALL PAK LT. TYP.
7 PARKING STALLS
CARWASH STATION
5 PARKING STALLS
SOUTH ENTRY
FOOTHILL GOLDLINE RAILROAD


OPTION 1
OPTION 2


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

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)

FACILITY FUNDING

➢ Current Financial Overview

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  - Rapid growth planned 50 years ago slowed
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  - 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)
  - New administration is pushing to eliminate tax-exempt bonds, increasing costs of issuing debt and thereby limiting project scope

REVENUE MEASURE

➢ Revenue Measures

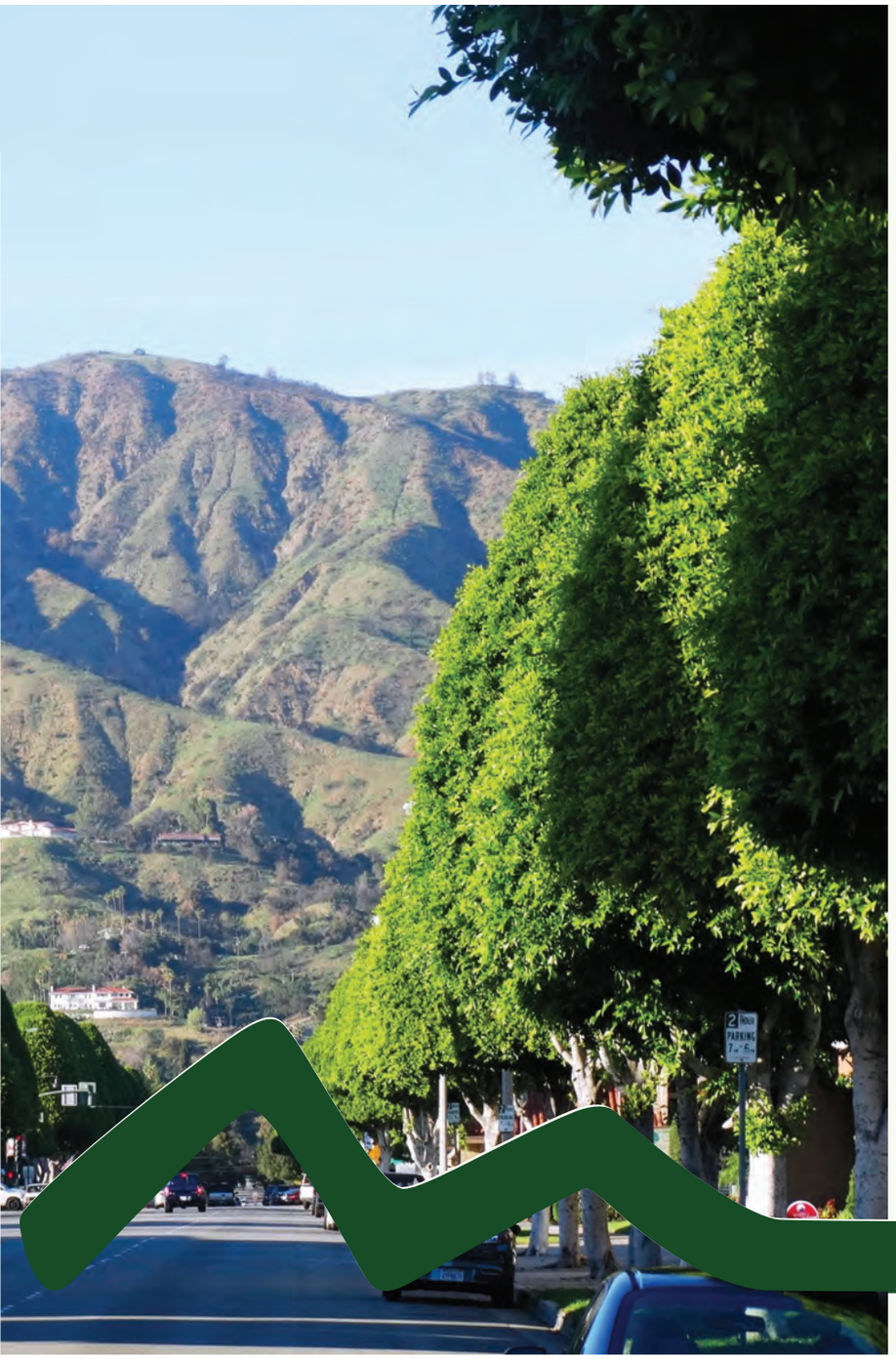
- Proposition 13 (1978) and Proposition 46 (1986) continue to restrict cities' financial flexibility
  - City Council initiated revenue measure for general obligation bonds (e.g. facility bond measure) requires two-thirds (66.7%) voter approval

- 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

REVENUE MEASURE

- **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**

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

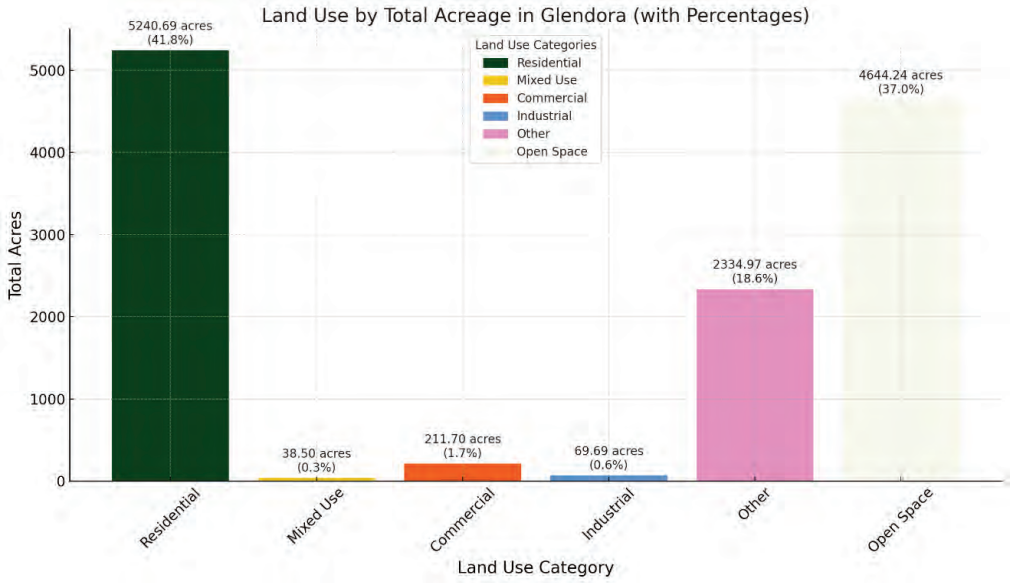
After World War II, rapid suburbanization led to expansive urban sprawl across California. Cities and suburbs built vast networks of roads, highways, water lines, and sewer systems in the 1950s to 1970s, often with federal aid (e.g. the Interstate Highway Act of 1956). While this facilitated growth, 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.

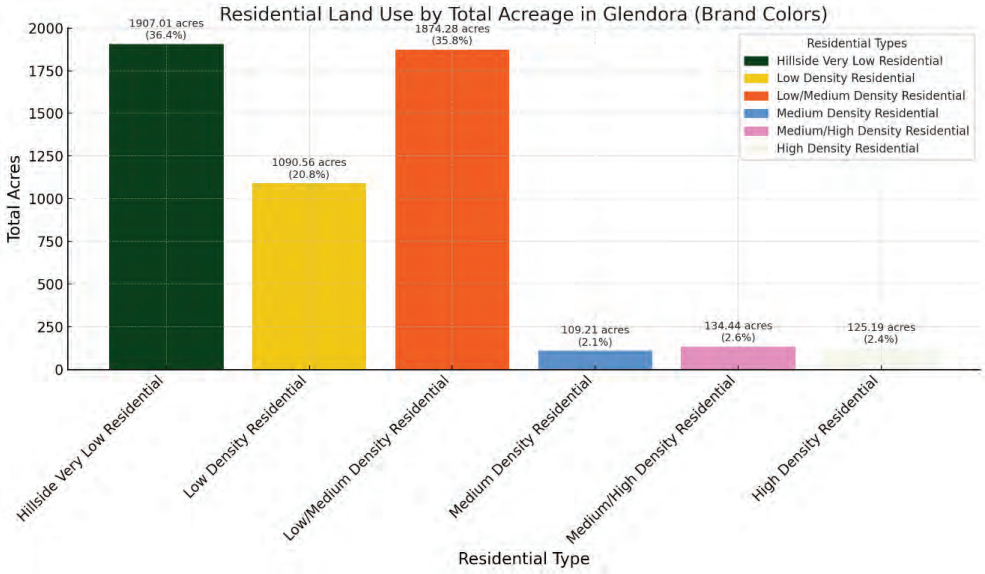
City of Glendora – Zoning

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**

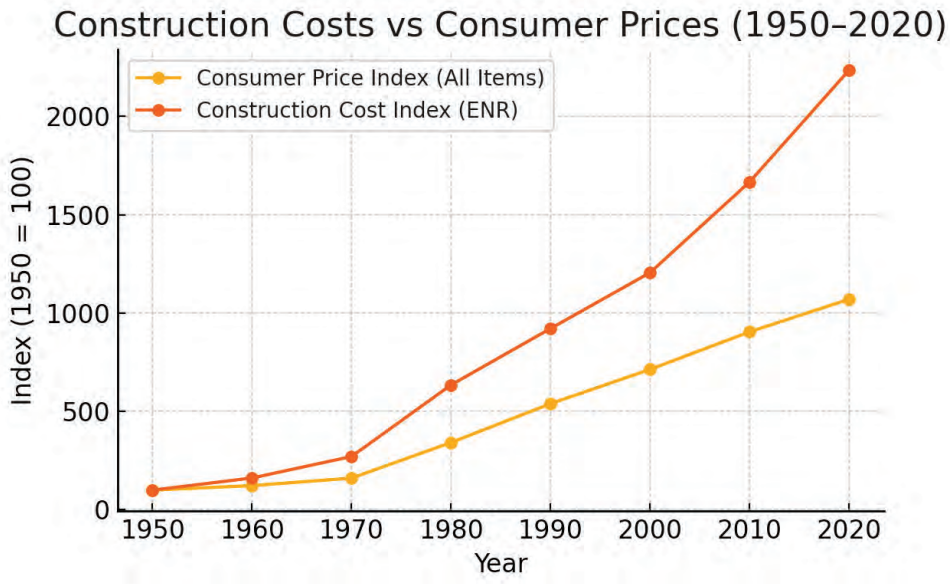
    - Zara and Sellers Watermain Replacement Project
    - CDBG Grind & Overlay
    - Dike St. Et. Al Water and Street Improvements
    - Chamber of Commerce Roof Replacement
    - Hook Canyon Booster Pump Station
- **2021**
    - Citywide Pavement Management Plan
    - Downtown Village Parking Lot Rehabilitation 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.



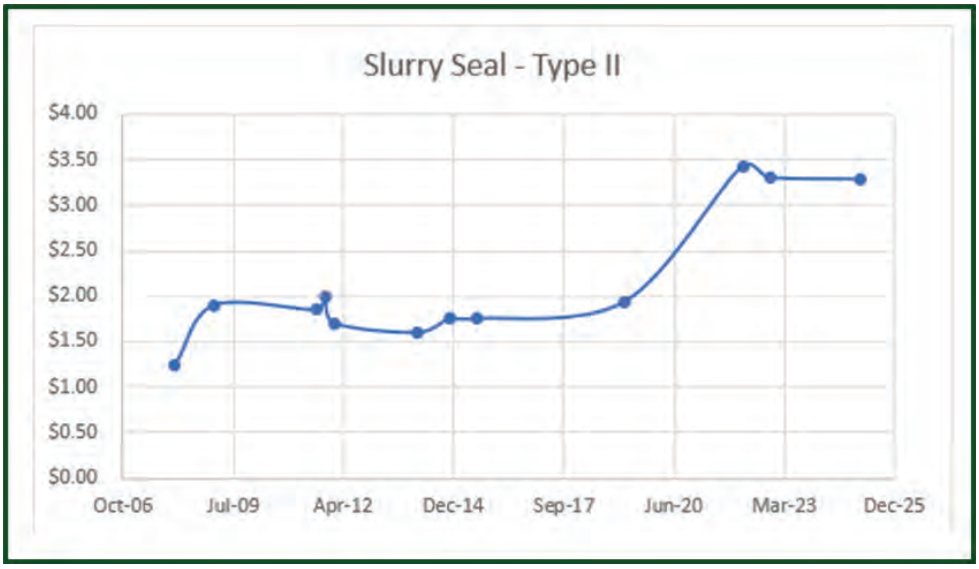
City of Glendora Project Cost Impacts

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.

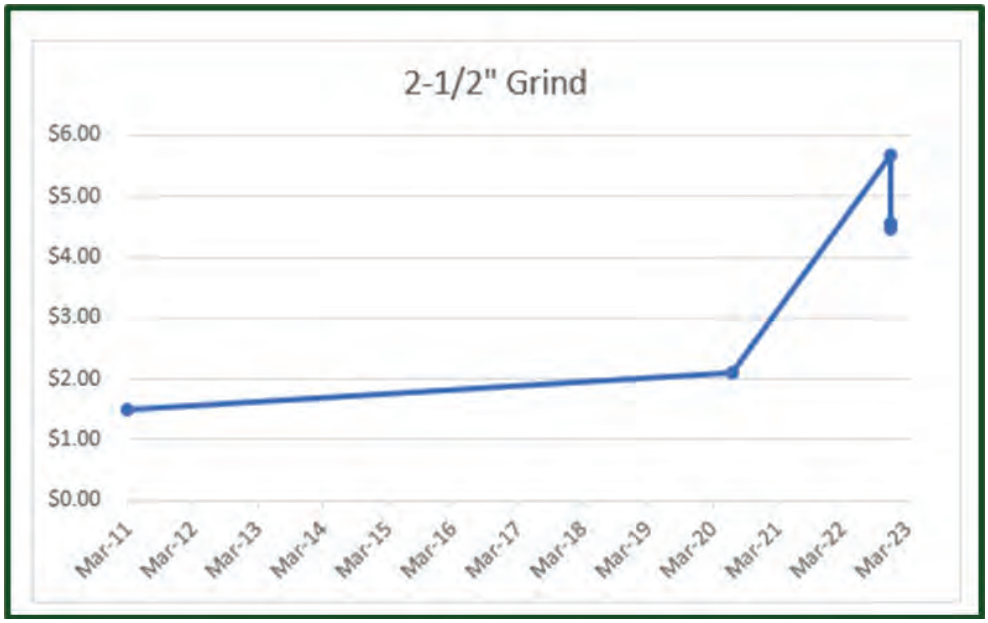
Twelve different slurry seal projects from January 2008 to February 2025 were analyzed to study the trend of the project costs. It is noteworthy that this cost represents a significant increase compared to historical rates. Before mid-2019, the cost of slurry seal projects consistently remained below $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

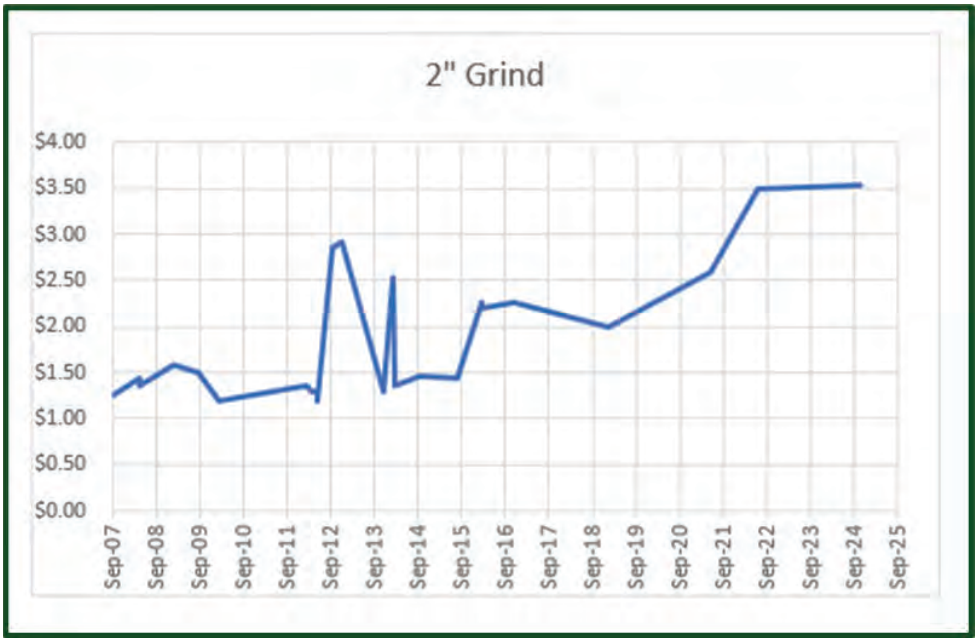
Cities typically conduct pavement rehabilitation projects using a 2-inch or 2-1/2-inch grind, along with localized dugouts. In the past three years, the City of Glendora has completed several major street projects using the 2-1/2-inch grind and overlay method. These projects involved extensive concrete 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%.

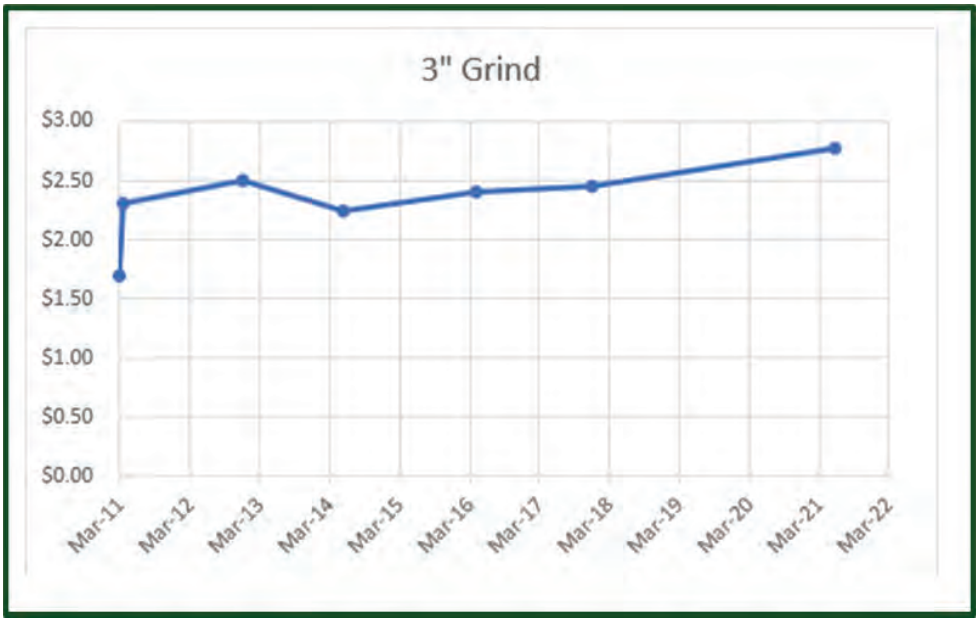


A similar comparison was conducted for the recent 2-inch grind and overlay project against those completed in the past decade. From 2007 to 2016, the City had carried out either a 2-inch grind and overlay or street reconstruction projects. For this analysis, 25 projects from 2008 to 2025 are considered.

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.



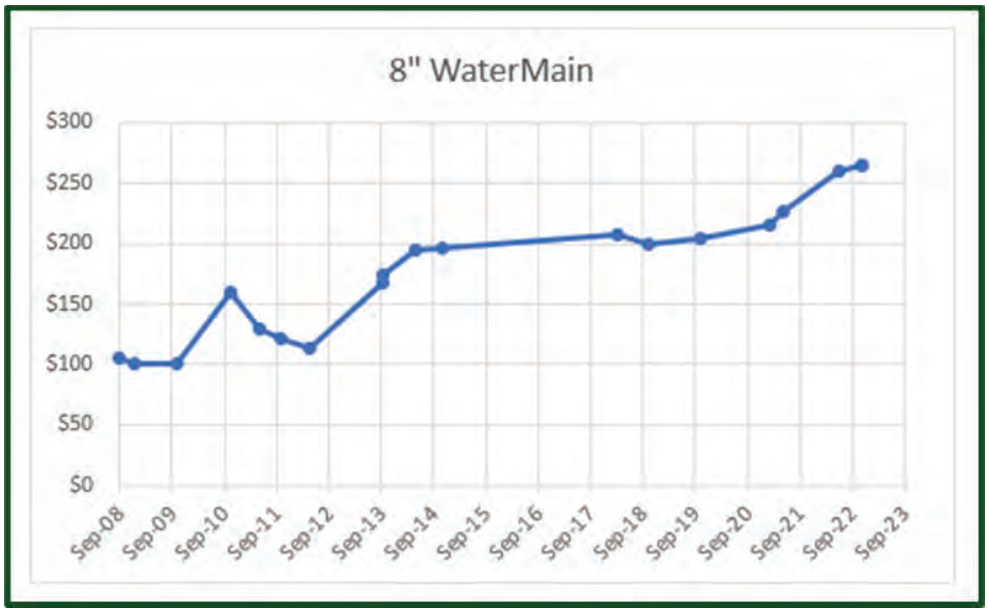
Watermain Replacement Projects

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

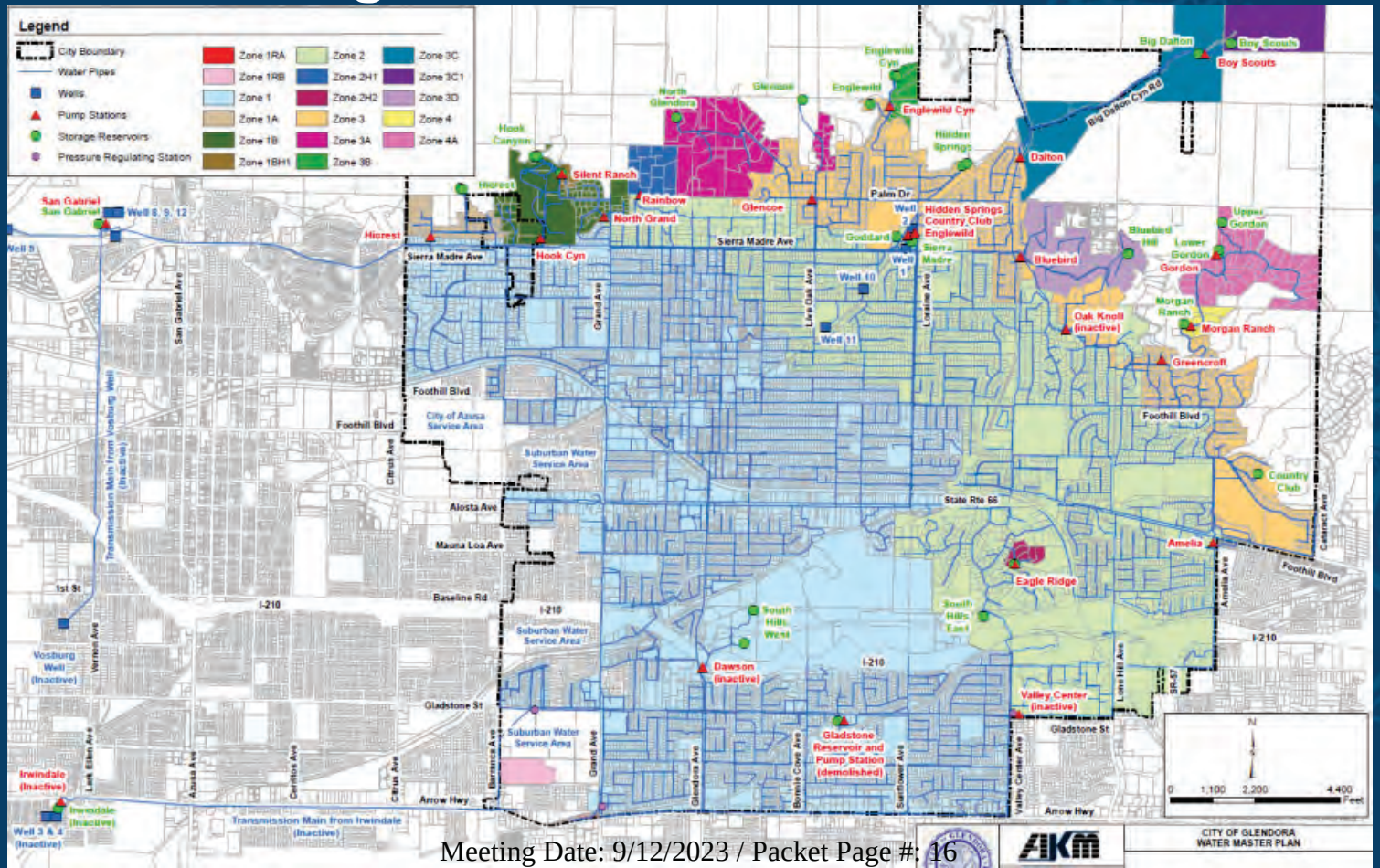
- 210 miles of water mains
- 8 Active wells
- 29 Reservoirs
- 20 Booster Stations
- 2 Disinfection Plants



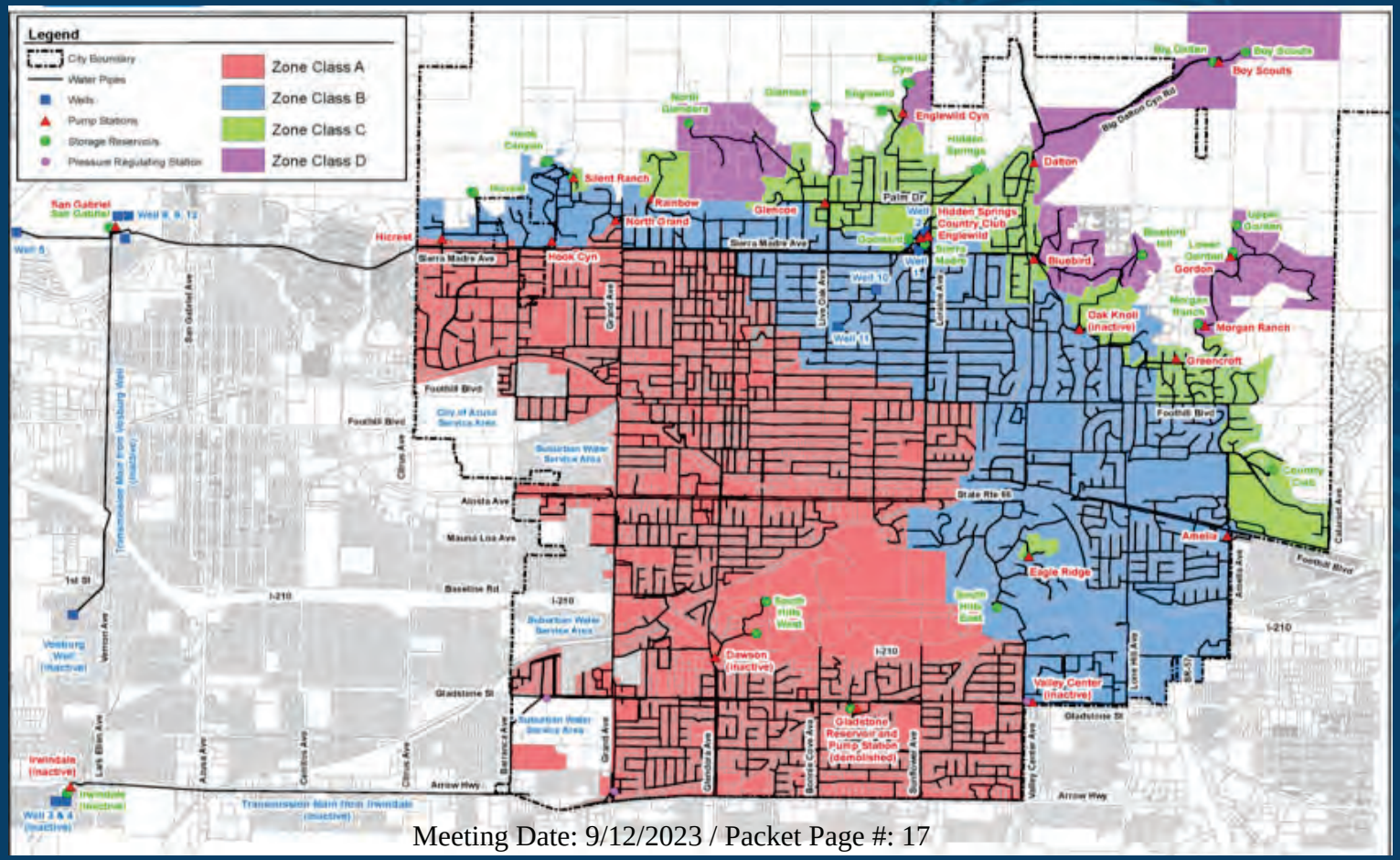
Glendora's Water Supply

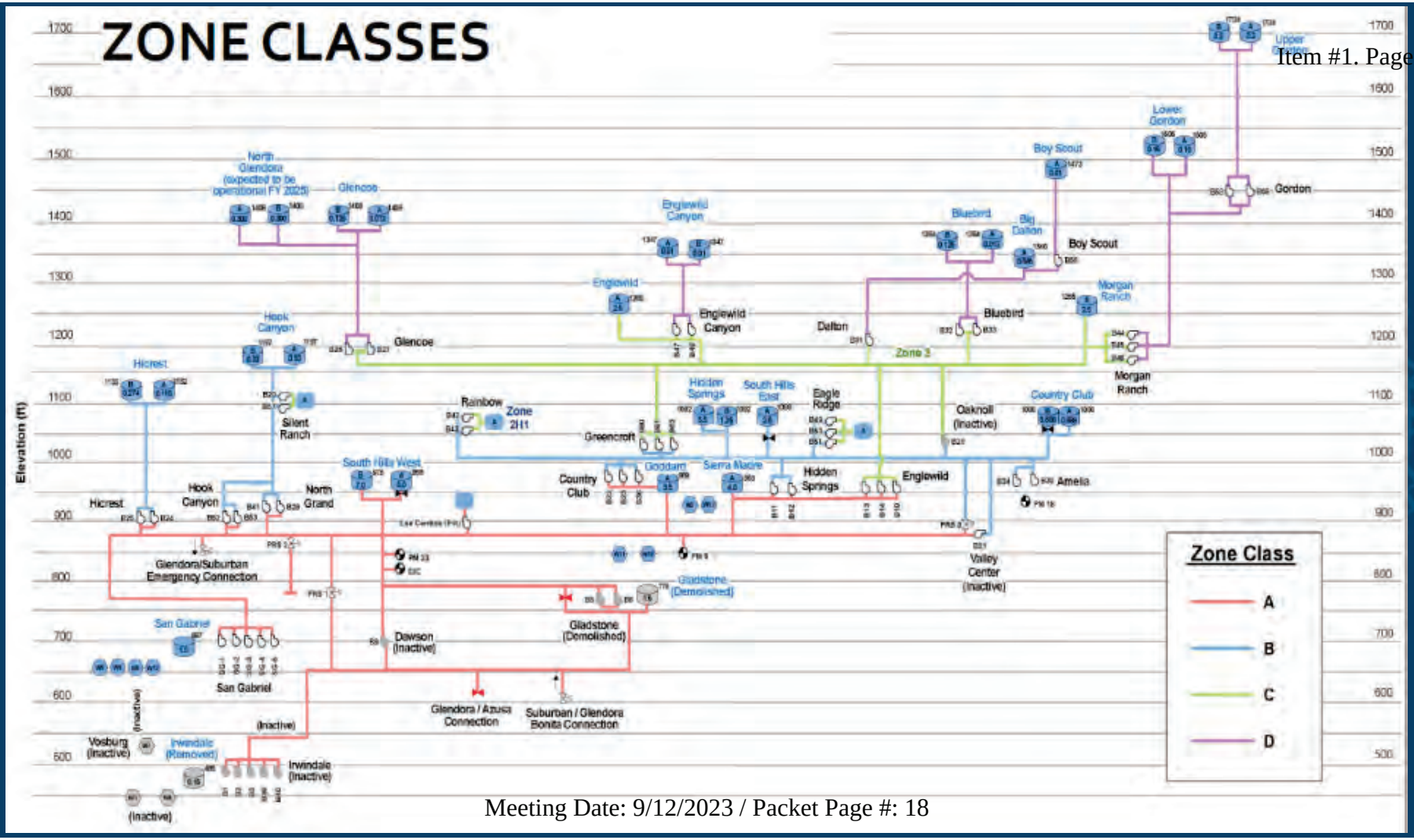
- 90-95% local groundwater from the Main San Gabriel Basin
  - Pumping rights
  - Basin EI: 227.4 ft as of September 1, 2023
    - 43 ft increase from last year or 344,000 Acre-feet of water *(1 AF = 326,000 gals)*
- 5-10% imported from Metropolitan Water District ("MWD")
- Western states water supplies challenged by prolonged drought

Existing Pressure Zones – 17 Zone Classes



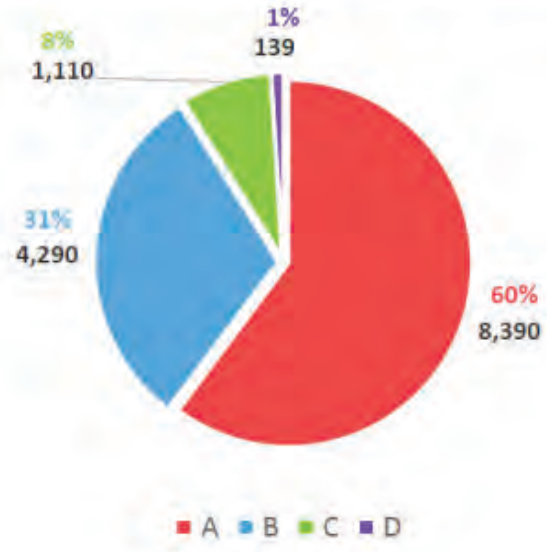
Proposed Pressure Zones – 4 Primary Zone Classes




ZONE CLASSES
Elevation (ft)
1700
1600
1500
1400
1300
1200
1100
1000
900
800
700
600
500
North Glendora (expected to be operational FY 2025)
Glencoe
Hook Canyon
Hicrest
Silent Ranch
Rainbow
Zone 211
South Hills West
Hicrest
Hook Canyon
North Grand
Glendora/Suburban Emergency Connection
San Gabriel
San Gabriel
Vosburg (Inactive)
Irwindale (Removed)
Irwindale (Inactive)
(Inactive)
(Inactive)
Dawson (Inactive)
Glendora / Azusa Connection
Gladstone (Demolished)
Gladstone (Demolished)
Suburban / Glendora Bonita Connection
Englewild Canyon
Englewild
Englewild Canyon
Greencroft
Hidden Springs
South Hills East
Eagle Ridge
Country Club
Goddard
Sierra Madre
Country Club
Hidden Springs
Englewild
Zone 3
Dalton
Bluebird
Big Dalton
Boy Scout
Boy Scout
Bluebird
Morgan Ranch
Morgan Ranch
Oakmoll (Inactive)
Country Club
Amelia
Valley Center (Inactive)
Lower Gordon
Upper Gordon
Gordon
Zone Class
A
B
C
D

Total Facilities by Zone Class

METER COUNT BY ZONE CLASS (TOTAL 13,929)



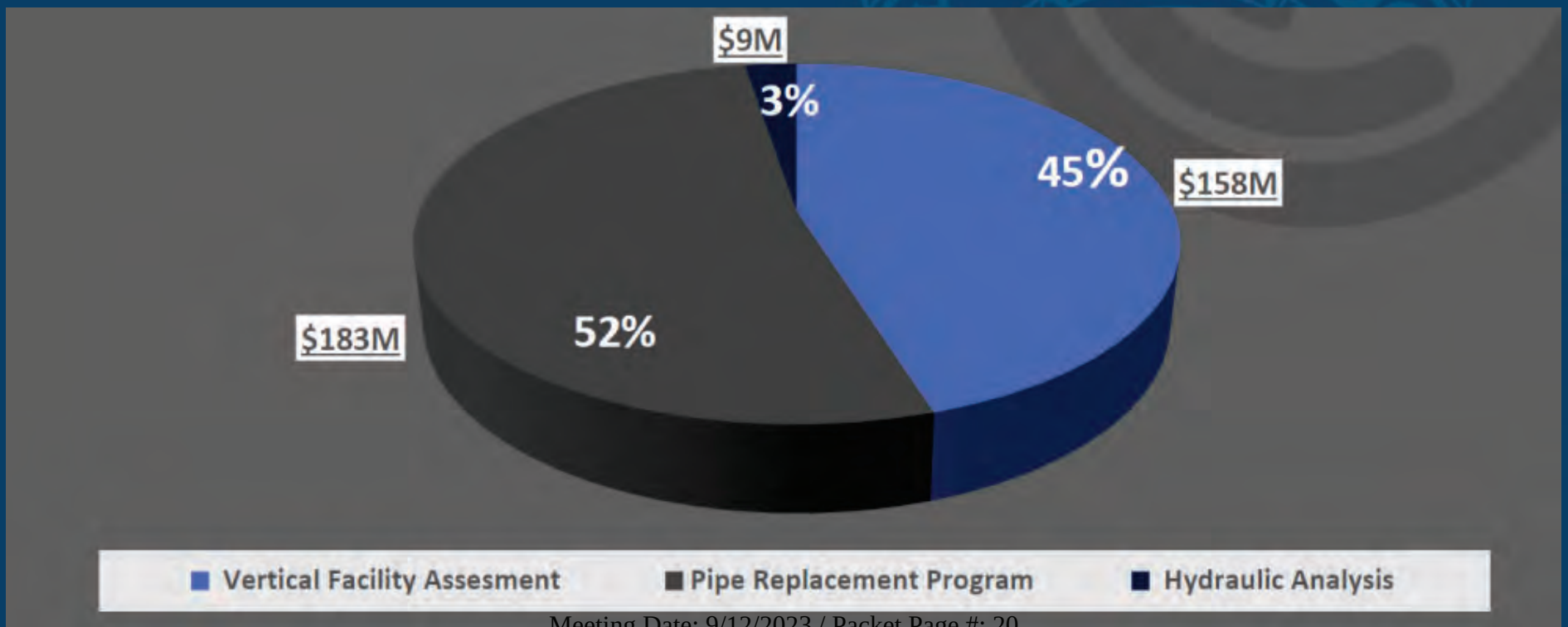
Total Facilities: Wells, Pumps, & Reservoirs



CUMULATIVE FACILITIES SERVING ZONE CLASSES

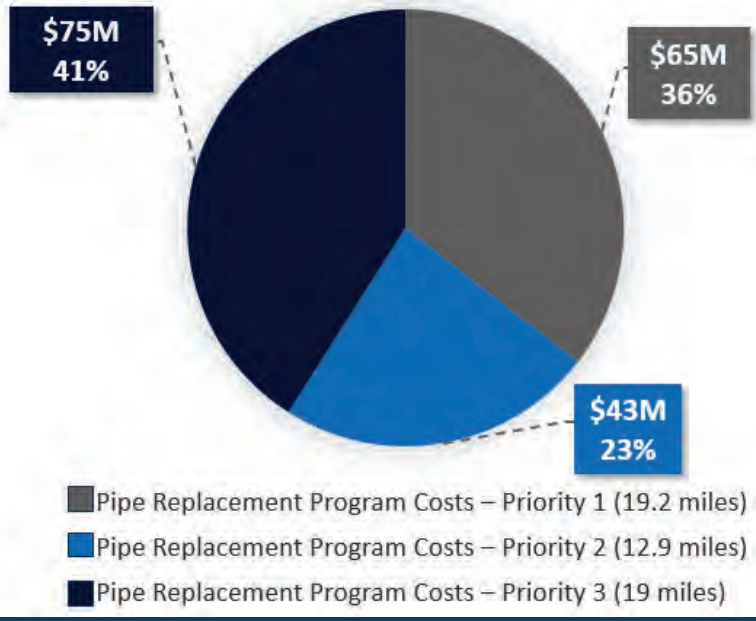
Water Master Plan- CIP Components

Total Proposed CIP: $350M

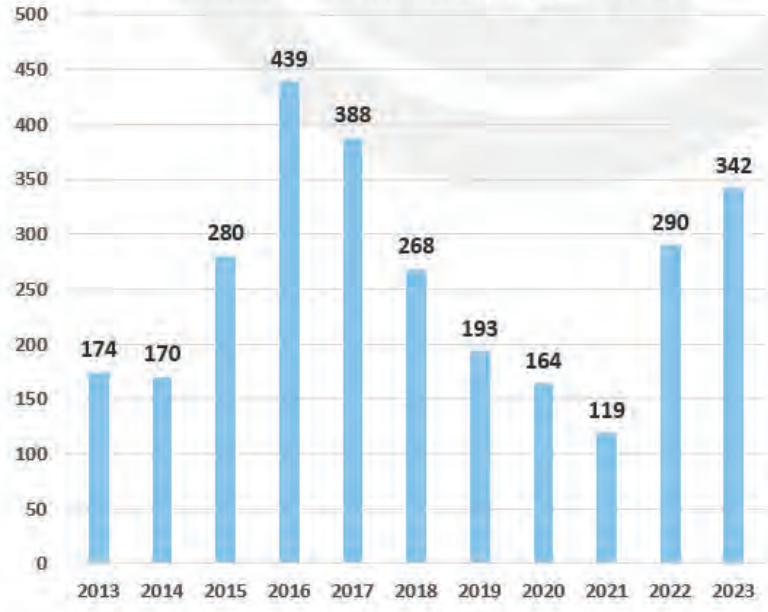


Pipeline Replacement Program ($183M)

Estimated Pipe Replacement Program Costs by Priority



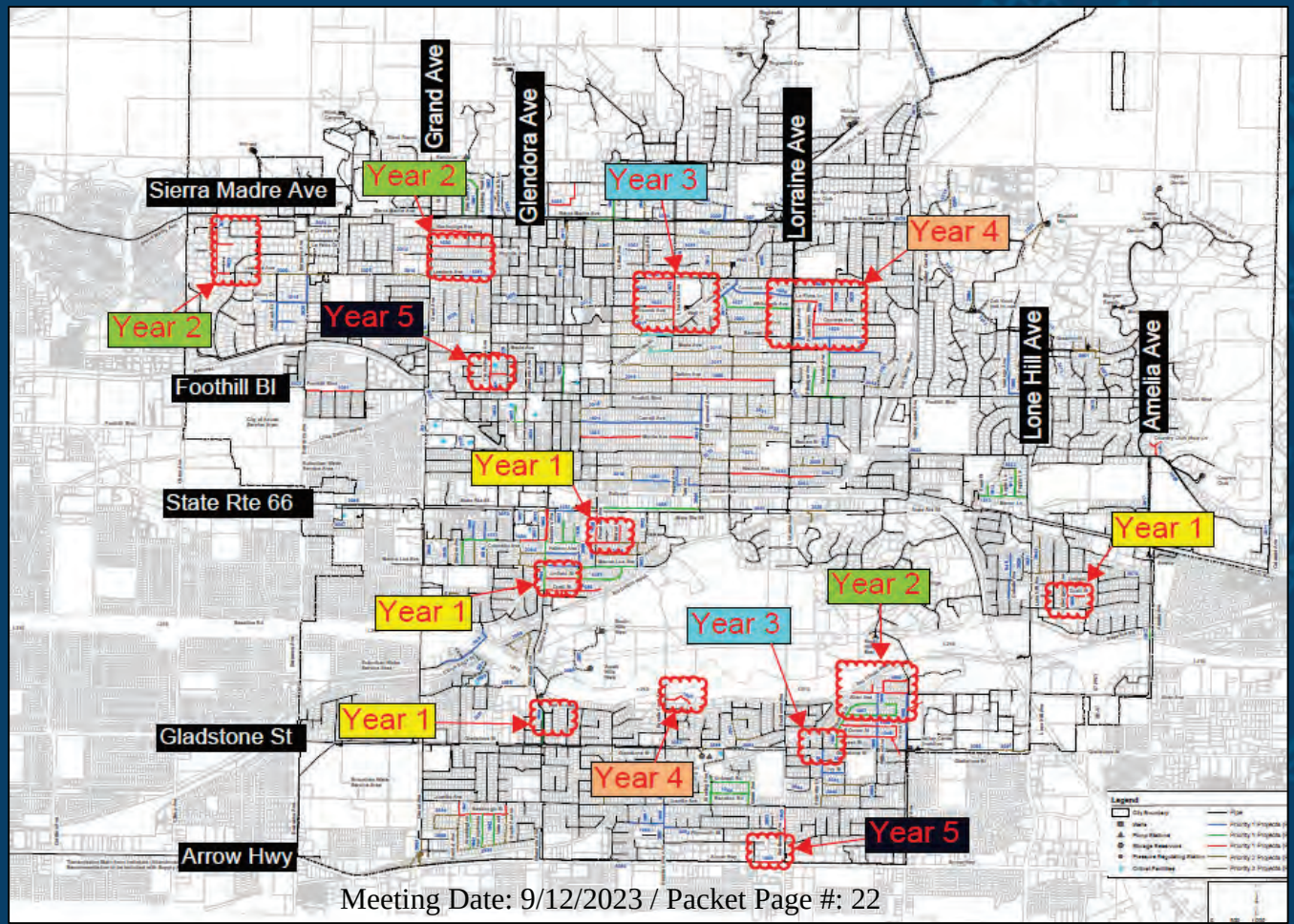
Number of Main Breaks per Year



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

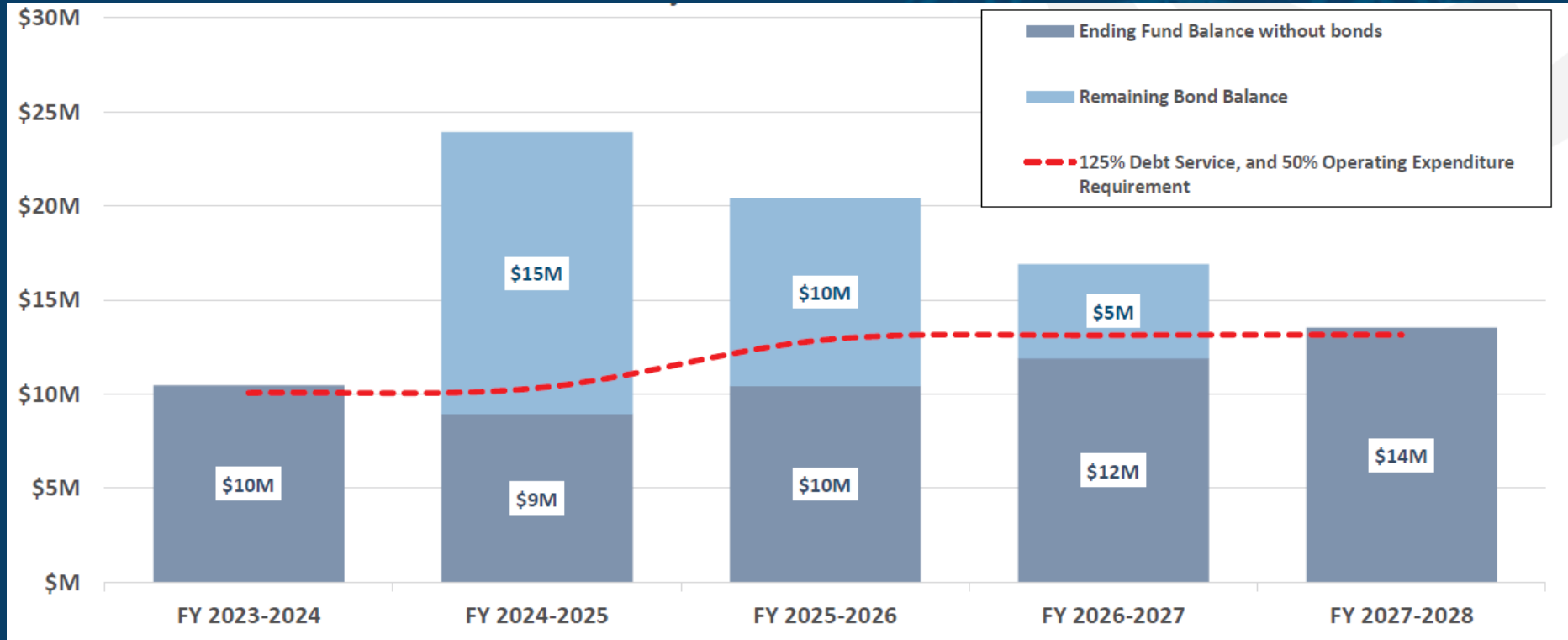
Revenues	Amount
Water Charges	$15,274,287
Replenish/Import Water	$3,648,950
Energy	$1,700,000
Total Revenues	**$23,177,875**

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%

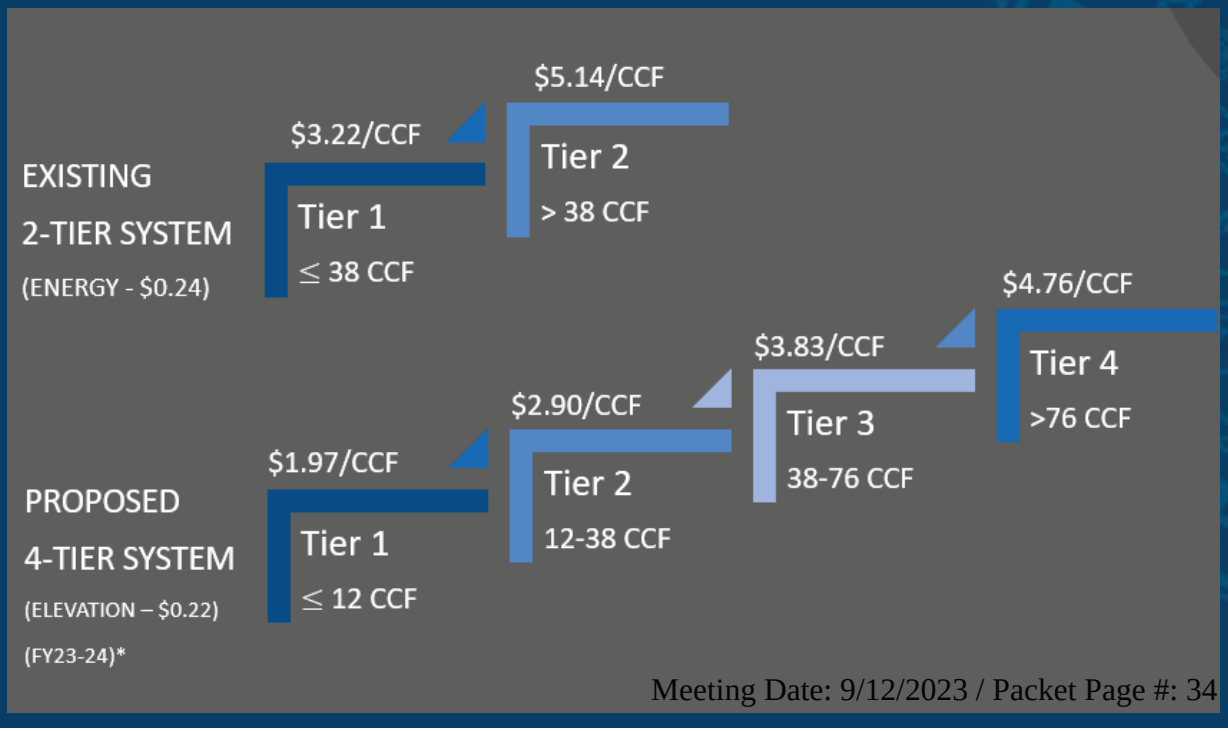
Elevation Charges

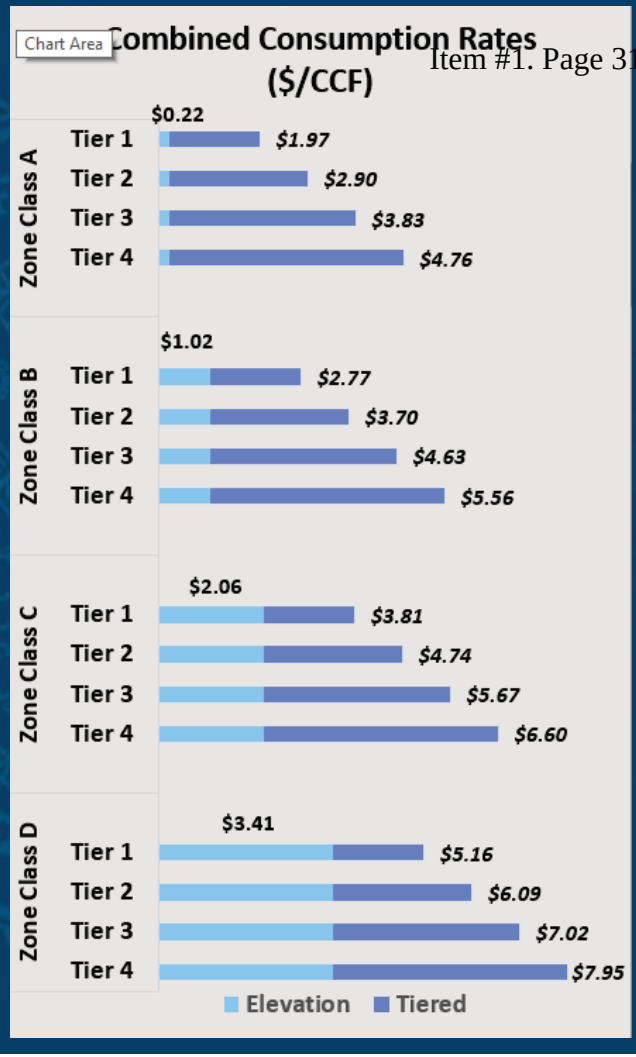
All Meter Sizes

		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

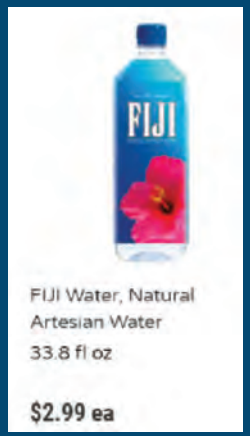
5/8” & 3/4” Customer in Zone Class A





What is a “Billing Unit”

- 748 Gallons



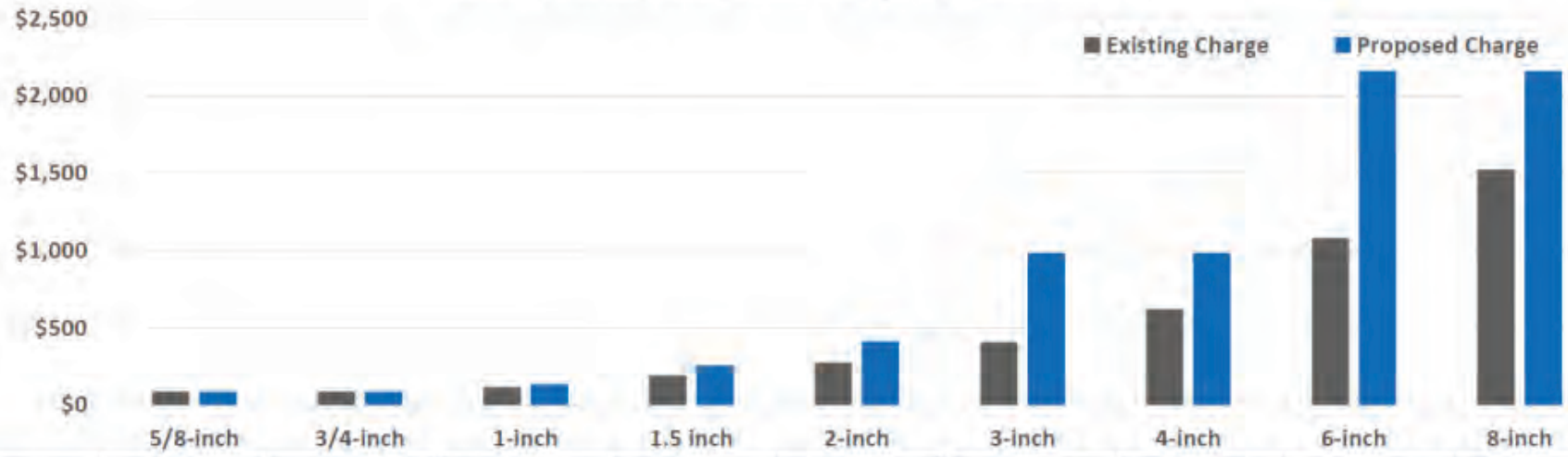






Meter Connection Rates

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

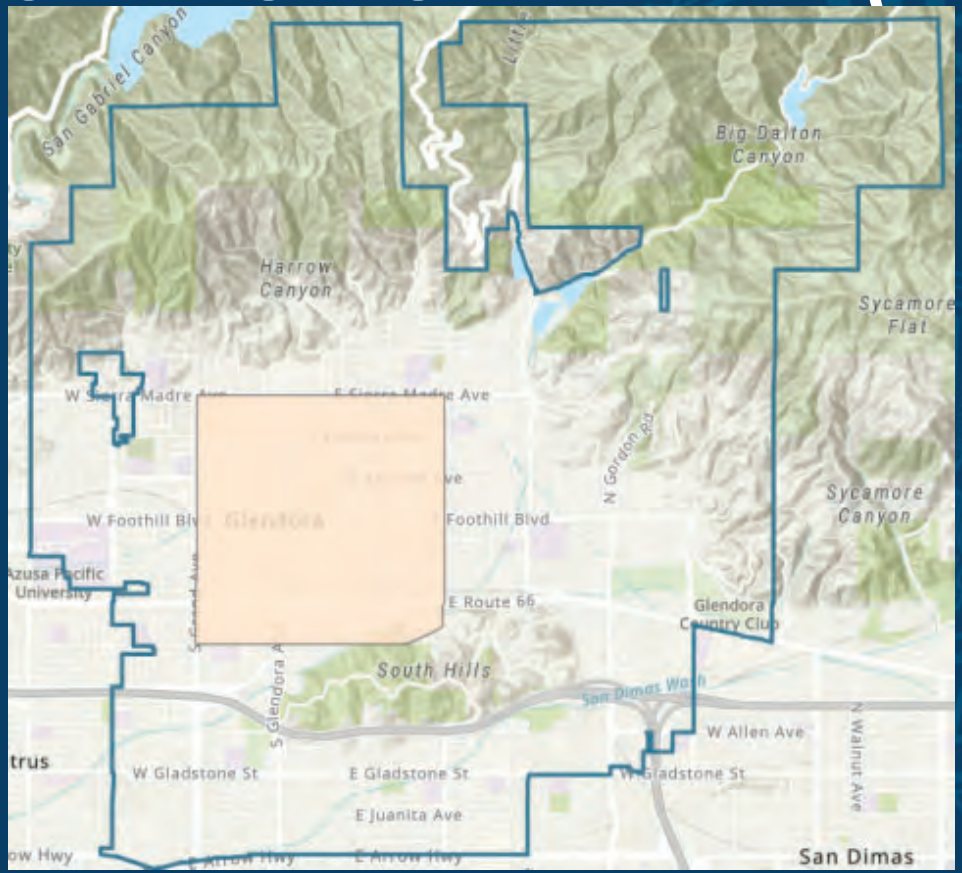
- November 1970
  - Library Authority completes sale of $950,000 in Lease Revenue Bonds
    - Bank of America
    - Approximately 7% for 30 years
    - $81,000 annual debt service payment

BACKGROUND

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

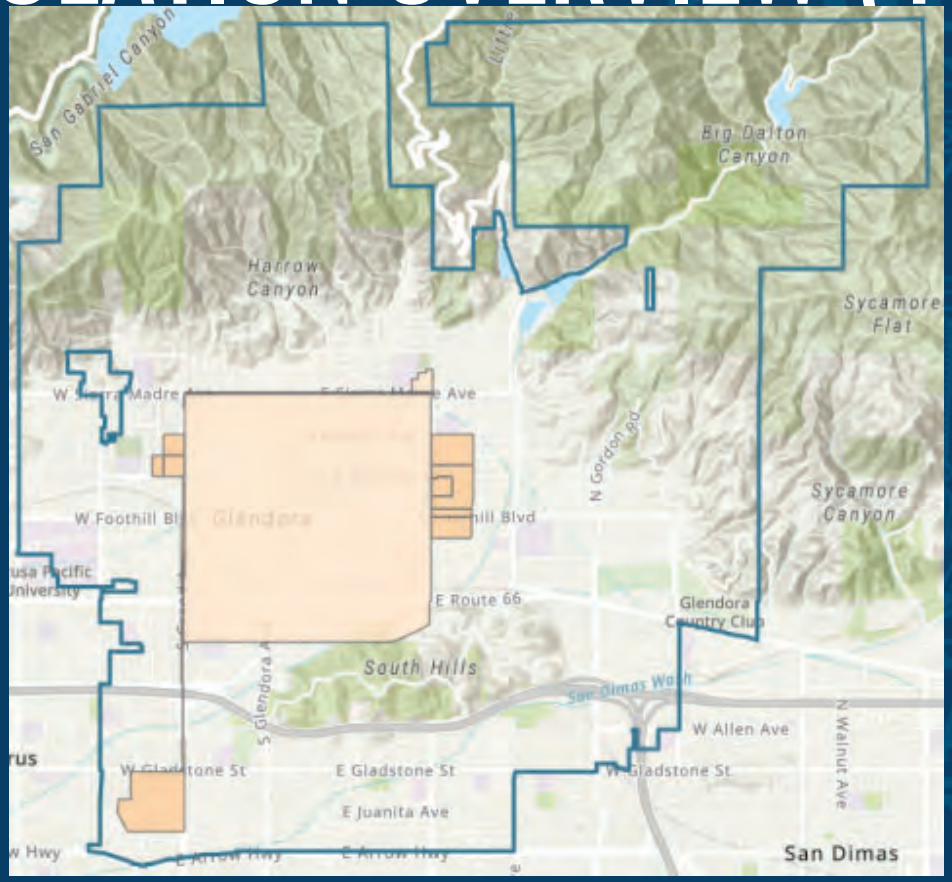
POPULATION OVERVIEW (1911)

700



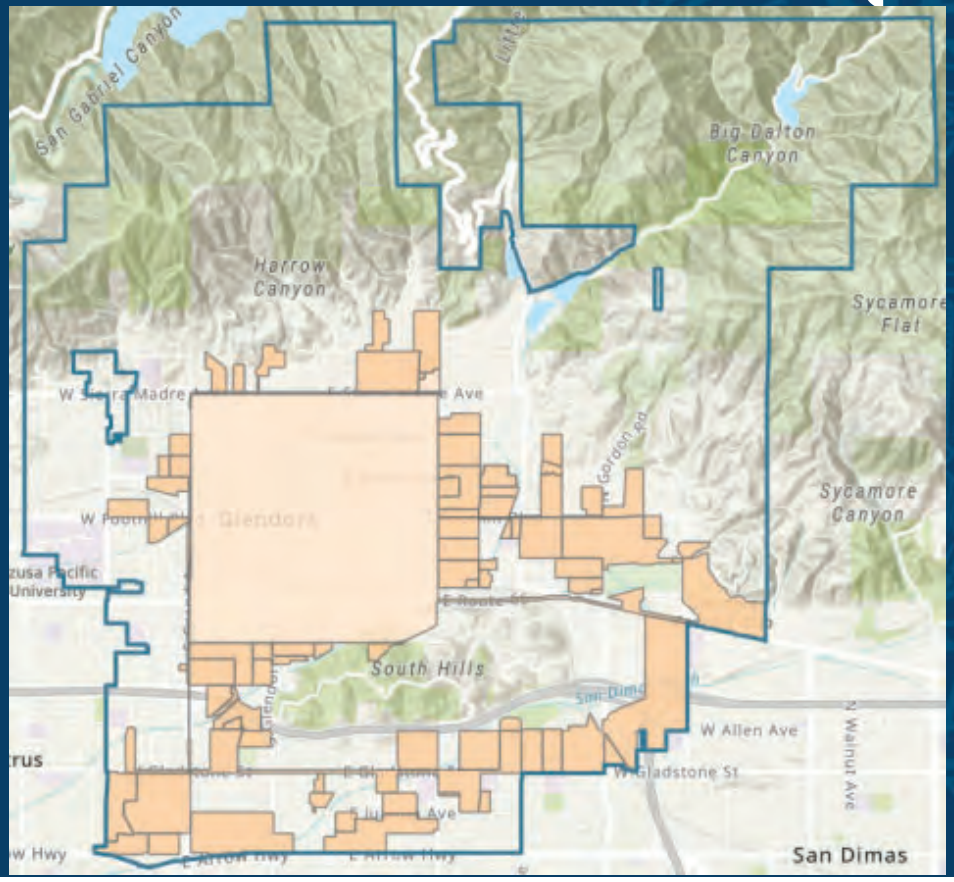
POPULATION OVERVIEW (1950)

3,988



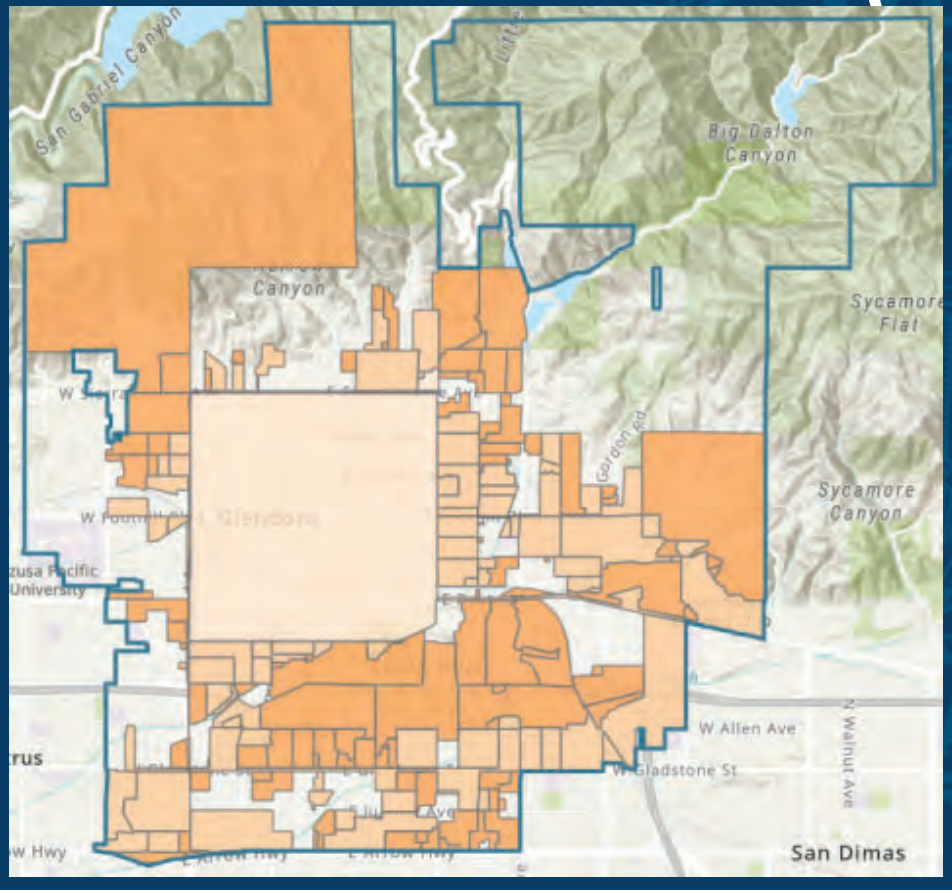
POPULATION OVERVIEW (1960)

20,752



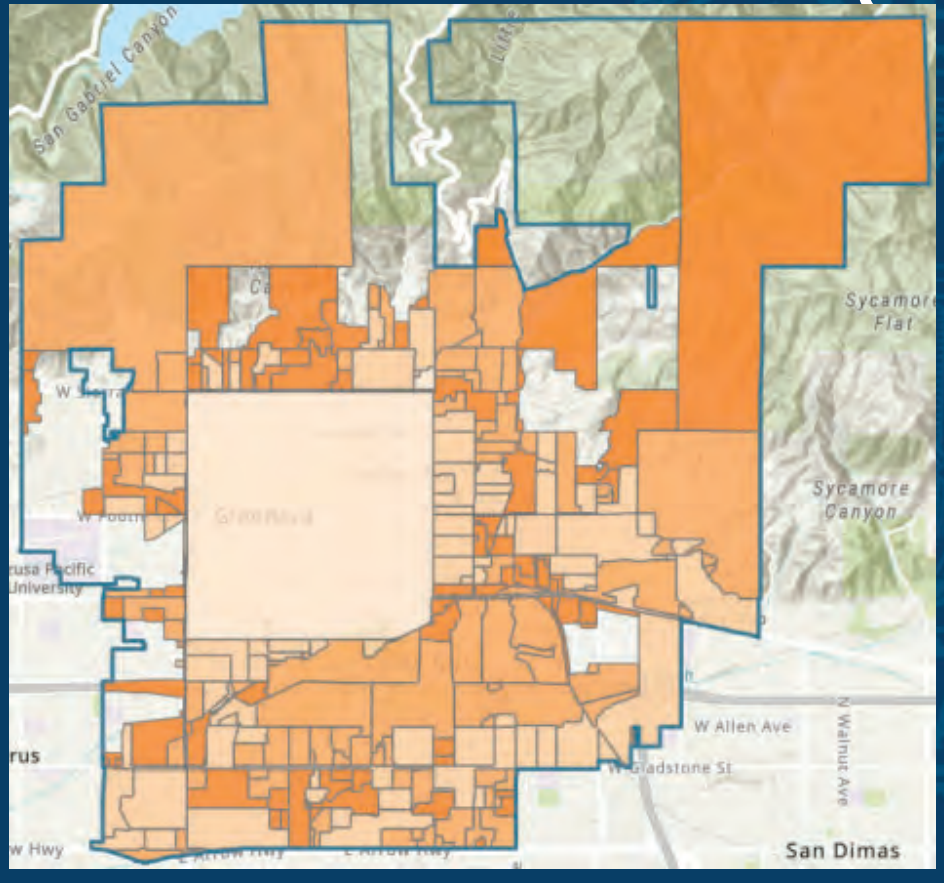
POPULATION OVERVIEW (1970)

31,380



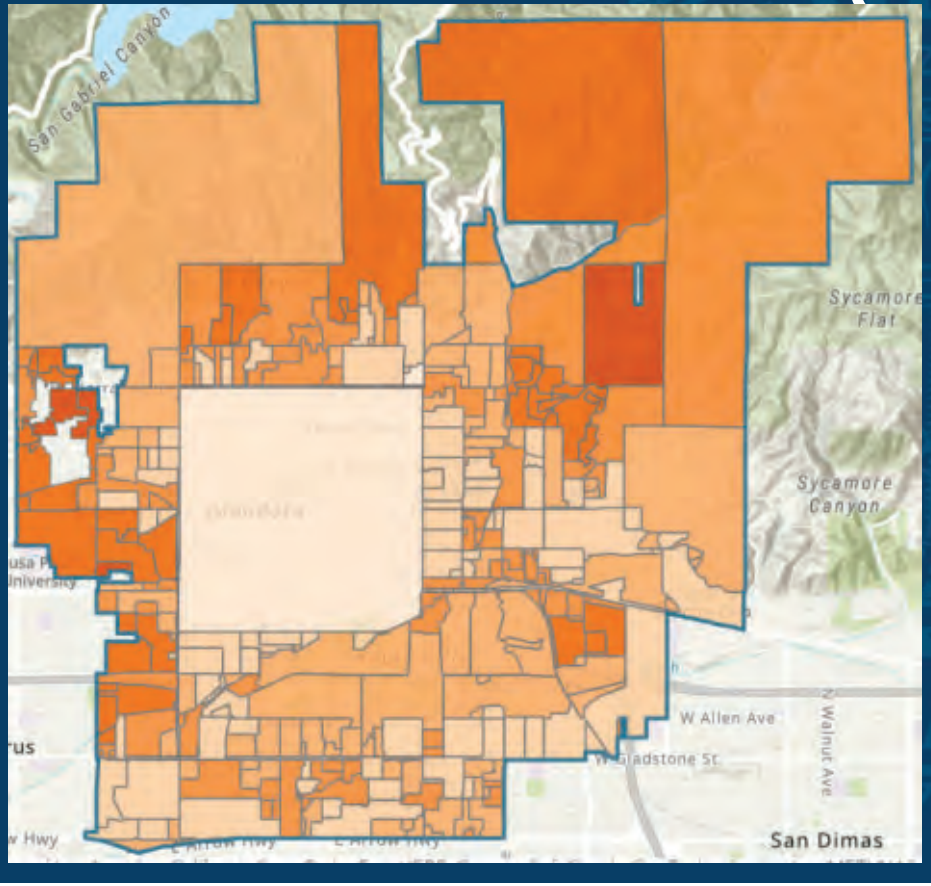
POPULATION OVERVIEW (1980)

38,500



POPULATION OVERVIEW (2000)

49,502

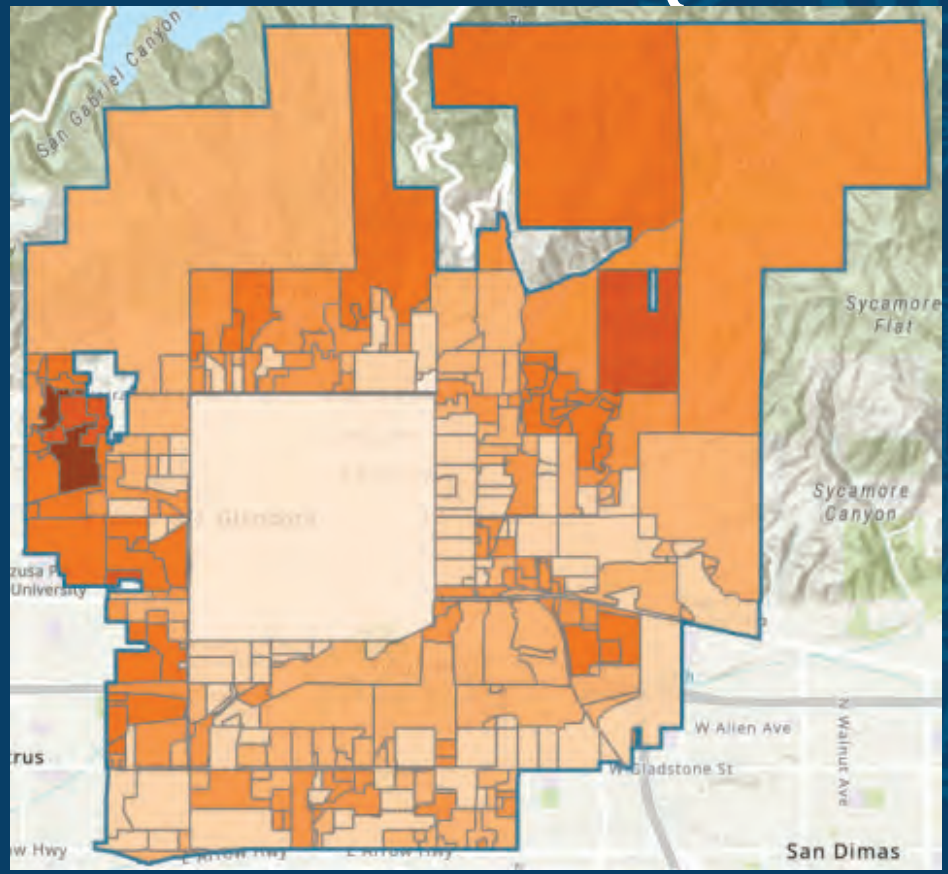


POPULATION OVERVIEW (2013-Current)

51,159

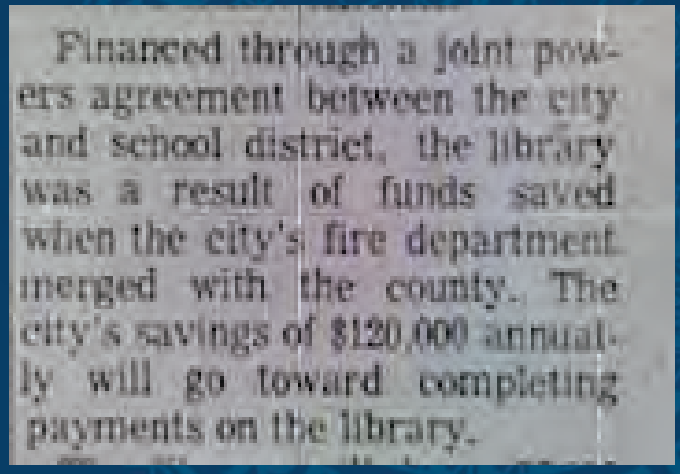
Down from 52,506 in 2020

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)

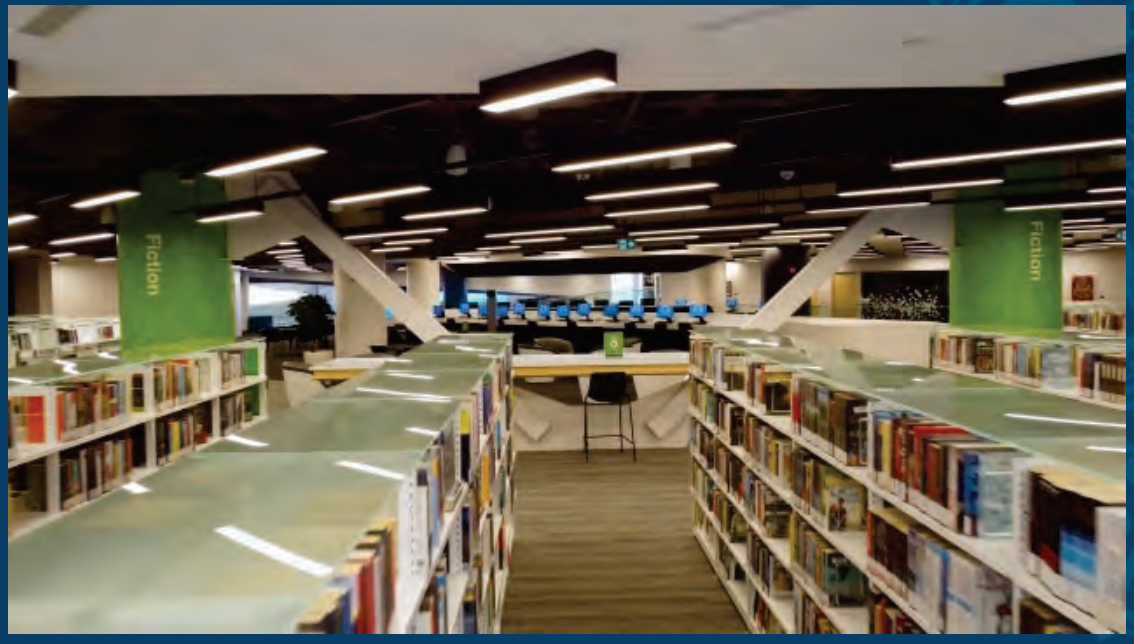
NEXT 35 - 50 YEARS



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

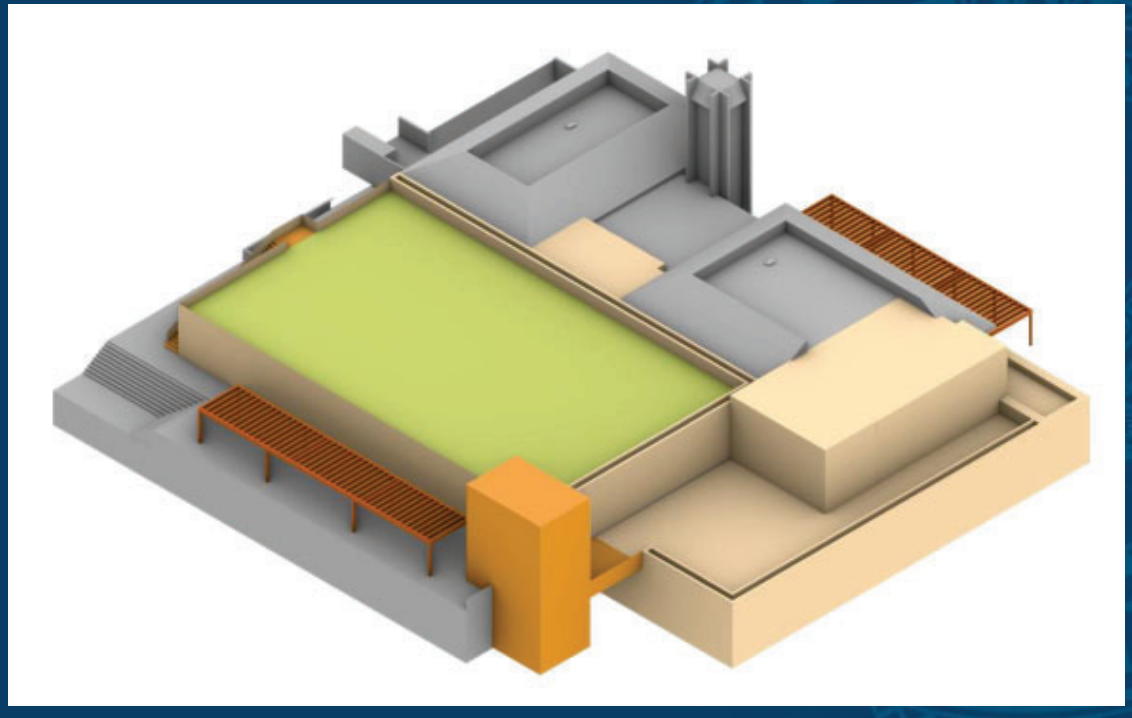
- Roast of the current building
  - no visibility of the activities happening inside
  - entry process dark and non-intuitive
  - several areas where the existing environment fails to meet current codes
  - electrical connectivity in the building is inadequate
  - temperature control and ventilation 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

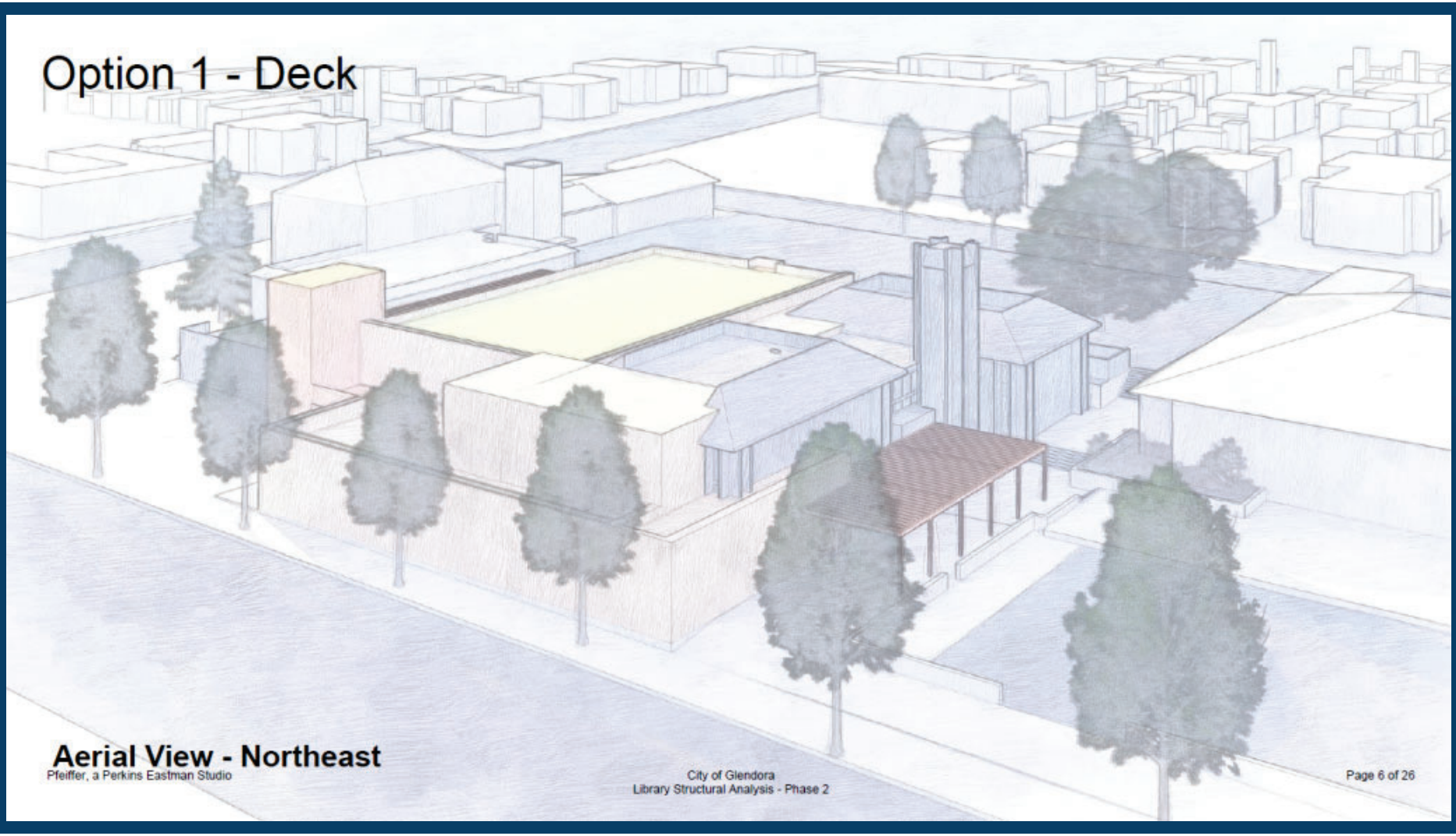
Programmatic visioning

- "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

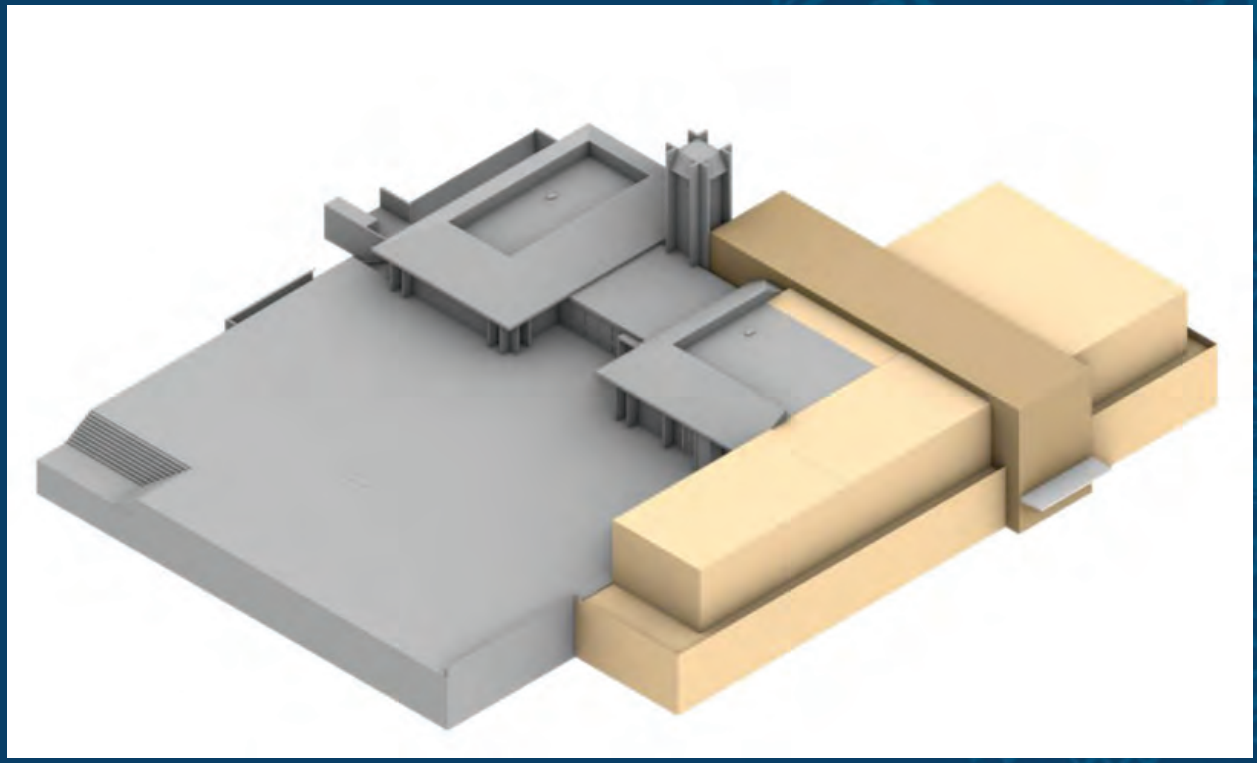
Pfeiffer, a Perkins Eastman Studio

NEXT 35 - 50 YEARS

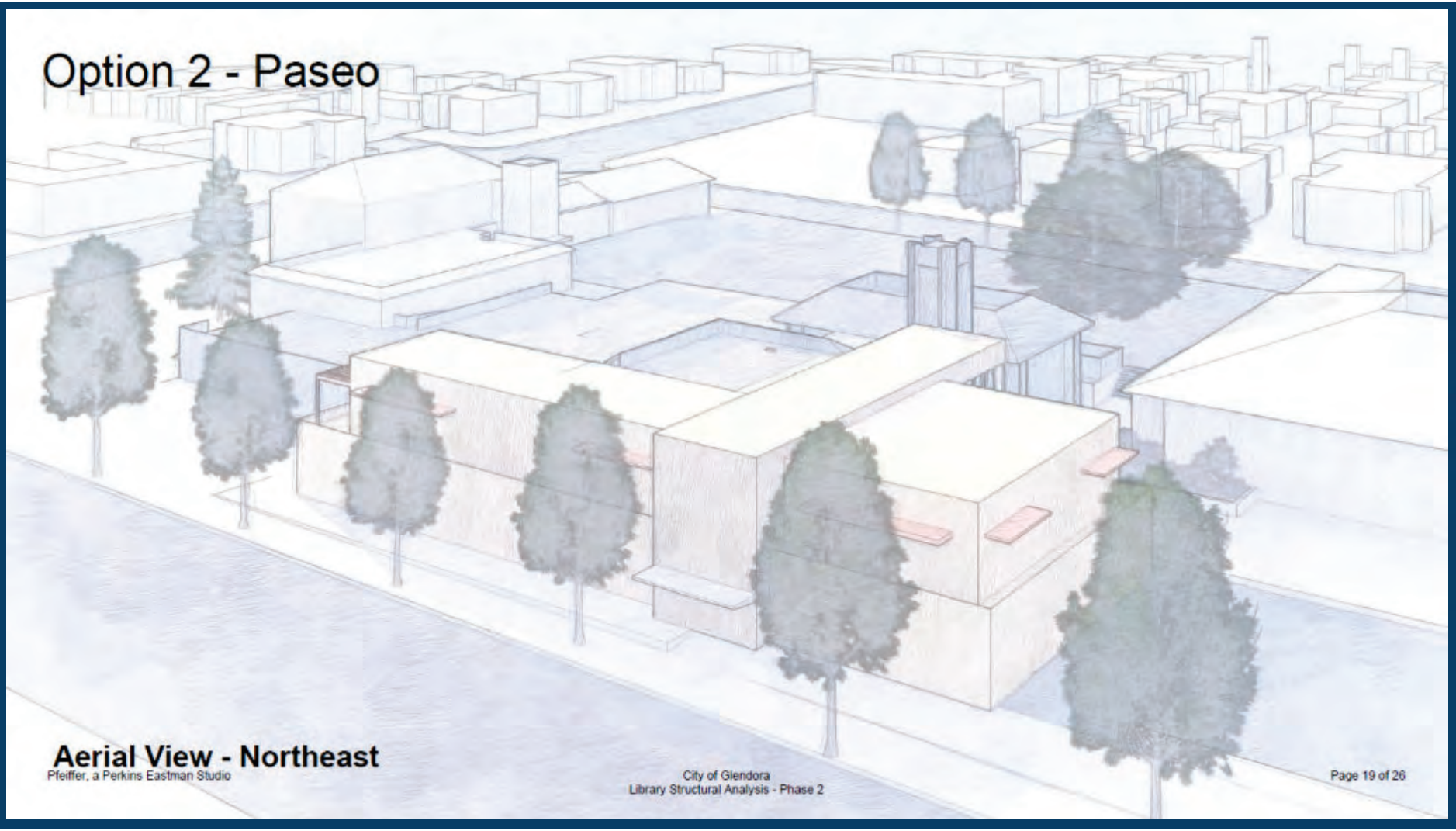
Programmatic visioning

- "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

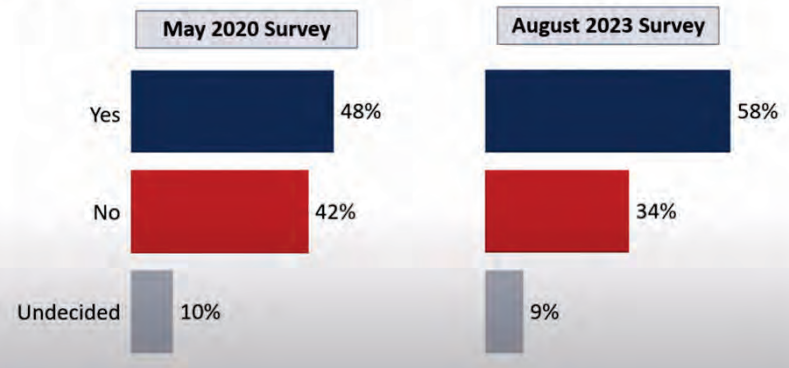
Grant funding

- 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.

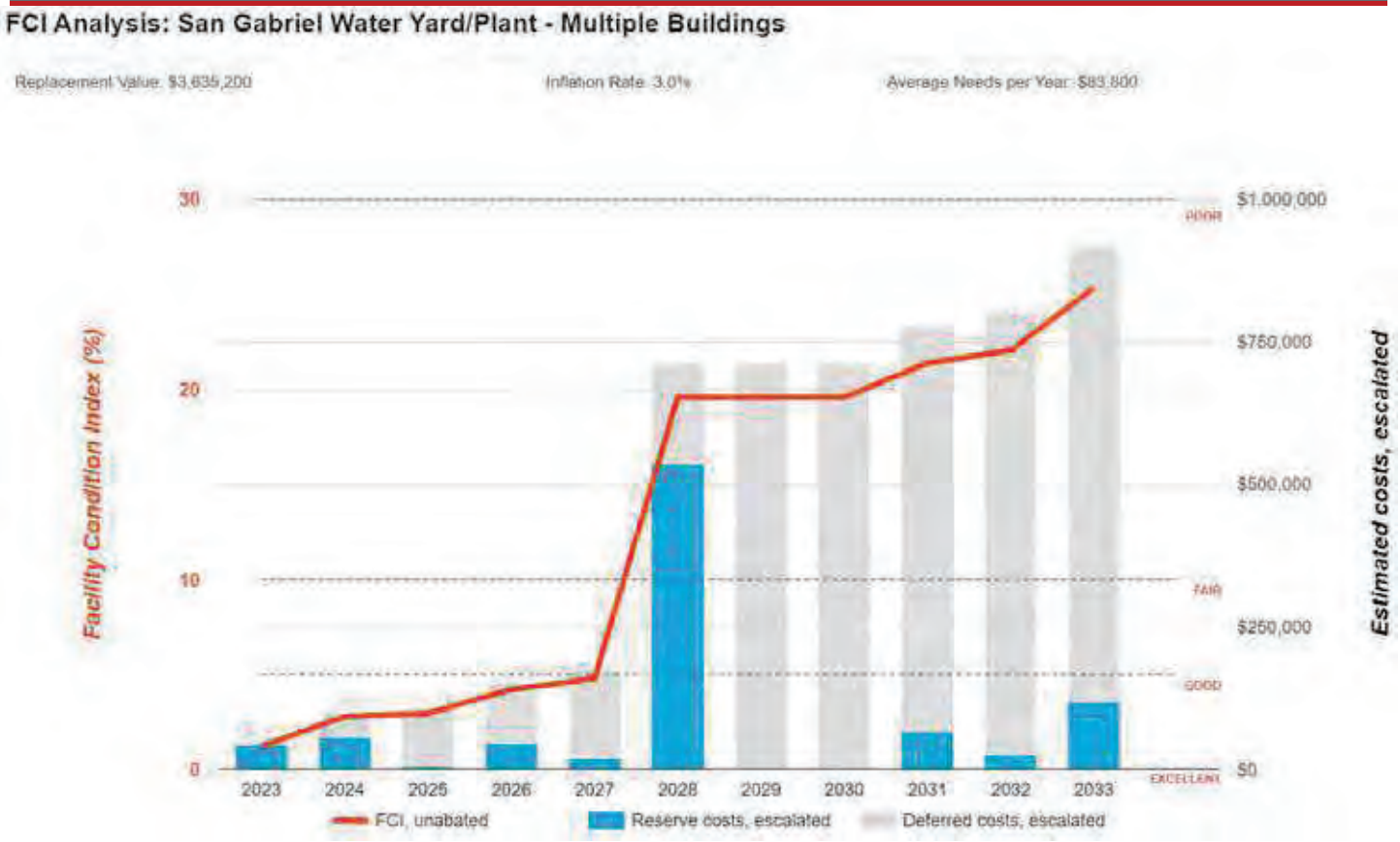
FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable 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

**$$$**$

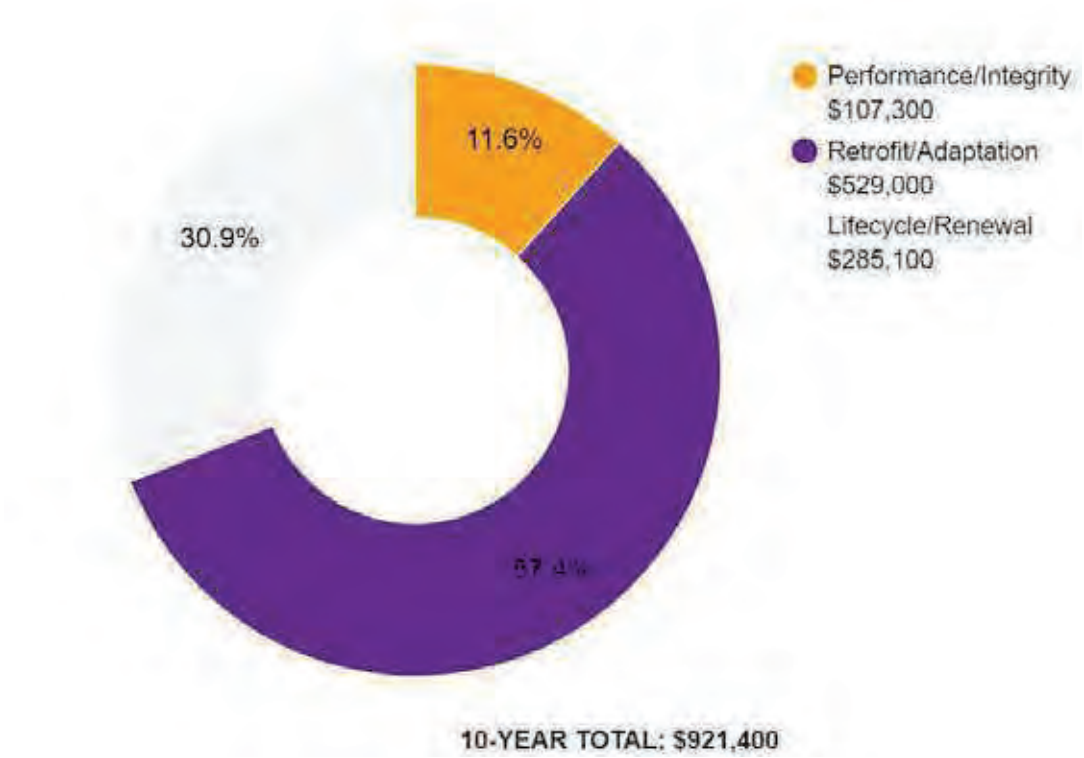
This is a cost allowance to install additional cameras to improve security. - AssetCALC ID: 7187093

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	

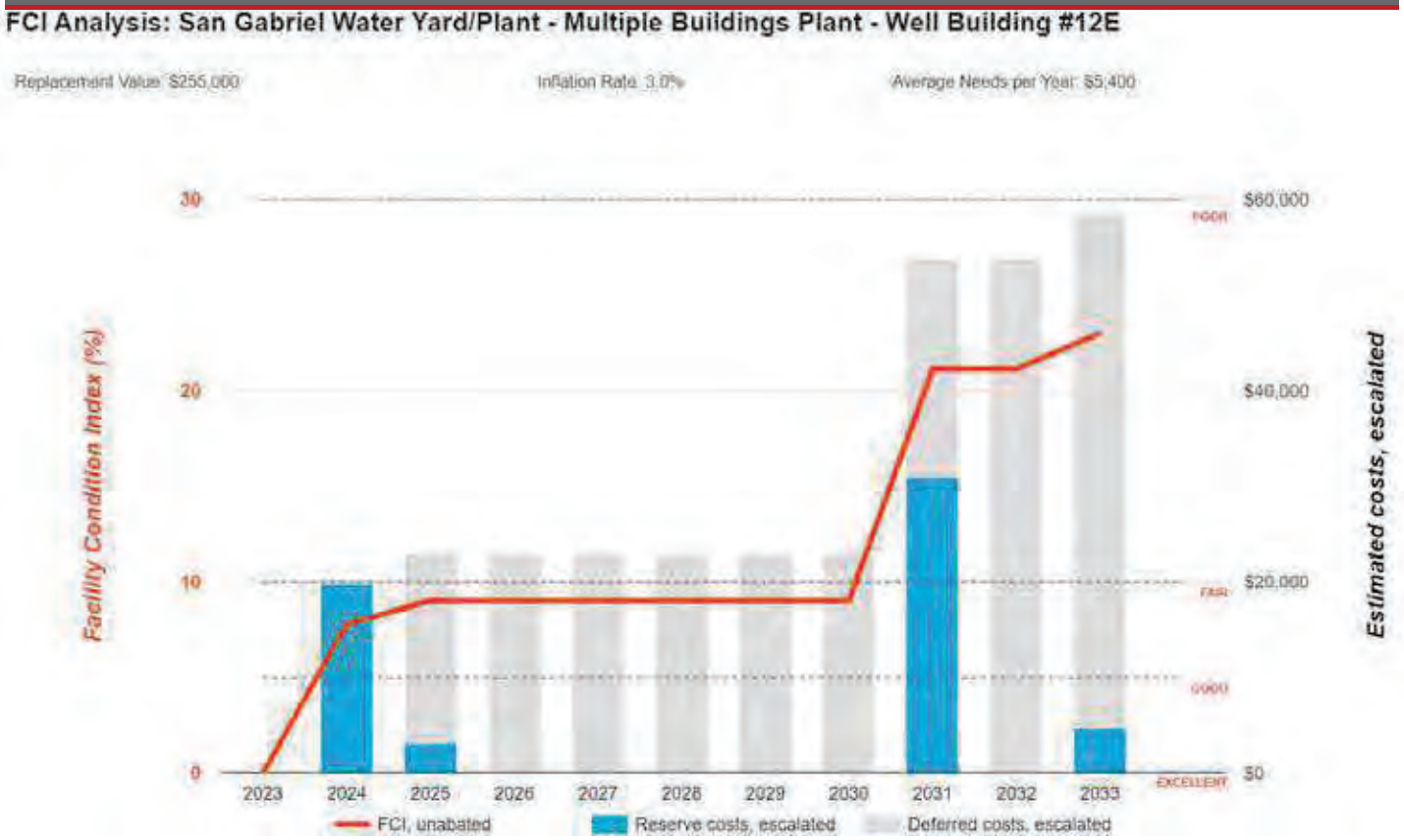
Plant – Well Building #12E: Systems Expenditure Forecast

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	-	-	-	$31,900	$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	

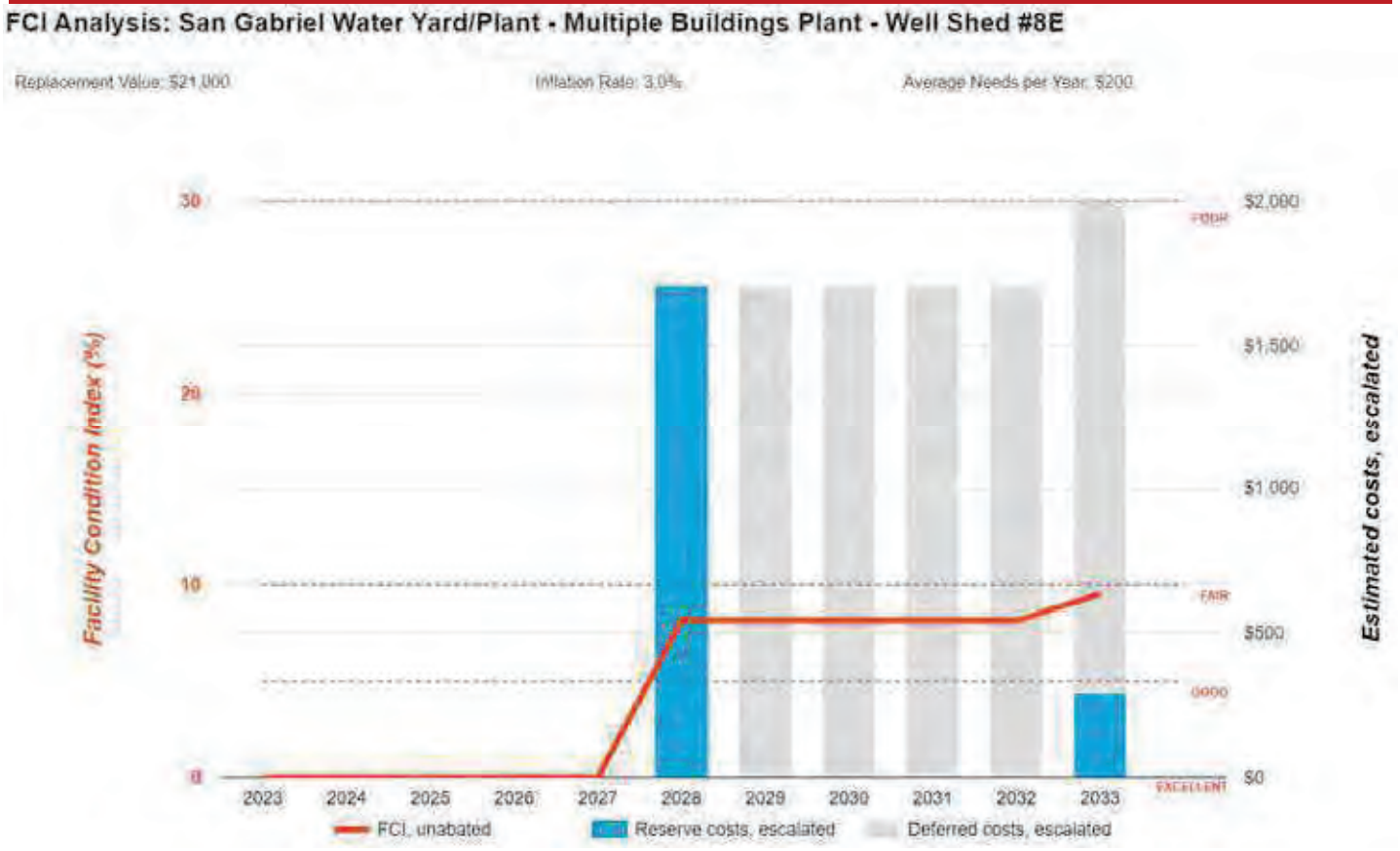
Well Shed #8E: Systems Expenditure Forecast

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	$5,800
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	

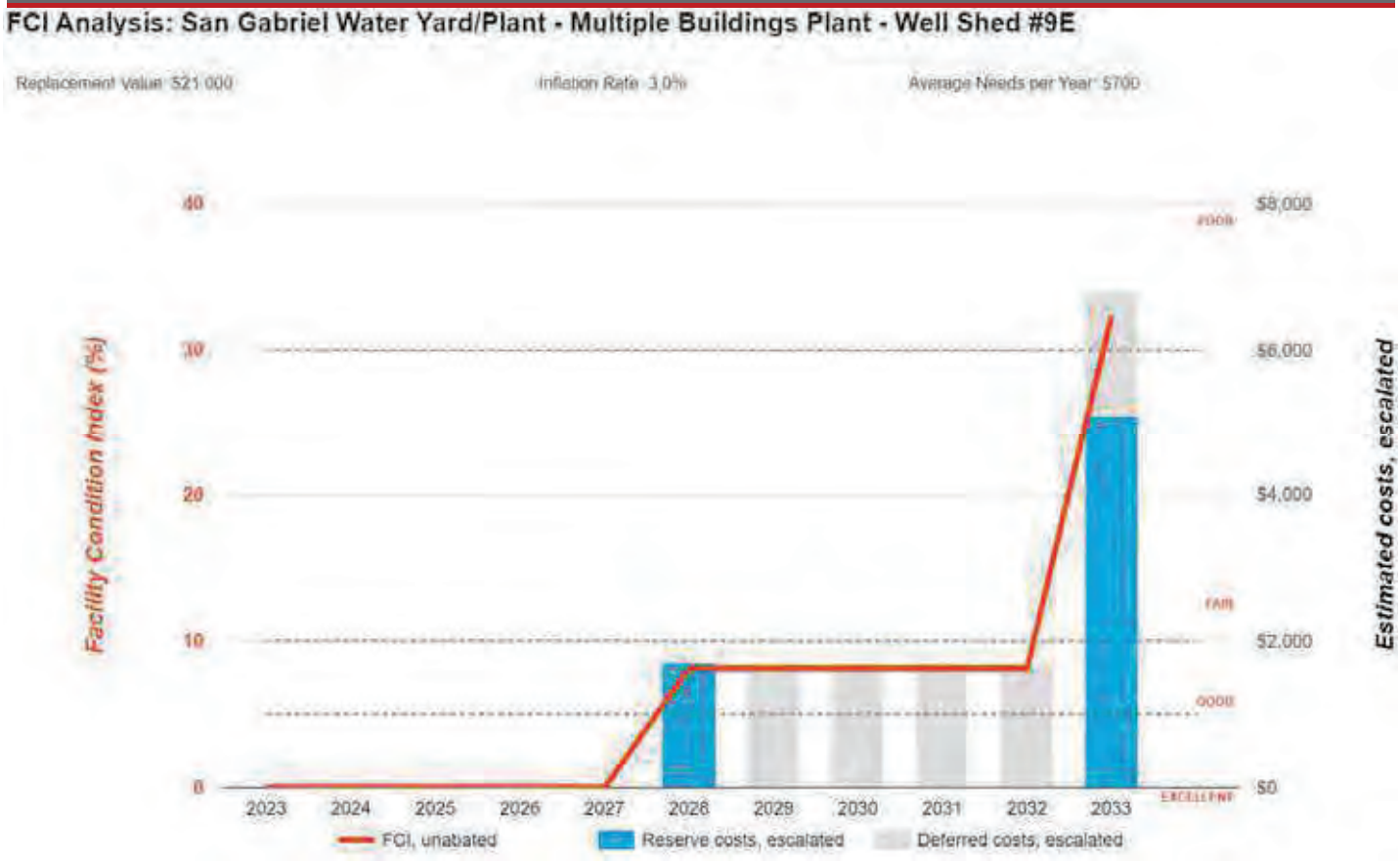
Well Shed #9E: Systems Expenditure Forecast

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	

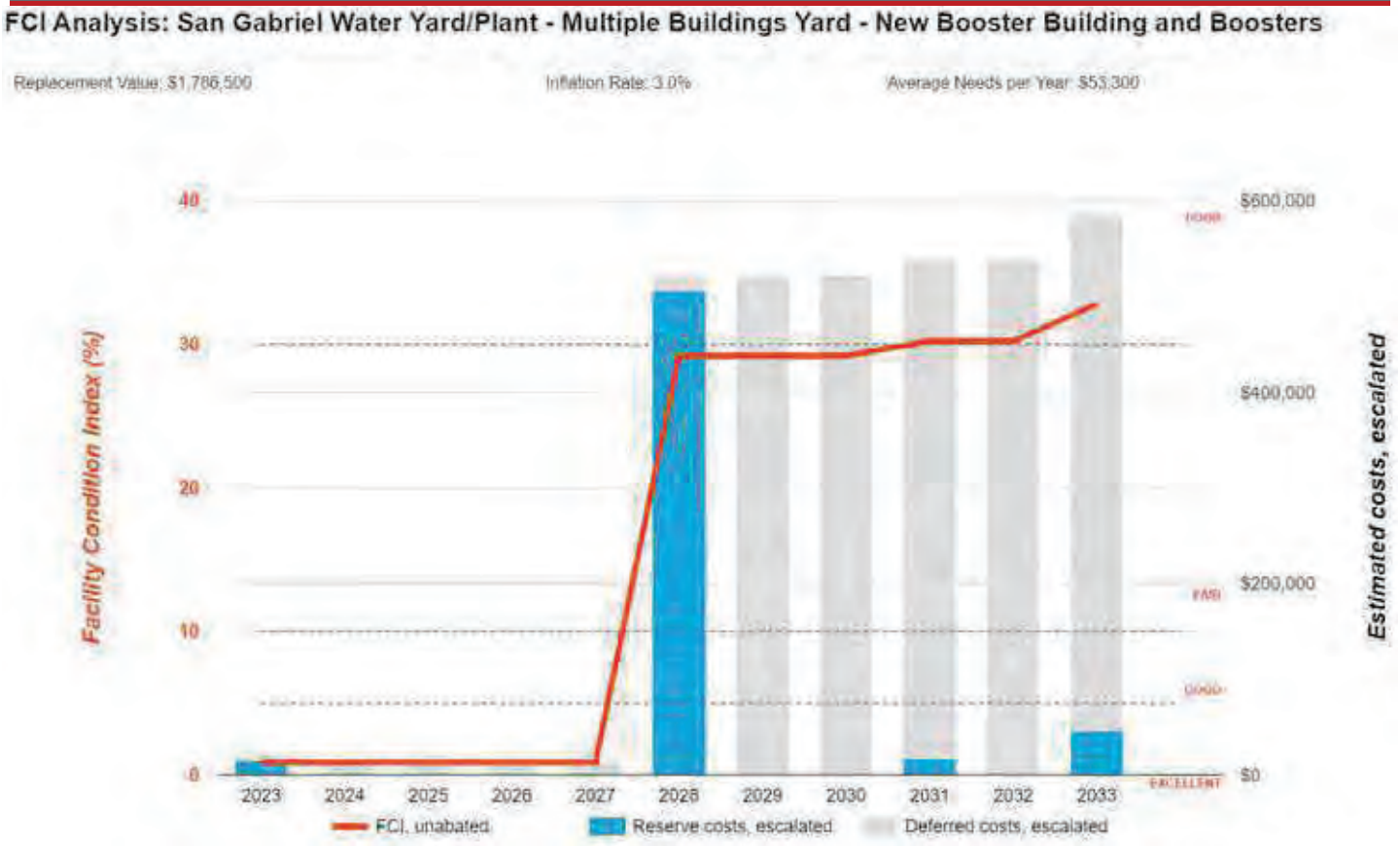
Yard – New Booster Building and Boosters: Systems Expenditure Forecast

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	-	-	-	-	$88,900	$88,900
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	

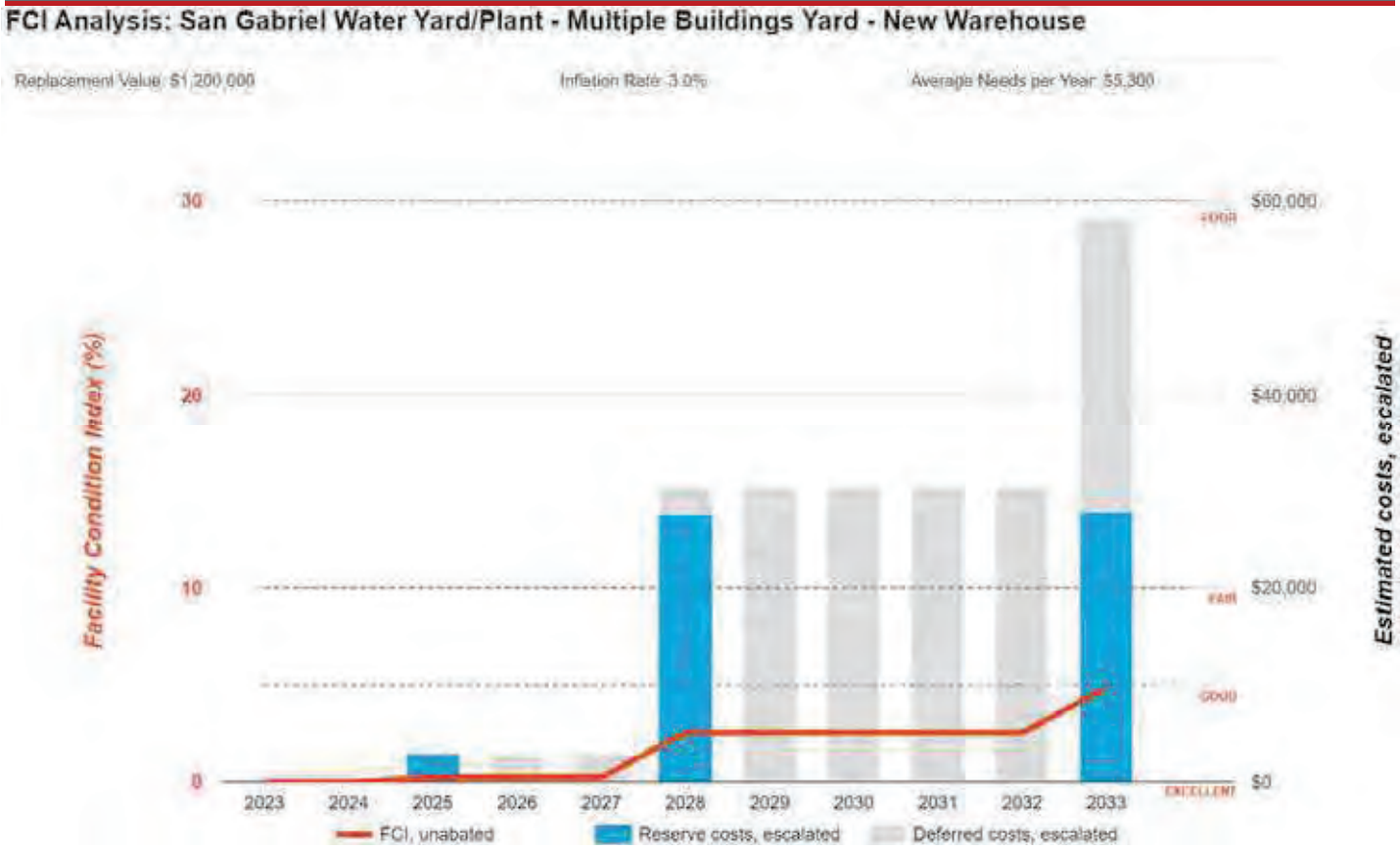
Yard – New Warehouse: Systems Expenditure Forecast

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	

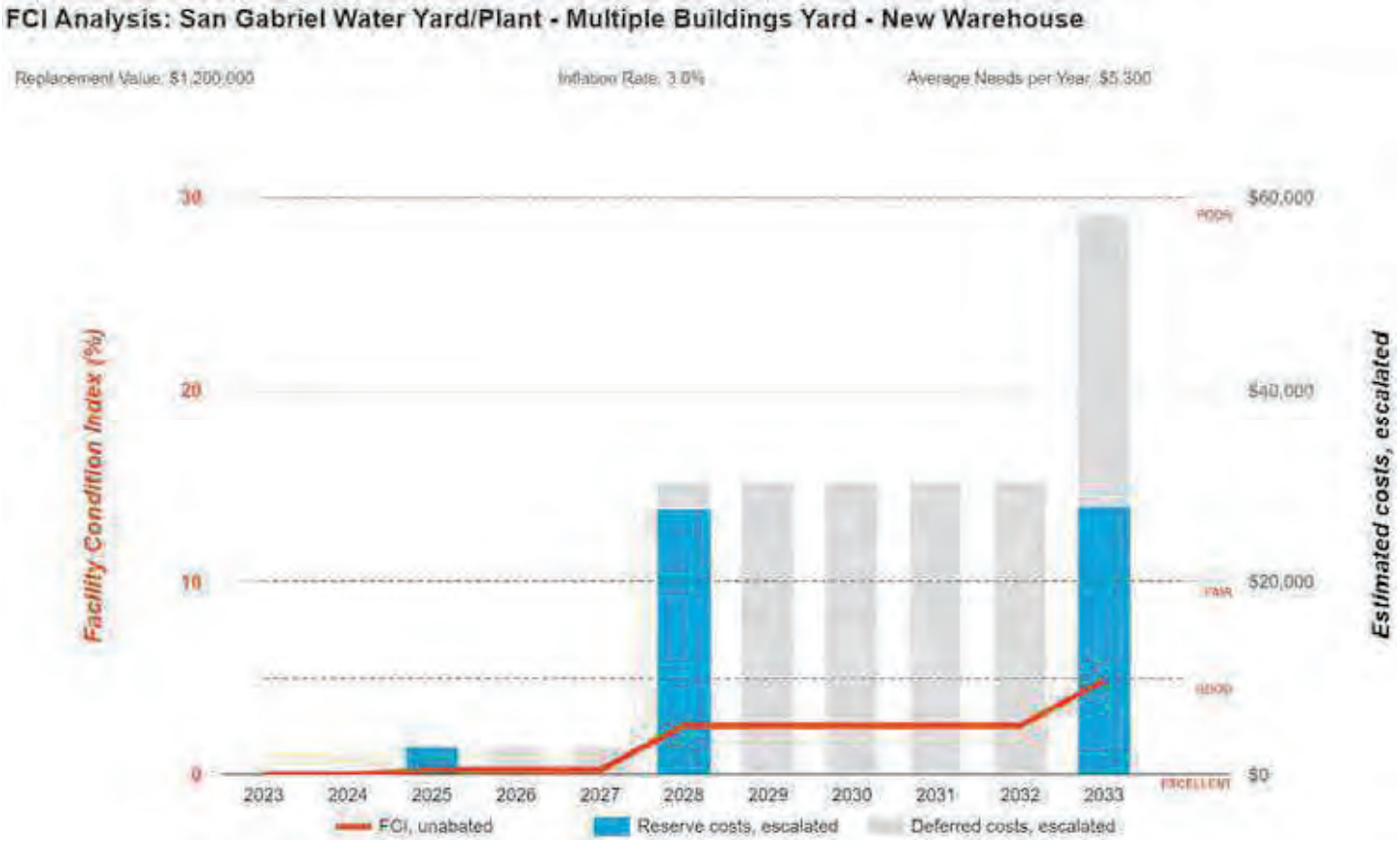
Yard – Storage Building: Systems Expenditure Forecast

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	$318,900	$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

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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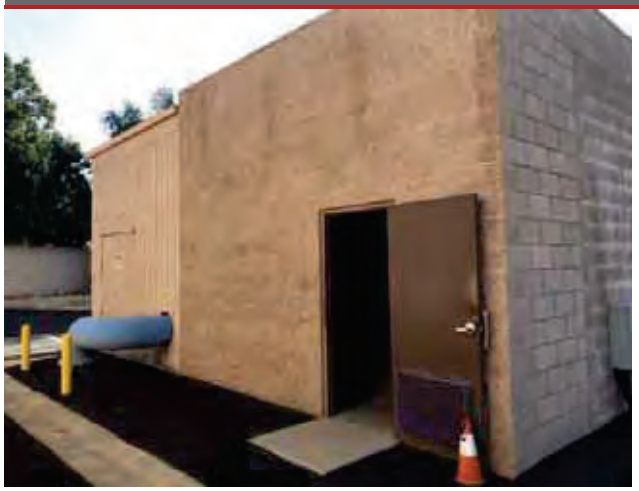
18. Appendices

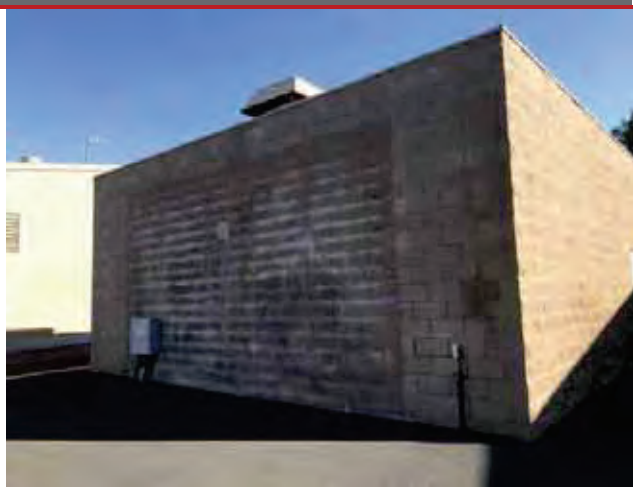
Appendix A: Photographic Record
Appendix B: Site Plans
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List
Appendix H: Energy Conservation Measures Calculations
Appendix 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

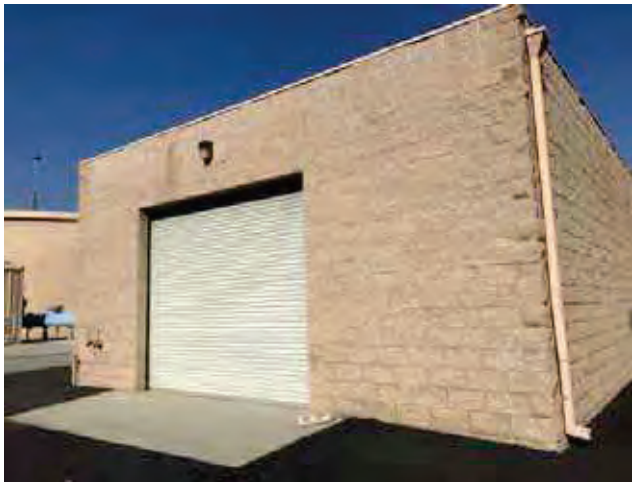
Photographic Overview



7 - NEW WAREHOUSE FRONT ELEVATION



8 - NEW WAREHOUSE SIDE ELEVATION



9 - STORAGE BUILDING FRONT ELEVATION



10 - STORAGE BUILDING SIDE ELEVATION

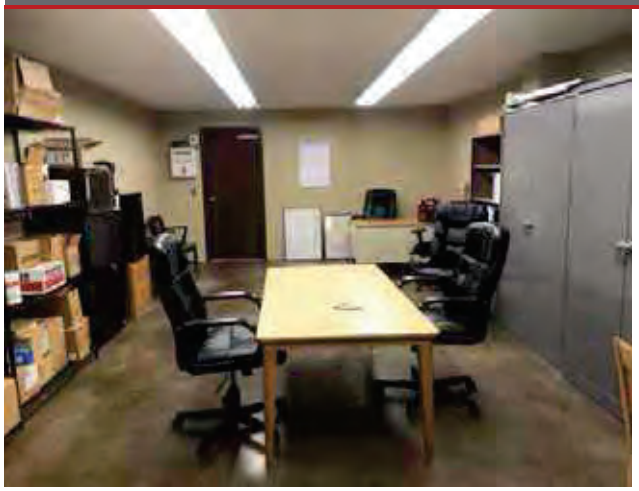


11 - WELL NO.5E FRONT ELEVATION

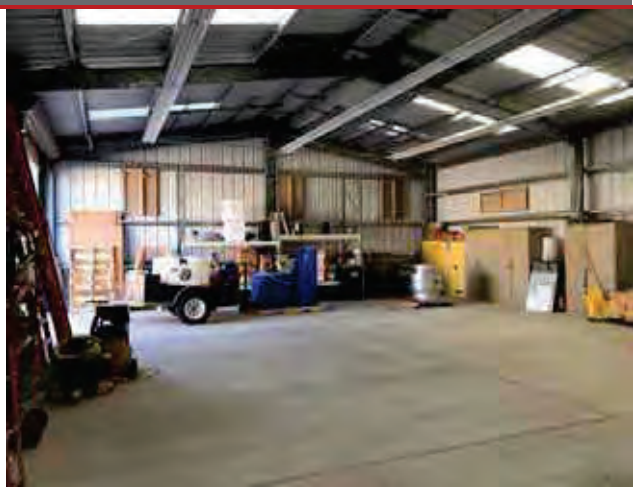


12 - WELL NO.5E SIDE ELEVATION

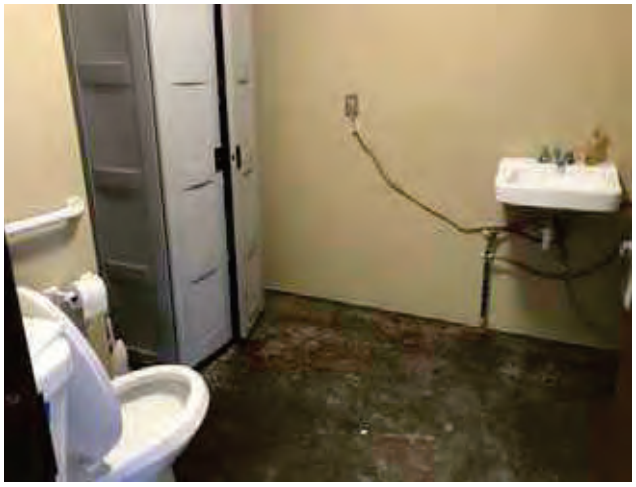
Photographic Overview



13 - BREAK ROOM AND OFFICE



14 - NEW WAREHOUSE INTERIOR AREA



15 - TYPICAL STAFF RESTROOM INTERIOR



16 - WELL BUILDING NO.12E INTERIOR

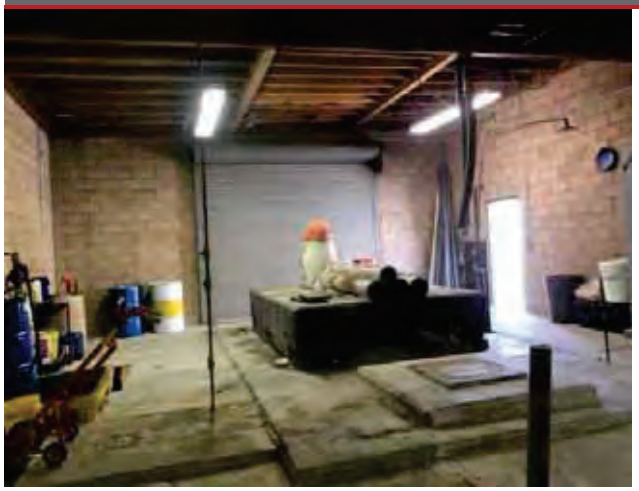


17 - CHLORINE EQUIPMENT INTERIOR AREA



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



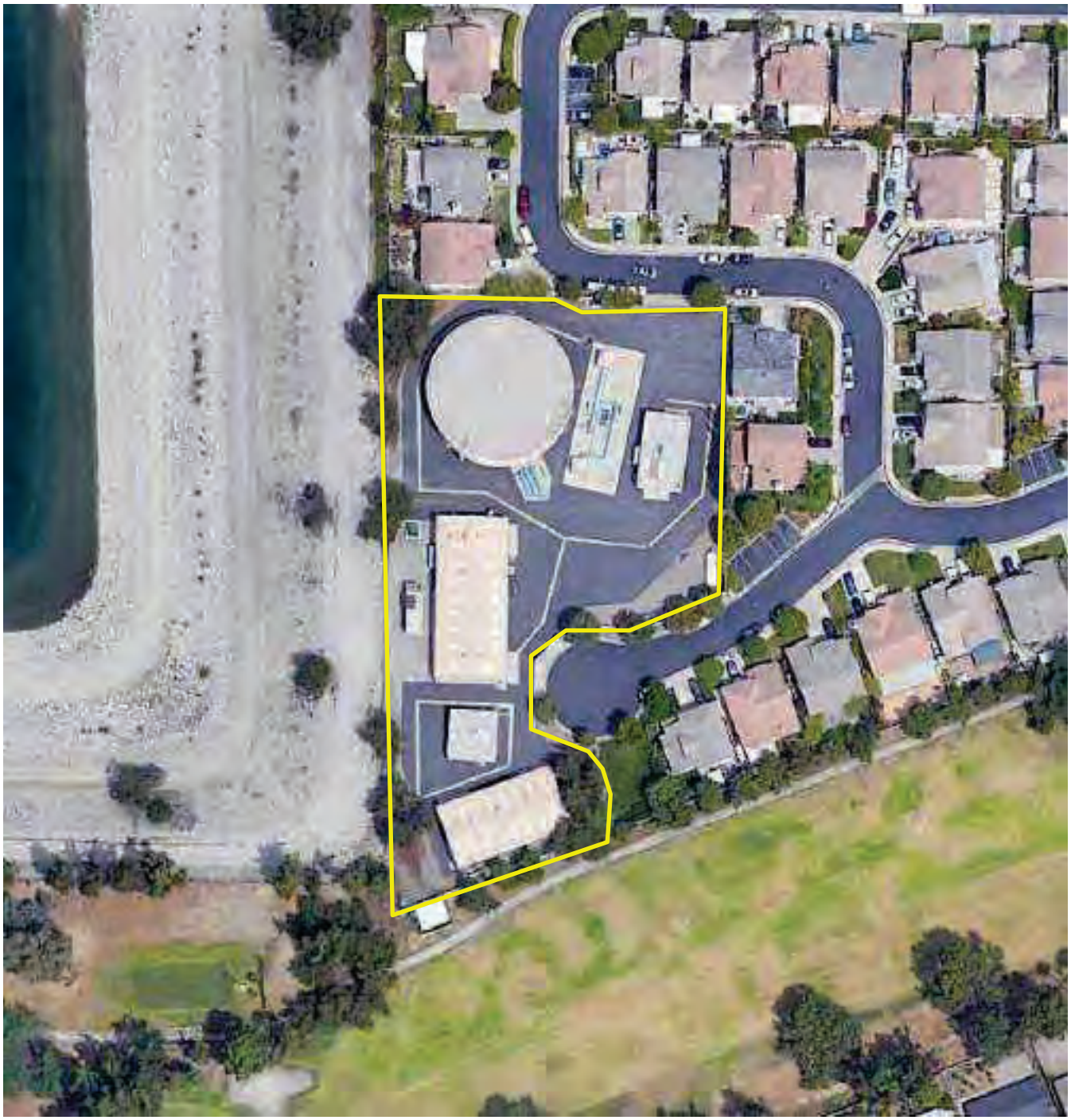
29 - AUTOMATIC GATE WITH CONTROLLER



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		**$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	I 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	I 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	I 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	I 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	I 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	I 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	I 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	I 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	I 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

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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

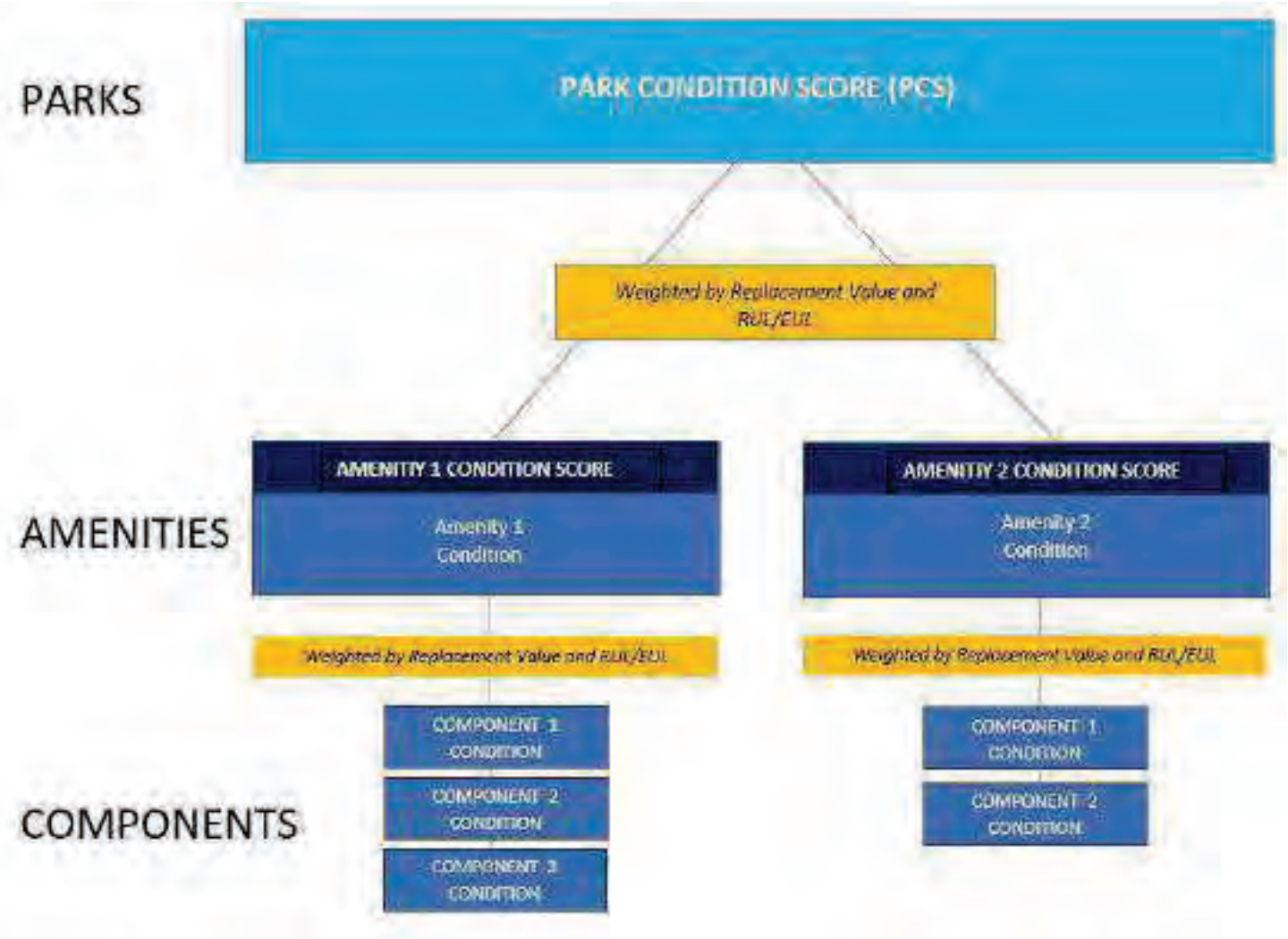
B-1. Prioritization Methodology

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:

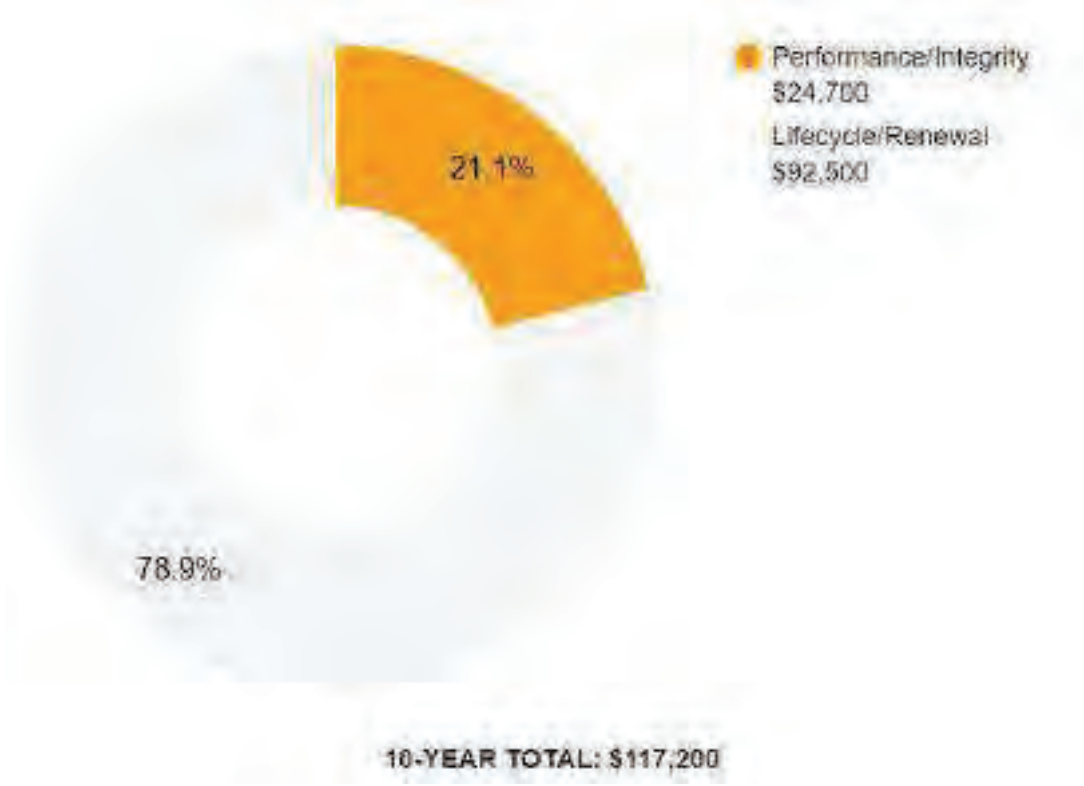
Carlyle E. Linder Equestrian Park Restrooms/Concession	56
General Site	58
Equestrian	50

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

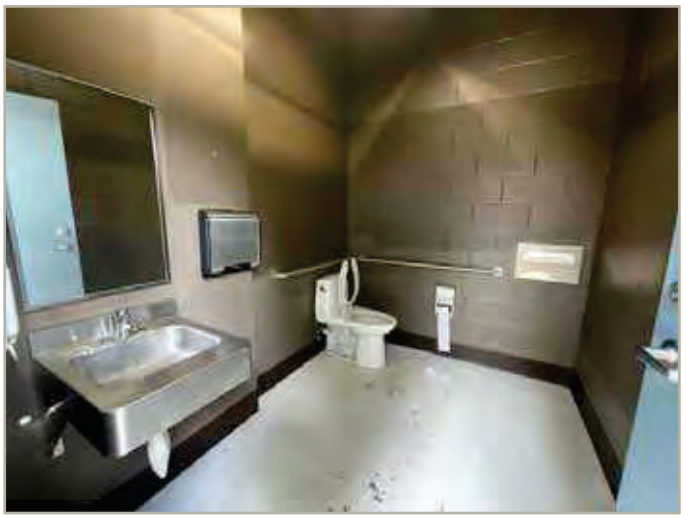
Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk 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.

Prepared by: Arezou Masoumi,
Project Manager

Reviewed by:



Mary Venable, CEM, RA
Program Manager
mary.venable@bureauveritas.com
800.733.0660 x7292719

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



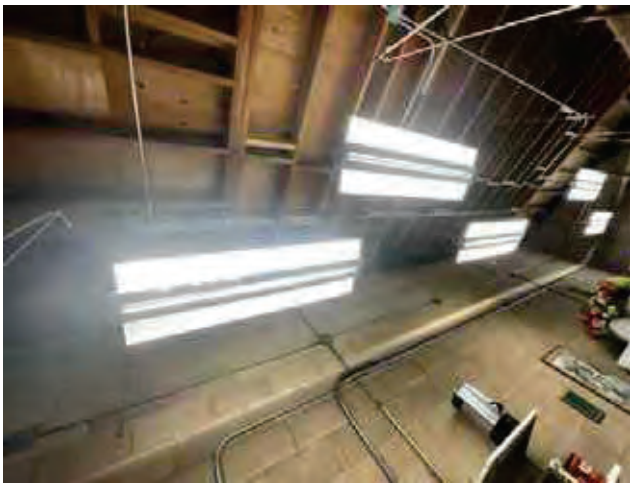
3 - BUILDING REAR ELEVATION



4 - BUILDING LEFT ELEVATION

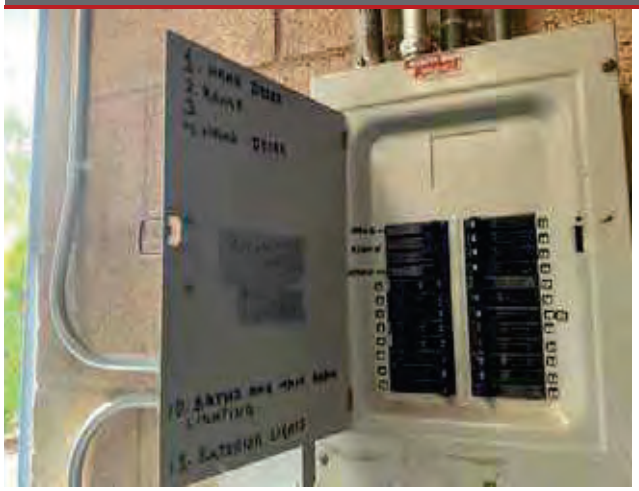


5 - ROOF



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			

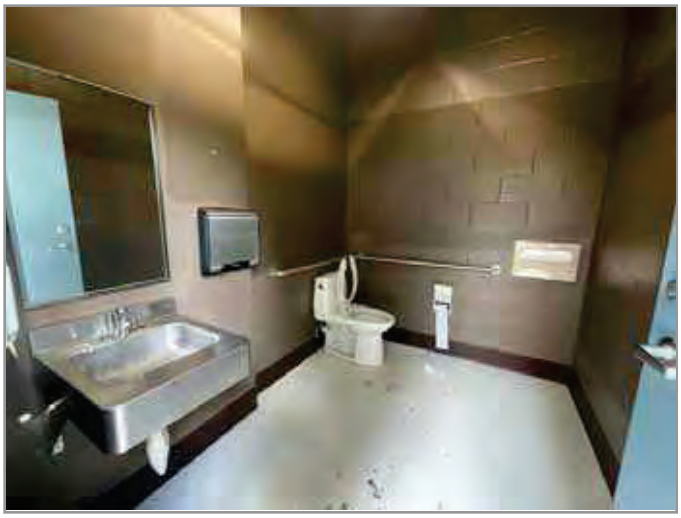
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			X	
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



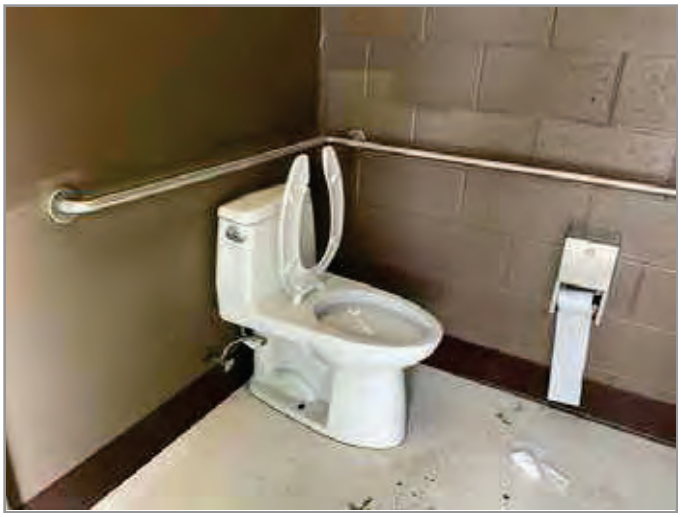
DOOR HARDWARE

	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



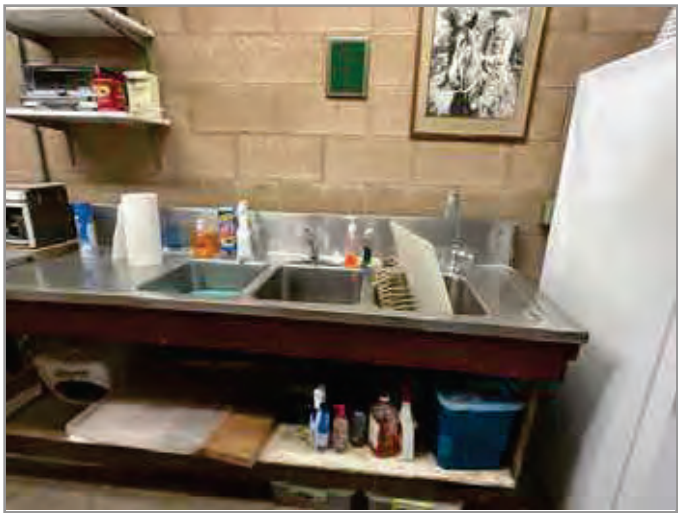
SINK, FAUCET HANDLES AND ACCESSORIES

	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

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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

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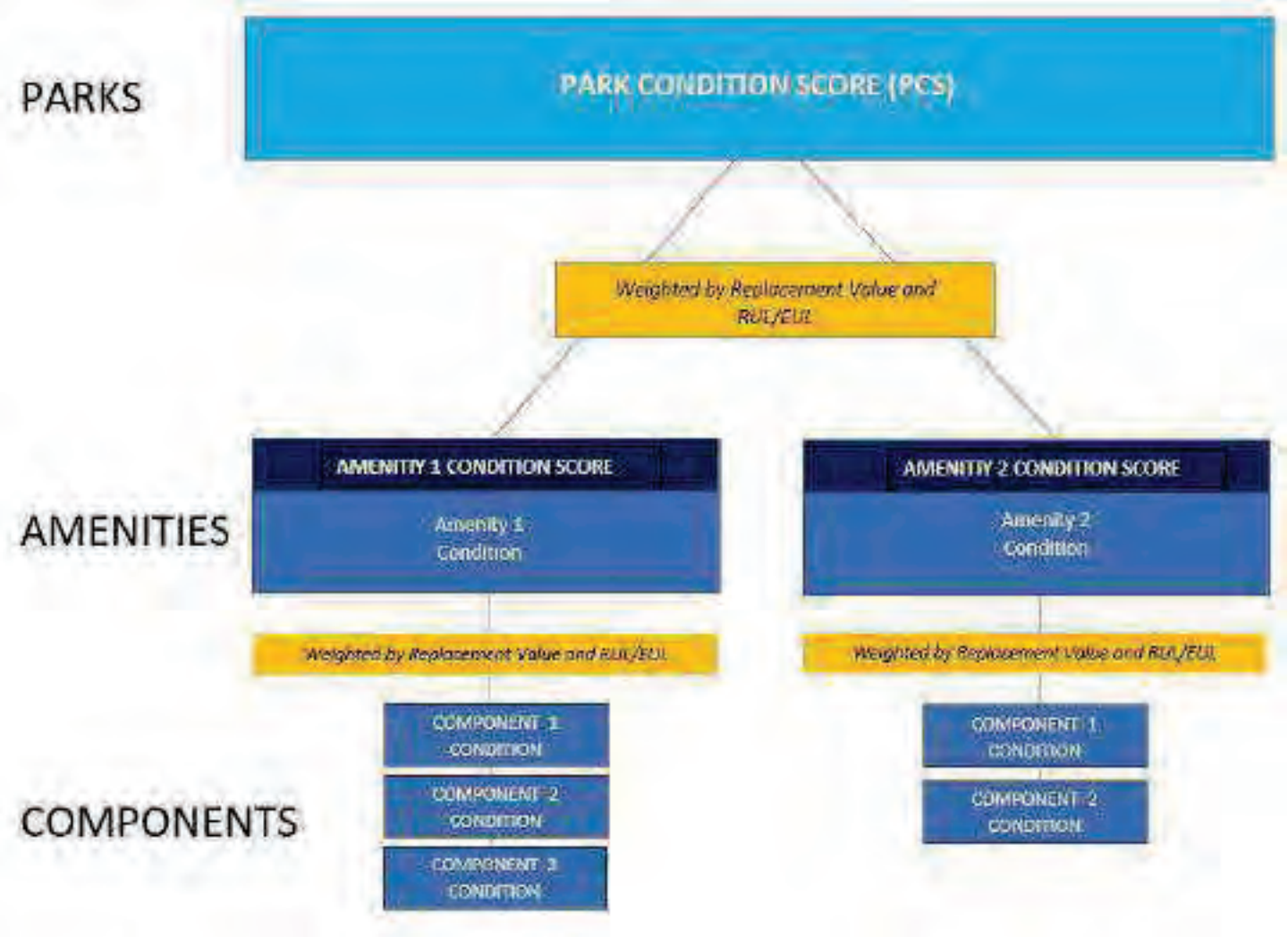


The Amenity Condition Score (ACS) is a score calculated from an algorithm comprising a weighted average of the conditions of all the components within it.

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.

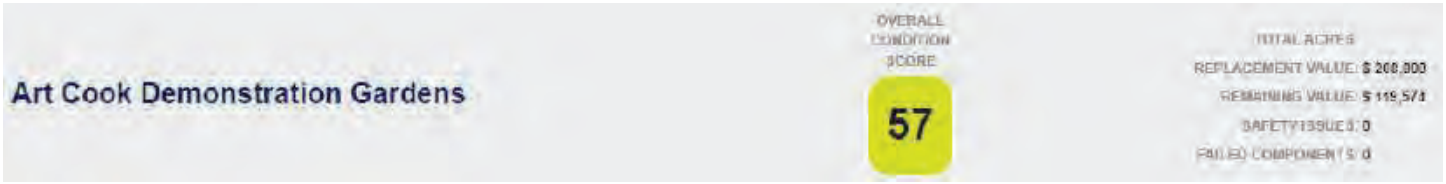
The PCS and ACS metrics have been developed so that the higher the score, the less the park or amenity needs short term financial attention, due to its relative condition. The lower the score, the more attention is needed. An increasingly low score indicates an increased need to address deficiencies, 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:



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.

Prepared by: Arezou Masoumi,
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					$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.

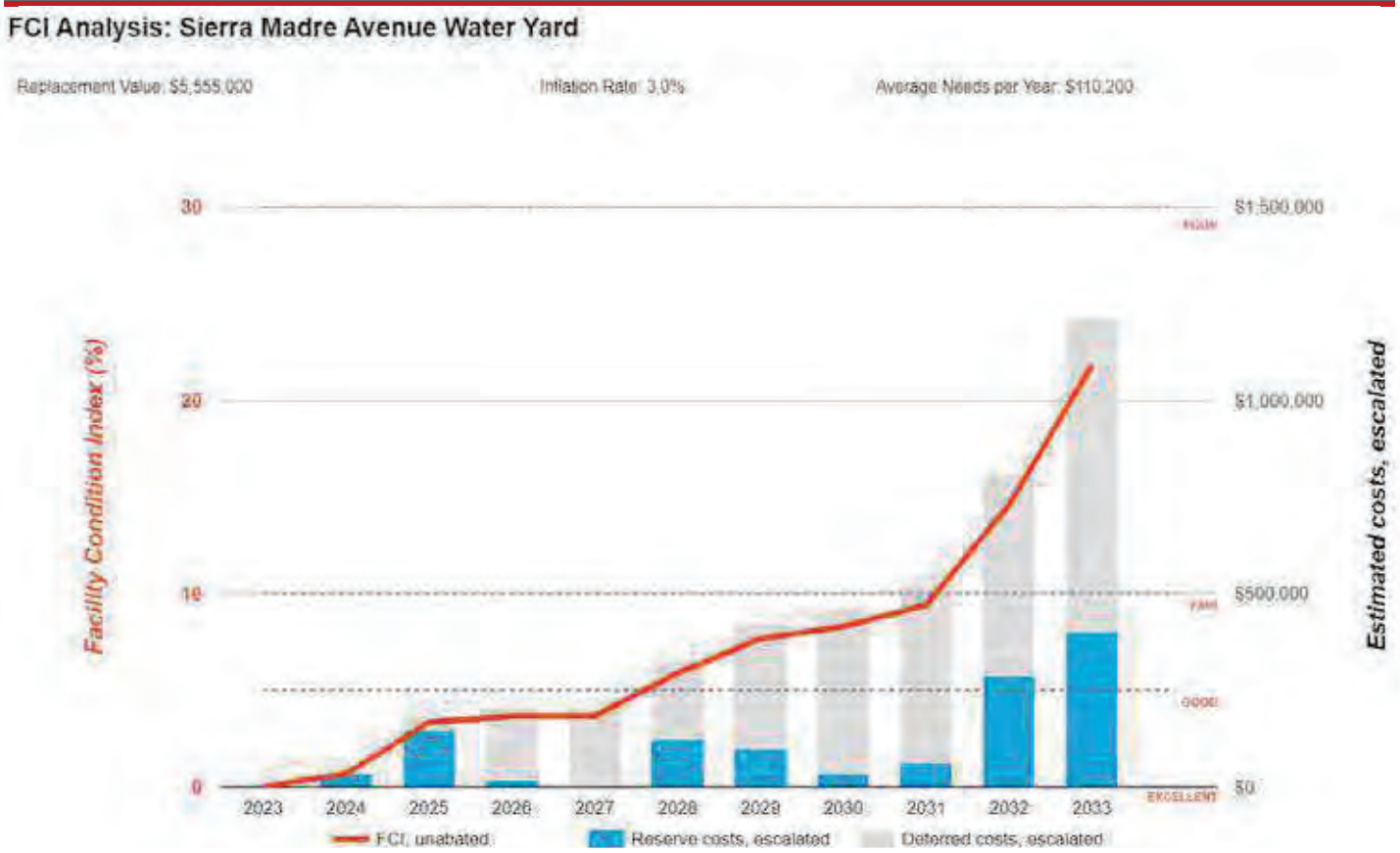
FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable 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

**$$$**$

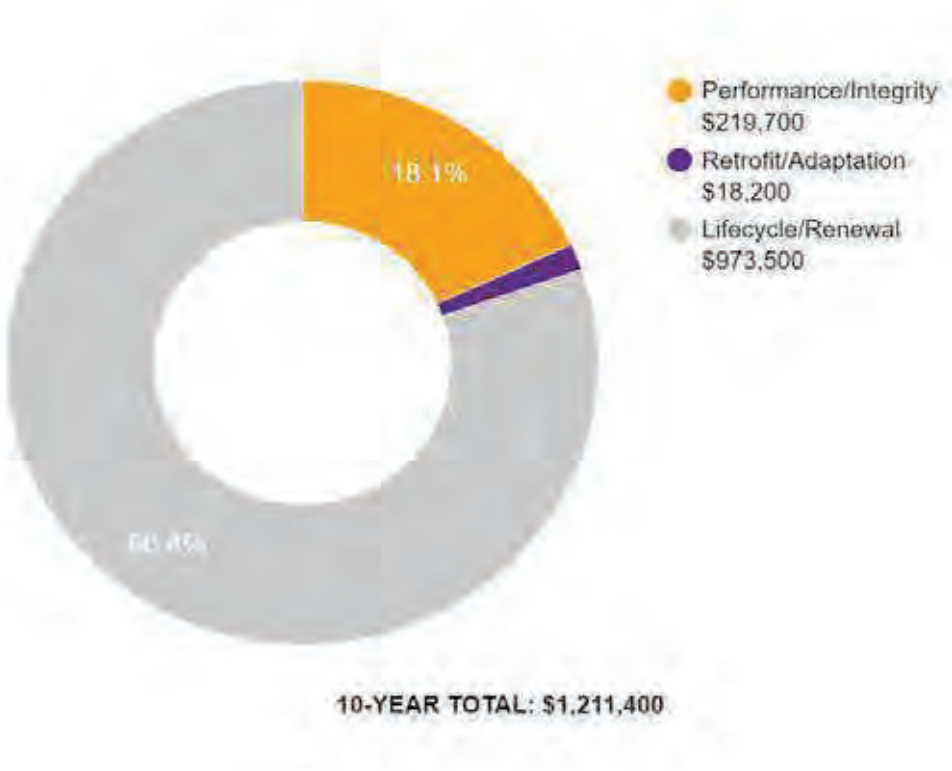
The POC reported that there is inadequate heating at the Warehouse. - AssetCALC ID: 7153264

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	

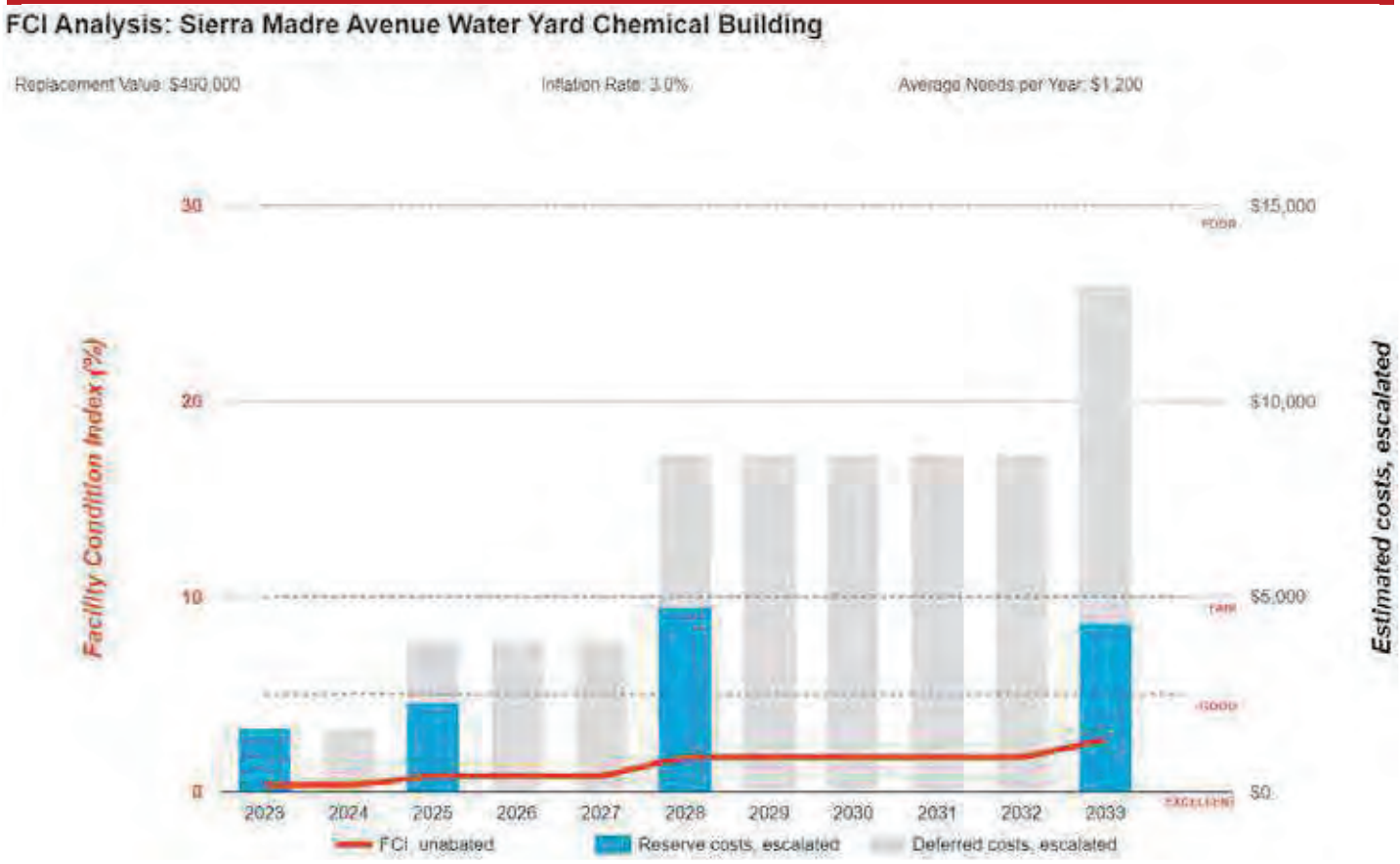
Chemical Building: Systems Expenditure Forecast

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	

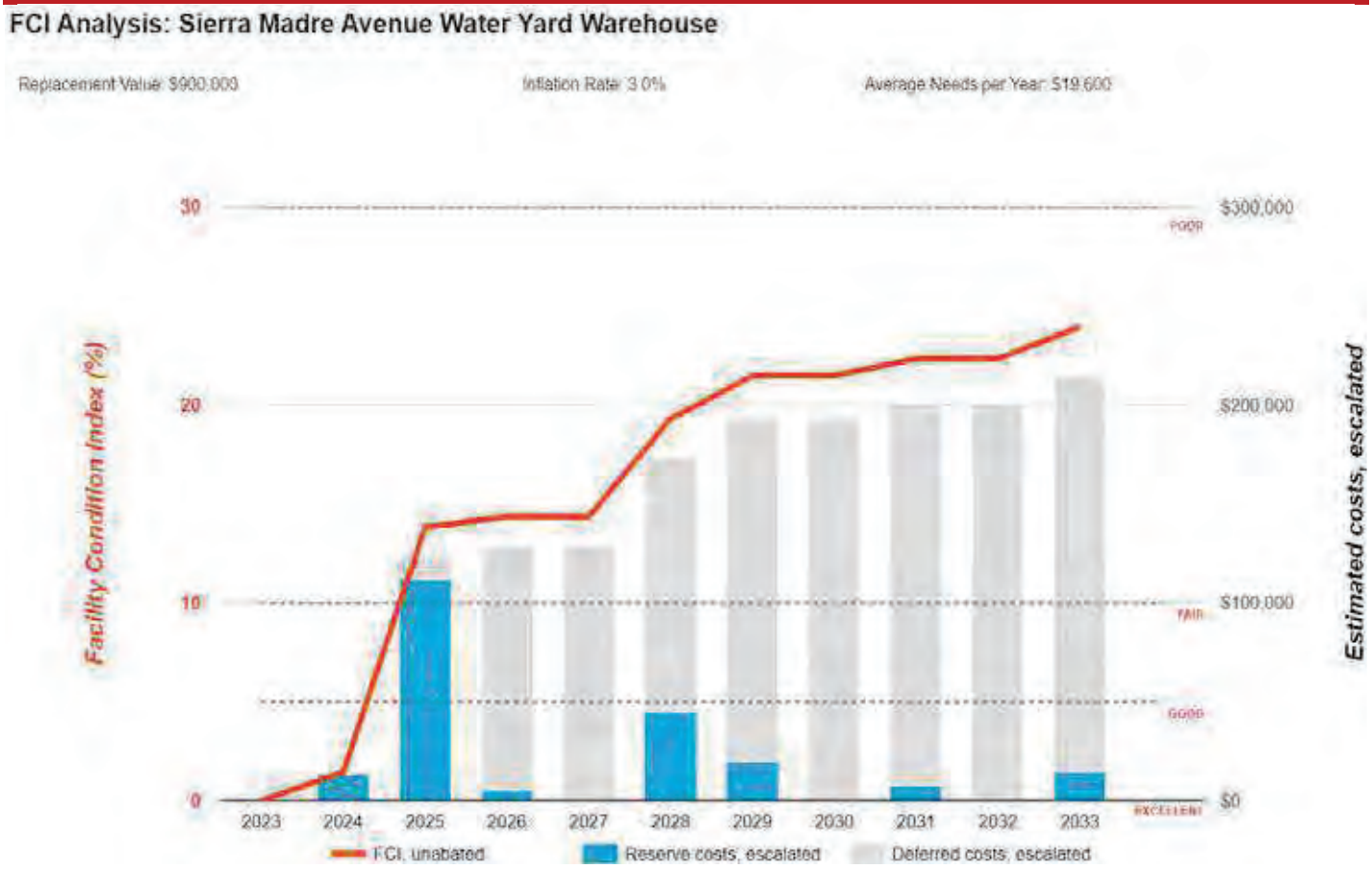
Warehouse: Systems Expenditure Forecast

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	

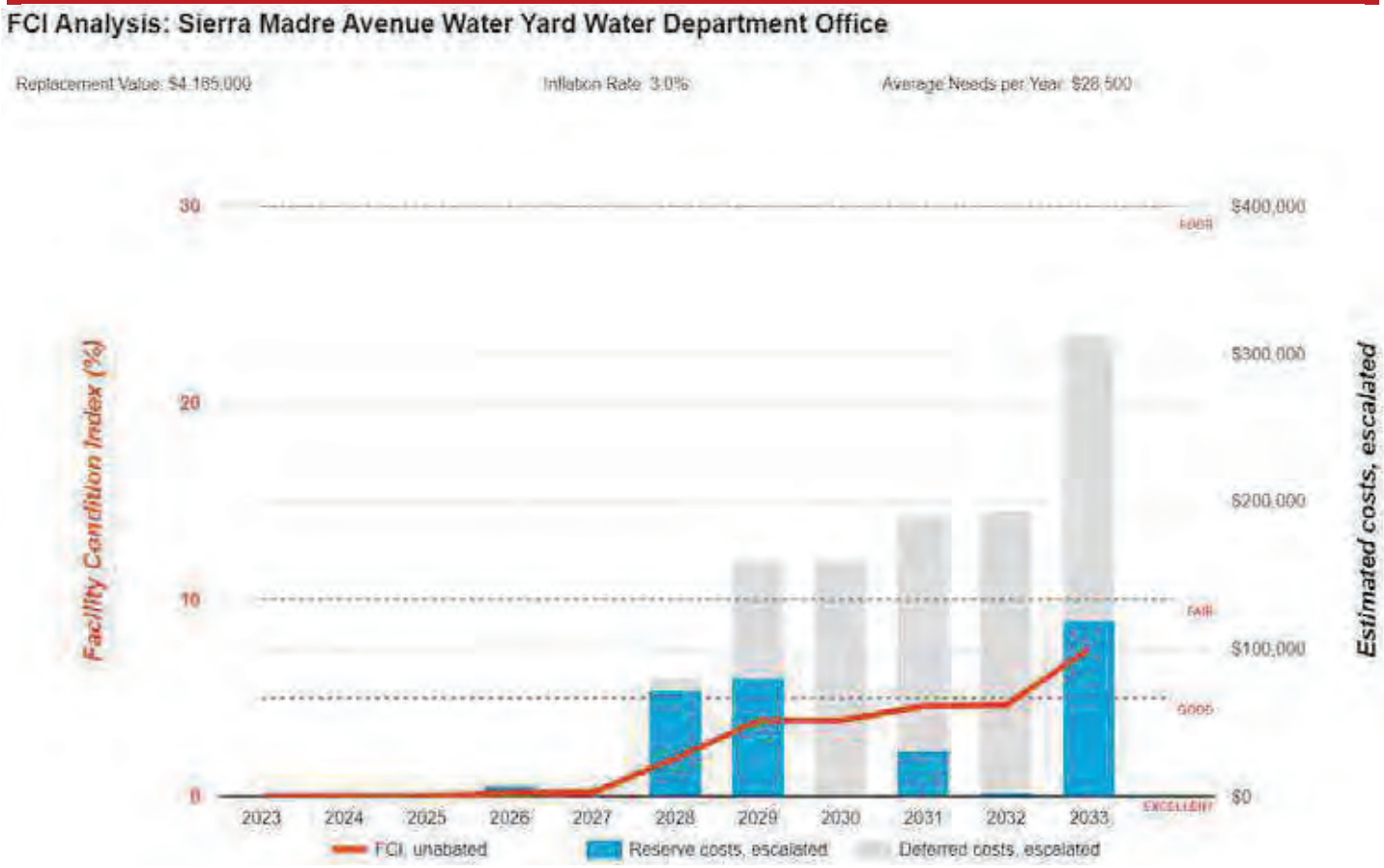
Water Department Office: Systems Expenditure Forecast

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	-	-	$69,600	$30,000	$125,600	$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	-	-	-	$34,800	$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									
				($)	($)	($)	($)	($)	(Therms)	(kWh)	(KW)	(kGal)	(Mmbtu)	($MtCO$_2$/Yr)	($)	($)	($)	(Yrs.)		($)	(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

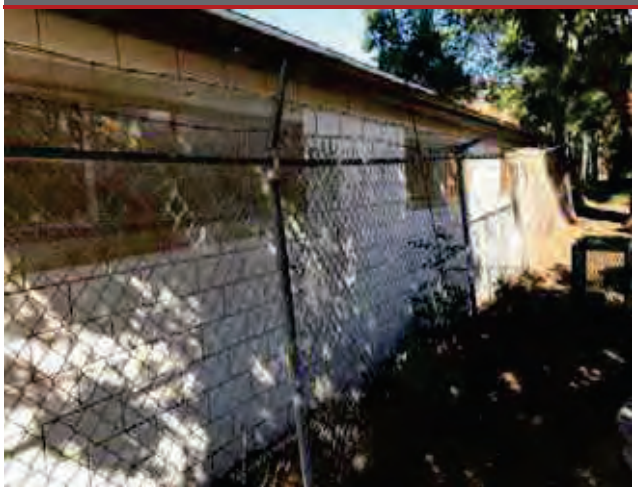


5 - WAREHOUSE BUILDING FRONT ELEVATION



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



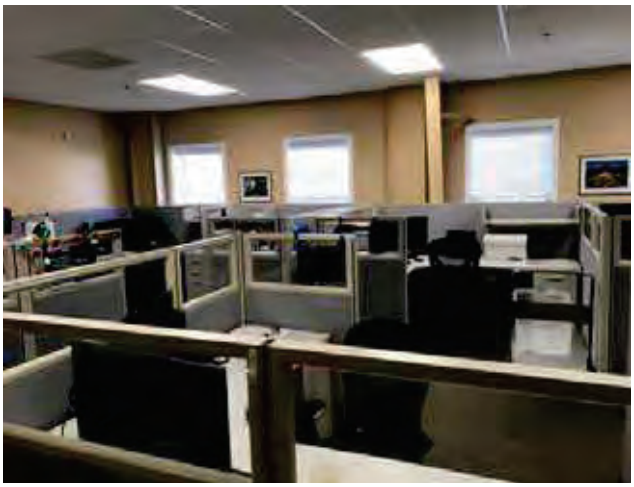
14 - CHEMICAL BUILDING INTERIOR AREA



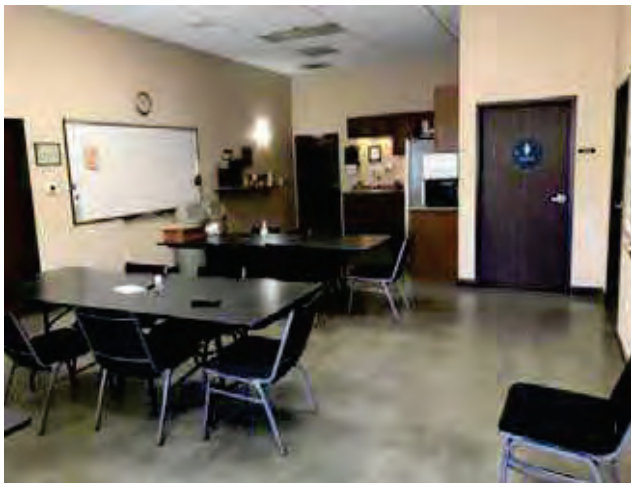
15 - WAREHOUSE BUILDING INTERIOR AREA



16 - STORAGE AND MAINTENANCE ROOM

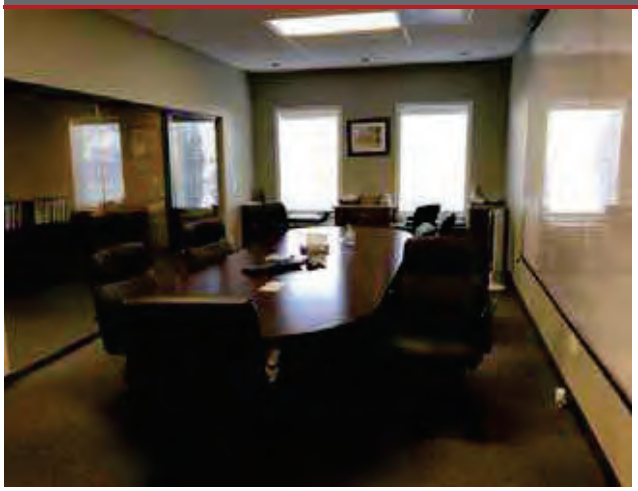


17 - WATER DEPARTMENT OPEN OFFICE

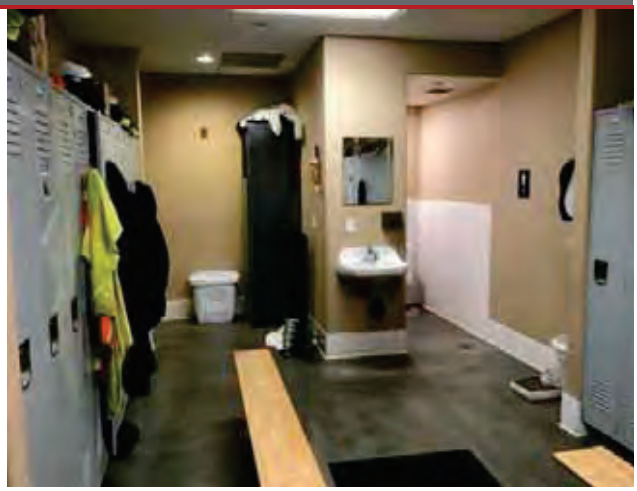


18 - BREAK ROOM AND KITCHEN

Photographic Overview



19 - WATER DEPARTMENT CONFERENCE ROOM



20 - LOCKER ROOM AND RESTROOM



21 - STORAGE TANK WATER HEATER



22 - ROOF MOUNTED PACKAGED UNIT

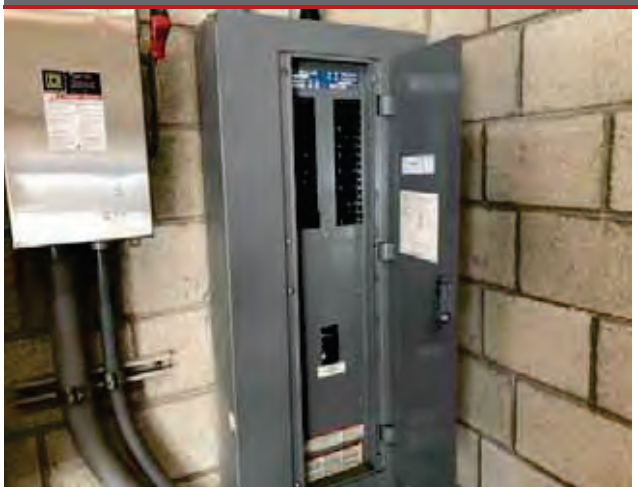


23 - ROOF MOUNTED EXHAUST FAN



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



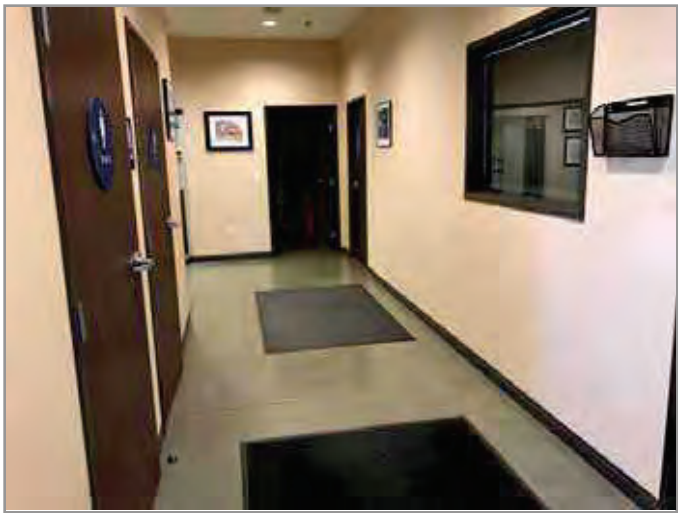
DOOR HARDWARE

	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			

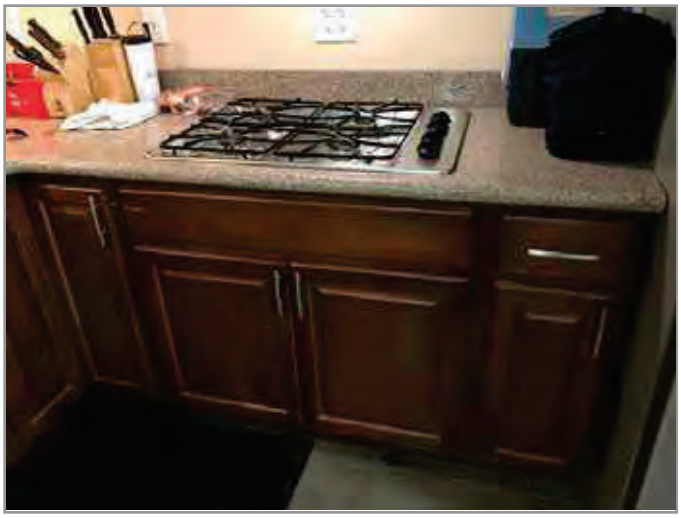
7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	✕			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?	✕			
9	Do accessories and mirrors appear to be mounted 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	7045810
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 MB	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
Energy Cost Savings: $371
Simple Payback: 0.92 Years

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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 *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			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 *Labor* $229	Total	$277	$
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*	*Solid Waste (20%)*	1.28	GPF
**(Federal Law Requires All Flushes Not To Exceed 1.6 GPF)*	*Liquid Waste (80%)*	0.38	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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BV PROJECT #:

DATE OF REPORT:
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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

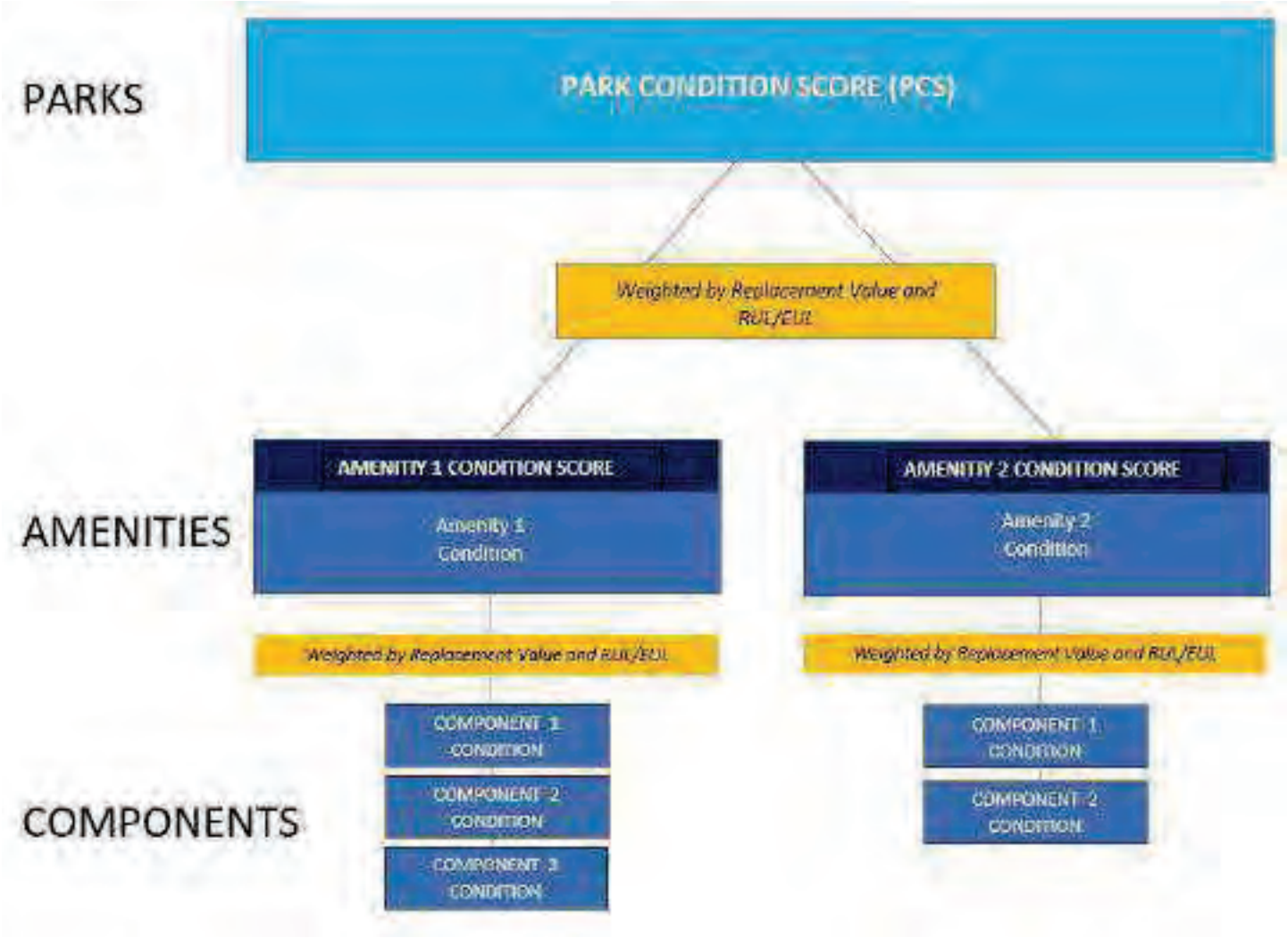
Prioritization Methodology

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: $ 9,152,226 REMAINING VALUE: $ 7,588,078 SAFETY ISSUES: 0 FAILED COMPONENTS: 0
Baseball Field 2	COND. SCORE: 91	REPLACEMENT VALUE: $ 1,681,380 REMAINING VALUE: $ 1,833,108
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: $ 1,664,730 REMAINING VALUE: $ 1,664,455
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

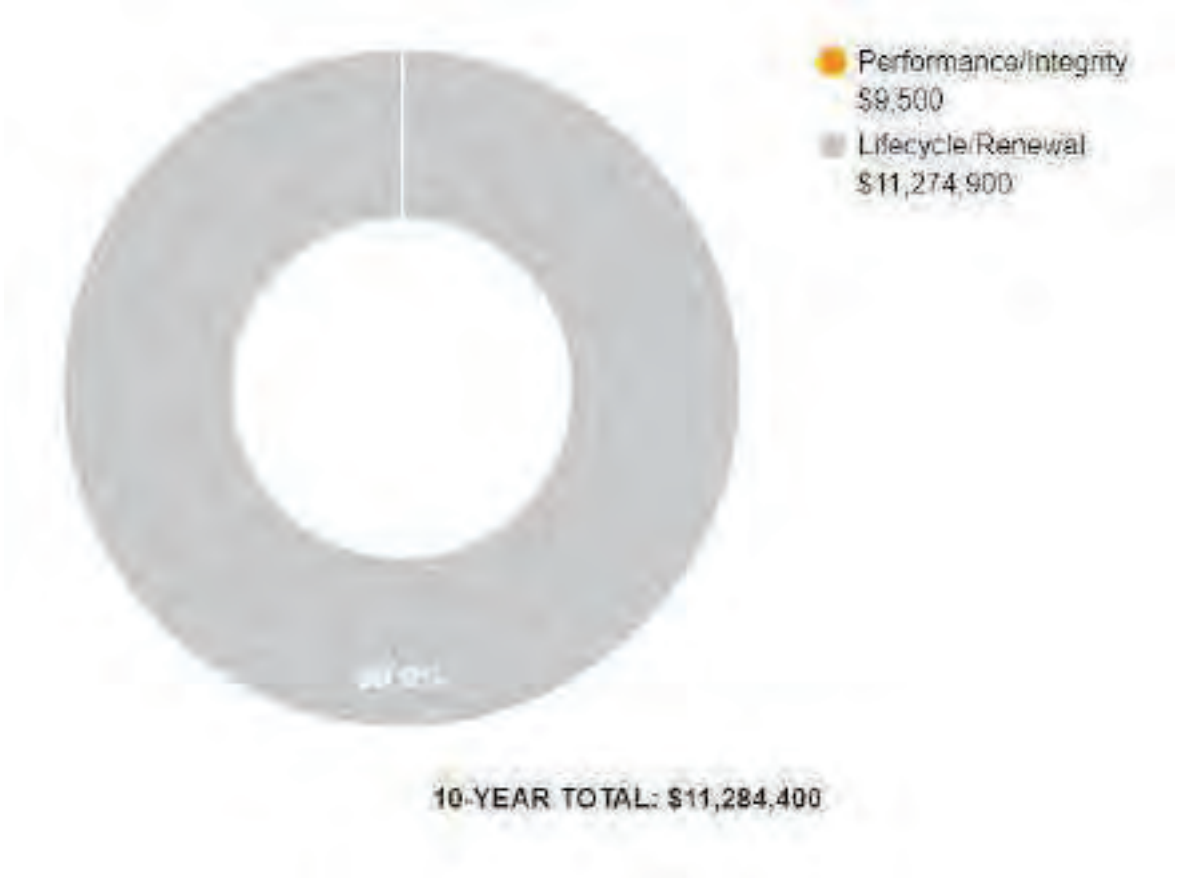
Plan Types (Amenities and General Site)

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**

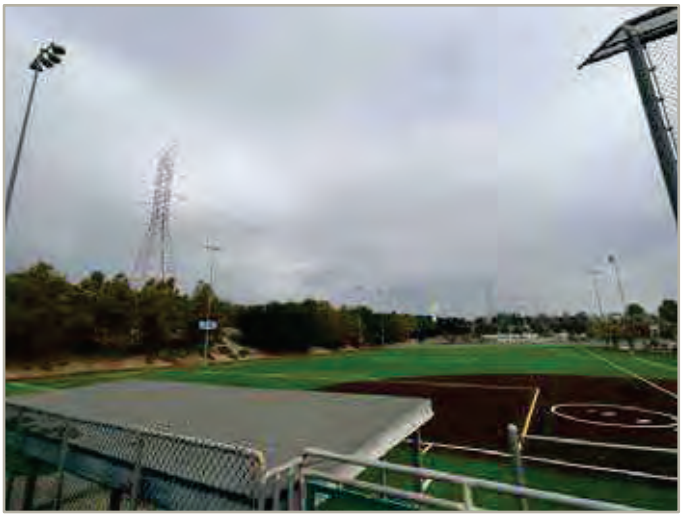
Plan Type:
Performance/Integrity

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 %

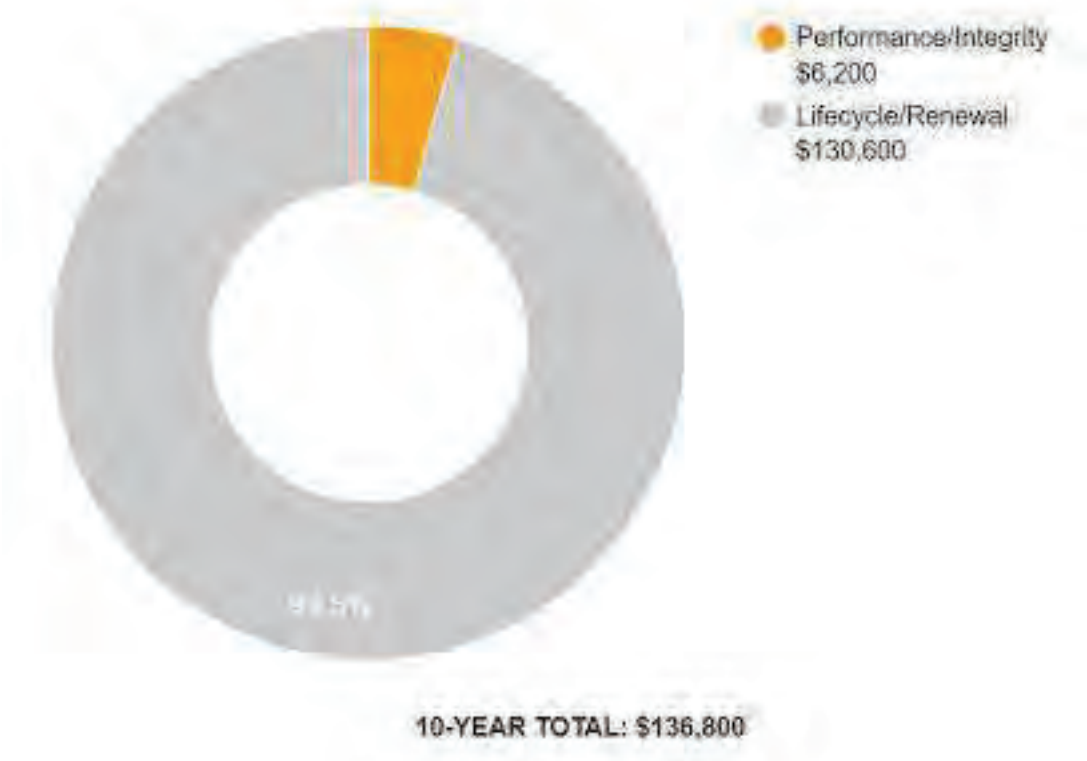
Plan Types (Buildings)

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

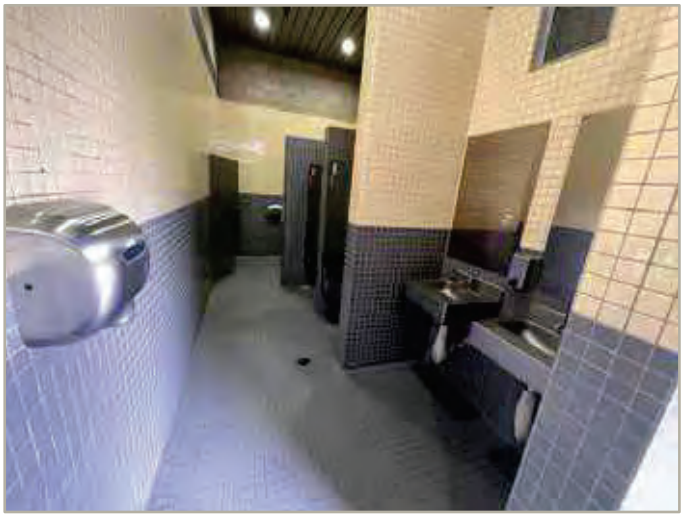
Cost Estimate: $5,800

**$$**$$

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	

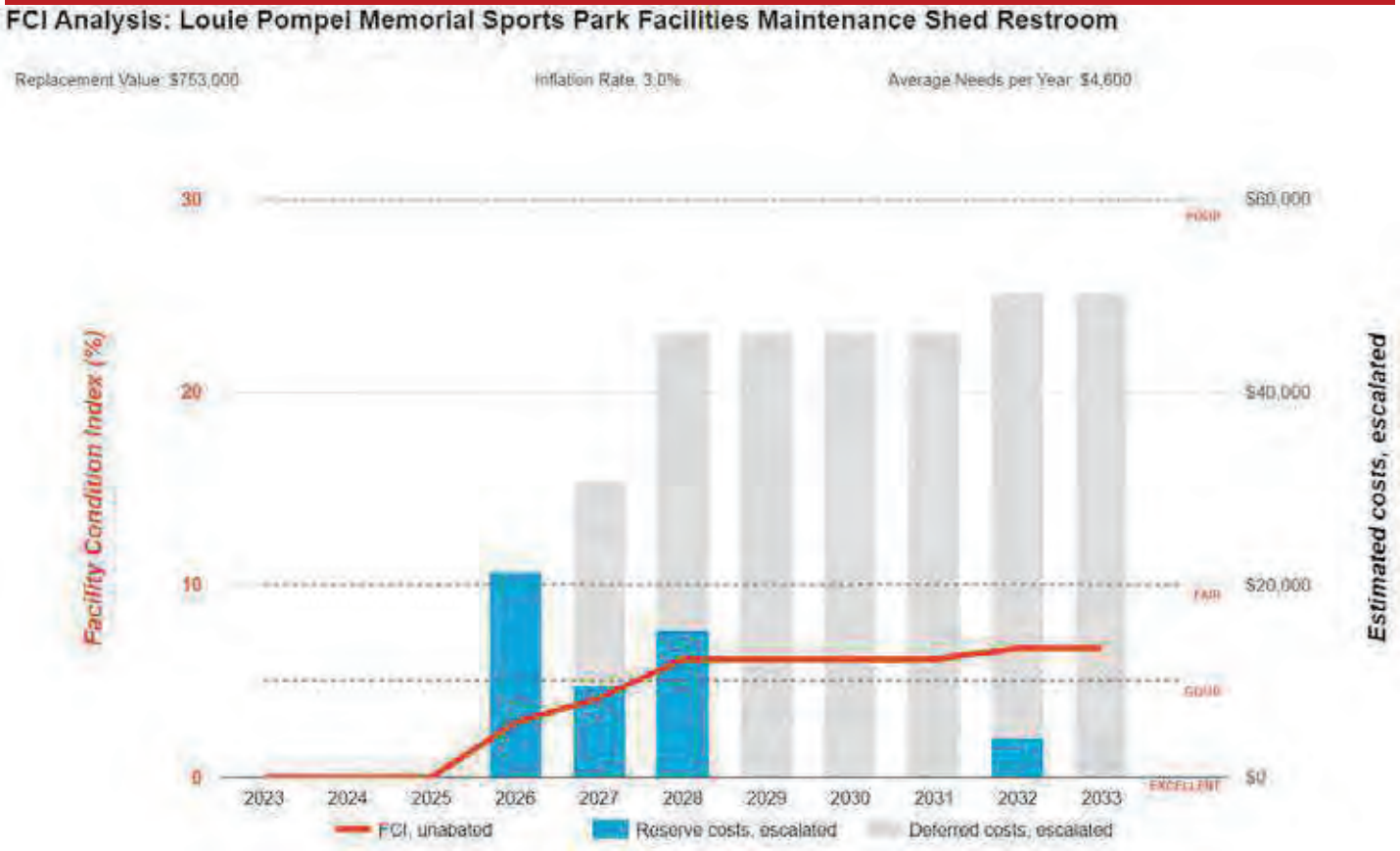
Maintenance Shed Restroom: Systems Expenditure Forecast

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	

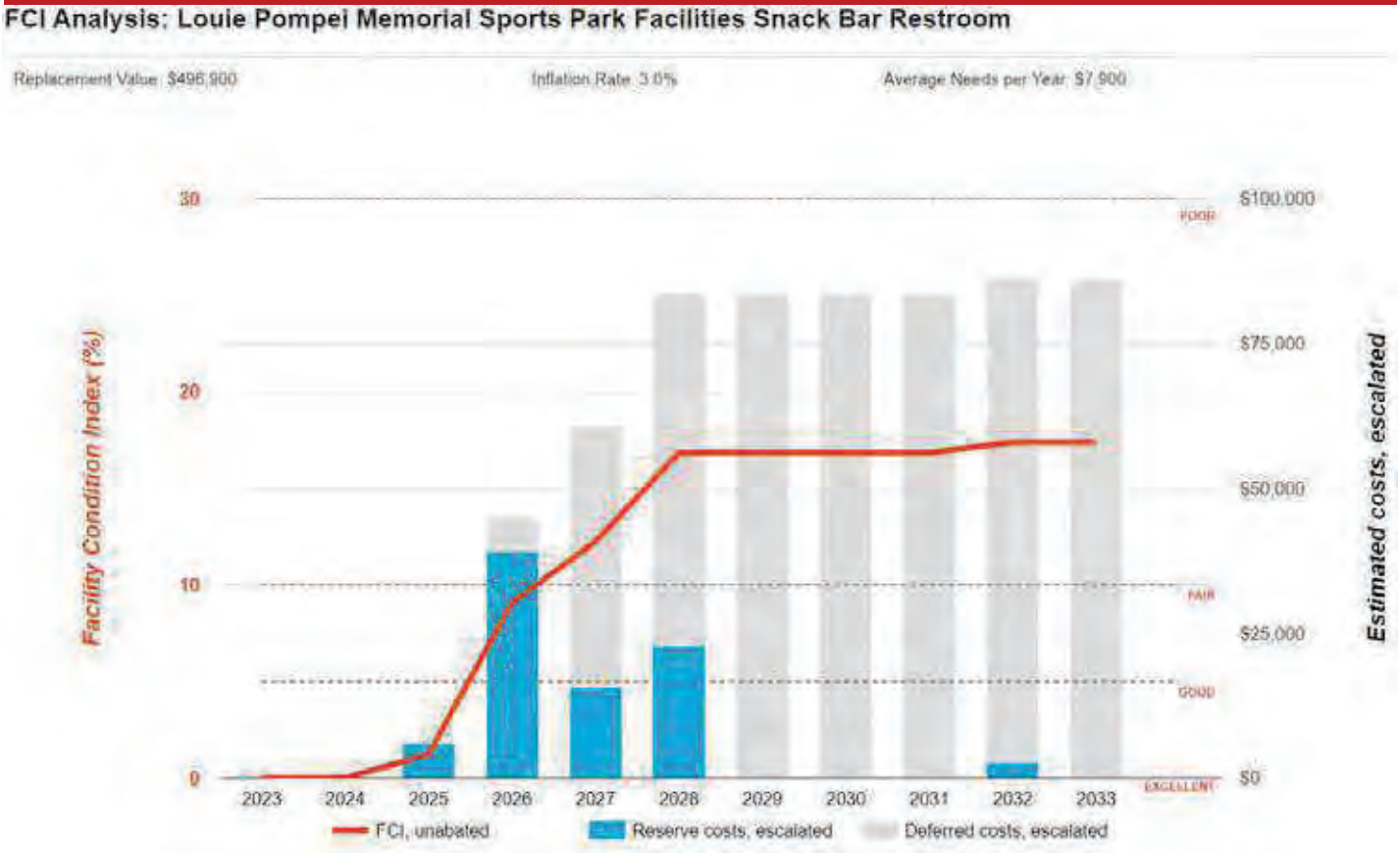
Snack Bar Restroom: Systems Expenditure Forecast

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

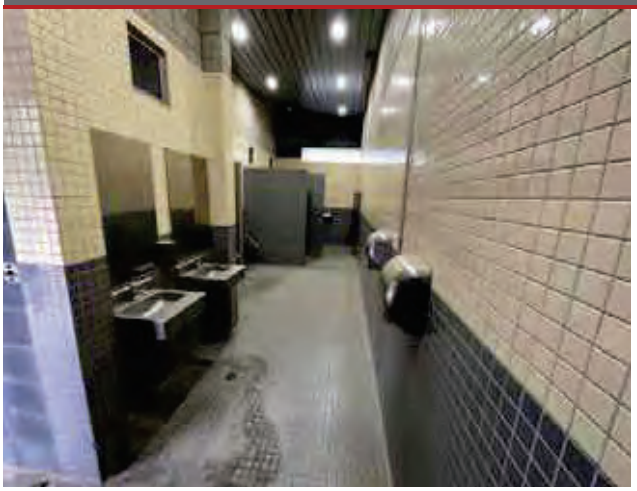


5 - SNACK BAR RESTROOMS - RIGHT ELEVATION



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



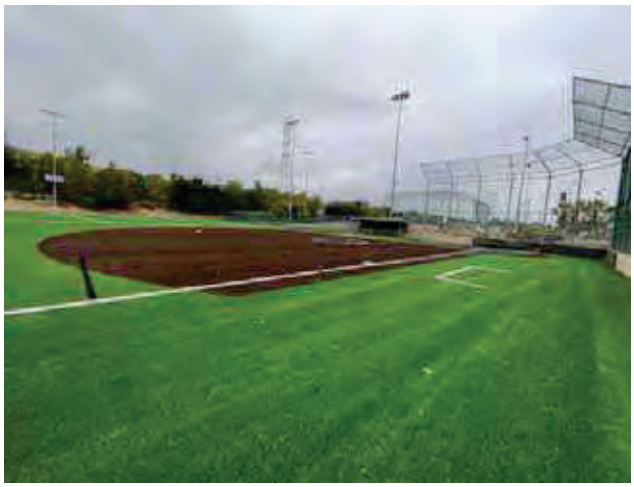
15 - PUMP HOUSE



16 - SPORTS LIGHTING



17 - PLAY AREA



18 - SPORTS FIELD 1

Photographic Overview



19 - SPORTS FIELD 2



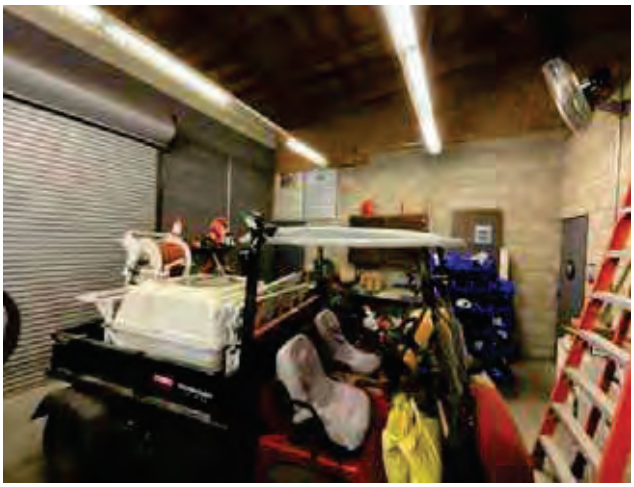
20 - SPORTS FIELD 3



21 - SPORTS FIELD 4 AND 5



22 - STORAGE SHED



23 - GARAGE

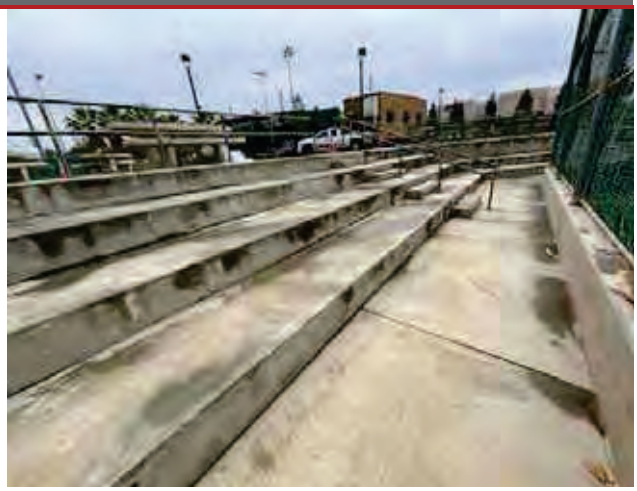


24 - BASEBALL BACKSTOP

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

BUREAU VERITAS

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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			$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 3" 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	-117.834358	https://www.google.com/maps?q=+34.118816,-117.834358	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,-117.836394	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/Install	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	7136968
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

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 etails				Fi ture etails						E istin Consumption	
Line o	uildin ame	Interior E terior	Floor	Space ype	oom o	dditional rea escription	L	Control Quantit y	E istin Control	echnolo y	Su - echnolo y	Lamp ype	otal Lamps	Fi ture ype	Linear Fluorescent Fi ture Lens	Fi ture Mountin	Fi ture Quantity	Fi ture Count	Fi ture ei ht	nnual ours	E istin nnual k h
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

PREPARED BY:
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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:

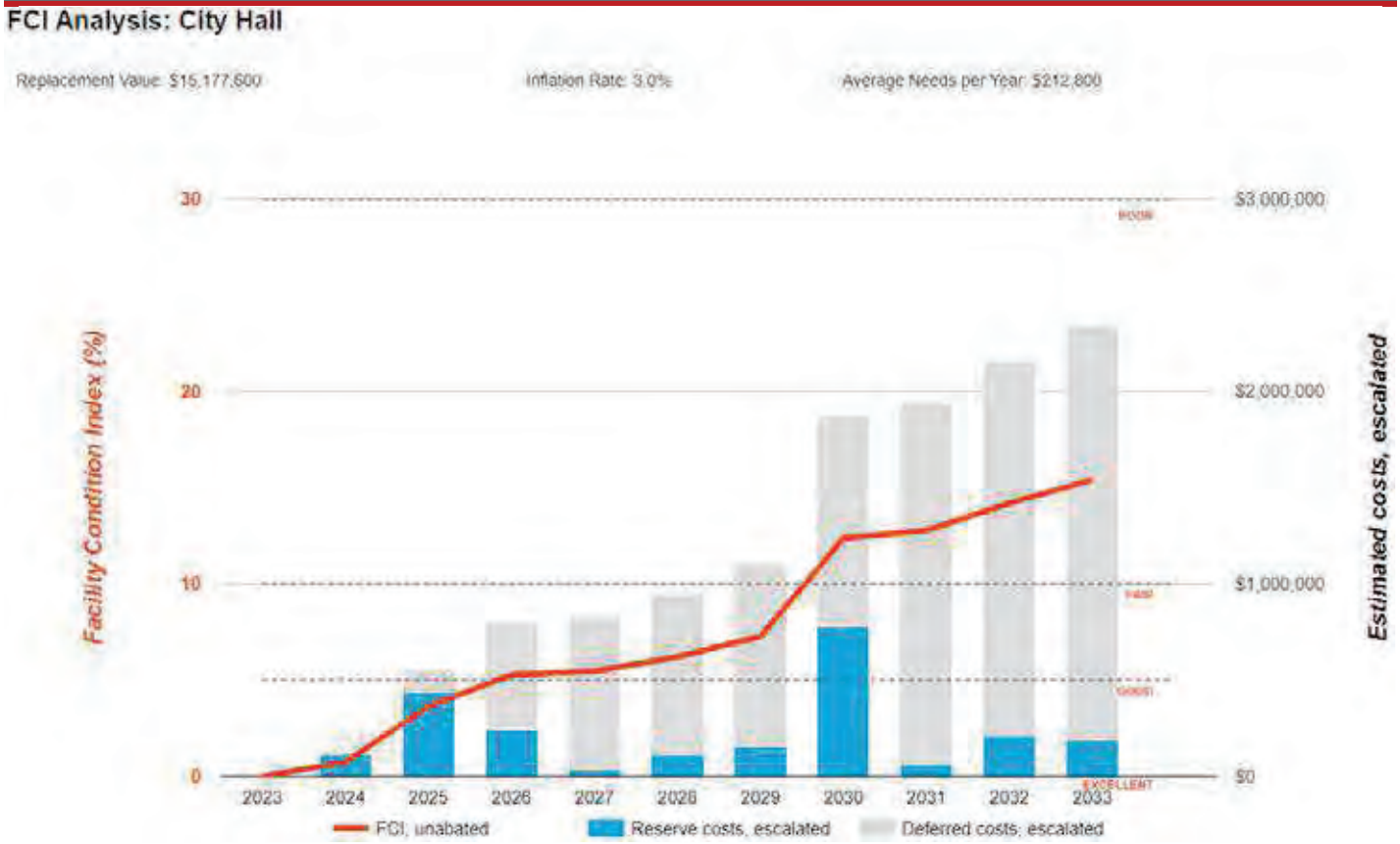
FCI Analysis | City Hall(1821)

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**

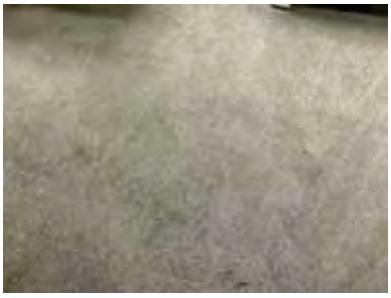
Priority Score: **84.7**

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

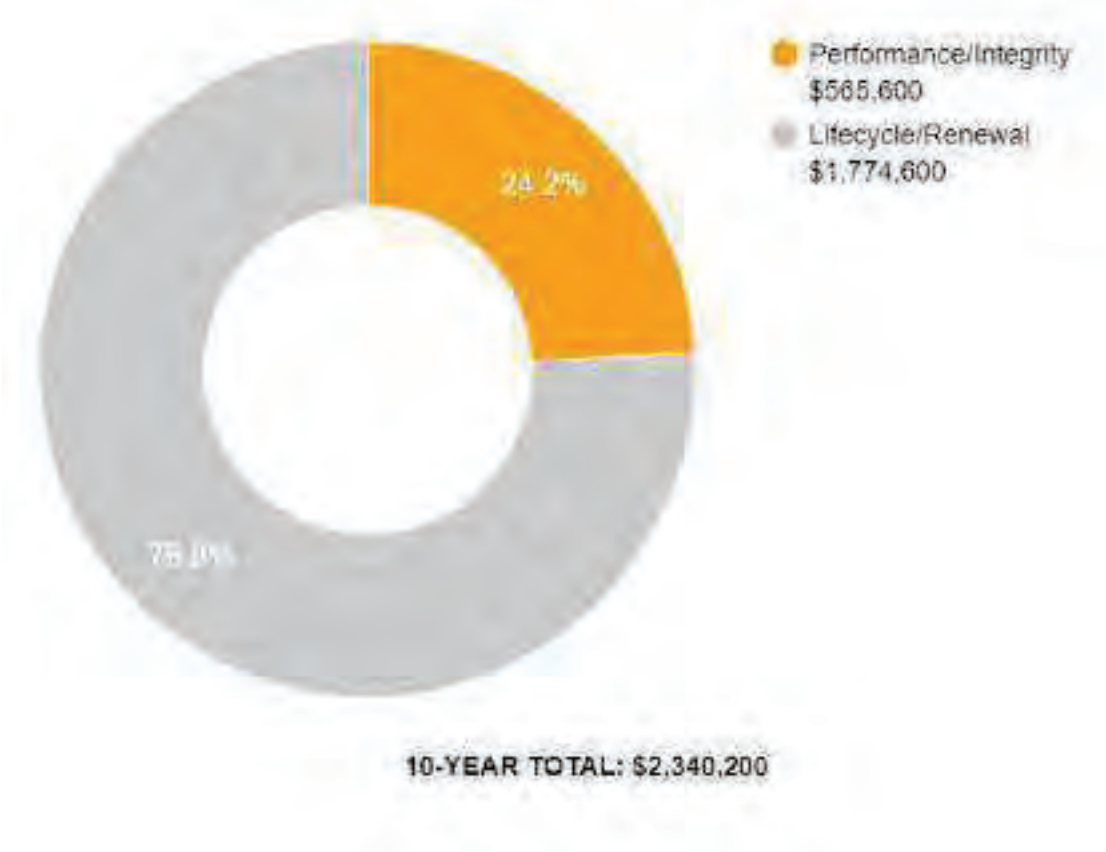
Plan Types

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

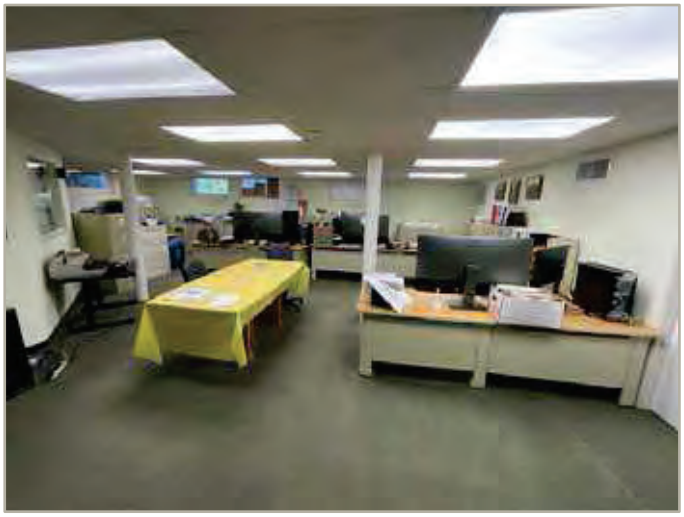
Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk 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.

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: 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



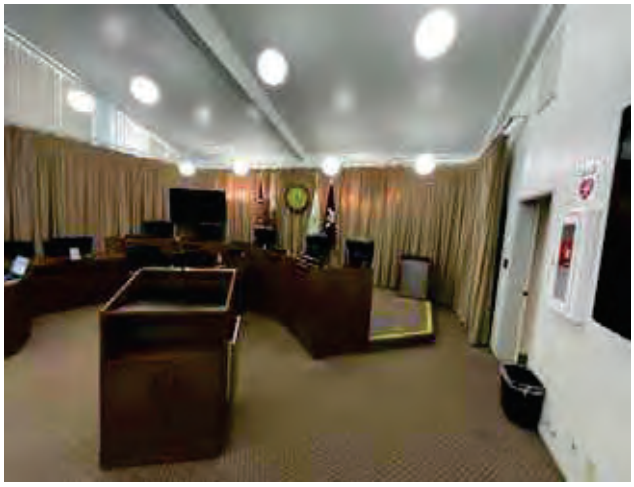
7 - CLAY TILE ROOF



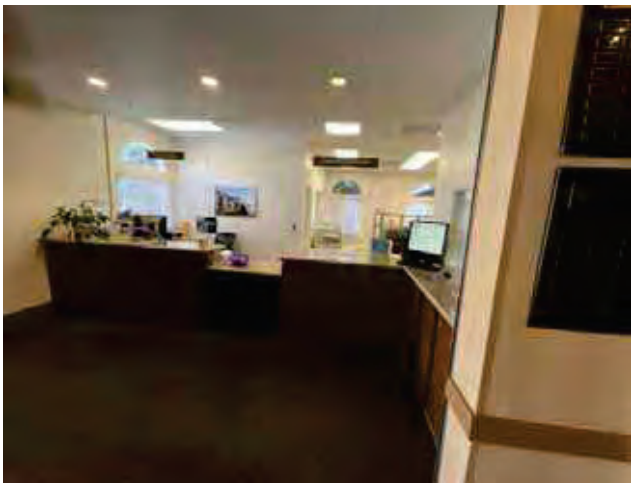
8 - MODIFIED BITUMEN ROOF



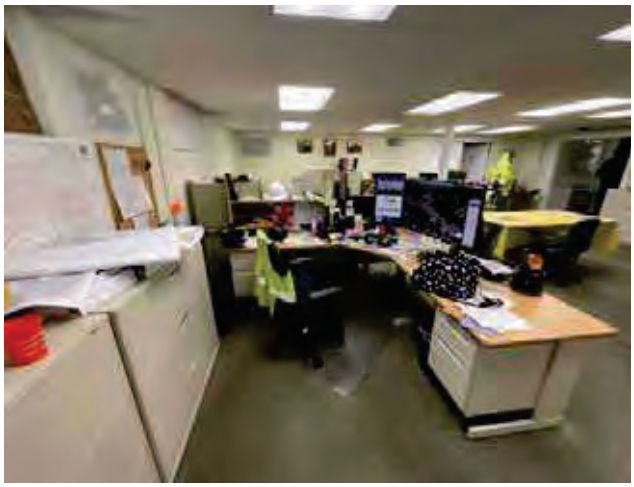
9 - OFFICE OVERVIEW



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

BUREAU VERITAS

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

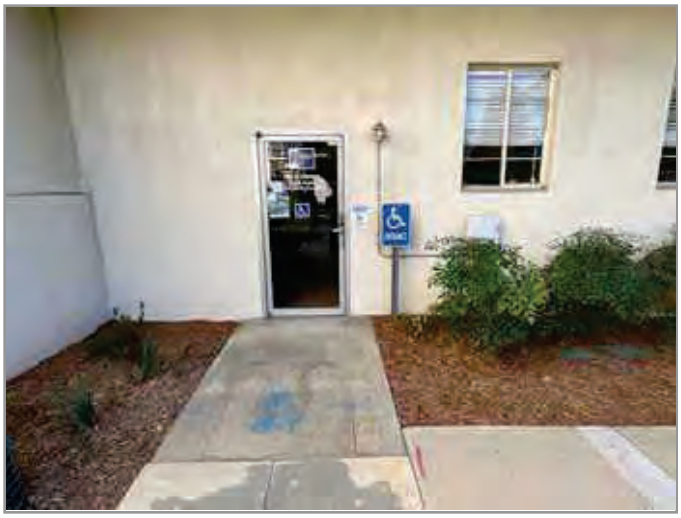
	Question	Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	X			
2	Does the required number of van-accessible designated spaces appear to be provided ?	X			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	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



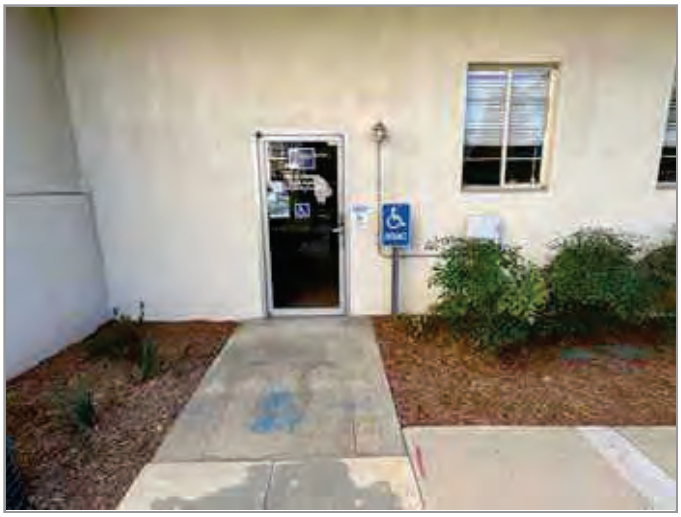
SECOND PATHWAY

	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			

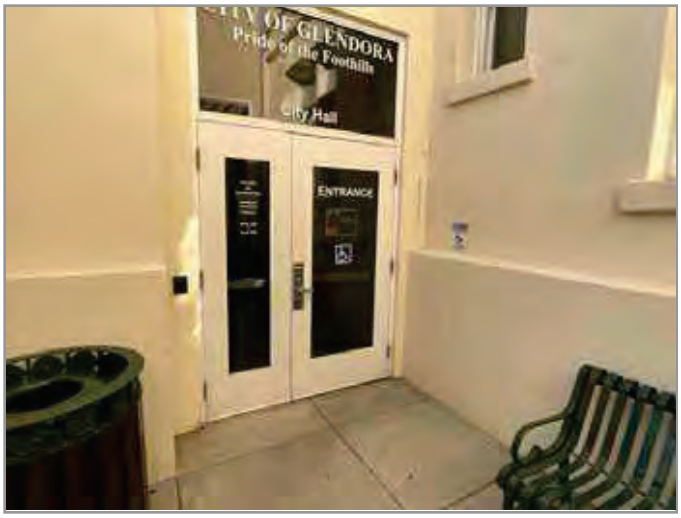
7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?	✕			
8	Do ramps and stairs on an accessible route appear to have compliant handrails?	✕			
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?	✕			

Abbreviated Accessibility Checklist

Building Entrances



ACCESSIBLE ENTRANCE



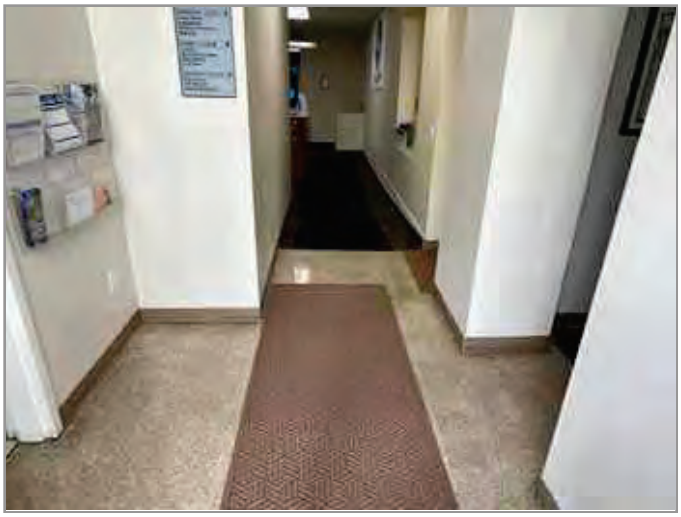
ADDITIONAL ENTRANCE

	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			

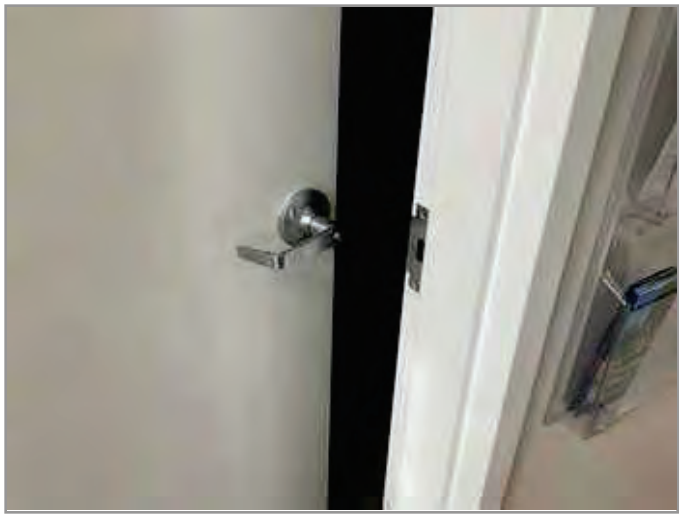
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	✕			
8	Do thresholds at accessible entrances appear to have a compliant height ?	✕			

Abbreviated Accessibility Checklist

Interior Accessible Route



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	sset a	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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IC	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			SUMMER		
Select Type of Heating Fuel	Natural as	(Select)	Is The Building Cooled?	es	
Estimated Annual Heating Plant Efficiency	75.00		Estimated Annual Cooling Plant Efficiency	9.62	EER
Annual Heating Degree Days(HDD):	1,710		Annual Cooling Degree Days(CDD):	2,255	
Estimated Total Annual Input Heating Energy Savings	135	Therms	Estimated Total Annual Input Cooling Energy Savings	1,387	kWh
Cost/Unit of Heating Fuel:	$2.24	$/Therm	Cost/Unit For Electricity	$0.30	$$
Estimated Annual Heating Cost Savings	$302	$$	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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IC	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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IC	pgrade Split Heating and ooling System
H12-	Lo ation Roof
ttri utes	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.

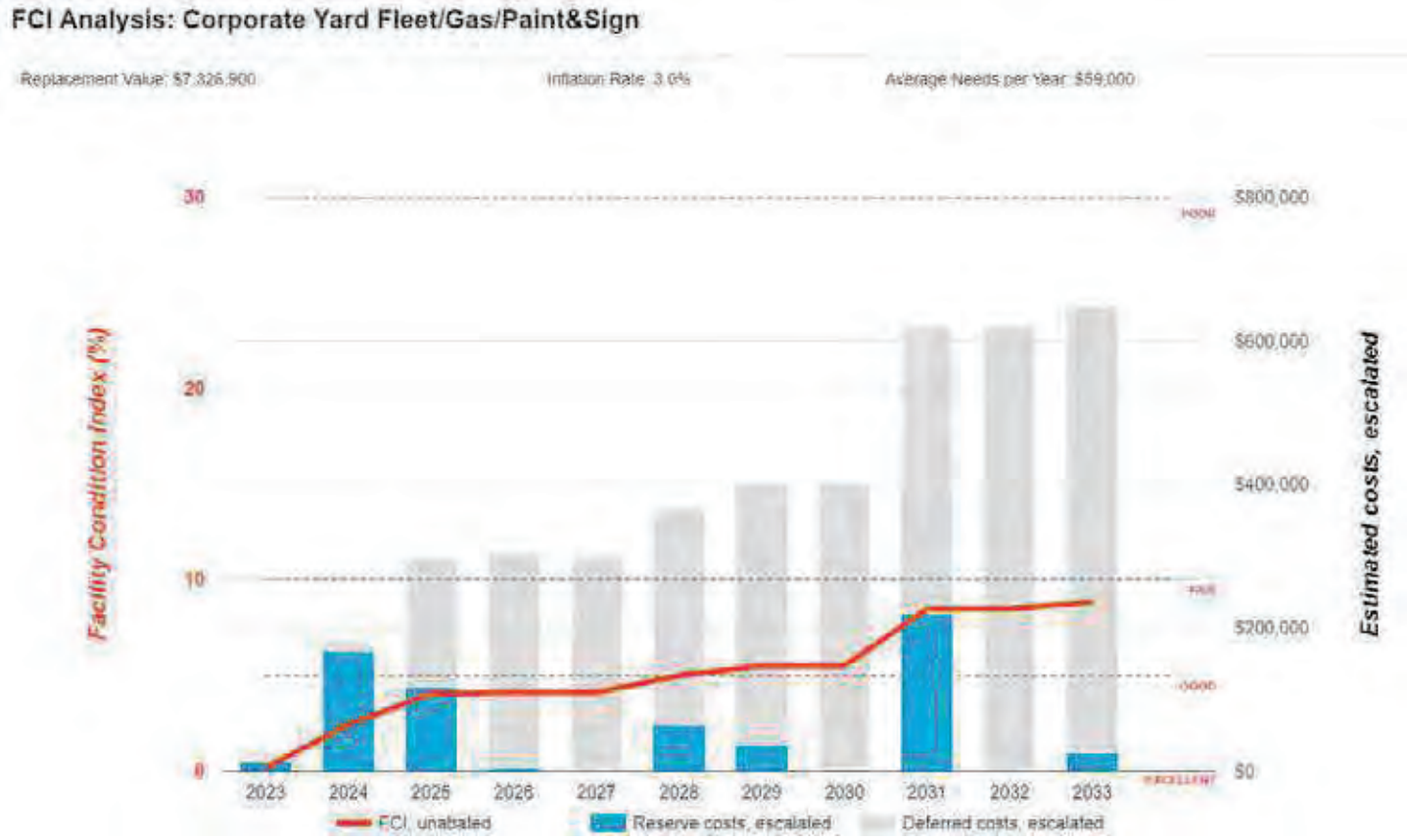
FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable 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

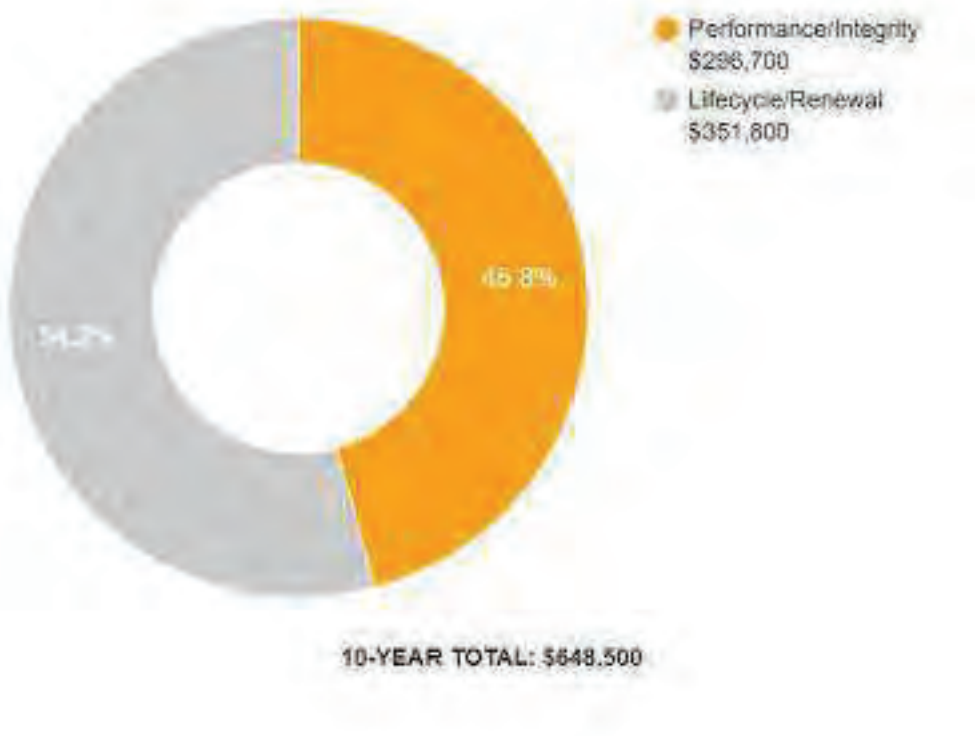
Plan Types

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

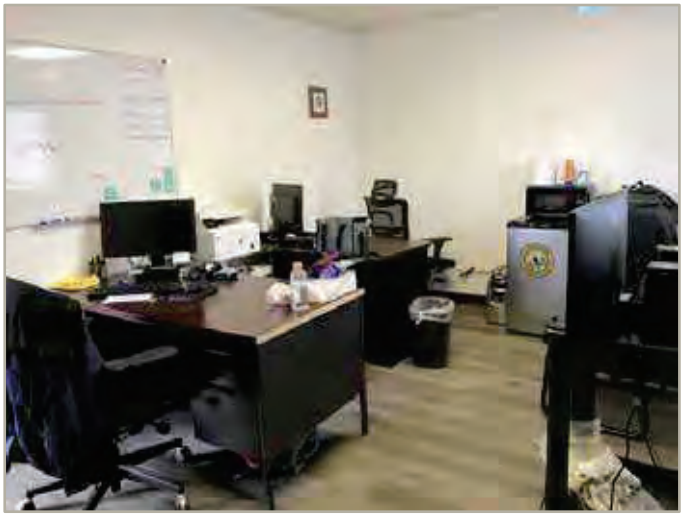
Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk 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	

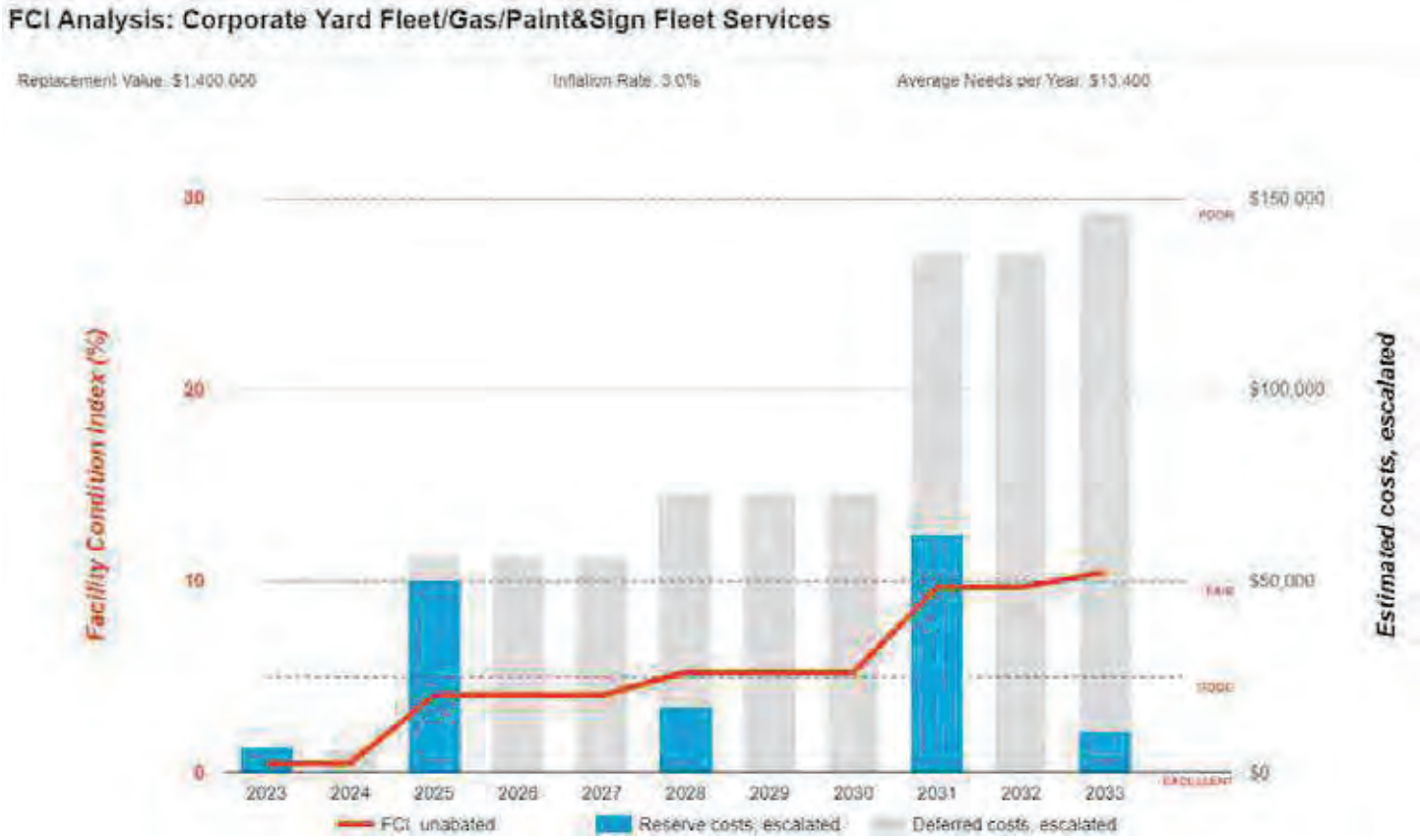
Fleet Services: Systems Expenditure Forecast

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	$57,400	-	$59,300
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.

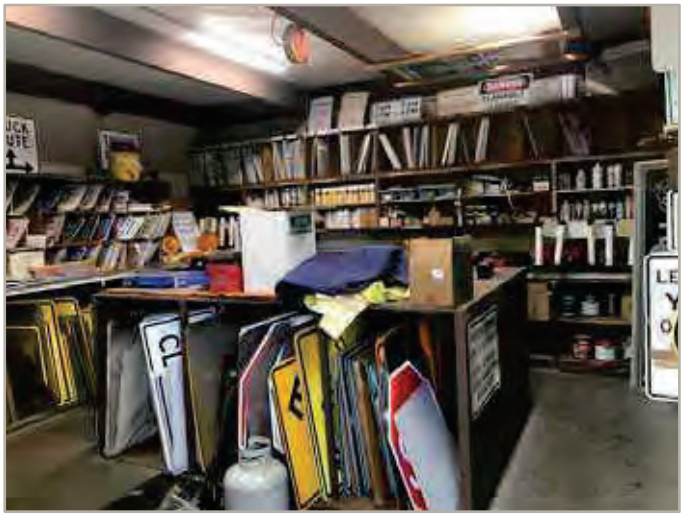
The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

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	

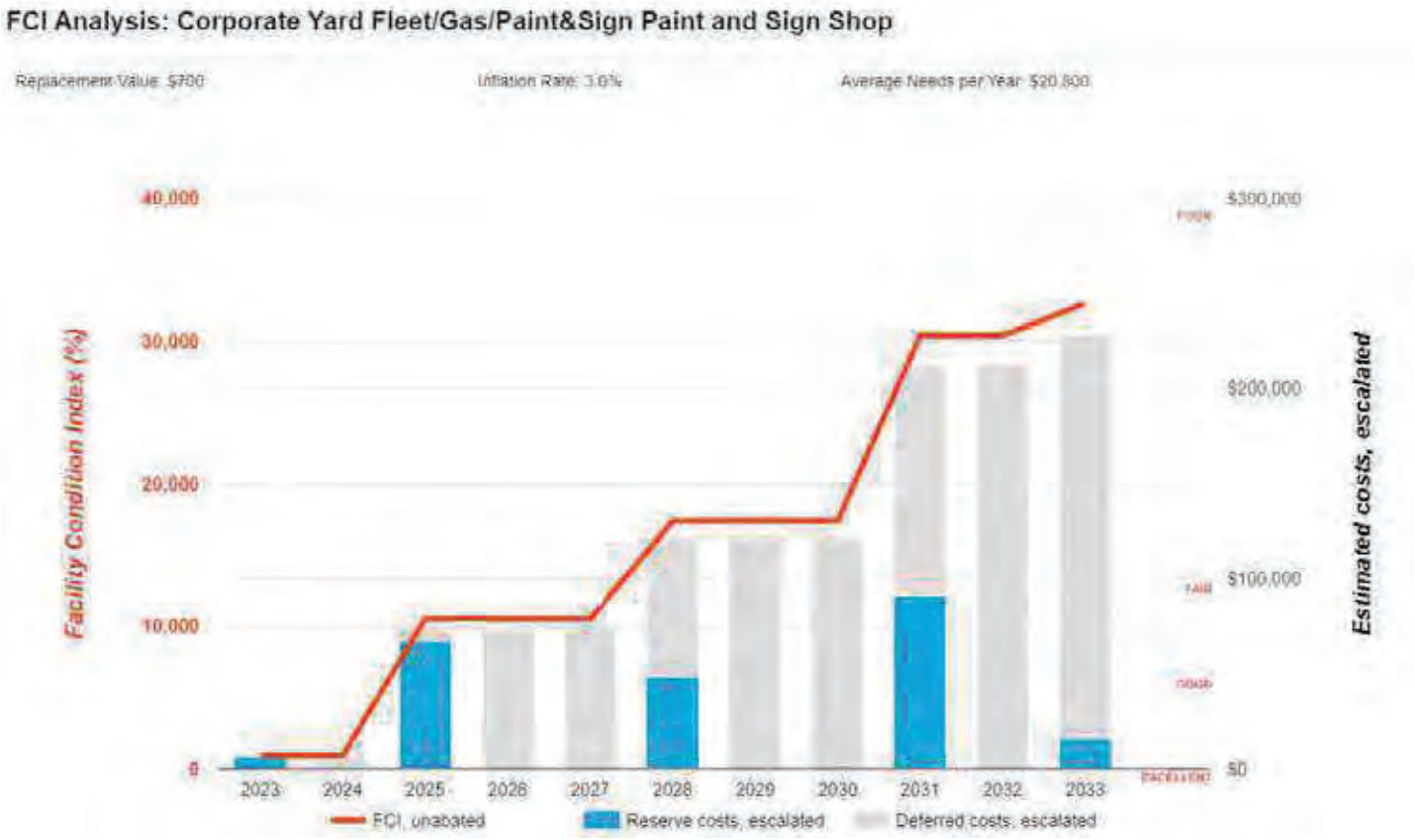
Paint & Sign Shop: Systems Expenditure Forecast

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



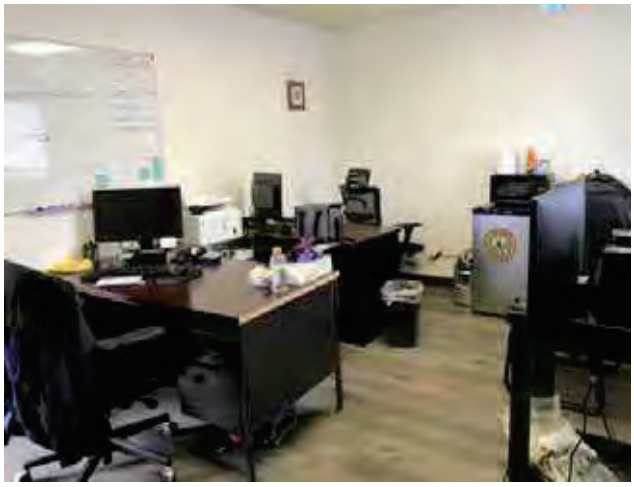
7 - PAINT & SIGN REAR ELEVATION



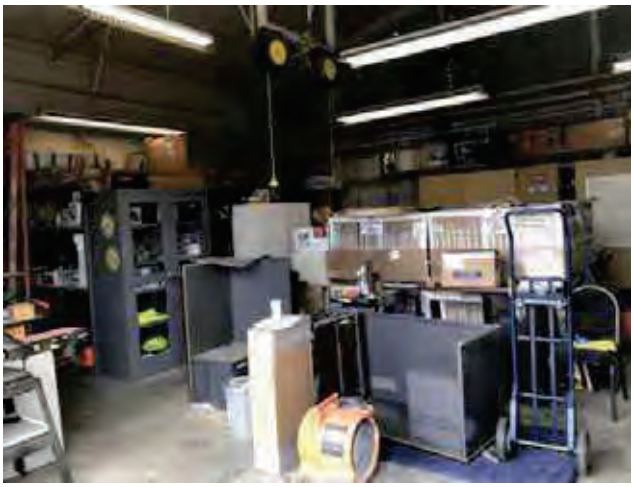
8 - PAINT & SIGN RIGHT ELEVATION



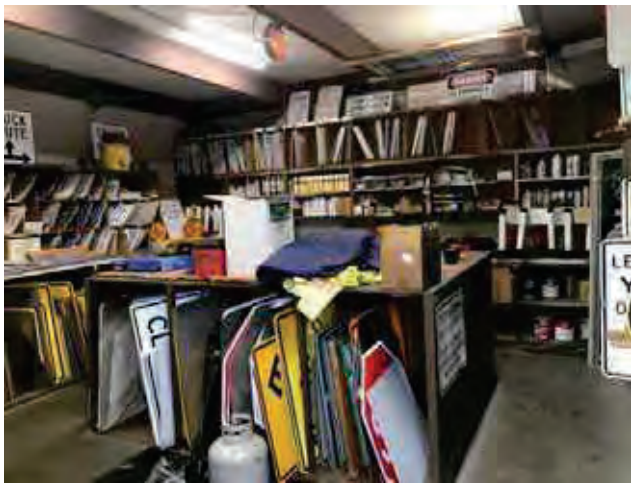
9 - CORPORATE YARD GAS STATION



10 - FLEET BUILDING TYPICAL OFFICE

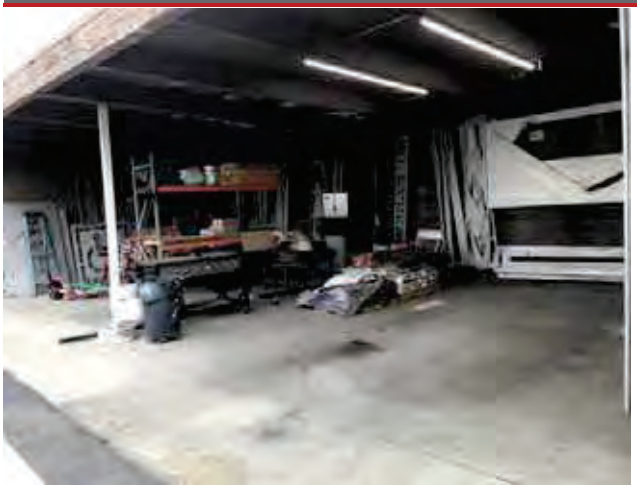


11 - FLEET BUILDING GARAGE AREA



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

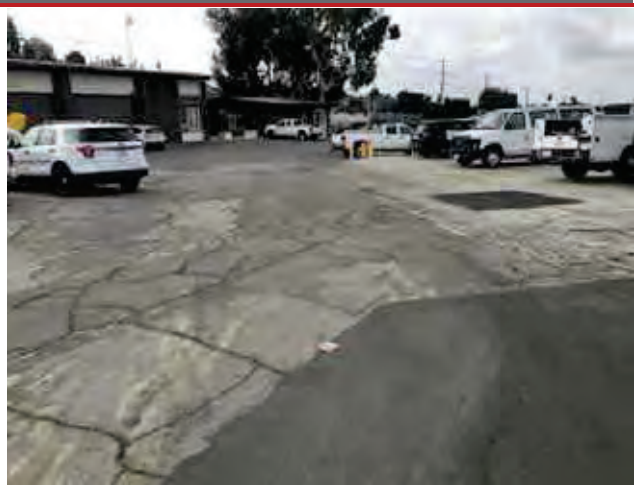


18 - STEP DOWN SECONDARY TRANSFORMER

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/Paint8	Interior	Maintenance Shop	Tire Shop	Light Switch	2	near Fluoresc	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/Paint8	Interior	Maintenance Shop	Tire Shop	Light Switch	2	near Fluoresc	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/Paint8	Interior	Maintenance Shop	Facility Shop	Light Switch	3	near Fluoresc	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/Paint8	Interior	Maintenance Shop	Facility Shop	Light Switch	3	near Fluoresc	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/Paint8	Interior	Maintenance Shop	Facility Shop	Light Switch	3	near Fluoresc	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/Paint8	Interior	Maintenance Shop	Facility Shop	Light Switch	3	near Fluoresc	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

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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.

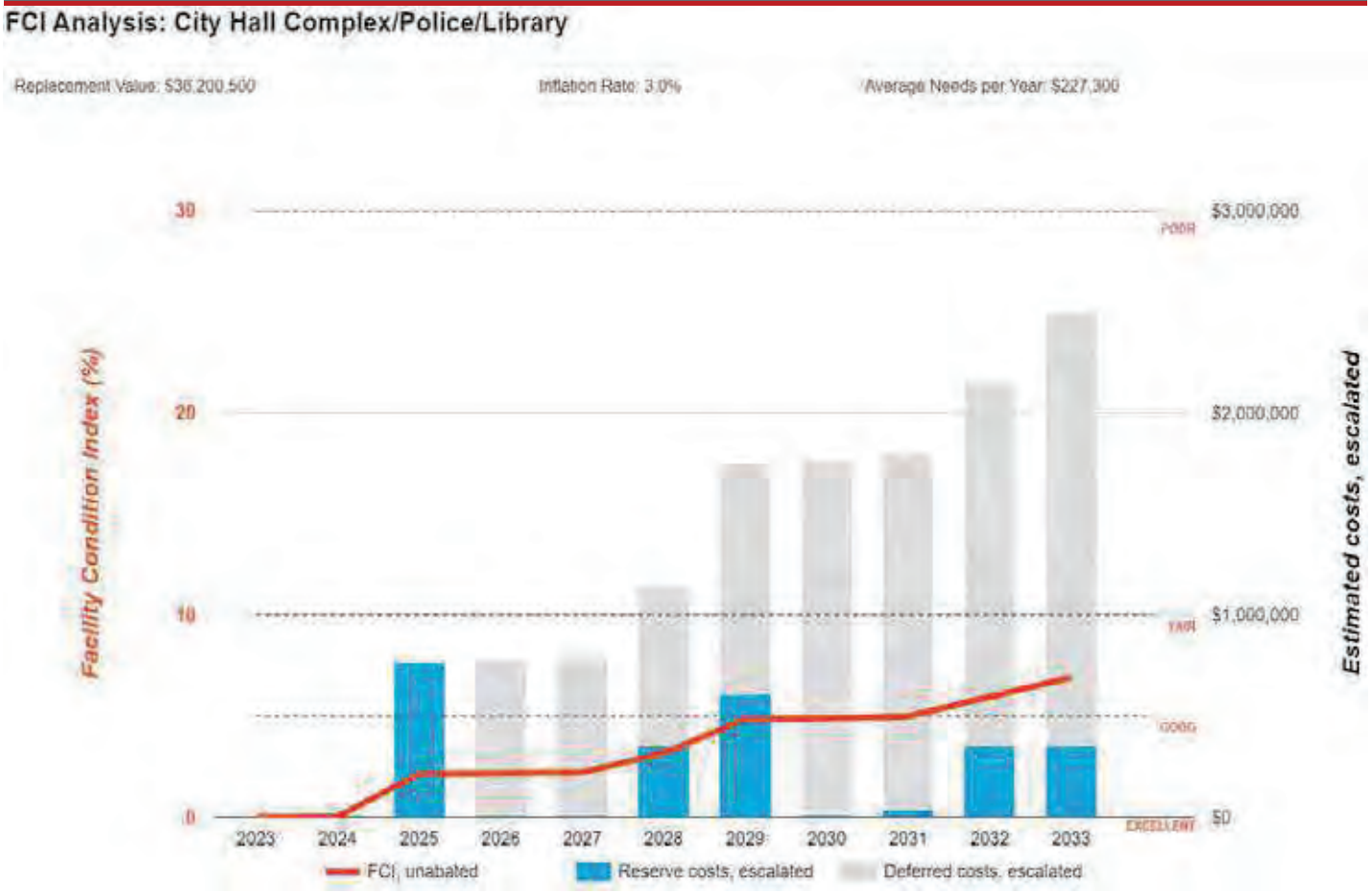
FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable 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

$$$$

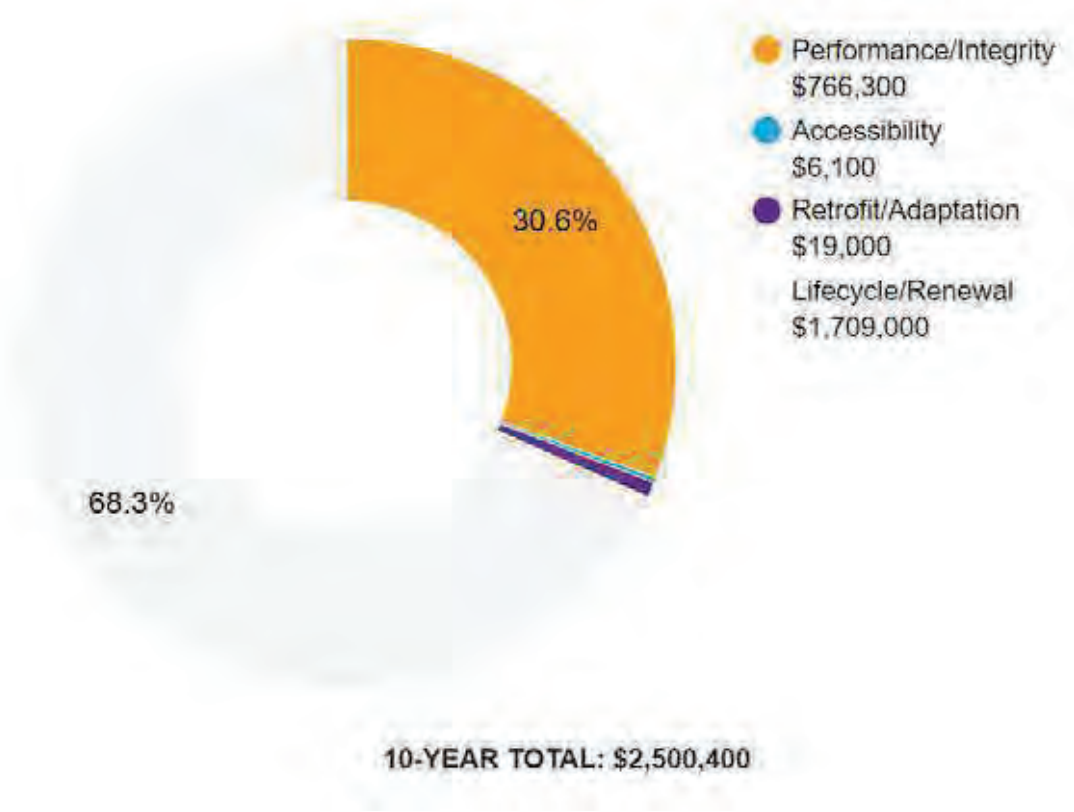
Isolated cracking on CMU wall - AssetCALC ID: 7172250

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	

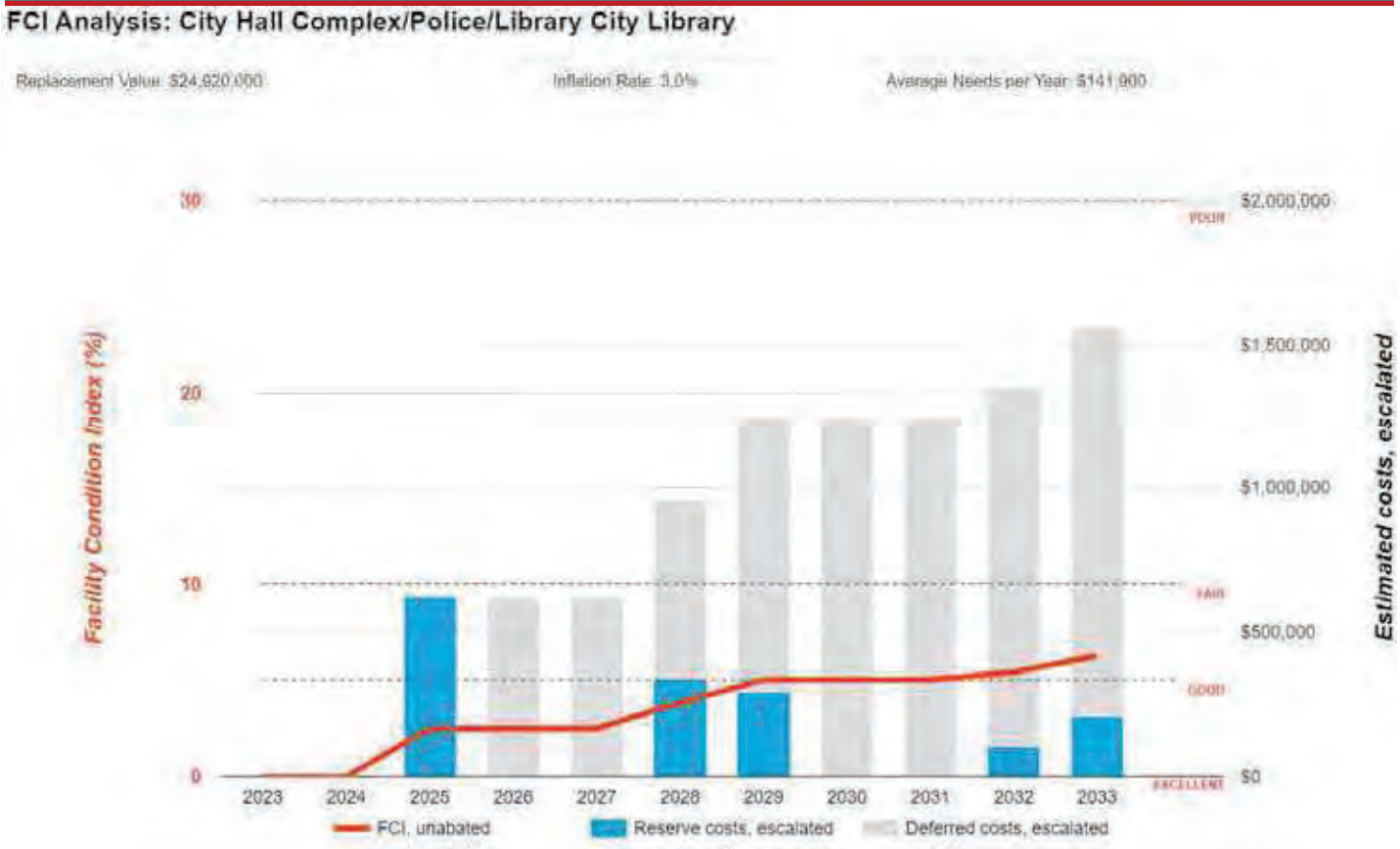
City Library: Systems Expenditure Forecast

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	-	-	-	-	$2,806,400	$2,806,400
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



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	

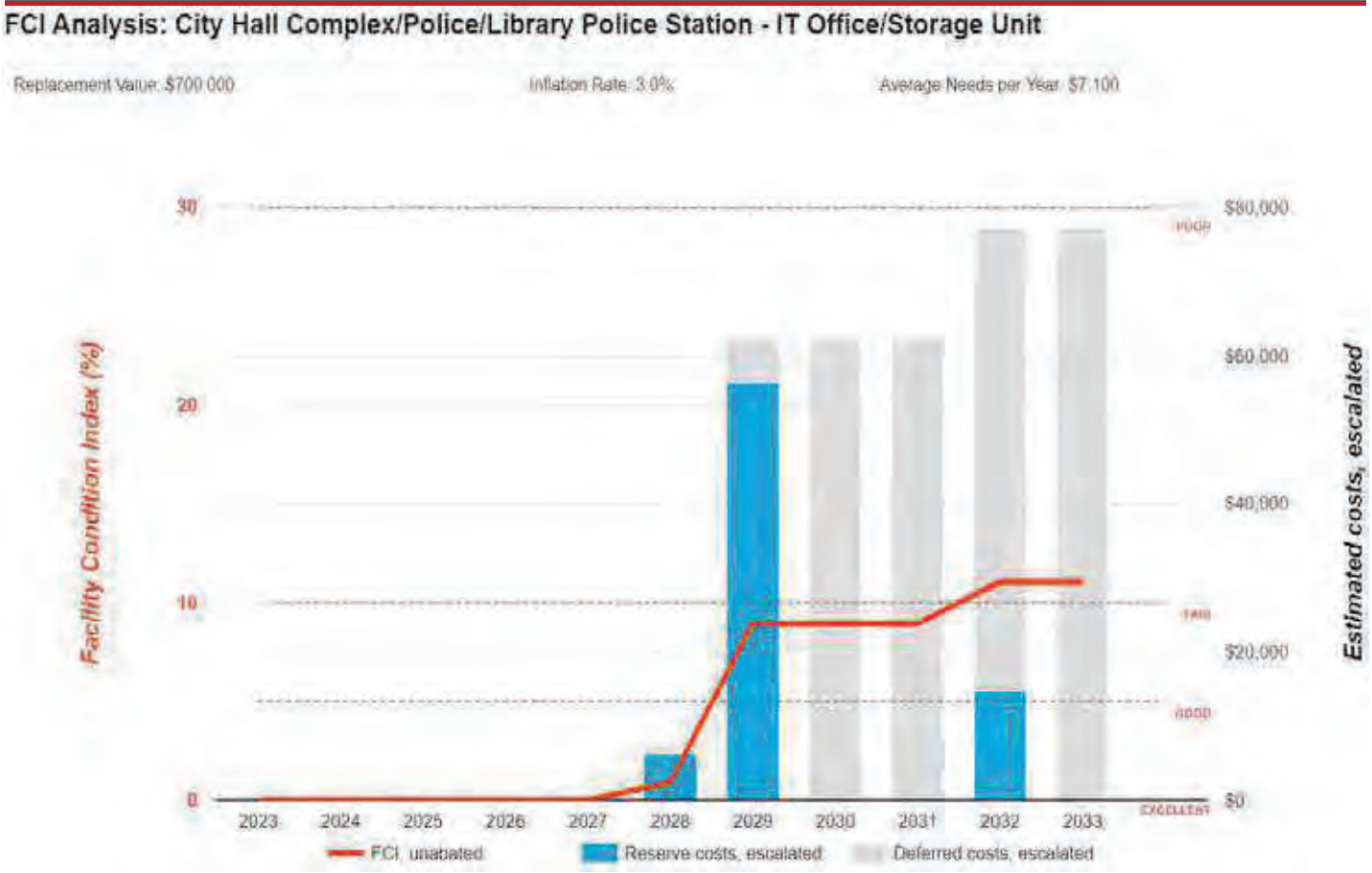
Police Station – IT Office/Storage Unit: Systems Expenditure Forecast

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



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	

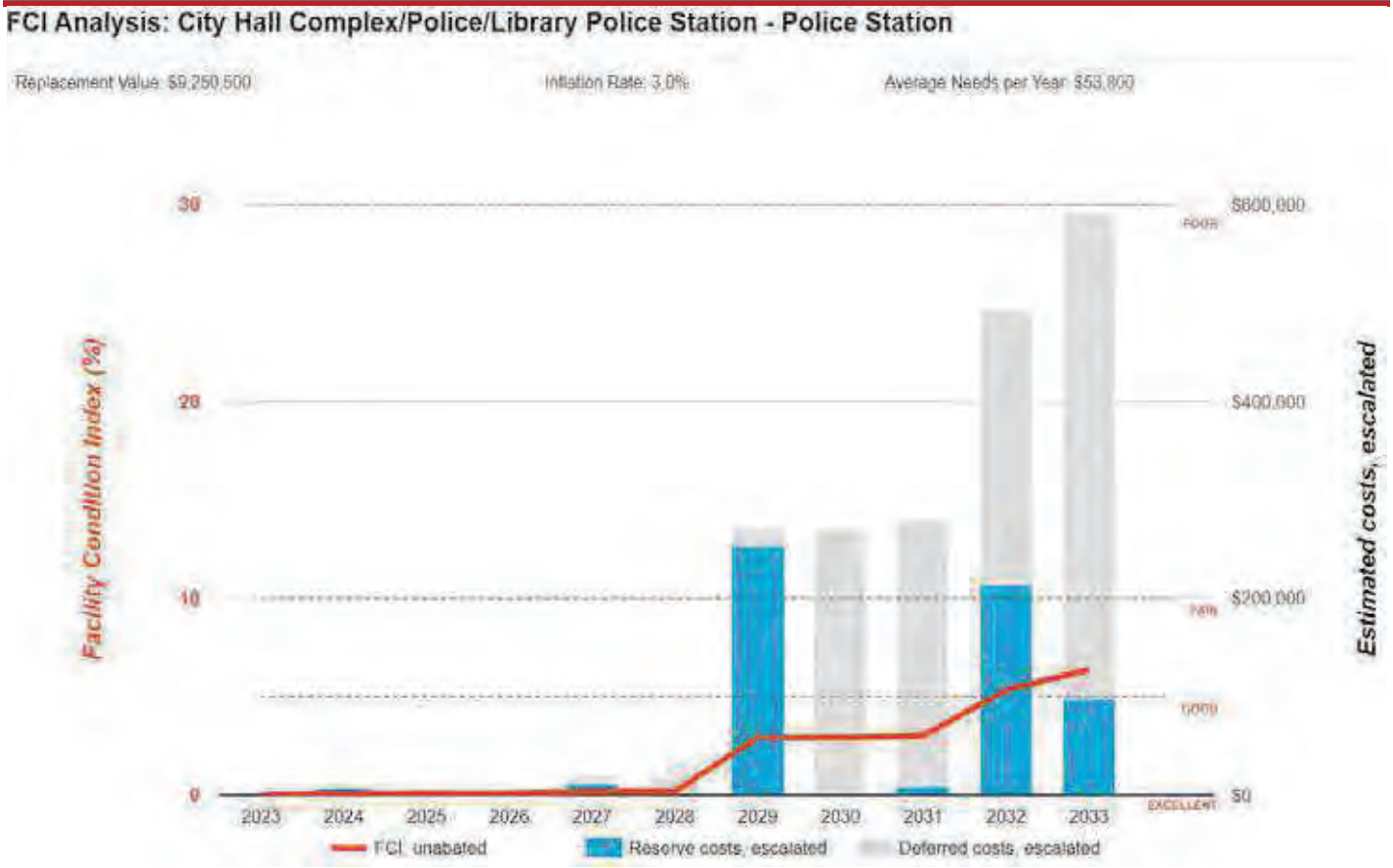
Police Station – Police Station: Systems Expenditure Forecast

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	-	-	$30,160	$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**

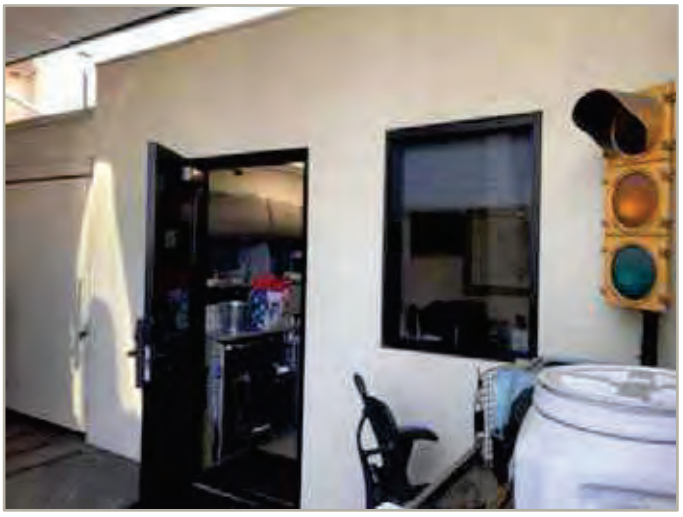
*Totals have been rounded to the nearest $100.

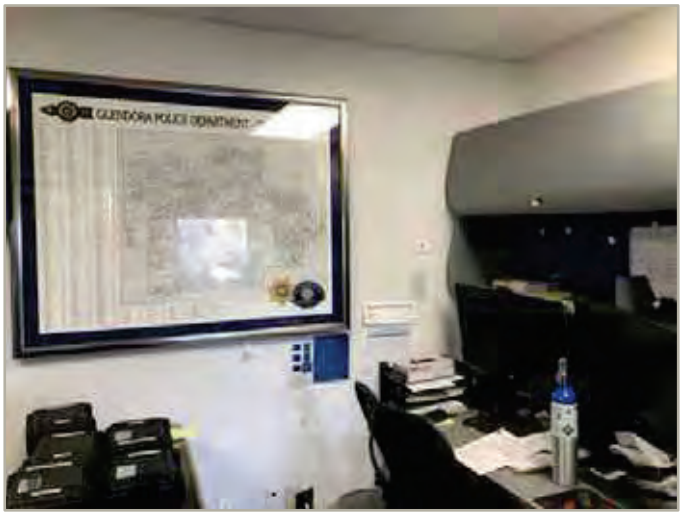
The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



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	

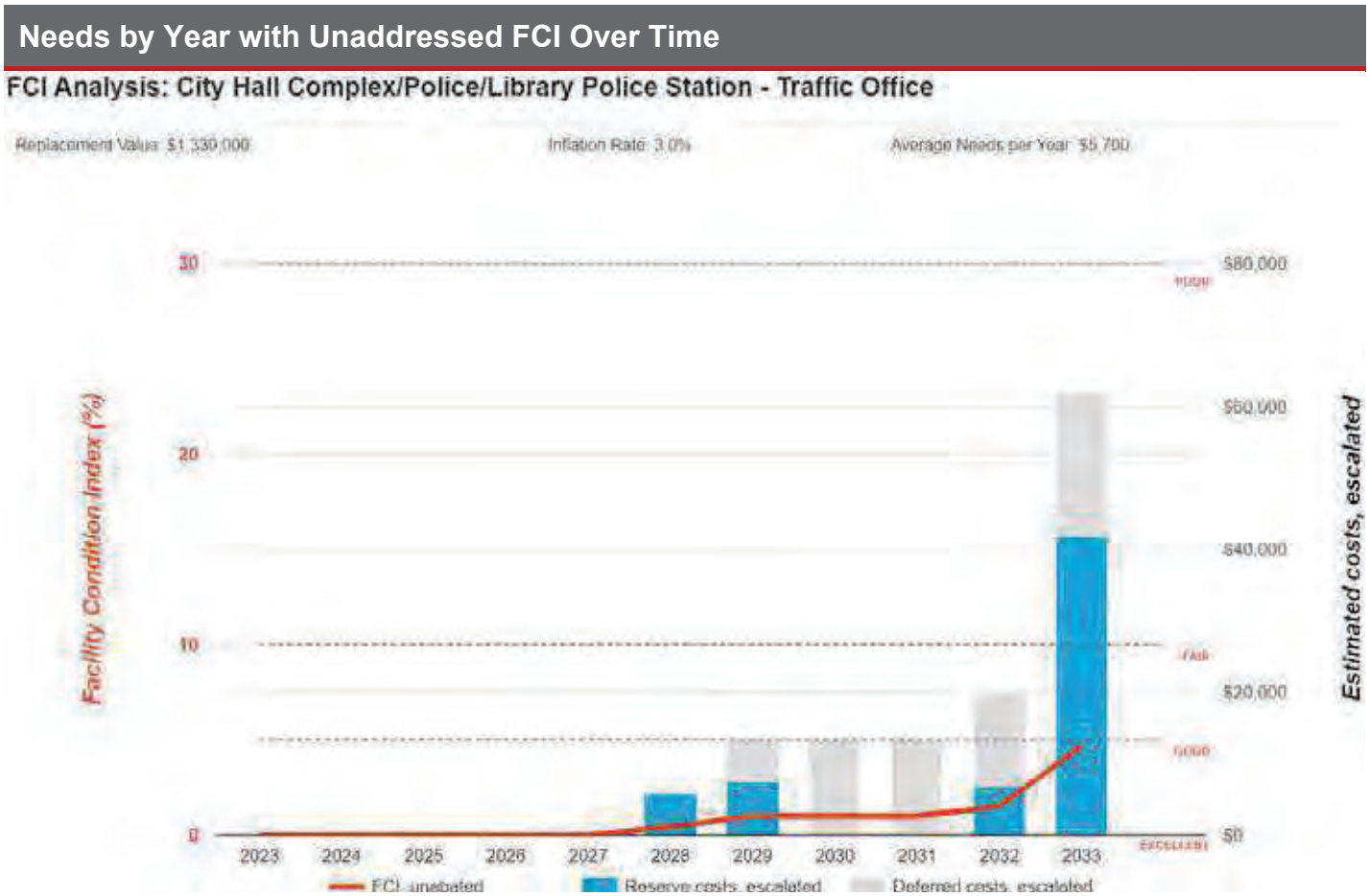
Police Station – IT Office/Storage Unit: Systems Expenditure Forecast

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



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	-	$126,600	$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)	(Gals)	(Annual)	(MTCO2e/Yr)	($)	($)	($)	(Yrs)		($)	(Yrs)
1	Title	Install Low Flow Faucets in Restroom Fixtures	Location: Police Station	$2,779	$7,956	$10,735	$0	$10,735	0	1	0	66	0	0.02	$0	$0	$216	0.77	7.84	$2,026	10.00
	Attribute	Replace 2x 1.5 GPF toilets with 2 125 GPF HET Blind valve and Replace 1x 1.5 GPF toilet with Dual flush flush valve																			
2	Title	Replace Inefficient Heating Plant	Location: Police Station	$5,000	$27,000	$32,000	$0	$32,000	2,778	0	0	0	278	14.91	$5,121	$0	$5,121	6.25	5.00	$27,000	15.00
	Attribute	Replace (1x) Condensing Boiler Selected with (1x) 92% efficient Condensing Boiler																			
3	Title	Replace Inefficient Heating Plant	Location: Police Station	$7,000	$71,000	$78,000	$0	$78,000	3,611	0	0	0	361	19.39	$7,429	$0	$7,429	10.50	5.00	$105,000	15.00
	Attribute	Replace (1x) Cast Iron sectional with (1x) 91% efficient Condensing Boiler																			
4	Title	Install Low Flow Faucet Aerators	Location: Police Station	$37	$93	$130	$0	$130	48	0	0	1	5	0.26	$54	$0	$54	2.39	7.00	$811	15.00
	Attribute	Replace 2x 2GPM rated kitchen aerators with 1.5GPM Watersense certified aerators Replace 7x 1.5GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators																			
5	Title	Install Low Flow Tankless Restroom Fixtures	Location: City Library	$317	$647	$1,017	$0	$1,017	0	0	0	45	0	0.03	$0	$0	$0	1.42	7.00	$13,500	15.00
	Attribute	Retrofit (6) 1.28 GPF toilets with Dual flush flush valves																			
6	Title	Retrofit Flush Valve Toilets to Dual Flush	Location: Library	$113	$324	$438	$0	$438	1	0	0	23	1	0.06	$0	$0	$0	0.61	37.50	$2,250	15.00
	Attribute	Retrofit 5x 1.28 GPF toilets to dual flush																			
7	Title	Install Low Flow Faucet Aerators	Location: City Library	$65	$60	$125	$0	$125	38	1	1	25	10	0.54	$103	$0	$103	1.21	10.01	$1,541	15.00
	Attribute	Replace 3x 2GPM rated kitchen aerators with 1GPM WaterSense certified aerators Replace 7x 1.5GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators																			
8	Title	Install Domestic Hot Water Recirculation Pump	Location: Police Station	$200	$519	$1,219	$0	$1,219	1,944	0	0	0	194	10.44	$2,884	$0	$2,884	4.19	44.47	$83,333	15.00
	Attribute	Install DA Aerators on (14) Sinks																			
		Total for Low Cost Items		$224	$753	$978	$0	$978	52	0	0	0	5	0.27	$54	$0	$54	1.81		$2,026	
		Total For Capital Cost		$10,631	$97,302	$107,933	$0	$107,933	6,434	0	0	0	639	34.12	$12,675	$0	$12,675	8.51		$132,526	
		Implementation Services Discount @ 10%							972	0	0	0	97	4.91	$1,897	$0	$1,897				
		Total Contingency Expenses @ 15%				$17,010		$16,190													
Total for Improvements						$125,943	$0	$124,123	5,462	0	0	0	542	28.95	$10,778	$0	$10,778	8.51		$132,526	15.00

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

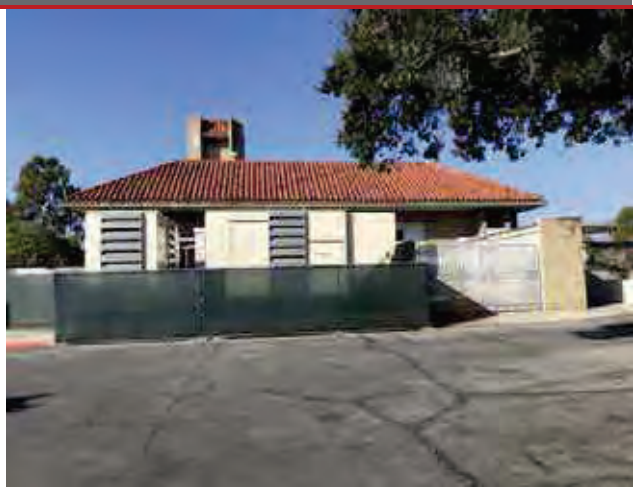
Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List
Appendix H: Energy Conservation Measures Calculations
Appendix I: Lighting System Schedule
Appendix J: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview



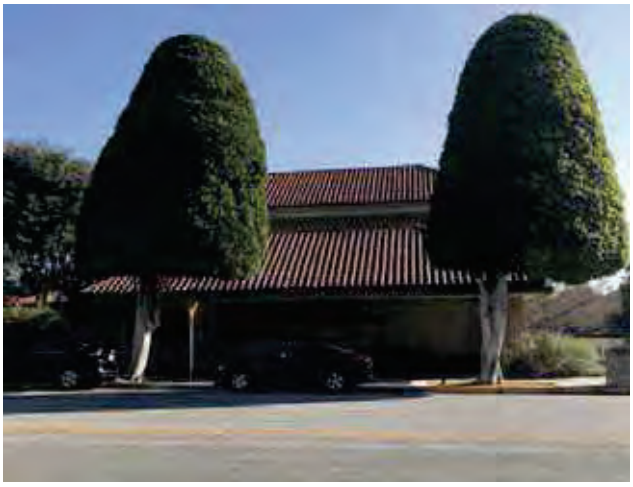
1 - CITY LIBRARY FRONT ELEVATION



2 - CITY LIBRARY LEFT ELEVATION



3 - CITY LIBRARY REAR ELEVATION



4 - CITY LIBRARY RIGHT ELEVATION



5 - IT OFFICE/STORAGE UNIT FRONT ELEVATION

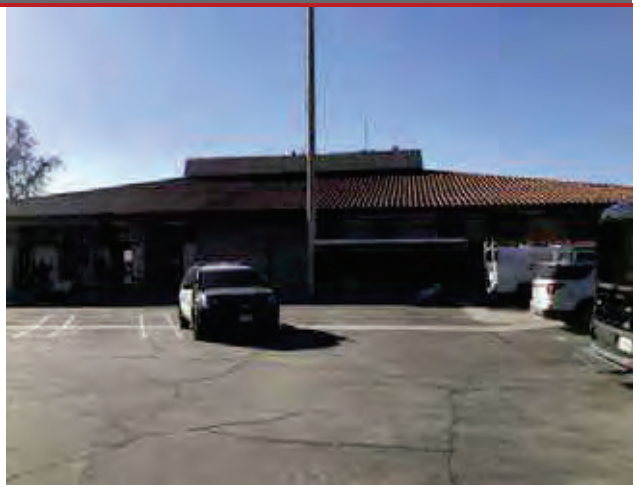


6 - POLICE STATION FRONT ELEVATION

Photographic Overview



7 - POLICE STATION LEFT ELEVATION



8 - POLICE STATION REAR ELEVATION



9 - POLICE STATION RIGHT ELEVATION



10 - TRAFFIC OFFICE FRONT ELEVATION

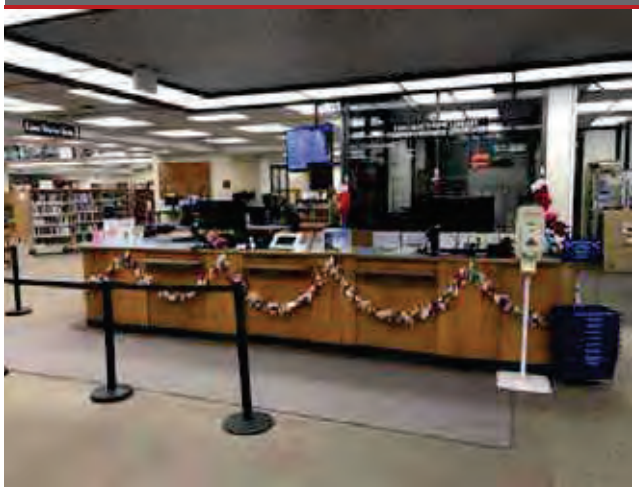


11 – FLAT EPDM ROOFING

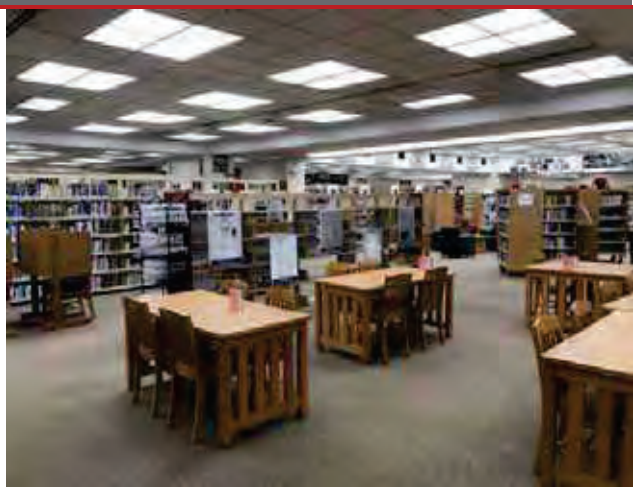


12 - CLAY SHINGLE SLOPED ROOFING

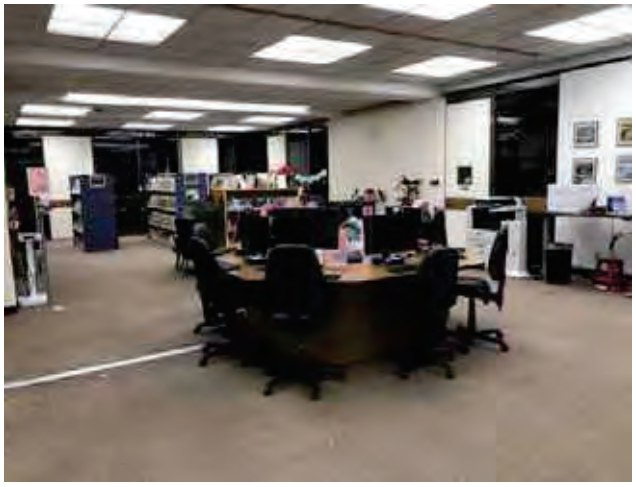
Photographic Overview



13 - CITY LIBRARY RECEPTION AREA



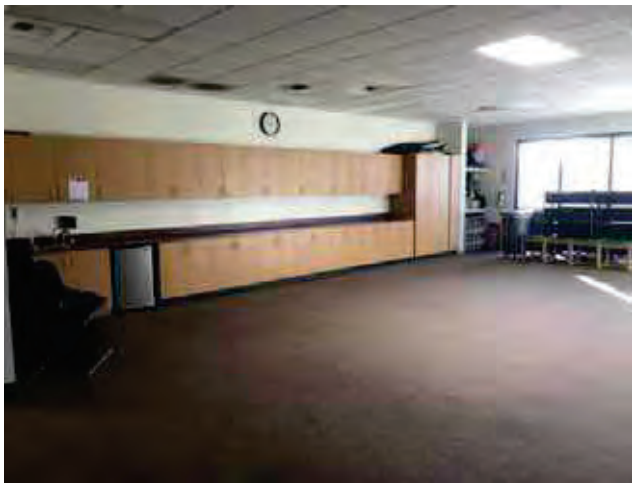
14 - CITY LIBRARY INTERIOR OVERVIEW



15 - CITY LIBRARY COMPUTER AREA



16 - CITY LIBRARY PRESENTATION HALL

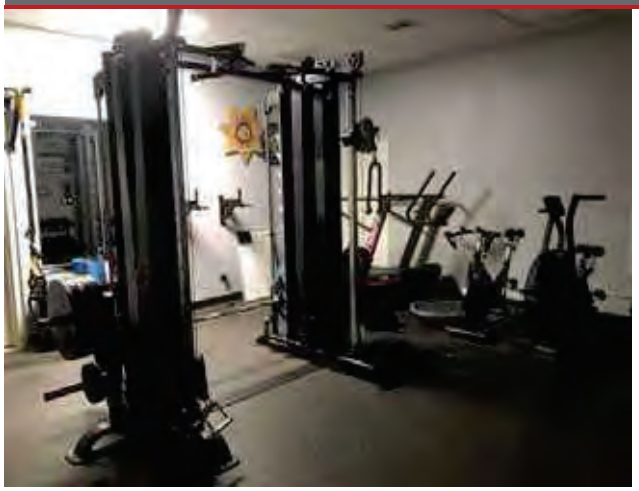


17 - CITY LIBRARY RECREATION ROOM



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

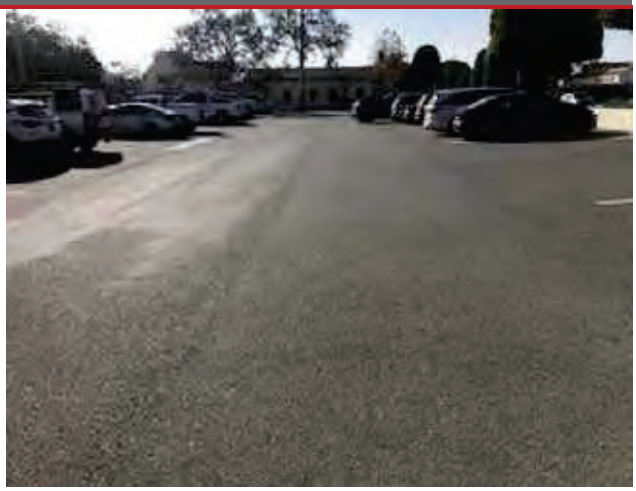


30 - STEP DOWN SECONDARY TRANSFORMER

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

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

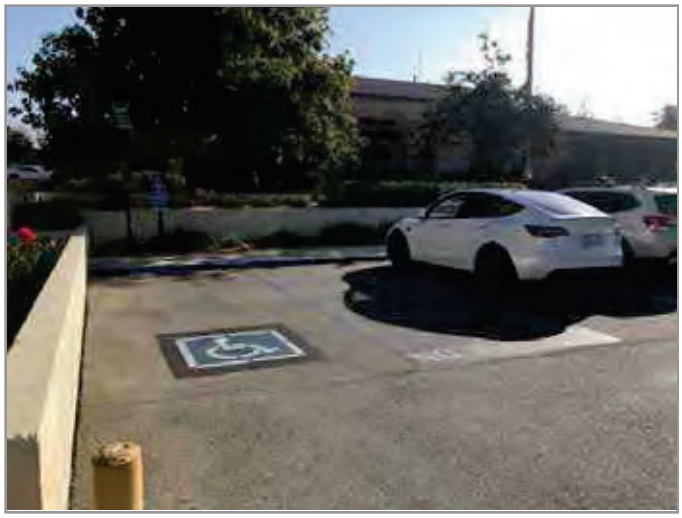
Abbreviated Accessibility Checklist					
Facility History & Interview					
Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	
2	Have any ADA improvements been made to the property since original construction? Describe.	X			
3	Has building management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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA

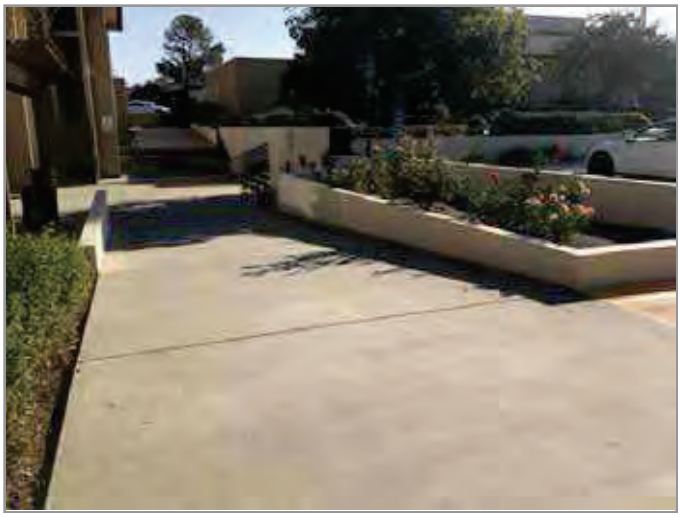


2ND AREA OF ACCESSIBLE PARKING

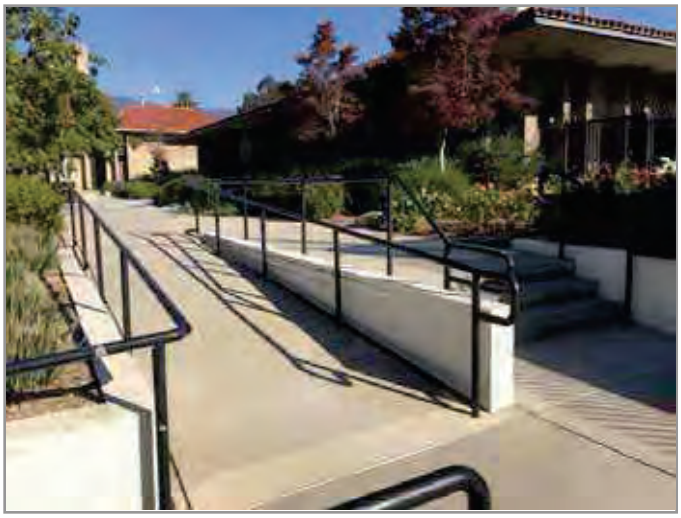
	Question	Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	X			
2	Does the required number of van-accessible designated spaces appear to be provided ?	X			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	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



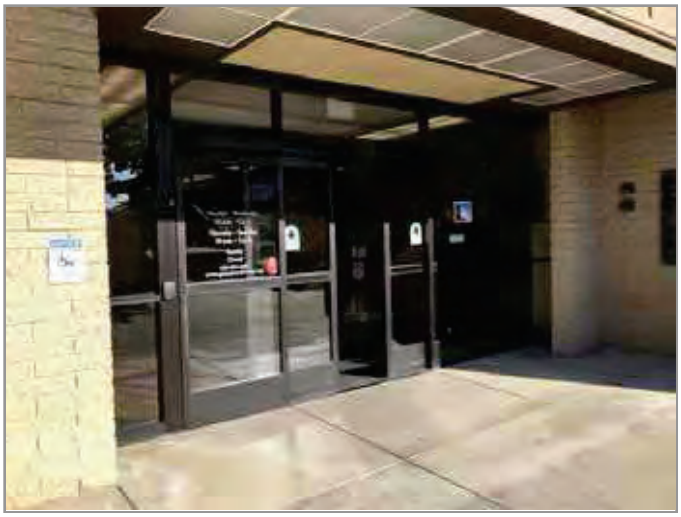
ACCESSIBLE RAMP

	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



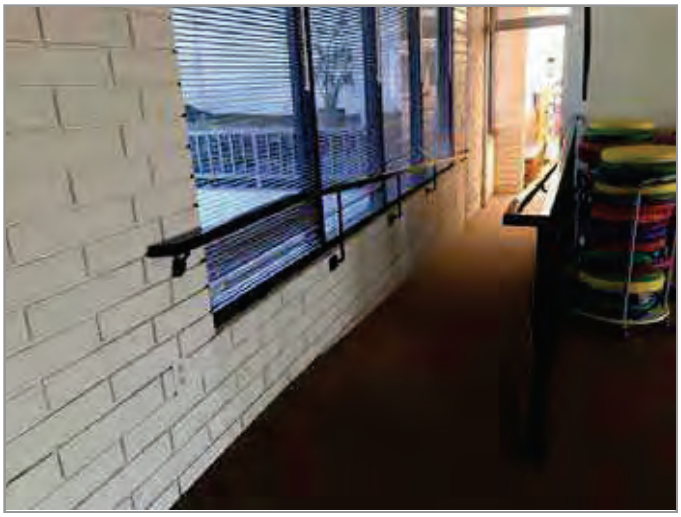
DOOR HARDWARE

	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												$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 *Solid Waste (20%)*	1.28	GPF
**(Federal Law Requires All Flushes Not To Exceed 1.6 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	Total $139	$
	Labor	$115		
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

PREPARED BY:
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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:

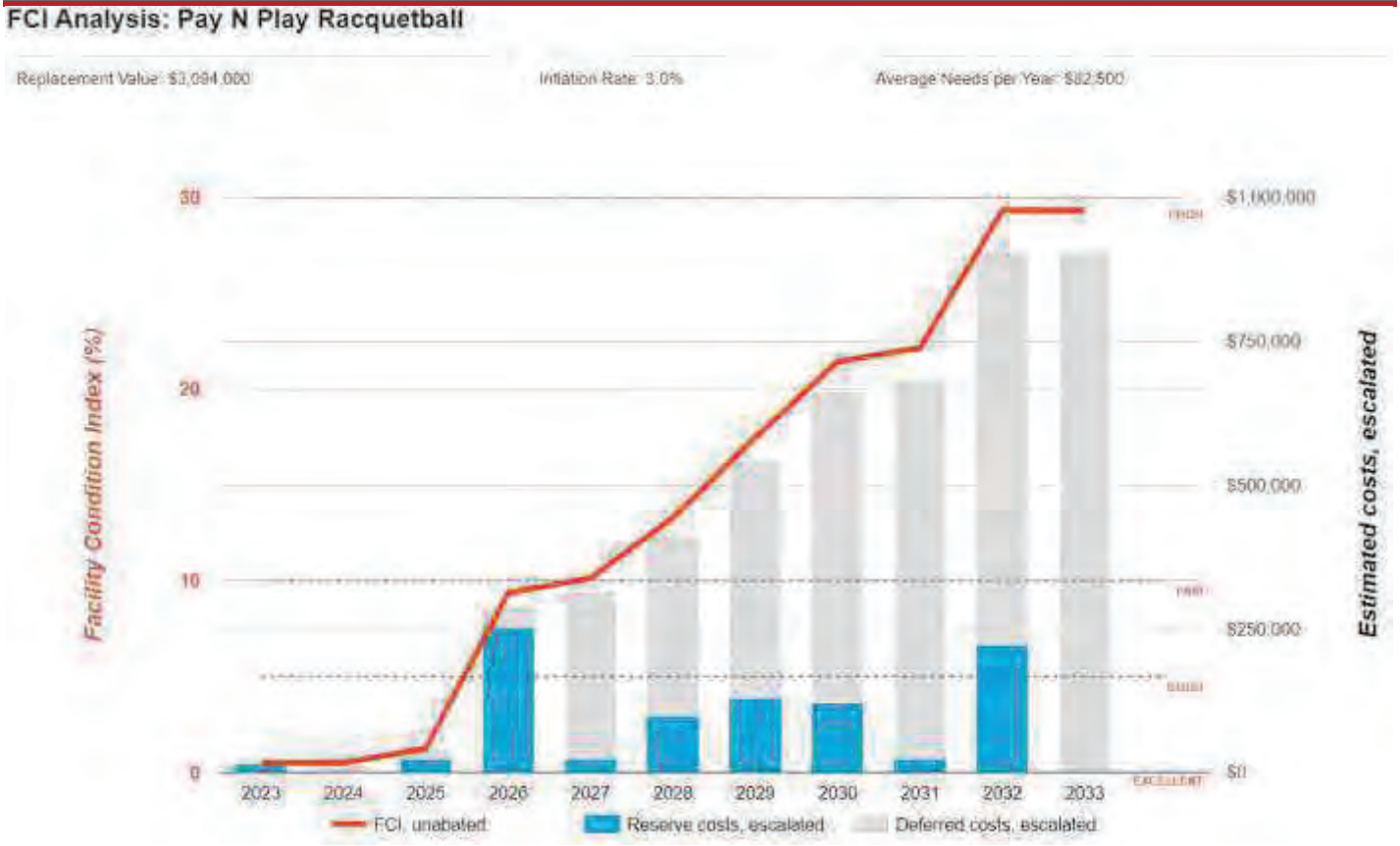
FCI Analysis | Pay N Play Racquetball(1960)

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	P2090	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**

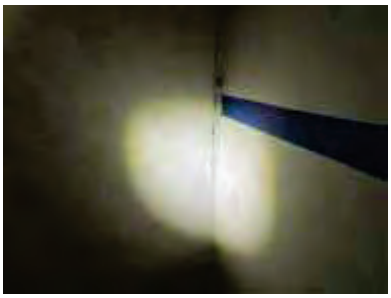
Priority Score: **84.7**

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

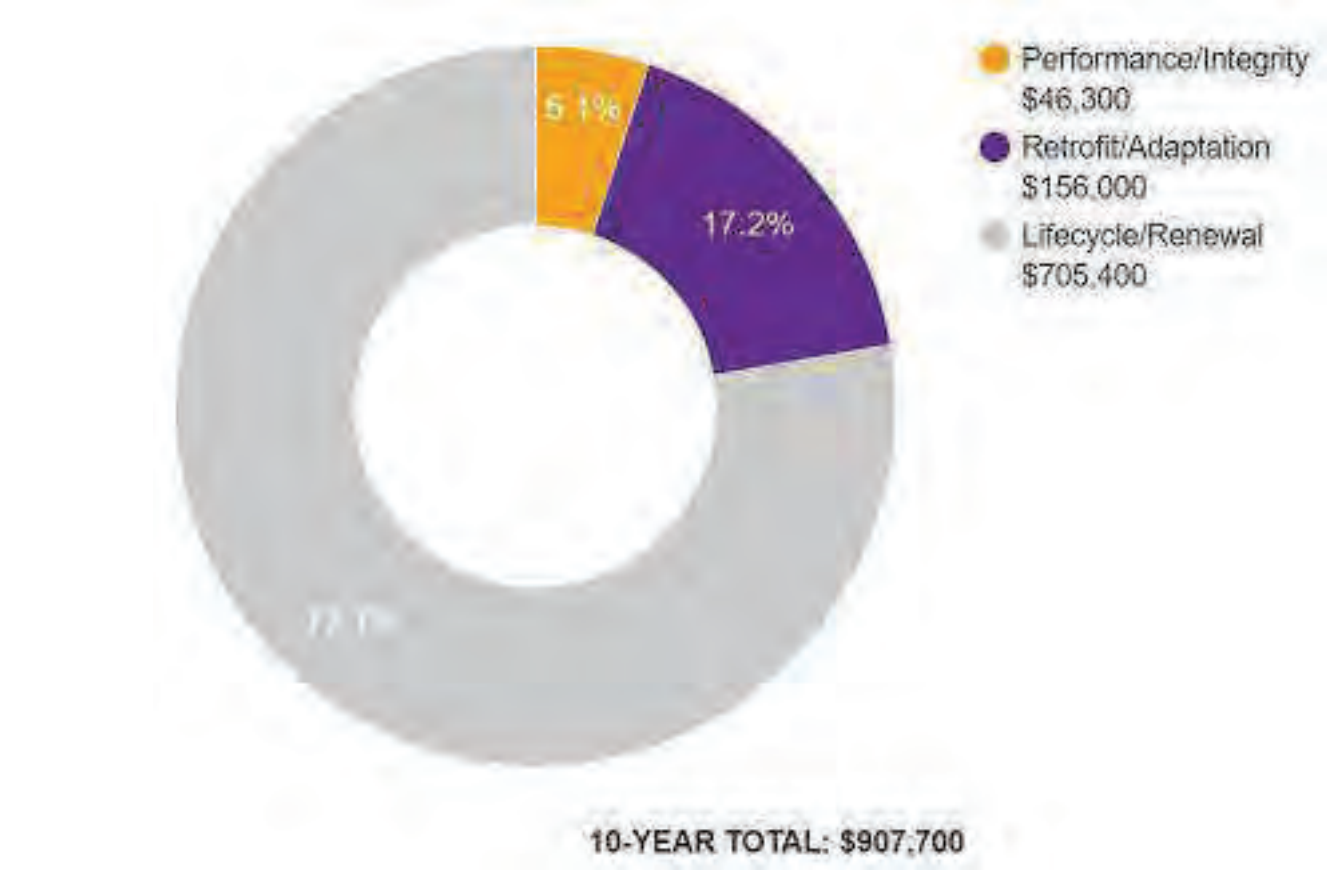
Plan Types

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

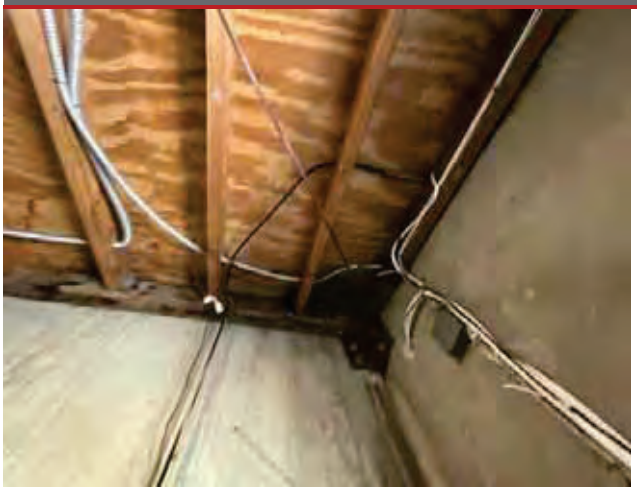


5 - MODIFIED BITUMEN ROOFING

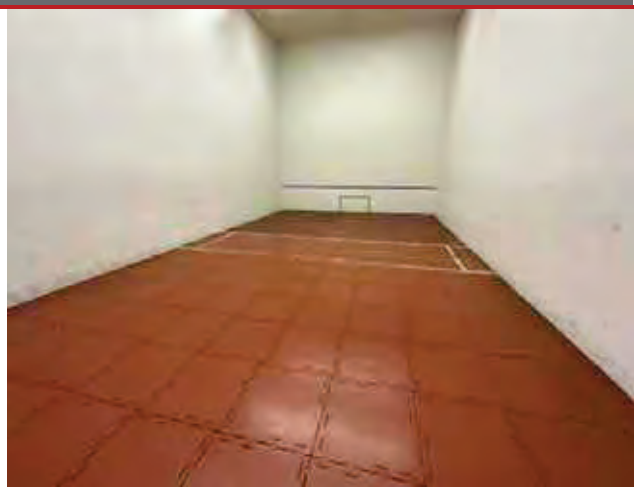


6 - CLAY TILE ROOFING

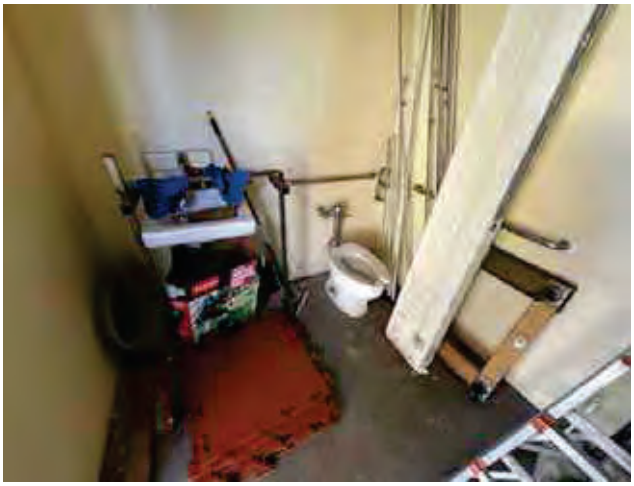
Photographic Overview



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



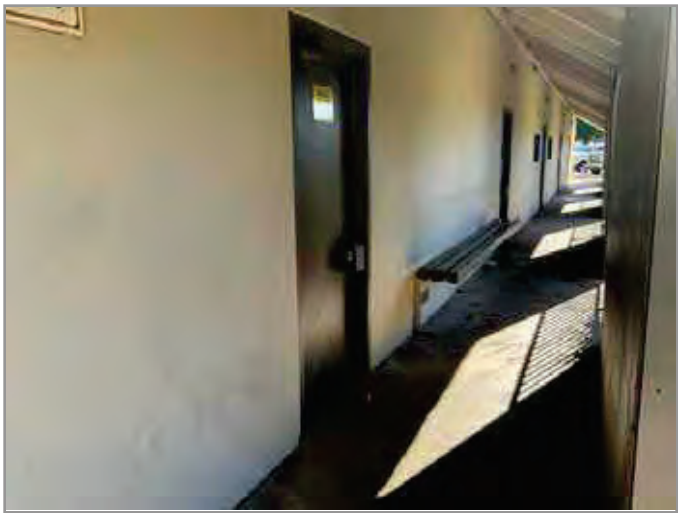
2ND PATHWAY

	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



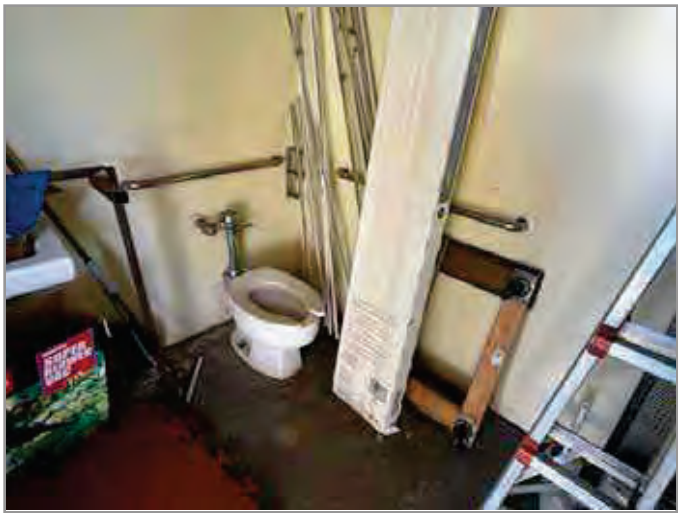
DOOR HARDWARE

	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

Disclaimer PREPARED UREAU ERITAS ( ). UL 2021 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	Pay N Play Ra quetball	Interior		terior	Be terior	Bldg e terior	-	1	Light Swit h	FL	FL - 4 Pin	FL13	4	elly ar Hori ontal	Prism		4	No	≥ 9	4,368	227
2	Pay N Play Ra quetball	Interior	1	Squash Room		Ra quetball room	-	5	Timer	Linear Fluores ent	T12	4 40 T12	160	Troffer - Re essed Indire t 2 4	Prism	Re essed	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

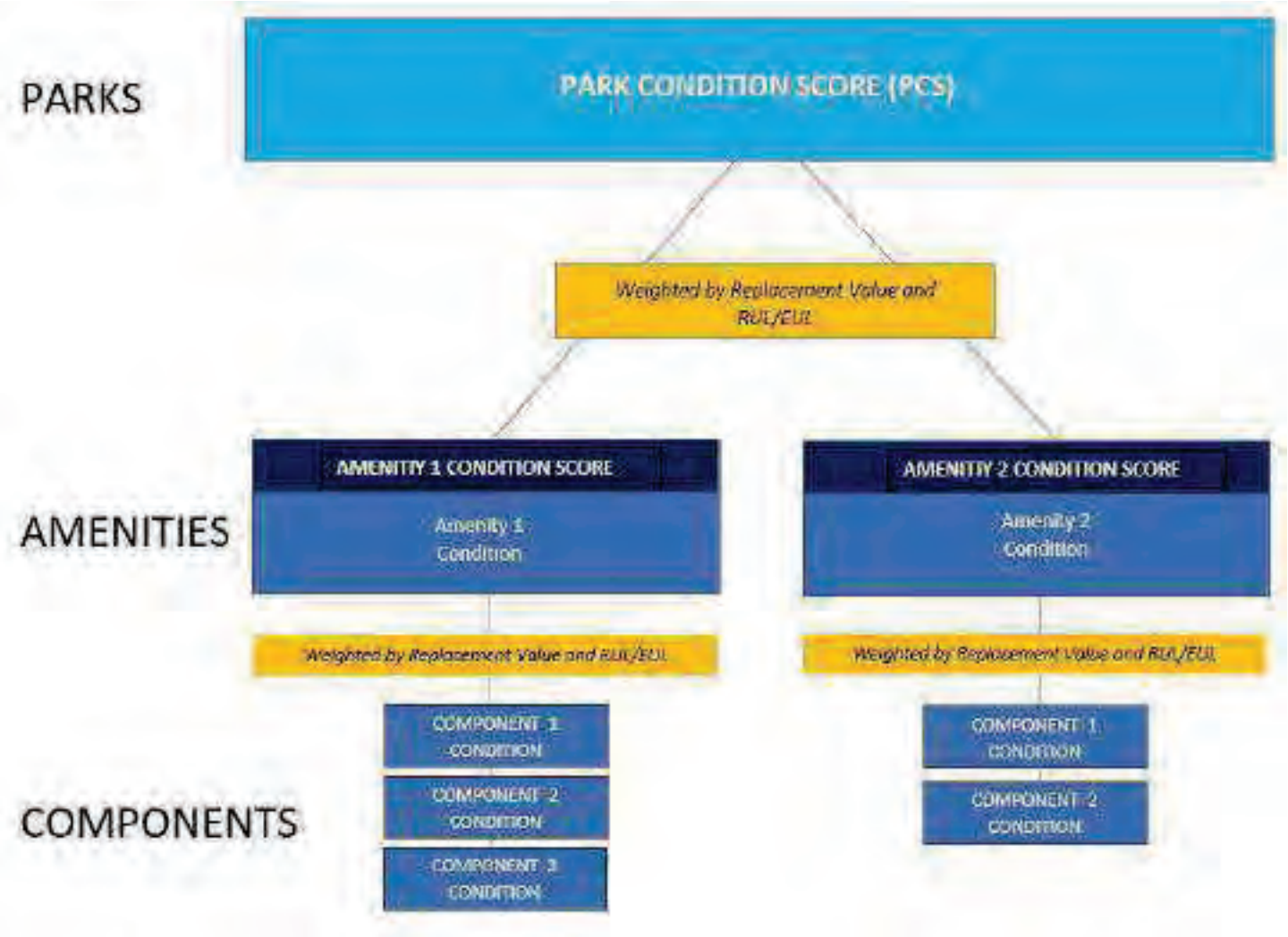
B-1. Prioritization Methodology

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

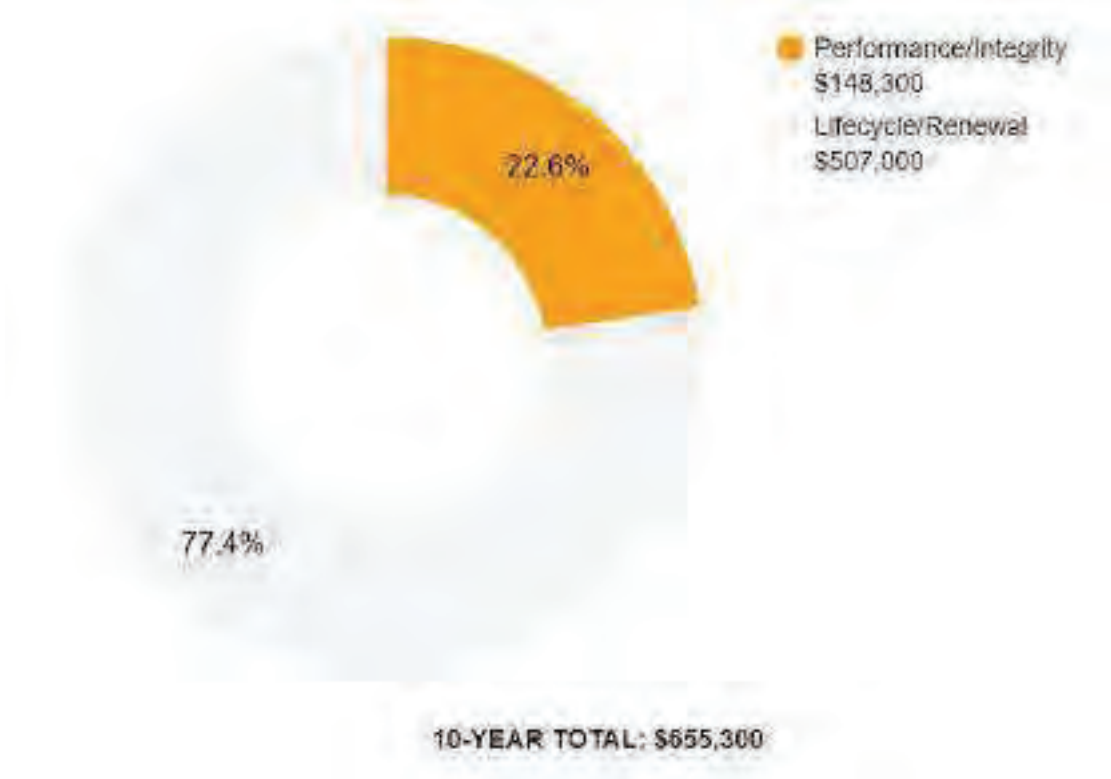
B-3. Plan Types (Amenities and General Site)

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%

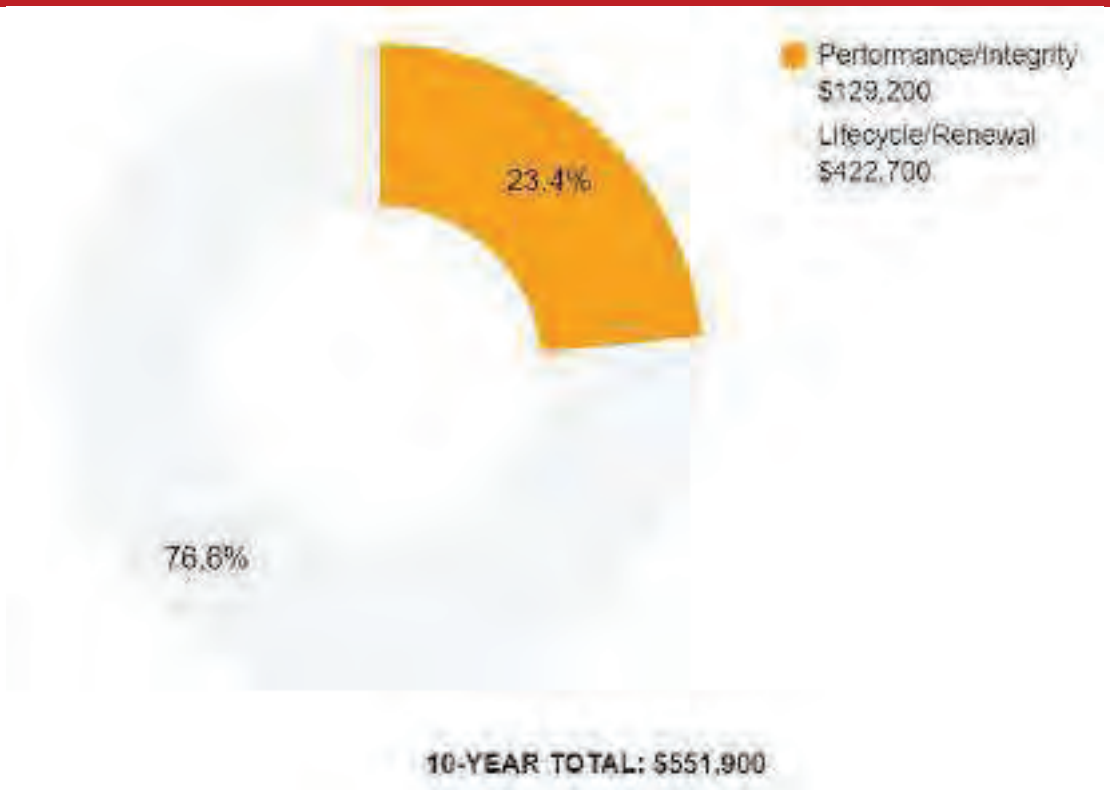
C-2. Plan Types (Buildings)

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**

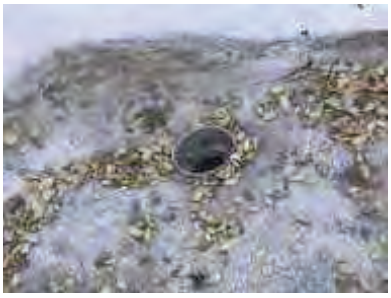
Priority Score: **88.8**

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**

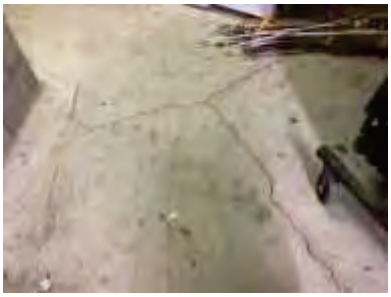
Priority Score: **81.9**

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.	

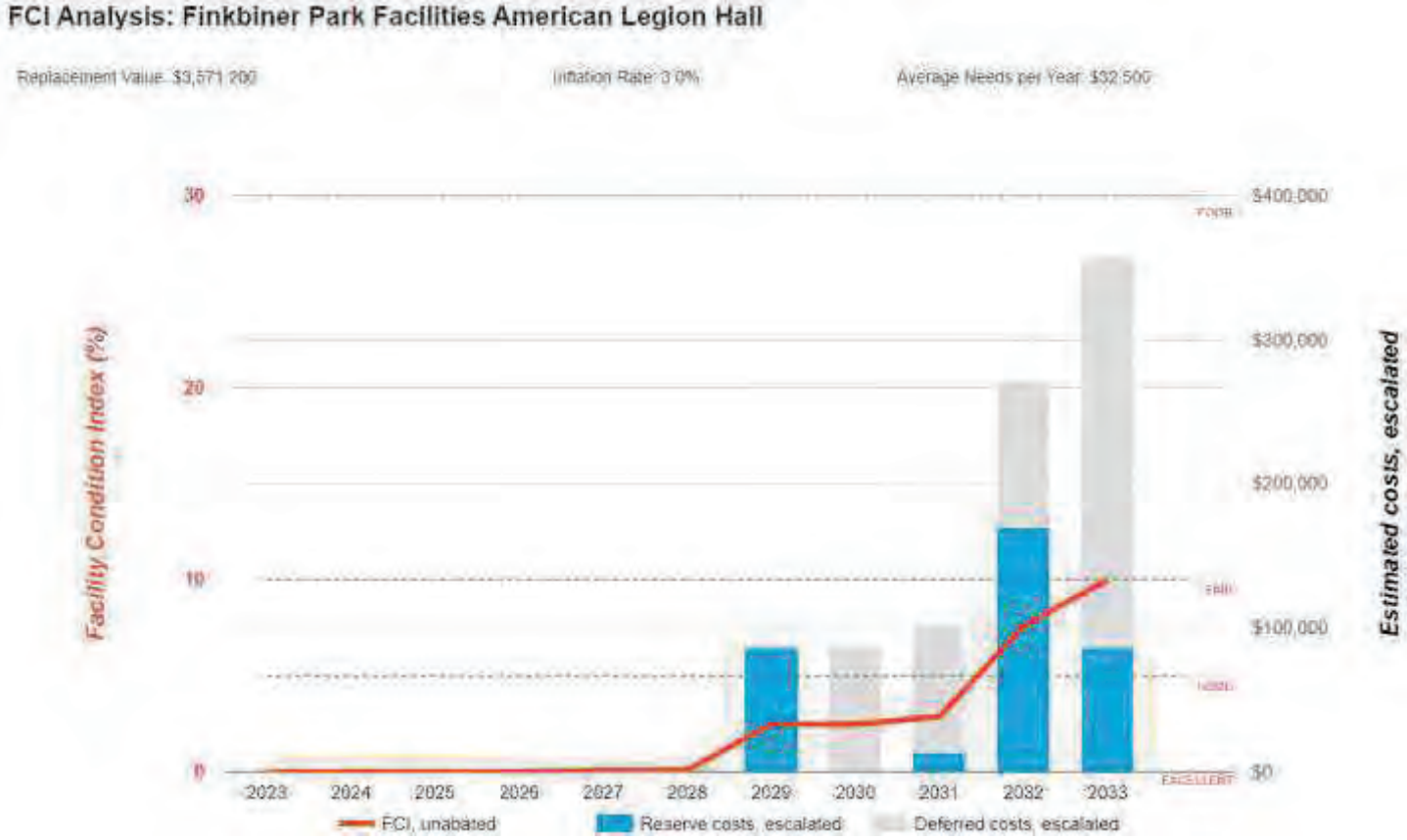
American Legion Hall: Systems Expenditure Forecast

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	

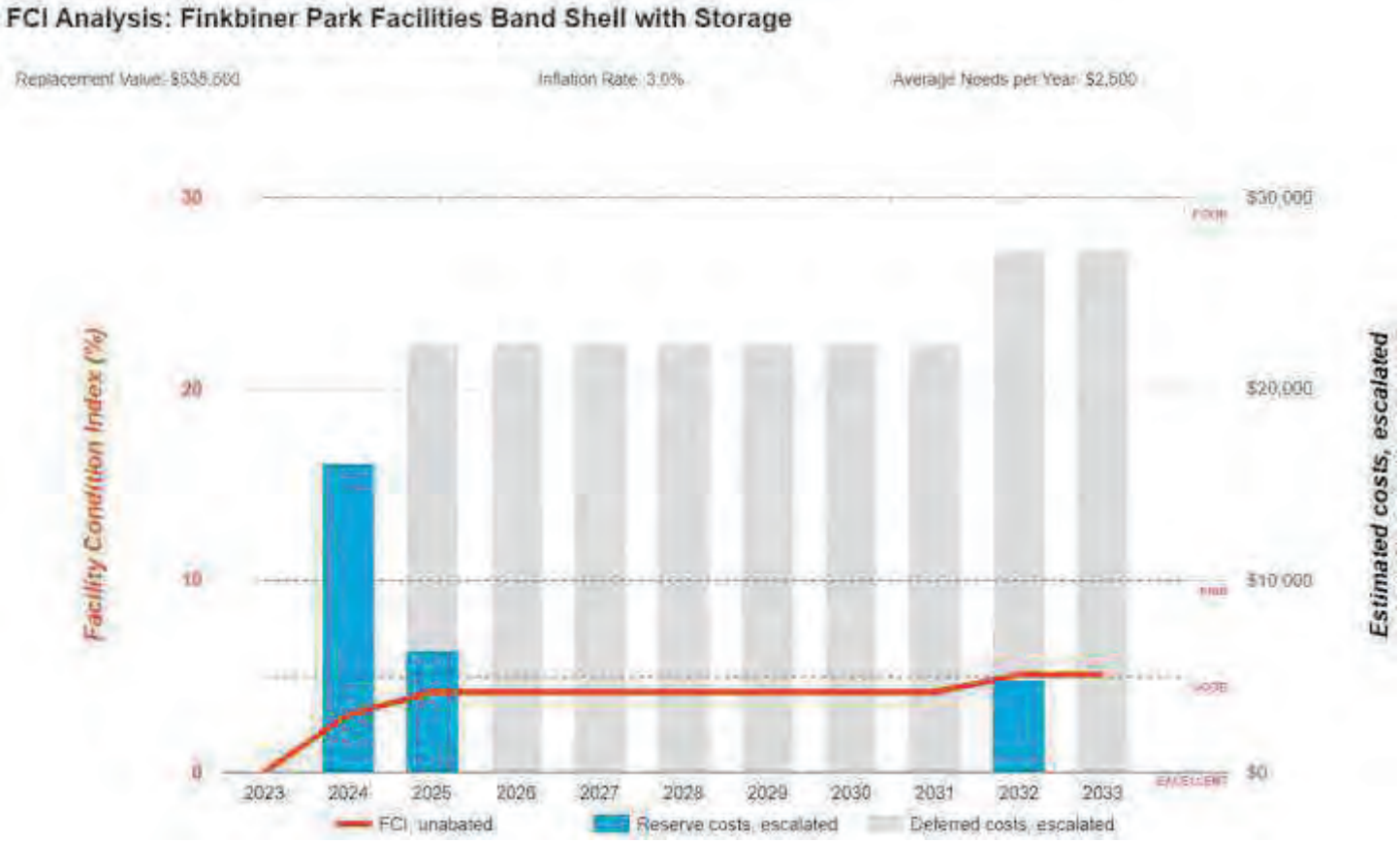
Band Shell with Storage: Systems Expenditure Forecast

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.

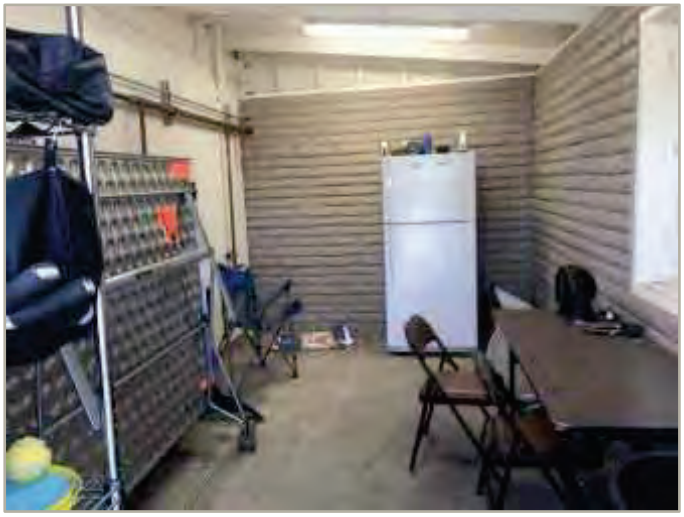
The vertical bars below represent the year-by-year needs identified for the building. The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are 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.	

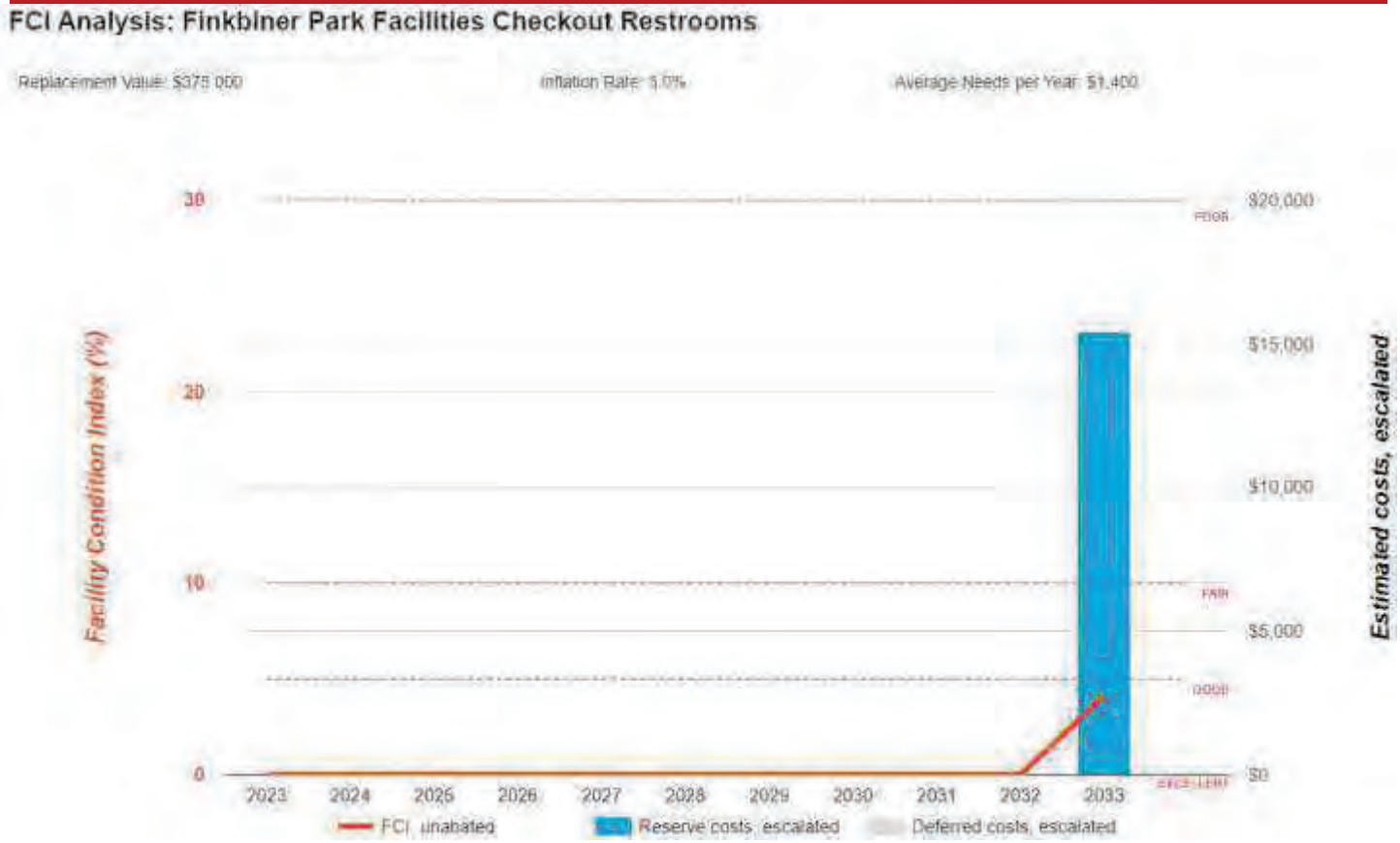
Checkout Restrooms: Systems Expenditure Forecast

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	

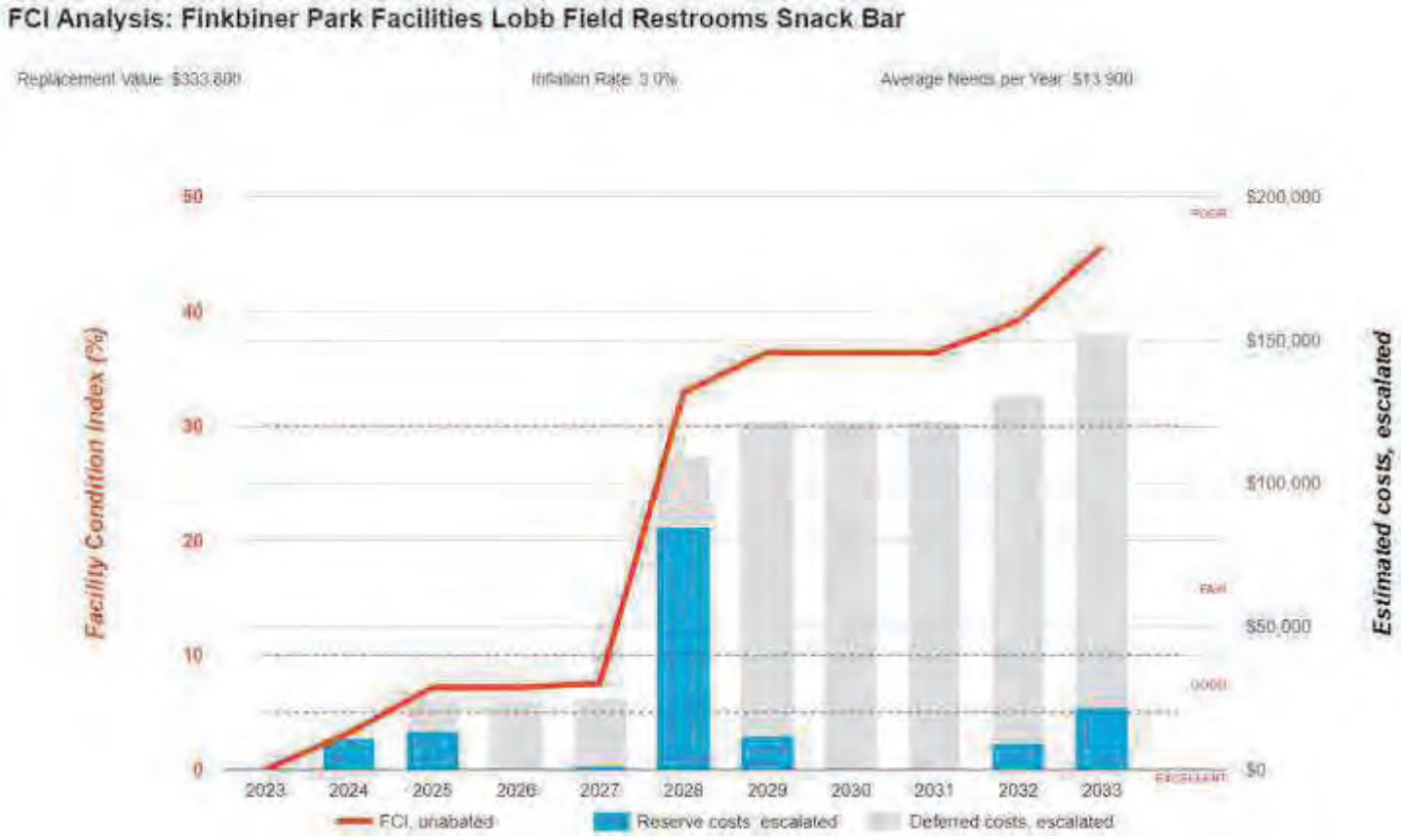
Lobb Field Restrooms Snack Bar: Systems Expenditure Forecast

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



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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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

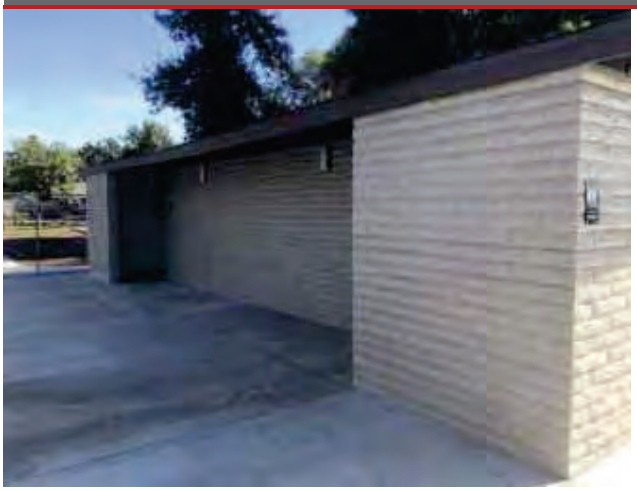


5 - BAND SHELL LEFT ELEVATION

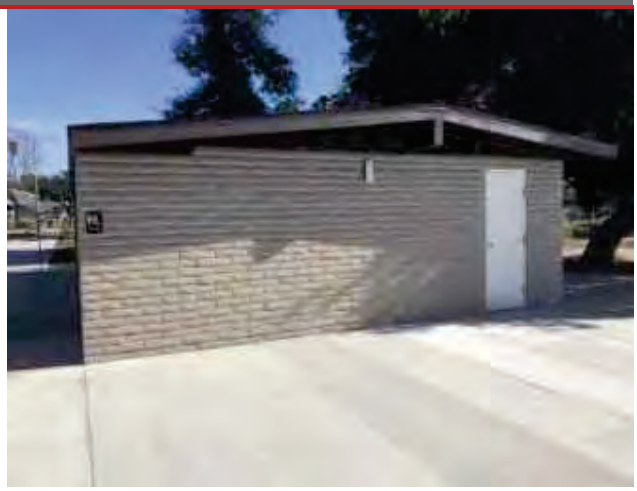


6 - BAND SHELL REAR ELEVATION

Photographic Overview



7 - CHECKOUT RESTROOMS FRONT ELEVATION



8 - CHECKOUT RESTROOMS LEFT ELEVATION



9 - CHECKOUT RESTROOMS REAR ELEVATION



10 - FRONT ELEVATION

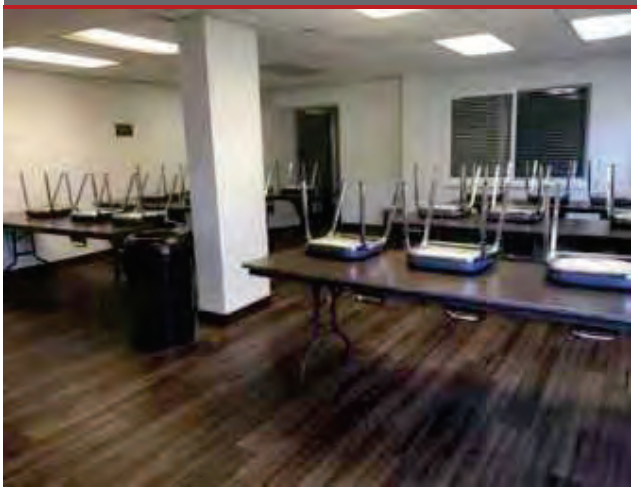


11 - LEFT ELEVATION

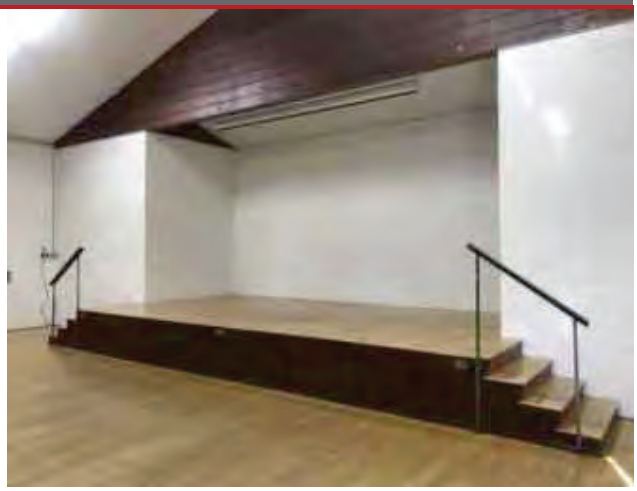


12 - REAR ELEVATION

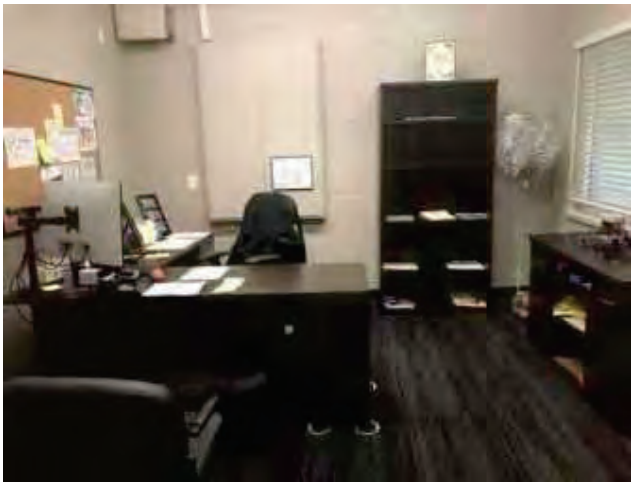
Photographic Overview



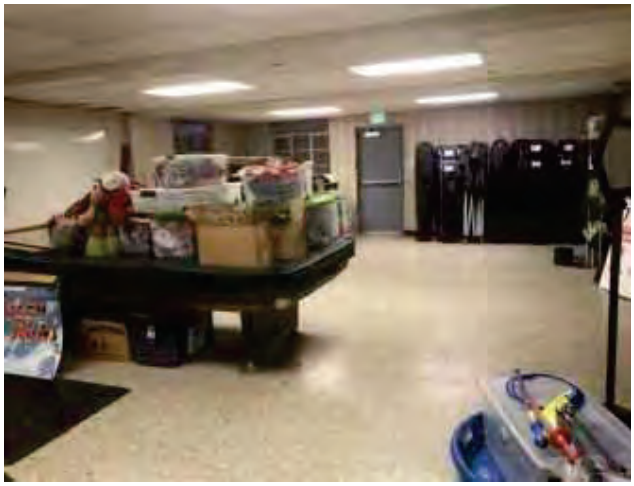
13 - AMERICAN LEGION HALL CLASSROOM



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

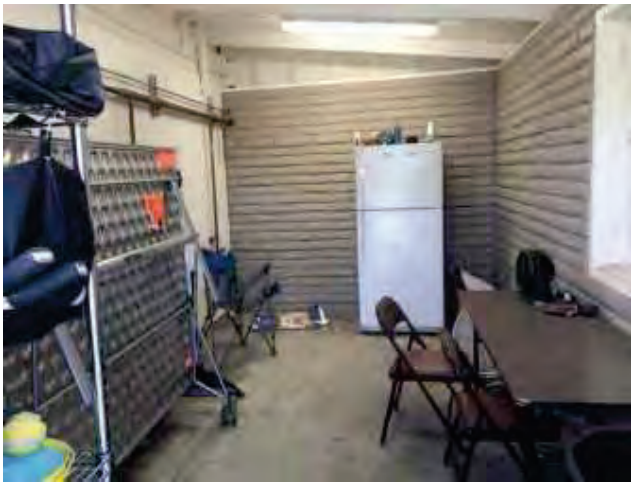
Photographic Overview



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

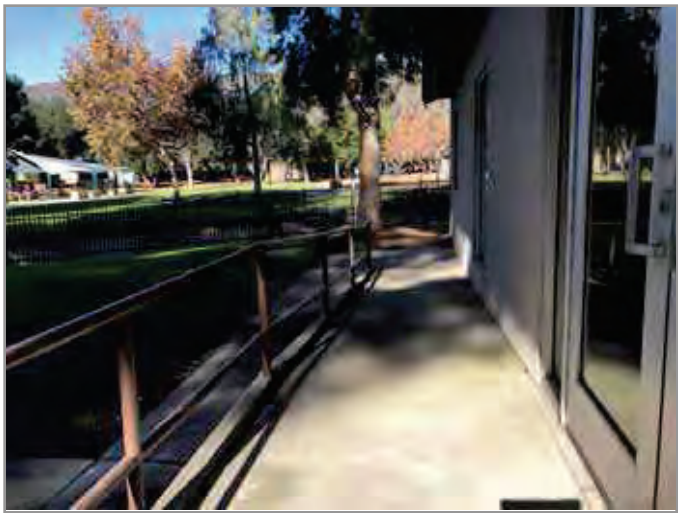
Property Name: Finkbiner Park Facilities

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			

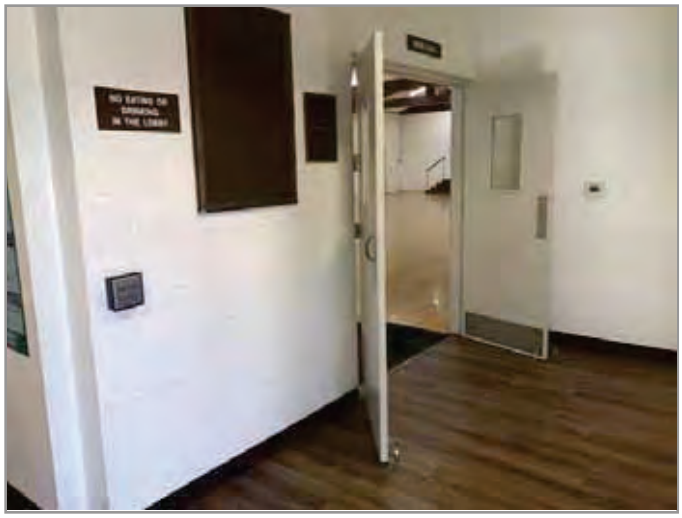
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			X	
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

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	7181385
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)	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	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	-117.80136	https://www.google.com/maps?q=34.138446,-117.80136	Performance/Integrity	Exterior Walls, Concrete Block (CMU), Replace	49	50	1		50	21.66	1083			Band Shell with Storage	7181010
Picnic Table	Wood/Composite/Fiberglass	Replace	Site C	Poor	34.138770	-117.85963	https://www.google.com/maps?q=34.138770,-117.85963	Performance/Integrity	Picnic Table, Wood/Composite/Fiberglass, Replace	19	20	1		1	649.8	649.8 00:00:40			Firebiner Park Facilities	7181316
Picnic Table	Wood/Composite/Fiberglass	Replace	Site	Poor	34.137218	-117.85976	https://www.google.com/maps?q=34.137218,-117.85976	Performance/Integrity	Picnic Table, Wood/Composite/Fiberglass, Replace	19	20	1		1	649.8	649.8 00:20:56			Firebiner Park Facilities	7181256
Engineering Study	Structural, General Design	Design	Snack Stand	Poor	34.136781	-117.86258	https://www.google.com/maps?q=34.136781,-117.86258	Performance/Integrity	Engineering Study, Structural, General Design, Design	0	0	0		1	75.81	758.1			Lobb Field Restrooms Snack Bar	7181041
Flooring	Vinyl Tile (VCT)	Replace	Throughout building	Poor	34.136761	-117.86238	https://www.google.com/maps?q=34.136761,-117.86238	Performance/Integrity	Vinyl Tile - VCT	14	15	1		790	5.415	4277.85			Lobb Field Restrooms Snack Bar	7181029
Athletic Surfaces & Courts	Basketball/General, Asphalt Pavement	Seal & Stripe	Basketball Court	Poor	34.137597	-117.86496	https://www.google.com/maps?q=34.137597,-117.86496	Performance/Integrity	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	4	5	1		3500	0.487 35	1705.725			Firebiner Park Facilities	7181305
Flooring	Concrete	Repair	Band shell floor	Poor	34.138447	-117.86083	https://www.google.com/maps?q=34.138447,-117.86083	Performance/Integrity	Flooring, Concrete, Repair	0	0	0		150	32.49	4873.5			Band Shell with Storage	7181009
Flooring	Concrete	Repair	Site	Poor	34.138510	-117.86018	https://www.google.com/maps?q=34.138510,-117.86018	Performance/Integrity	Flooring, Concrete, Repair	0	0	0		200	32.49	6498			Band Shell with Storage	7181002
Roofing	Modified Bitumen	Replace	Roof	Poor	34.138541	-117.86014	https://www.google.com/maps?q=34.138541,-117.86014	Performance/Integrity	Roofing, Modified Bitumen, Replace	19	20	1		100	10.83	32.49			Band Shell with Storage	7181008
Picnic Table	Wood/Composite/Fiberglass	Replace	Site	Poor	34.137181	-117.85978	https://www.google.com/maps?q=34.137181,-117.85978	Performance/Integrity	Picnic Table, Wood/Composite/Fiberglass, Replace	19	20	1		1	649.8	649.8 00:20:53			Firebiner Park Facilities	7181235
Park Bench	Wood/Composite/Fiberglass	Replace	Site	Poor	34.137314	-117.85987	https://www.google.com/maps?q=34.137314,-117.85987	Performance/Integrity	Park Bench, Precast Concrete, Replace	19	20	1		1	649.8	649.8 00:20:74			Firebiner Park Facilities	7181275
Picnic Table	Wood/Composite/Fiberglass	Replace	Basketball	Poor	34.138486	-117.86034	https://www.google.com/maps?q=34.138486,-117.86034	Performance/Integrity	Picnic Table, Wood/Composite/Fiberglass, Replace	19	20	1		1	649.8	649.8 00:20:29			Firebiner Park Facilities	7181301
Sidewalk	Concrete, Large Areas	Replace	Basketball Court	Poor	34.137533	-117.86509	https://www.google.com/maps?q=34.137533,-117.86509	Performance/Integrity	Sidewalk, Concrete, Large Areas, Replace	49	50	1		500	9.747	4873.5			Firebiner Park Facilities	7181321
Picnic Table	Wood/Composite/Fiberglass	Replace	Site	Poor	34.138179	-117.85969	https://www.google.com/maps?q=34.138179,-117.85969	Performance/Integrity	Picnic Table, Wood/Composite/Fiberglass, Replace	19	20	1		1	649.8	649.8 00:20:20			Firebiner Park Facilities	7181331
Picnic Table	Wood/Composite/Fiberglass	Replace	Site	Poor	34.137831	-117.86016	https://www.google.com/maps?q=34.137831,-117.86016	Performance/Integrity	Picnic Table, Wood/Composite/Fiberglass, Replace	19	20	1		1	649.8	649.8 00:20:39			Firebiner Park Facilities	7181370
Picnic Table	Wood/Composite/Fiberglass	Replace	Site B	Poor	34.137685	-117.86072	https://www.google.com/maps?q=34.137685,-117.86072	Performance/Integrity	Picnic Table, Wood/Composite/Fiberglass, Replace	19	20	1		1	649.8	649.8 00:21:10			Firebiner Park Facilities	7181341
Suspended Ceilings	Acoustical Tile (ACT)	Replace	Classroom	Poor	34.137565	-117.85984	https://www.google.com/maps?q=34.137565,-117.85984	Performance/Integrity	Suspended Ceilings, Acoustical Tile (ACT), Replace	24	25	1		100	3.795	379.05			American Legion Hall	7180989
Picnic Table	Wood/Composite/Fiberglass	Replace	Site C	Poor	34.138731	-117.85976	https://www.google.com/maps?q=34.138731,-117.85976	Performance/Integrity	Picnic Table, Wood/Composite/Fiberglass, Replace	19	20	1		1	649.8	649.8 00:20:64			Firebiner Park Facilities	7181340
Plumbing System	Supply & Sanitary, Low Density (excludes fixtures)	Replace	Throughout	Poor	34.13635337 85 5366	-117.86270 357 060 43	https://www.google.com/maps?q=34.136353378553366,-117.86270357060430	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	12 9.96	5 19 84			Lobb Field Restrooms Snack Bar	7200 415
Roofing	Asphalt Shingle, 20-Year Standard	Replace	Roof	Excellent	34.137 869	-117.861 282	https://www.google.com/maps?q=34.137869,-117.861282	Lifecycle/Renewal	Asphalt Shingle Roof	1	20	19		1000	4.11 54	41 15.4			Checkout Restrooms	7181025
Plumbing System	Supply & Sanitary, Low Density (excludes fixtures)	Replace	Throughout building	Excellent	34.137 964	-117.861 079	https://www.google.com/maps?q=34.137964,-117.861079	Lifecycle/Renewal	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	1	40	39		1000	5.415	5415			Checkout Restrooms	7181020
Toilet	Commercial Water Closet	Replace	Restrooms	Excellent	34.138 003	-117.861 058	https://www.google.com/maps?q=34.138003,-117.861058	Lifecycle/Renewal	Toilet, Commercial Water Closet, Replace	1	30	29		5	1407.9	7039.5			Checkout Restrooms	7181038
Exterior Door	Steel, Standard	Replace	Building Exterior	Excellent	34.138 012	-117.861 110	https://www.google.com/maps?q=34.138012,-117.861110	Lifecycle/Renewal	Exterior Door Steel	1	40	39		2	649.8	1299.6			Checkout Restrooms	7181023
Drinking Fountain	Exterior/Site, Precast Pedestal	Replace	Building exterior	Excellent	34.137 934	-117.861 01	https://www.google.com/maps?q=34.137934,-117.86101	Lifecycle/Renewal	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	1	15	14		1	3898.8	3898.8			Checkout Restrooms	7181026
Flooring	any surface, w/ Paint or Sealant	Prep & Paint	Throughout building	Excellent	34.138002	-117.861 070	https://www.google.com/maps?q=34.138002,-117.861070	Lifecycle/Renewal	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1	10	9		1000	1.624 5	16 24.5			Checkout Restrooms	7181024
Electrical System	Full Upgrade, Low Density/Complexity	Replace	Throughout	Excellent	34.137 900 31 490 448	-117.861 404 957 00 84	https://www.google.com/maps?q=34.137900314904481,-117.86140495700084	Lifecycle/Renewal		1	40	39		1000	14.079	140 79			Checkout Restrooms	7200 610
Interior Lighting System	Full Upgrade, Low Density & Standard Fixtures	Replace	Throughout building	Excellent	34.138 012	-117.861 066	https://www.google.com/maps?q=34.138012,-117.861066	Lifecycle/Renewal	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	1	20	19		1000	2.743	2274.3			Checkout Restrooms	7181017
Urinal	Standard	Replace	Restrooms	Excellent	34.138 025	-117.862 216	https://www.google.com/maps?q=34.138025,-117.862216	Lifecycle/Renewal	Urinal	1	30	29		2	1191.3	2382.6			Checkout Restrooms	7181018
Interior Fixture w/ Lamp	any type, w/ LED Replacement	Replace	Building exterior	Excellent	34.138 030	-117.861 13	https://www.google.com/maps?q=34.138030,-117.86113	Lifecycle/Renewal	Light Fixture - Exterior Building	1	30	29		6	649.8	3898.8			Checkout Restrooms	7181015
Exterior Door	Steel, Standard	Replace	Building Exterior	Excellent	34.137 940	-117.861 087	https://www.google.com/maps?q=34.137940,-117.861087	Lifecycle/Renewal	Exterior Door Steel	1	40	39		2	649.8	1299.6			Checkout Restrooms	7181013
Paint Finishes	Vinyl	Replace	Throughout building	Excellent	34.138 006	-117.861 061	https://www.google.com/maps?q=34.138006,-117.861061	Lifecycle/Renewal	Vinyl Int Wall	1	15	14		1500	2.707 5	4061.25			Checkout Restrooms	7181021
Sink/Lavatory	Vanity Top, Stainless Steel	Replace	Restrooms	Excellent	34.137 970	-117.861 065	https://www.google.com/maps?q=34.137970,-117.861065	Lifecycle/Renewal	Sink/Lavatory, Drop-in Style, Stainless Steel, Replace	1	30	29		5	1299.6	6498			Checkout Restrooms	7181014
Exterior Walls	any painted surface	Prep & Paint	Building Exterior	Excellent	34.137 896	-117.861 229	https://www.google.com/maps?q=34.137896,-117.861229	Lifecycle/Renewal	Any Painted Exterior Surface	1	10	9		1400	3.249	4548.6			Checkout Restrooms	7181022
Ceiling Finishes	any/flat surface	Prep & Paint	Throughout building	Excellent	34.138 009	-117.861 078	https://www.google.com/maps?q=34.138009,-117.861078	Lifecycle/Renewal	Any Surface - Paint	1	10	9		1000	2.166	2166			Checkout Restrooms	7181027
Distribution Panel	120/240 V, Residential Style	Replace	Electrical room	Excellent	34.138 022	-117.861 084	https://www.google.com/maps?q=34.138022,-117.861084	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	7181016
Split System Ductless	Single Zone, 1.5 to 2 TON	Replace	Roof	Fair	34.136 826	-117.862 753	https://www.google.com/maps?q=34.136826,-117.862753	Lifecycle/Renewal	Split System, Condensing Unit/Heat Pump, 2 TON, Replace	14	15	1		1	51.98 4	51.98 4			Lobb Field Restrooms Snack Bar	7181034
Casework	Cabinetry, Hardwood Standard	Replace	Throughout building	Fair	34.136 823	-117.862 732	https://www.google.com/maps?q=34.136823,-117.862732	Lifecycle/Renewal	Casework, Cabinetry, Standard, Replace	12	20	8		16	3.249	51.98 4			Lobb Field Restrooms Snack Bar	7181031
Wall Finishes	any surface	Prep & Paint	Throughout	Fair				Lifecycle/Renewal		5	10	5		750	1.624 5	1218.375			Lobb Field Restrooms Snack Bar	7200 419
Sink/Lavatory	Vanity Top, Stainless Steel	Replace	Restrooms	Fair	34.136 824	-117.862 624	https://www.google.com/maps?q=34.136824,-117.862624	Lifecycle/Renewal	Sink/Lavatory, Drop-in Style, Stainless Steel, Replace	15	30	15		2	1299.6	2599.2			Lobb Field Restrooms Snack Bar	7181042
Roofing	Modified Bitumen	Replace	Roof	Fair				Lifecycle/Renewal		10	20	10		890	10.83	96 38.7			Lobb Field Restrooms Snack Bar	7200 416
Electrical System	Full System Renovation /Upgrade, Low Density/Complexity	Replace	Throughout building	Fair	34.136 774	-117.862 622	https://www.google.com/maps?q=34.136774,-117.862622	Lifecycle/Renewal	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	20	40	20		890	14.079	1253.01			Lobb Field Restrooms Snack Bar	7181030
Exhaust Fan	Roof or Wall-Mounted, 16" Damper	Replace	Roof	Fair	34.136 909	-117.862 742	https://www.google.com/maps?q=34.136909,-117.862742	Lifecycle/Renewal	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	10	20	10		1	2599.2	2599.2			Lobb Field Restrooms Snack Bar	7181043
Irrigation System	Drip System	Replace/Install	Site	Fair	34.137 949	-117.861 072	https://www.google.com/maps?q=34.137949,-117.861072	Lifecycle/Renewal	Irrigation System, Drip System, Replace/Install	10	20	10		100000	3.249	3249 00 01:21			Checkout Restrooms	7181019
Bleachers	Fixed Steel Frame, Aluminum Benches (per Seat)	Replace	Lobb Field	Fair	34.137 933	-117.861 628	https://www.google.com/maps?q=34.137933,-117.861628	Lifecycle/Renewal	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	12	25	13		30	12 9.96	3898 8 00:05:79			Firebiner Park Facilities	7181237
Park Bench	Metal Powder-Coated	Replace	Lobb Field	Fair	34.137 350	-117.861 418	https://www.google.com/maps?q=34.137350,-117.861418	Lifecycle/Renewal	Park Bench, Metal Powder-Coated, Replace	10	20	10		1	75 8.1	75 8.1 00:21:33			Firebiner Park Facilities	7181357
Bleachers	Fixed Steel Frame, Aluminum Benches (per Seat)	Replace	Lobb Field	Fair	34.136 756	-117.862 59	https://www.google.com/maps?q=34.136756,-117.86259	Lifecycle/Renewal	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	12	25	13		30	12 9.96	3898 8 00:03:13			Firebiner Park Facilities	7181 226
Picnic Table	Precast Concrete	Replace	Site	Fair	34.138 110	-117.860 322	https://www.google.com/maps?q=34.138110,-117.860322	Lifecycle/Renewal	Picnic Table, Precast Concrete, Replace	12	25	13		1	1299.6	1299.6 00:20:24			Firebiner Park Facilities	7181 368
Picnic Table	Wood/Composite/Fiberglass	Replace	Site	Fair	34.137 253	-117.859 741	https://www.google.com/maps?q=34.137253,-117.859741	Lifecycle/Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8 00:20:57			Firebiner Park Facilities	7181391
Picnic Table	Wood/Composite/Fiberglass	Replace	Site	Fair	34.138 436	-117.859 37	https://www.google.com/maps?q=34.138436,-117.85937	Lifecycle/Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8 00:20:01			Firebiner Park Facilities	7181328
Drinking Fountain	Exterior/Site, Precast Pedestal	Replace	Lobb Field	Fair	34.137 346	-117.862 789	https://www.google.com/maps?q=34.137346,-117.862789	Lifecycle/Renewal	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	7	15	8		1	3898.8	3898.8 00:05:54			Firebiner Park Facilities	7181360
Shed/Gazebo/Shade Structure	Wood or Metal-Framed, Basic/Minimal	Replace	Site	Fair	34.137 952	-117.860 24	https://www.google.com/maps?q=34.137952,-117.86024	Lifecycle/Renewal	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	12	30	18		3800	27.075	102895.02059			Firebiner Park Facilities	7181313
Fences & Gates	Fence, Chain Link	Replace	Lobb Field	Fair	34.137 387	-117.861 521	https://www.google.com/maps?q=34.137387,-117.861521	Lifecycle/Renewal	Fences & Gates, Fence, Chain Link 6', Replace	20	40	20		1300	22.743	29565.9			Firebiner Park Facilities	7181260
Picnic Table	Precast Concrete	Replace	Site	Fair	34.138 059	-117.860 402	https://www.google.com/maps?q=34.138059,-117.860402	Lifecycle/Renewal	Picnic Table, Precast Concrete, Replace	12	25	13		1	1299.6	1299.6 00:20:91			Firebiner Park Facilities	7181304
Park Bench	Metal Powder-Coated	Replace	Site	Fair	34.137 364	-117.860 413	https://www.google.com/maps?q=34.137364,-117.860413	Lifecycle/Renewal	Park Bench, Metal Powder-Coated, Replace	10	20	10		1	75 8.1	75 8.1 00:19:48			Firebiner Park Facilities	7181290
Bleachers	Fixed Steel Frame, Aluminum Benches (per Seat)	Replace	Lobb Field	Fair	34.137 808	-117.861 689	https://www.google.com/maps?q=34.137808,-117.861689	Lifecycle/Renewal	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	12	25	13		30	12 9.96	3898 8 00:05:82			Firebiner Park Facilities	7181356
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Lobb Field	Fair	34.137 177	-117.861 499	https://www.google.com/maps?q=34.137177,-117.861499	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 1,000 W, Replace/Install	10	20	10		1	75 8.1	75 8.1 00:20:66			Firebiner Park Facilities	7181280
Picnic Table	Wood/Composite/Fiberglass	Replace	Site	Fair	34.138 387	-117.859 46	https://www.google.com/maps?q=34.138387,-117.85946	Lifecycle/Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8 00:20:51			Firebiner Park Facilities	7181310
Picnic Table	Precast Concrete	Replace	Site A	Fair	34.137 716	-117.860 879	https://www.google.com/maps?q=34.137716,-117.860879	Lifecycle/Renewal	Picnic Table, Precast Concrete, Replace	12	25	13		1	1299.6	1299.6 00:05:61			Firebiner Park Facilities	7181315
Trash Receptacle	Medium Duty/Metal or Precast	Replace	Lobb Field	Fair	34.136 918	-117.862 738	https://www.google.com/maps?q=34.136918,-117.862738	Lifecycle/Renewal	Trash Receptacle, Medium-Duty/Metal or Precast, Replace	12	20	8		1	75 8.1	75 8.1 00:05:98			Firebiner Park Facilities	7181 200
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Volleyball Court	Fair	34.137 290	-117.860 613	https://www.google.com/maps?q=34.137290,-117.860613	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			Firebiner Park Facilities	7181 218
Bleachers	Fixed Steel Frame, Aluminum Benches (per Seat)	Replace	Lobb Field	Fair	34.137 905	-117.862 367	https://www.google.com/maps?q=34.137905,-117.862367	Lifecycle/Renewal	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	12	25	13		30	12 9.96	3898 8 00:01:29			Firebiner Park Facilities	7181 246
Picnic Table	Precast Concrete	Replace	Site	Fair	34.138 081	-117.860 26	https://www.google.com/maps?q=34.138081,-117.86026	Lifecycle/Renewal	Picnic Table, Precast Concrete, Replace	12	25	13		1	1299.6	1299.6 00:20:90			Firebiner Park Facilities	7181 377
Bleachers	Fixed Steel Frame, Aluminum Benches (per Seat)	Replace	Lobb Field	Fair	34.136 939	-117.862 752	https://www.google.com/maps?q=34.136939,-117.862752	Lifecycle/Renewal	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	17	25	8		30	12 9.96	3898 8 00:05:97			Firebiner Park Facilities	7181 363
Trash Receptacle	Medium Duty/Metal or Precast	Replace	Lobb Field	Fair	34.137 665	-117.862 797	https://www.google.com/maps?q=34.137665,-117.862797	Lifecycle/Renewal	Trash Receptacle, Medium-Duty/Metal or Precast, Replace	12	20	8		1	75 8.1	75 8.1 00:20:10			Firebiner Park Facilities	7181 201
Park Bench	Wood/Composite/Fiberglass	Replace	Site	Fair	34.137 490	-117.859 58	https://www.google.com/maps?q=34.137490,-117.859580	Lifecycle/Renewal	Park Bench, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8 00:20:05			American Legion Hall	7180 963
Exterior Door	Steel, Standard	Replace	Building Exterior	Fair	34.137 360	-117.859 780	https://www.google.com/maps?q=34.137360,-117.859780	Lifecycle/Renewal	Exterior Door Steel	20	40	20		4	649.8	2599.2			American Legion Hall	7180 971
Water Heater	Gas, Residential, 30 to 50 GAL	Replace	Basement	Fair	34.137 502	-117.859 21	https://www.google.com/maps?q=34.137502,-117.85921	Lifecycle/Renewal	Water Heater, Electric, Residential, 30 to 5 2 GAL, Replace	12	15	3		1	1407.9	1407.9 00:21:29			American Legion Hall	7180 956
Toilet	Commercial Water Closet	Replace	Restrooms	Fair	34.137 482	-117.859 68	https://www.google.com/maps?q=34.137482,-117.859668	Lifecycle/Renewal	Toilet, Commercial Water Closet, Replace	15	30	15		6	1407.9	8447.4			American Legion Hall	7180 984
Roofing	Asphalt Shingle, 20-Year Standard	Repair	Roof	Fair	34.137 522	-117.859 06	https://www.google.com/maps?q=34.137522,-117.85906	Lifecycle/Renewal	Asphalt Shingle Roof	10	20	10		7510	4.113 4	30 900.654			American Legion Hall	7180 972
Foodservice Equipment	Exhaust Hood, 8 to 10 LF	Replace	Kitchen	Fair	34.137 411	-117.859 745	https://www.google.com/maps?q=34.137411,-117.859745	Lifecycle/Renewal	Exhaust Hood-Kitchen	7	15	8		1	487.5 5	487.5 5 00:20:67			American Legion Hall	7180 949
Suspended Ceilings	Acoustical Tile (ACT)	Replace	Throughout building	Fair	34.137 524	-117.859 778	https://www.google.com/maps?q=34.137524,-117.859778	Lifecycle/Renewal	Suspended ACT	15	25	13		8523	3.795	32306.43 15			American Legion Hall	7180 991
Foodservice Equipment	Griddle	Replace	Kitchen	Fair	34.137 529	-117.859 775	https://www.google.com/maps?q=34.137529,-117.859775	Lifecycle/Renewal	Griddle	7	15	8		1	75 8.1	75 8.1 00:20:43			American Legion Hall	7180 983
Park Bench	Wood/Composite/Fiberglass	Replace	Site	Fair	34.137 532	-117.859 55	https://www.google.com/maps?q=34.137532,-117.85955	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	34.137 691	-117.859 878	https://www.google.com/maps?q=34.137691,-117.859878	Lifecycle/Renewal	Split System, Condensing Unit/Heat Pump, 3 TON, Replace	7	15	8		1	43 32	43 32			American Legion Hall	7180 955
HVAC System	Ductwork, Medium Density	Replace	Throughout building	Fair	34.137 433	-117.859 761	https://www.google.com/maps?q=34.137433,-117.859761	Lifecycle/Renewal	HVAC System, Ductwork, Medium Density, Replace	15	30	15		9523	4.332	41 25 3.6 36			American Legion Hall	7180 986
Window	Vinyl-Clad Double-Glazed, 16-25 SF	Replace	Building Exterior	Fair	34.137 391	-117.859 630	https://www.google.com/maps?q=34.137391,-117.859630	Lifecycle/Renewal	Vinyl Window (16-25 SF)	15	30	15		2	9.747	19 49.4			American Legion Hall	7180 987
Shed/Gazebo/Shade Structure	Wood or Metal-Framed, Basic/Minimal	Replace	Building exterior	Fair	34.137 543	-117.859 897	https://www.google.com/maps?q=34.137543,-117.859897	Lifecycle/Renewal	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	15	30	15		300	27.075	8122.5 002695			American Legion Hall	7180 943
Exhaust Fan	Roof or Wall-Mounted, 16" Damper	Replace	Roof	Fair	34.137 430	-117.859 830	https://www.google.com/maps?q=34.137430,-117.859830	Lifecycle/Renewal	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	10	20	10		1	2599.2	2599.2			American Legion Hall	7180 981
Flooring	Wood, Strip	Replace	Main Hall	Fair	34.137 579	-117.859 736	https://www.google.com/maps?q=34.137579,-117.859736	Lifecycle/Renewal	Wood Floor	15	30	15		2000	10.245	1 20 90			American Legion Hall	7180 950
Interior Door	Wood, Solid-Core	Replace	Throughout building	Fair	34.137 395	-117.859 762	https://www.google.com/maps?q=34.137395,-117.859762	Lifecycle/Renewal	Interior Door Wood	20	40	20		16	7.58 1	1 21.29 6			American Legion Hall	7180 976
Urinal	Standard	Replace	Restrooms	Fair	34.137 547	-117.859 604	https://www.google.com/maps?q=34.137547,-117.859604	Lifecycle/Renewal	Urinal	15	30	15		1	1191.3	1191.3			American Legion Hall	7180 948
Park Bench	Wood/Composite/Fiberglass	Replace	Site	Fair	34.137 470	-117.859 417	https://www.google.com/maps?q=34.137470,-117.859417	Lifecycle/Renewal	Park Bench, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8			American Legion Hall	7180 979
Foodservice Equipment	Refrigerator, 2-Door Reach-In	Replace	Kitchen	Fair	34.137 516	-117.859 775	https://www.google.com/maps?q=34.137516,-117.859775	Lifecycle/Renewal	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	7	15	8		1	4918.1	4918.1 00:20:45			American Legion Hall	7180 990
Flooring	Vinyl Sheeting	Replace	Kitchen	Fair	34.137 488	-117.859 736	https://www.google.com/maps?q=34.137488,-117.859736	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	34.137 476	-117.859 841	https://www.google.com/maps?q=34.137476,-117.859841	Lifecycle/Renewal	Any Interior Wall Surface - Paint	5	10	5		10865	1.624 5	17650.19 25			American Legion Hall	7180 995
Split System	Condensing Unit/Heat Pump	Replace	Roof	Fair	34.137 680	-117.859 877	https://www.google.com/maps?q=34.137680,-117.859877	Lifecycle/Renewal	Split System, Condensing Unit/Heat Pump, 5 TON, Replace	7	15	8		1	7689.3	7689.3			American Legion Hall	7180 959
Ceiling Finishes	any/flat surface	Prep & Paint	Throughout building	Fair	34.137 486	-117.859 794	https://www.google.com/maps?q=34.137486,-117.859794	Lifecycle/Renewal	Any Surface - Paint	1	10	9		1000	2.166	2166			American Legion Hall	7180 978
Window	Aluminum Double-Glazed, 16-25 SF	Replace	Building Exterior	Fair	34.137 577	-117.858 26	https://www.google.com/maps?q=34.137577,-117.858260	Lifecycle/Renewal	Window, Aluminum Double-Glazed, 16-25 SF, Replace	15	30	15		2	1023.85	2057.7			American Legion Hall	7180 988
Flagpole	Metal	Replace	Site	Fair	34.137 518	-117.859 483	https://www.google.com/maps?q=34.137518,-117.859483	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	34.137 545 500 28 246	-117.859 68	https://www.google.com/maps?q=34.137545500282460,-117.85968	Lifecycle/Renewal		20	40	20		9523	19.494	185 641.362			American Legion Hall	7180 409
Plumbing System	Supply & Sanitary, Medium Density (excludes fixtures)	Replace	Throughout building	Fair	34.137 436	-117.859 03	https://www.google.com/maps?q=34.137436,-117.859030	Lifecycle/Renewal	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	20	40	20		9523	11.913	113 447.499			American Legion Hall	7180 996
Wall Finishes	Wallpaper	Replace	Basement	Fair	34.137 431	-117.859 72	https://www.google.com/maps?q=34.137431,-117.859720	Lifecycle/Renewal	Wallpaper	7	15	8		2520	2.38 26	6 004.152			American Legion Hall	7180 974
Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted	Replace	Kitchen	Fair	34.137 534	-117.859 804	https://www.google.com/maps?q=34.137534,-117.859804	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	34.137 389	-117.858 49	https://www.google.com/maps?q=34.137389,-117.858490	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	34.137 497	-117.859 63	https://www.google.com/maps?q=34.137497,-117.859863	Lifecycle/Renewal	Vinyl Sheeting	7	15	8		2910	7.581	2206.71			American Legion Hall	7180 967
Exterior Fixture w/ Lamp	any type, w/ LED Replacement	Replace	Building exterior	Fair	34.137 341	-117.859 19	https://www.google.com/maps?q=34.137341,-117.859190	Lifecycle/Renewal	Light Fixture - Exterior Building	10

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
Ceiling Finishes	any flat surface	Prep & Paint	Throughout building	Fair	34.136875	-117.862662	https://www.google.com/maps?q=34.136875,-117.862662	Lifecycle/Renewal	Any Surface - Paint	5	10	5		890	2.166	1927.74			Lobb Field Restrooms Snack Bar	71810.039
Picnic Table	Wood/Composite/Fiberglass	Replace	Site C	Fair	34.138700	-117.859812	https://www.google.com/maps?q=34.138700,-117.859812	Lifecycle/Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8 00:00:07			Finkbiner Park Facilities	71810.330
Drinking Fountain	Exterior/Site, Precast Pedestal	Replace	Scout Hut Picnic Area	Fair	34.138000	-117.860205	https://www.google.com/maps?q=34.138000,-117.860205	Lifecycle/Renewal	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	7	15	8		1	3898.8	3898.8 00:00:46			Finkbiner Park Facilities	71810.265
Picnic Table	Wood/Composite/Fiberglass	Replace	Bandshell	Fair	34.138643	-117.860213	https://www.google.com/maps?q=34.138643,-117.860213	Lifecycle/Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8 00:05:09			Finkbiner Park Facilities	71810.385
Picnic Table	Precast Concrete	Replace	Site	Fair	34.138077	-117.860328	https://www.google.com/maps?q=34.138077,-117.860328	Lifecycle/Renewal	Picnic Table, Precast Concrete, Replace	12	25	13		1	1299.6	1299.6 00:00:384			Finkbiner Park Facilities	71810.214
Picnic Table	Wood/Composite/Fiberglass	Replace	Site C	Fair	34.138799	-117.859831	https://www.google.com/maps?q=34.138799,-117.859831	Lifecycle/Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8 00:00:85			Finkbiner Park Facilities	71810.213
Trash Receptacle	Heavy-Duty/Fixed Concrete	Replace	Lobb Field	Fair	34.137634	-117.861698	https://www.google.com/maps?q=34.137634,-117.861698	Lifecycle/Renewal	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	12	25	13		1	15.16.2	15.16.2 00:05:90			Finkbiner Park Facilities	71810.208
Trash Receptacle	Heavy-Duty/Fixed Concrete	Replace	Site	Fair	34.138134	-117.860336	https://www.google.com/maps?q=34.138134,-117.860336	Lifecycle/Renewal	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	12	25	13		1	15.16.2	15.16.2 00:20:80			Finkbiner Park Facilities	71810.258
Picnic Table	Precast Concrete	Replace	Site A	Fair	34.137752	-117.860938	https://www.google.com/maps?q=34.137752,-117.860938	Lifecycle/Renewal	Picnic Table, Precast Concrete, Replace	12	25	13		1	1299.6	1299.6 00:05:60			Finkbiner Park Facilities	71810.371
Picnic Table	Wood/Composite/Fiberglass	Replace	Site C	Fair	34.138818	-117.859850	https://www.google.com/maps?q=34.138818,-117.859850	Lifecycle/Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8 00:21:97			Finkbiner Park Facilities	71810.281
Trash Receptacle	Medium-Duty/Metal or Precast	Replace	Site C	Fair	34.138841	-117.860100	https://www.google.com/maps?q=34.138841,-117.860100	Lifecycle/Renewal	Trash Receptacle, Medium-Duty/Metal or Precast, Replace	10	20	10		1	758.1	758.1 00:21:96			Finkbiner Park Facilities	71810.254
Sports Apparatus	Baseball, Backstop Chain-Link	Replace	Lobb Field	Fair	34.137167	-117.861462	https://www.google.com/maps?q=34.137167,-117.861462	Lifecycle/Renewal	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	10	20	10		1	54.15	54.15 00:00:15			Finkbiner Park Facilities	71810.329
Bleachers	Fixed Steel Frame, Aluminum Benches (per Seat)	Replace	Lobb Field	Fair	34.137841	-117.861684	https://www.google.com/maps?q=34.137841,-117.861684	Lifecycle/Renewal	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	12	25	13		30	129.96	3898.8 00:05:78			Finkbiner Park Facilities	71810.241
Park Bench	Metal Powder-Coated	Replace	Lobb Field	Fair	34.137841	-117.861840	https://www.google.com/maps?q=34.137841,-117.861840	Lifecycle/Renewal	Park Bench, Metal Powder-Coated, Replace	10	20	10		1	758.1	758.1 00:12:32			Finkbiner Park Facilities	71810.300
Picnic Table	Wood/Composite/Fiberglass	Replace	Site	Fair	34.138341	-117.859952	https://www.google.com/maps?q=34.138341,-117.859952	Lifecycle/Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8 00:01:35			Finkbiner Park Facilities	71810.271
Playfield Surfaces	Sand, 6" Depth	Replace	Volleyball Court	Fair	34.137113	-117.860563	https://www.google.com/maps?q=34.137113,-117.860563	Lifecycle/Renewal	Playground Surfaces, Sand, 6" Depth, Replace	10	20	10		3200	1.7328	5544.96			Finkbiner Park Facilities	71810.306
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Lobb Field	Fair	34.137545	-117.862769	https://www.google.com/maps?q=34.137545,-117.862769	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 1000 W, Replace/Install	10	20	10		1	75.81	758.1 00:05:53			Finkbiner Park Facilities	71810.344
Picnic Table	Precast Concrete	Replace	Site	Fair	34.138057	-117.860350	https://www.google.com/maps?q=34.138057,-117.860350	Lifecycle/Renewal	Picnic Table, Precast Concrete, Replace	12	25	13		1	1299.6	1299.6 00:20:28			Finkbiner Park Facilities	71810.295
Picnic Table	Wood/Composite/Fiberglass	Replace	Site C	Fair	34.138618	-117.859931	https://www.google.com/maps?q=34.138618,-117.859931	Lifecycle/Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8 00:00:75			Finkbiner Park Facilities	71810.358
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Lobb Field	Fair	34.137652	-117.861658	https://www.google.com/maps?q=34.137652,-117.861658	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 1000 W, Replace/Install	10	20	10		1	75.81	758.1 00:05:91			Finkbiner Park Facilities	71810.215
Play Structure	Multipurpose, Very Small	Replace	Site	Fair	34.138393	-117.860420	https://www.google.com/maps?q=34.138393,-117.860420	Lifecycle/Renewal	Play Structure, Multipurpose, Very Small, Replace	10	20	10		1	6498	6498 00:20:73			Finkbiner Park Facilities	71810.333
Trash Receptacle	Medium-Duty/Metal or Precast	Replace	Site	Fair	34.137222	-117.859803	https://www.google.com/maps?q=34.137222,-117.859803	Lifecycle/Renewal	Trash Receptacle, Medium-Duty/Metal or Precast, Replace	12	25	13		1	758.1	758.1 00:20:54			Finkbiner Park Facilities	71810.396
Picnic Table	Wood/Composite/Fiberglass	Replace	Site C	Fair	34.138880	-117.859749	https://www.google.com/maps?q=34.138880,-117.859749	Lifecycle/Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8 00:21:86			Finkbiner Park Facilities	71810.384
Picnic Table	Wood/Composite/Fiberglass	Replace	Site C	Fair	34.138758	-117.859827	https://www.google.com/maps?q=34.138758,-117.859827	Lifecycle/Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8 00:20:35			Finkbiner Park Facilities	71810.298
Picnic Table	Wood/Composite/Fiberglass	Replace	Site	Fair	34.138197	-117.860054	https://www.google.com/maps?q=34.138197,-117.860054	Lifecycle/Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8 00:20:21			Finkbiner Park Facilities	71810.233
Trash Receptacle	Heavy-Duty/Fixed Concrete	Replace	Site	Fair	34.137945	-117.860292	https://www.google.com/maps?q=34.137945,-117.860292	Lifecycle/Renewal	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	12	25	13		1	15.16.2	15.16.2 00:20:83			Finkbiner Park Facilities	71810.248
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Lobb Field	Fair	34.136909	-117.861779	https://www.google.com/maps?q=34.136909,-117.861779	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 1000 W, Replace/Install	10	20	10		1	75.81	758.1 00:20:16			Finkbiner Park Facilities	71810.236
Sports Apparatus	Baseball, Backstop Chain-Link	Replace	Lobb Field	Fair	34.137726	-117.861678	https://www.google.com/maps?q=34.137726,-117.861678	Lifecycle/Renewal	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	10	20	10		1	54.15	54.15 00:05:84			Finkbiner Park Facilities	71810.336
Picnic Table	Precast Concrete	Replace	Site A	Fair	34.137781	-117.860934	https://www.google.com/maps?q=34.137781,-117.860934	Lifecycle/Renewal	Picnic Table, Precast Concrete, Replace	12	25	13		1	1299.6	1299.6 00:05:59			Finkbiner Park Facilities	71810.269
Pole Light Fixture w/ Lamps	any type 20' High, w/ LED Replacement	Replace/Install	Basketball Court	Fair	34.137928	-117.861186	https://www.google.com/maps?q=34.137928,-117.861186	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 1000 W, Replace/Install	10	20	10		1	75.81	758.1 00:05:90			Finkbiner Park Facilities	71810.249
Pole Light Fixture w/ Lamps	any type 20' High, w/ LED Replacement	Replace/Install	Bandshell	Fair	34.138611	-117.860227	https://www.google.com/maps?q=34.138611,-117.860227	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	10	20	10		1	43.32	43.32 00:06:26			Finkbiner Park Facilities	71810.247
Campground Accessories	Grill, Pedestal-Style	Replace	Site C	Fair	34.138700	-117.859816	https://www.google.com/maps?q=34.138700,-117.859816	Lifecycle/Renewal	Camping/Picnic Accessories, Grill, Pedestal-Style, Replace	7	15	8		1	649.8	649.8 00:21:47			Finkbiner Park Facilities	71810.257
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Lobb Field	Fair	34.136970	-117.862723	https://www.google.com/maps?q=34.136970,-117.862723	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 1000 W, Replace/Install	10	20	10		1	75.81	758.1 00:05:83			Finkbiner Park Facilities	71810.264
Park Bench	Metal Powder-Coated	Replace	Lobb Field	Fair	34.136918	-117.862369	https://www.google.com/maps?q=34.136918,-117.862369	Lifecycle/Renewal	Park Bench, Metal Powder-Coated, Replace	10	20	10		1	758.1	758.1 00:20:19			Finkbiner Park Facilities	71810.210
Parking lots	Pavement, Asphalt	Mill & Overlay	South Parking lot	Fair	34.137007	-117.861861	https://www.google.com/maps?q=34.137007,-117.861861	Lifecycle/Renewal	Parking lots, Pavement, Asphalt, Mill & Overlay	12	25	13		8100	3.7935	31961.55			Finkbiner Park Facilities	71810.223
Picnic Table	Wood/Composite/Fiberglass	Replace	Site C	Fair	34.138869	-117.859896	https://www.google.com/maps?q=34.138869,-117.859896	Lifecycle/Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8 00:21:98			Finkbiner Park Facilities	71810.365
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Lobb Field	Fair	34.136896	-117.861893	https://www.google.com/maps?q=34.136896,-117.861893	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 1000 W, Replace/Install	10	20	10		1	75.81	758.1 00:05:93			Finkbiner Park Facilities	71810.310
Campground Accessories	Grill, Pedestal-Style	Replace	Site	Fair	34.138101	-117.860288	https://www.google.com/maps?q=34.138101,-117.860288	Lifecycle/Renewal	Camping/Picnic Accessories, Grill, Pedestal-Style, Replace	5	15	10		1	649.8	649.8 00:20:79			Finkbiner Park Facilities	71810.379
Bleachers	Fixed Steel Frame, Aluminum Benches (per Seat)	Replace	Lobb Field	Fair	34.136791	-117.862472	https://www.google.com/maps?q=34.136791,-117.862472	Lifecycle/Renewal	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	17	25	8		30	129.96	3898.8 00:21:42			Finkbiner Park Facilities	71810.311
Trash Receptacle	Heavy-Duty/Fixed Concrete	Replace	Site A	Fair	34.137781	-117.860855	https://www.google.com/maps?q=34.137781,-117.860855	Lifecycle/Renewal	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	12	25	13		1	15.16.2	15.16.2 00:05:57			Finkbiner Park Facilities	71810.395
Drinking Fountain	Exterior/Site, Precast Pedestal	Replace	Lobb Field	Fair	34.136835	-117.862295	https://www.google.com/maps?q=34.136835,-117.862295	Lifecycle/Renewal	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	7	15	8		1	3898.8	3898.8 00:01:65			Finkbiner Park Facilities	71810.364
Picnic Table	Wood/Composite/Fiberglass	Replace	Site C	Fair	34.138887	-117.859734	https://www.google.com/maps?q=34.138887,-117.859734	Lifecycle/Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8 00:21:03			Finkbiner Park Facilities	71810.303
Picnic Table	Wood/Composite/Fiberglass	Replace	Site C	Fair	34.138753	-117.859816	https://www.google.com/maps?q=34.138753,-117.859816	Lifecycle/Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8 00:01:37			Finkbiner Park Facilities	71810.205
Park Bench	Metal Powder-Coated	Replace	Lobb Field	Fair	34.137777	-117.861684	https://www.google.com/maps?q=34.137777,-117.861684	Lifecycle/Renewal	Park Bench, Metal Powder-Coated, Replace	10	20	10		1	758.1	758.1 00:05:76			Finkbiner Park Facilities	71810.361
Sports Apparatus	Basketball, Backboard/Rim/Pole	Replace	Basketball Court	Fair	34.137653	-117.861456	https://www.google.com/maps?q=34.137653,-117.861456	Lifecycle/Renewal	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	15	25	10		1	1028.8	1028.8 00:05:97			Finkbiner Park Facilities	71810.359
Drinking Fountain	Exterior/Site, Precast Pedestal	Replace	Lobb Field	Fair	34.137598	-117.861660	https://www.google.com/maps?q=34.137598,-117.861660	Lifecycle/Renewal	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	7	15	8		1	3898.8	3898.8 00:05:89			Finkbiner Park Facilities	71810.382
Park Bench	Metal Powder-Coated	Replace	Lobb Field	Fair	34.137904	-117.862631	https://www.google.com/maps?q=34.137904,-117.862631	Lifecycle/Renewal	Park Bench, Metal Powder-Coated, Replace	10	20	10		1	758.1	758.1 00:05:83			Finkbiner Park Facilities	71810.245
Picnic Table	Wood/Composite/Fiberglass	Replace	Site B	Fair	34.137607	-117.860566	https://www.google.com/maps?q=34.137607,-117.860566	Lifecycle/Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8 00:00:38			Finkbiner Park Facilities	71810.312
Signage	Property, Monument	Replace/Install	Site	Fair	34.137293	-117.859647	https://www.google.com/maps?q=34.137293,-117.859647	Lifecycle/Renewal	Signage, Property, Monument, Replace/Install	5	20	15		1	32.49	3249 00:05:67			Finkbiner Park Facilities	71810.389
Picnic Table	Precast Concrete	Replace	Site	Fair	34.138157	-117.860183	https://www.google.com/maps?q=34.138157,-117.860183	Lifecycle/Renewal	Picnic Table, Precast Concrete, Replace	12	25	13		1	1299.6	1299.6 00:20:89			Finkbiner Park Facilities	71810.219
Trash Receptacle	Medium-Duty/Metal or Precast	Replace	Site	Fair	34.137093	-117.861198	https://www.google.com/maps?q=34.137093,-117.861198	Lifecycle/Renewal	Trash Receptacle, Medium-Duty/Metal or Precast, Replace	10	20	10		1	758.1	758.1 00:20:68			Finkbiner Park Facilities	71810.862
Park Bench	Metal Powder-Coated	Replace	Lobb Field	Fair	34.137791	-117.862723	https://www.google.com/maps?q=34.137791,-117.862723	Lifecycle/Renewal	Park Bench, Metal Powder-Coated, Replace	10	20	10		1	758.1	758.1 00:20:99			Finkbiner Park Facilities	71810.302
Park Bench	Metal Powder-Coated	Replace	Site C	Fair	34.137518	-117.860158	https://www.google.com/maps?q=34.137518,-117.860158	Lifecycle/Renewal	Park Bench, Metal Powder-Coated, Replace	10	20	10		1	758.1	758.1 00:20:50			Finkbiner Park Facilities	71810.224
Trash Receptacle	Medium-Duty/Metal or Precast	Replace	Lobb Field	Fair	34.137870	-117.862499	https://www.google.com/maps?q=34.137870,-117.862499	Lifecycle/Renewal	Trash Receptacle, Medium-Duty/Metal or Precast, Replace	10	20	10		1	758.1	758.1 00:20:14			Finkbiner Park Facilities	71810.219
Picnic Table	Wood/Composite/Fiberglass	Replace	Site C	Fair	34.138940	-117.859929	https://www.google.com/maps?q=34.138940,-117.859929	Lifecycle/Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8 00:22:00			Finkbiner Park Facilities	71810.318
Park Bench	Metal Powder-Coated	Replace	Lobb Field	Fair	34.137746	-117.862757	https://www.google.com/maps?q=34.137746,-117.862757	Lifecycle/Renewal	Park Bench, Metal Powder-Coated, Replace	10	20	10		1	758.1	758.1 00:05:71			Finkbiner Park Facilities	71810.216
Bleachers	Fixed Steel Frame, Aluminum Benches (per Seat)	Replace	Lobb Field	Fair	34.137640	-117.862789	https://www.google.com/maps?q=34.137640,-117.862789	Lifecycle/Renewal	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	17	25	8		30	129.96	3898.8 00:20:09			Finkbiner Park Facilities	71810.231
Bleachers	Fixed Steel Frame, Aluminum Benches (per Seat)	Replace	Lobb Field	Fair	34.137879	-117.862672	https://www.google.com/maps?q=34.137879,-117.862672	Lifecycle/Renewal	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	12	25	13		30	129.96	3898.8 00:20:11			Finkbiner Park Facilities	71810.374
Park Bench	Metal Powder-Coated	Replace	Lobb Field	Fair	34.137898	-117.862590	https://www.google.com/maps?q=34.137898,-117.862590	Lifecycle/Renewal	Park Bench, Metal Powder-Coated, Replace	10	20	10		1	758.1	758.1 00:05:17			Finkbiner Park Facilities	71810.296
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Lobb Field	Fair	34.137861	-117.862458	https://www.google.com/maps?q=34.137861,-117.862458	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 1000 W, Replace/Install	10	20	10		1	75.81	758.1 00:05:24			Finkbiner Park Facilities	71810.325
Pole Light Fixture w/ Lamps	any type 20' High, w/ LED Replacement	Replace/Install	Site	Fair	34.138736	-117.859698	https://www.google.com/maps?q=34.138736,-117.859698	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	10	20	10		1	43.32	43.32 00:21:85			Finkbiner Park Facilities	71810.392
Picnic Table	Precast Concrete	Replace	Site	Fair	34.138077	-117.860307	https://www.google.com/maps?q=34.138077,-117.860307	Lifecycle/Renewal	Picnic Table, Precast Concrete, Replace	12	25	13		1	1299.6	1299.6 00:20:32			Finkbiner Park Facilities	71810.262
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Site	Fair	34.138338	-117.860343	https://www.google.com/maps?q=34.138338,-117.860343	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 400 W, Replace/Install	10	20	10		1	43.32	43.32 00:20:03			Finkbiner Park Facilities	71810.377
Sports Apparatus	Baseball, Backstop Chain-Link	Replace	Lobb Field	Fair	34.136784	-117.862601	https://www.google.com/maps?q=34.136784,-117.862601	Lifecycle/Renewal	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	10	20	10		1	54.15	54.15 00:00:14			Finkbiner Park Facilities	71810.366
Bleachers	Fixed Steel Frame, Aluminum Benches (per Seat)	Replace	Lobb Field	Fair	34.137795	-117.862801	https://www.google.com/maps?q=34.137795,-117.862801	Lifecycle/Renewal	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	17	25	8		30	129.96	3898.8 00:20:13			Finkbiner Park Facilities	71810.240
Picnic Table	Wood/Composite/Fiberglass	Replace	Site B	Fair	34.137637	-117.860076	https://www.google.com/maps?q=34.137637,-117.860076	Lifecycle/Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8 00:21:60			Finkbiner Park Facilities	71810.317
Shed/Gazebo/Shade Structure	Wood or Metal-Framed, Basic/Minimal	Replace	Lobb Field	Fair	34.137142	-117.861548	https://www.google.com/maps?q=34.137142,-117.861548	Lifecycle/Renewal	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	15	30	15		100	27.075	2707.5 00:00:09			Finkbiner Park Facilities	71810.372
Signage	Property, Monument	Replace/Install	Site	Fair	34.137122	-117.859442	https://www.google.com/maps?q=34.137122,-117.859442	Lifecycle/Renewal	Signage, Property, Monument, Replace/Install	8	20	12		1	32.49	3249 00:20:38			Finkbiner Park Facilities	71810.324
Park Bench	Metal Powder-Coated	Replace	Lobb Field	Fair	34.137679	-117.861654	https://www.google.com/maps?q=34.137679,-117.861654	Lifecycle/Renewal	Park Bench, Metal Powder-Coated, Replace	10	20	10		1	758.1	758.1 00:05:75			Finkbiner Park Facilities	71810.283
Park Bench	Metal Powder-Coated	Replace	Lobb Field	Fair	34.137747	-117.861750	https://www.google.com/maps?q=34.137747,-117.861750	Lifecycle/Renewal	Park Bench, Metal Powder-Coated, Replace	10	20	10		1	758.1	758.1 00:00:30			Finkbiner Park Facilities	71810.255
Picnic Table	Precast Concrete	Replace	Site	Fair	34.138097	-117.860354	https://www.google.com/maps?q=34.138097,-117.860354	Lifecycle/Renewal	Picnic Table, Precast Concrete, Replace	12	25	13		1	1299.6	1299.6 00:20:87			Finkbiner Park Facilities	71810.222
Park Bench	Metal Powder-Coated	Replace	Site	Fair	34.137495	-117.860171	https://www.google.com/maps?q=34.137495,-117.860171	Lifecycle/Renewal	Park Bench, Metal Powder-Coated, Replace	10	20	10		1	758.1	758.1 00:20:52			Finkbiner Park Facilities	71810.199
Picnic Table	Precast Concrete	Replace	Site	Fair	34.138139	-117.860261	https://www.google.com/maps?q=34.138139,-117.860261	Lifecycle/Renewal	Picnic Table, Precast Concrete, Replace	12	25	13		1	1299.6	1299.6 00:20:26			Finkbiner Park Facilities	71810.242
Shed/Gazebo/Shade Structure	Wood or Metal-Framed, Basic/Minimal	Replace	Lobb Field	Fair	34.137822	-117.861706	https://www.google.com/maps?q=34.137822,-117.861706	Lifecycle/Renewal	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	15	30	15		100	27.075	2707.5 00:05:80			Finkbiner Park Facilities	71810.334
Picnic Table	Precast Concrete	Replace	Site	Fair	34.138104	-117.860282	https://www.google.com/maps?q=34.138104,-117.860282	Lifecycle/Renewal	Picnic Table, Precast Concrete, Replace	12	25	13		1	1299.6	1299.6 00:20:85			Finkbiner Park Facilities	71810.243
Trash Receptacle	Heavy-Duty/Fixed Concrete	Replace	Site A	Fair	34.137776	-117.860864	https://www.google.com/maps?q=34.137776,-117.860864	Lifecycle/Renewal	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	12	25	13		1	15.16.2	15.16.2 00:06:27			Finkbiner Park Facilities	71810.350
Pole Light Fixture w/ Lamps	any type 20' High, w/ LED Replacement	Replace/Install	Site C	Fair	34.138908	-117.860123	https://www.google.com/maps?q=34.138908,-117.860123	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	10	20	10		1	43.32	43.32 00:20:48			Finkbiner Park Facilities	71810.327
Picnic Table	Precast Concrete	Replace	Site	Fair	34.138123	-117.860182	https://www.google.com/maps?q=34.138123,-117.860182	Lifecycle/Renewal	Picnic Table, Precast Concrete, Replace	12	25	13		1	1299.6	1299.6 00:20:88			Finkbiner Park Facilities	71810.352
Trash Receptacle	Medium-Duty/Metal or Precast	Replace	Lobb Field	Fair	34.137877	-117.861757	https://www.google.com/maps?q=34.137877,-117.861757	Lifecycle/Renewal	Trash Receptacle, Medium-Duty/Metal or Precast, Replace	10	20	10		1	758.1	758.1 00:05:74			Finkbiner Park Facilities	71810.220
Picnic Table	Wood/Composite/Fiberglass	Replace	Site B	Fair	34.137660	-117.860631	https://www.google.com/maps?q=34.137660,-117.860631	Lifecycle/Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8 00:21:09			Finkbiner Park Facilities	71810.285
Picnic Table	Wood/Composite/Fiberglass	Replace	Site B	Fair	34.137691	-117.860565	https://www.google.com/maps?q=34.137691,-117.860565	Lifecycle/Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8 00:21:76			Finkbiner Park Facilities	71810.351
Picnic Table	Precast Concrete	Replace	Site C	Fair	34.138087	-117.860266	https://www.google.com/maps?q=34.138087,-117.860266	Lifecycle/Renewal	Picnic Table, Precast Concrete, Replace	12	25	13		1	1299.6	1299.6 00:20:78			Finkbiner Park Facilities	71810.204
Picnic Table	Wood/Composite/Fiberglass	Replace	Site C	Fair	34.138774	-117.859878	https://www.google.com/maps?q=34.138774,-117.859878	Lifecycle/Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8 00:21:08			Finkbiner Park Facilities	71810.342
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Lobb Field	Fair	34.137881	-117.862730	https://www.google.com/maps?q=34.137881,-117.862730	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 1000 W, Replace/Install	10	20	10		1	75.81	758.1 00:00:98			Finkbiner Park Facilities	71810.335
Shed/Gazebo/Shade Structure	Wood or Metal-Framed, Basic/Minimal	Replace	Lobb Field	Fair	34.137908	-117.862596	https://www.google.com/maps?q=34.137908,-117.862596	Lifecycle/Renewal	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	15	30	15		100	27.075	2707.5 00:01:82			Finkbiner Park Facilities	71810.323
Park Bench	Metal Powder-Coated	Replace	Lobb Field	Fair	34.137817	-117.862320	https://www.google.com/maps?q=34.137817,-117.862320	Lifecycle/Renewal	Park Bench, Metal Powder-Coated, Replace	10	20	10		1	758.1	758.1 00:21:44			Finkbiner Park Facilities	71810.346
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Lobb Field	Fair	34.137341	-117.861475	https://www.google.com/maps?q=34.137341,-117.861475	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 1000 W, Replace/Install	10	20	10		1	75.81	758.1 00:20:60			Finkbiner Park Facilities	71810.198
Campground Accessories	Grill, Pedestal-Style	Replace	Site A	Fair	34.137763	-117.860868	https://www.google.com/maps?q=34.137763,-117.860868	Lifecycle/Renewal	Camping/Picnic Accessories, Grill, Pedestal-Style, Replace	7	15	8		1	649.8	649.8 00:05:58			Finkbiner Park Facilities	71810.314
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Basketball Court	Fair	34.137600	-117.861676	https://www.google.com/maps?q=34.137600,-117.861676	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 1000 W, Replace/Install	10	20	10		1	75.81	758.1 00:05:88			Finkbiner Park Facilities	71810.381
Irrigation System	Drip System	Replace	Lobb Field	Fair	34.137852	-

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	-117.8604 01	https://www.google.com/maps?q=34.137972,-117.860401	Lifecycle/Renewal	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	12	25	13		1	1516.2	1516.2	00 20182		Finkbiner Park Facilities	7181330
Picnic Table	Precast Concrete	Replace	Site A	Fair	34.137684	-117.860825	https://www.google.com/maps?q=34.137684,-117.860825	Lifecycle/Renewal	Picnic Table, Precast Concrete, Replace	12	25	13		1	1299.6	1299.6	00 05 62		Finkbiner Park Facilities	7181293
Picnic Table	Wood/Composite/Fiberglass	Replace	Site	Fair	34.138361	-117.859975	https://www.google.com/maps?q=34.138361,-117.859975	Lifecycle/Renewal	Picnic Table, Wood/Composite,Fiberglass, Replace	10	20	10		1	649.8	649.8	00 20 22		Finkbiner Park Facilities	7181280
Campground Accessories	Grill, Pedestal-Style	Replace	Site	Fair	34.138015	-117.860291	https://www.google.com/maps?q=34.138015,-117.860291	Lifecycle/Renewal	Camping/Picnic Accessories, Grill, Pedestal-Style, Replace	5	15	10		1	649.8	649.8	00 20 76		Finkbiner Park Facilities	7181267
Pole Light Fixture w/ Lamps	any type 20' High, w/ LED Replacement	Replace/Install	Site C	Fair	34.138892	-117.859884	https://www.google.com/maps?q=34.138892,-117.859884	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	10	20	10		1	432	432	00 03 86		Finkbiner Park Facilities	7181319
Sports Apparatus	Basketball, Backboard/Rim/Pole	Replace	Basketball Court	Fair	34.137581	-117.861672	https://www.google.com/maps?q=34.137581,-117.861672	Lifecycle/Renewal	Sports Apparatus, Basketball, Backboard,Rim/Pole, Replace	12	25	13		1	1028 8.5	1028 8.5	00 05 85		Finkbiner Park Facilities	7181289
Picnic Table	Precast Concrete	Replace	Site	Fair	34.138056	-117.86035	https://www.google.com/maps?q=34.138056,-117.86035	Lifecycle/Renewal	Picnic Table, Precast Concrete, Replace	12	25	13		1	1299.6	1299.6	00 20 31		Finkbiner Park Facilities	7181225
Interior Lighting System	Full Upgrade, Low Density & Standard Fixtures	Replace	Throughout	Fair	34.136 85318778 95306	-117.8627 00357 060 43	https://www.google.com/maps?q=34.136853187789 5306,-117.862700357060 43	Lifecycle/Renewal		10	20	10		890	2.27 43	2024.1 27			Lobb Field Restrooms Snack Bar	7200412
Picnic Table	Wood/Composite/Fiberglass	Replace	Ball field	Fair	34.138475	-117.860272	https://www.google.com/maps?q=34.138475,-117.860272	Lifecycle/Renewal	Picnic Table, Wood/Composite,Fiberglass, Replace	10	20	10		1	649.8	649.8	00 20 07		Finkbiner Park Facilities	7181278
Shed/Gazebo/Shade Structure	Wood or Metal-Framed, Basic/Minimal	Replace	Lobb Field	Fair	34.137866	-117.861790	https://www.google.com/maps?q=34.137866,-117.861790	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	7181238
Roofing	Modified Bitumen	Replace	Roof	Fair	34.138451	-117.860196	https://www.google.com/maps?q=34.138451,-117.860196	Lifecycle/Renewal	Modified Bituminous Roof	10	20	10		360	10.83	3898.8			Band Shell with Storage	7181012
Roofing	Asphalt Shingle, 20-Year Standard	Replace	Roof	Fair	34.138484	-117.860211	https://www.google.com/maps?q=34.138484,-117.860211	Lifecycle/Renewal	Asphalt Shingle Roof	10	20	10		1404	4.1154	5778.02 16			Band Shell with Storage	7181007
Electrical System	Full System Renovation/Upgrade, Low Density/Complexity	Replace	Throughout building	Fair	34.138453	-117.860137	https://www.google.com/maps?q=34.138453,-117.860137	Lifecycle/Renewal	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	20	40	20		1530	14.079	21540.87			Band Shell with Storage	7181001
Overhead/Dock Door	Aluminum, 12'x12' (144 SF)	Replace	Building Exterior	Fair	34.138464	-117.860179	https://www.google.com/maps?q=34.138464,-117.860179	Lifecycle/Renewal	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	15	30	15		1	4765.2	4765.2			Band Shell with Storage	7181006

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
Circline	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	$0

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
Res/Use				

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	61.07	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
Masons	
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 Fluo	$1,779.64	$4,162.60

GENA Output

EUL	UOM	QTY	Unit Cost	Utility Rate	aditional Use	Green Usage	Dummy Ris	ipment Cate	ine Item Nam	Line Item ID
15	EA	131.00	$45.38	0.30	13,653	7450.56	100.00	Unit	Interior Lighting (In Unit)	

CFL	0	
Circline	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 (Typical Residential Type)	0
Estimated Restroom Usage/Individual/Day (Default is 4 Uses/Day For Residential/Office)	1 (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	1.60	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	6	
GPF of Proposed Dual Flush- Water Closet Valve* (*Federal Low 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	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 (Up For Liquid Waste And Down For Solid Waste)	$687
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	I150-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.

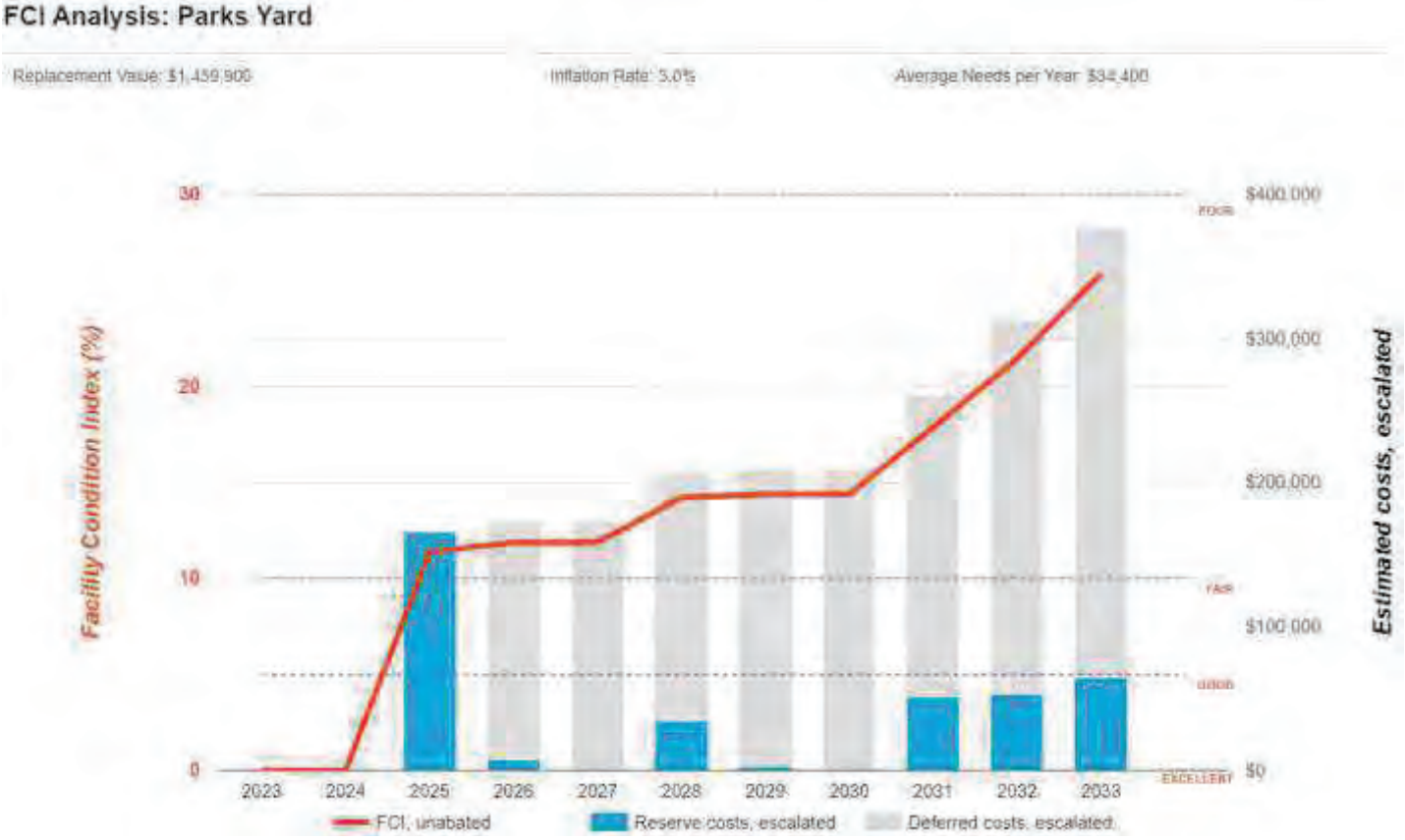
FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable 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

$$$$

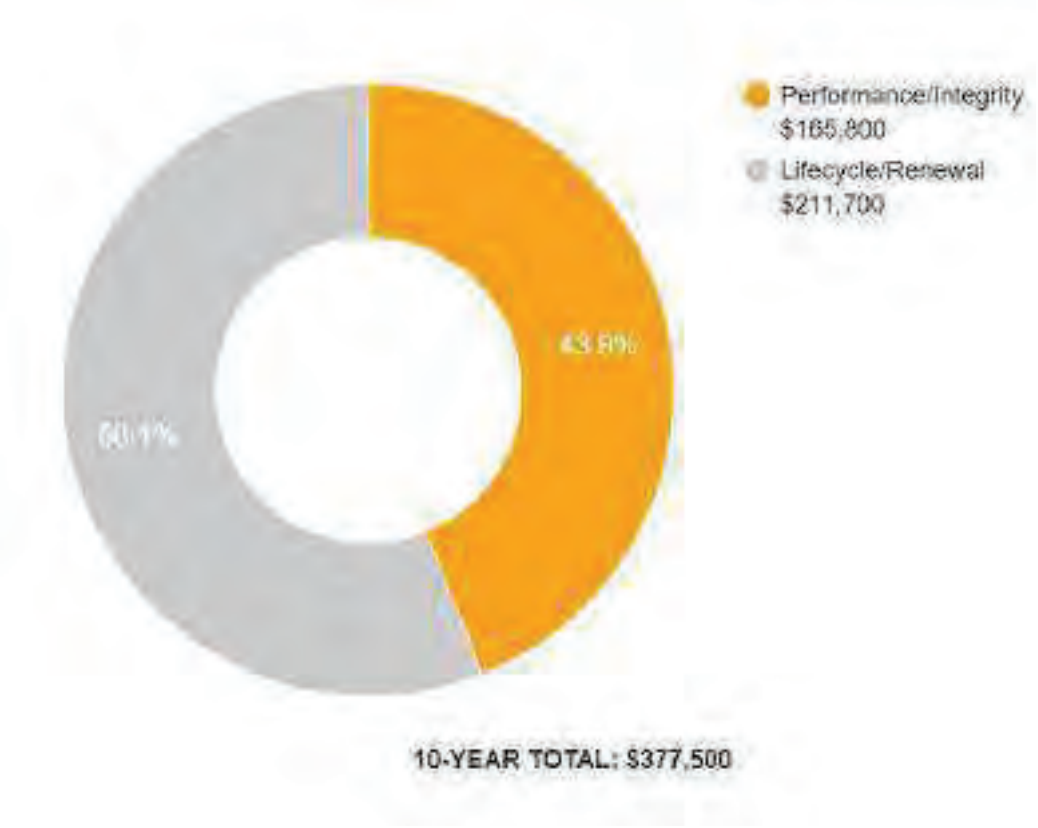
Extensive alligator cracking and potholes - AssetCALC ID: 7045784

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	

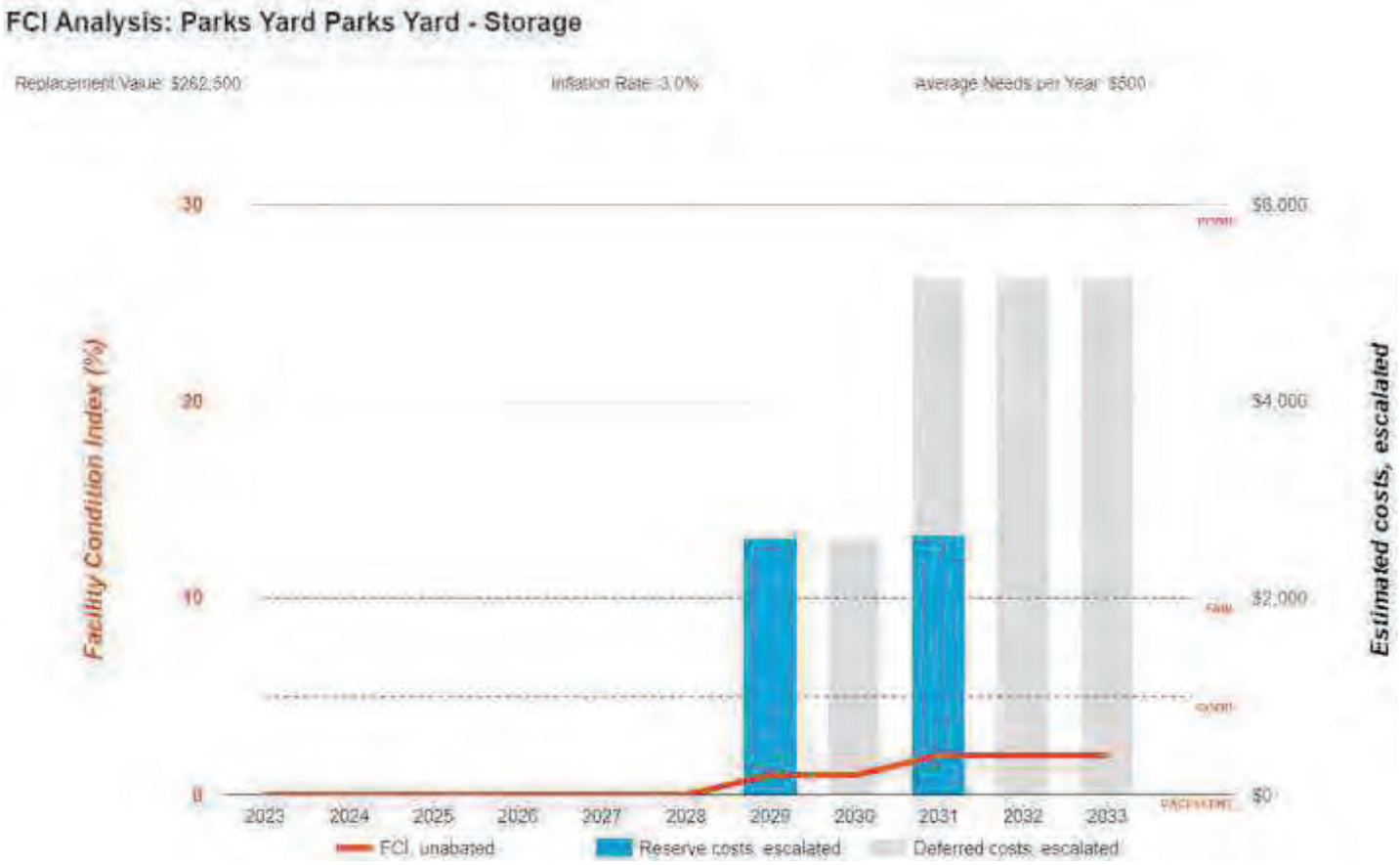
Parks Yard - Storage: Systems Expenditure Forecast

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

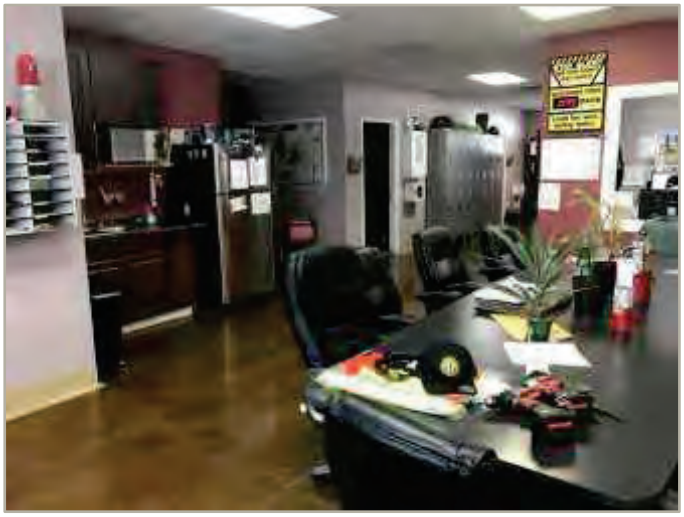
The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

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	

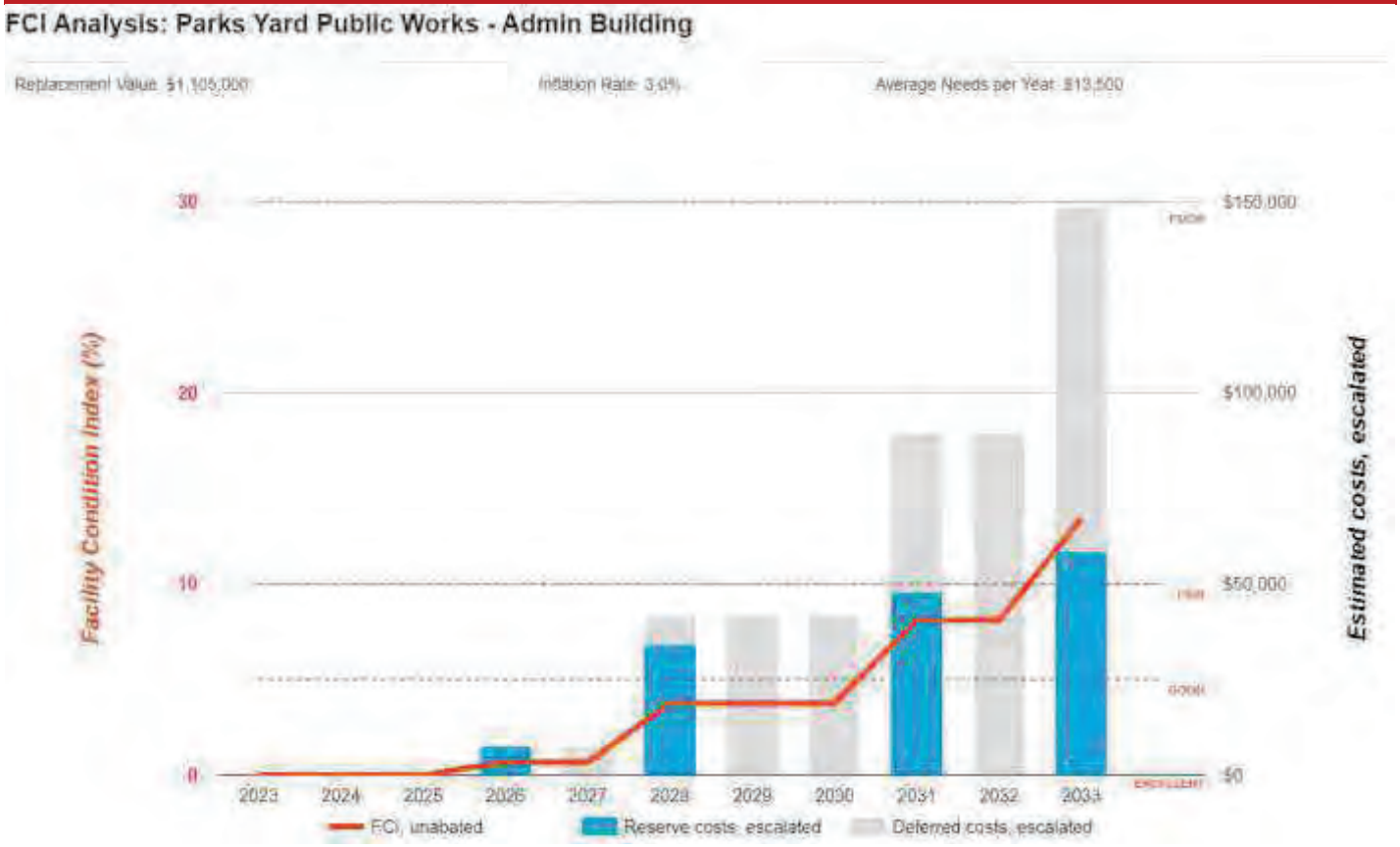
Public Works – Admin Building: Systems Expenditure Forecast

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	-	-	$23,600	-	$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	

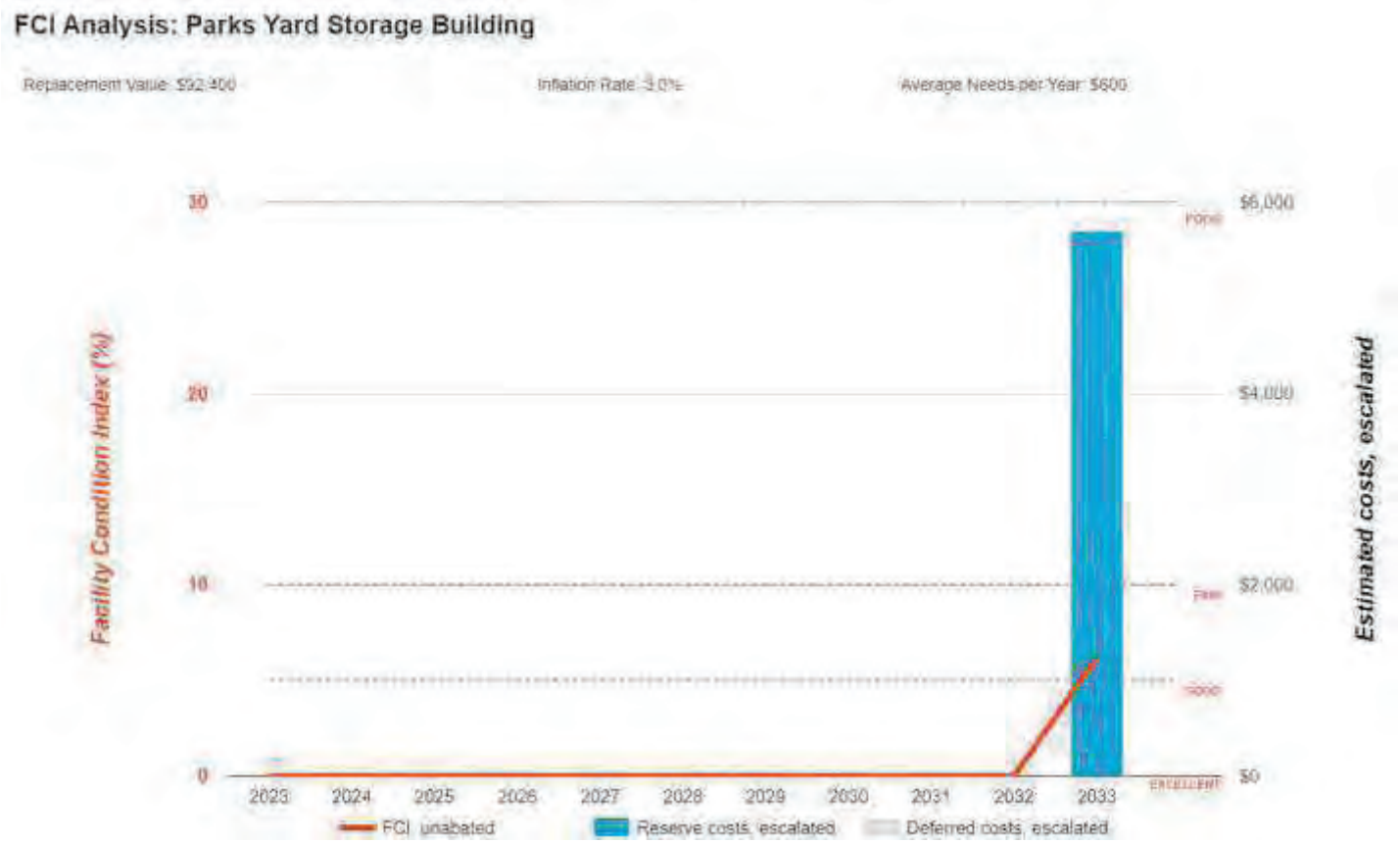
Storage Building: Systems Expenditure Forecast

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									
				($)	($)	($)	($)	($)	(Therms)	(Gallons)	(Gallons)	(Mlbs)	(kWh)	(KW)	(kGal)	(Mmbtu)	($)	($)	($)	($)	(Yrs.)		($)	(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 1.5 GPM rated bathroom aerators with 0.5 GPM 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**	**$665**	**$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

x	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



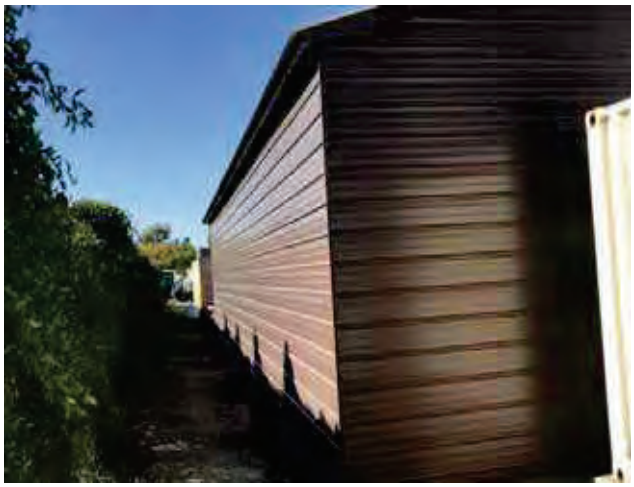
3 - ADMIN BUILDING REAR ELEVATION



4 - ADMIN BUILDING RIGHT ELEVATION

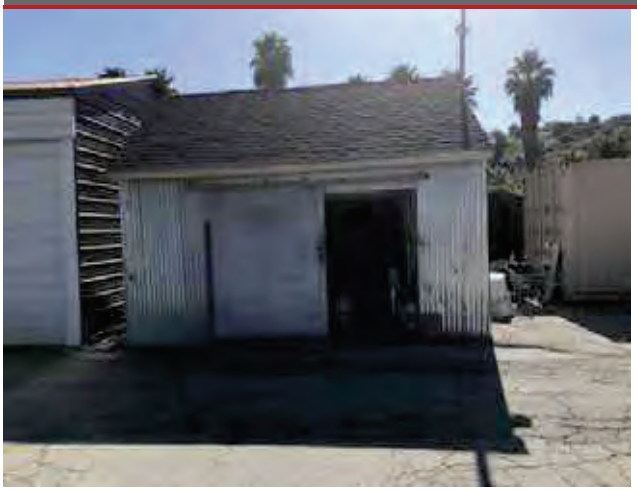


5 - STORAGE GARAGE FRONT ELEVATION

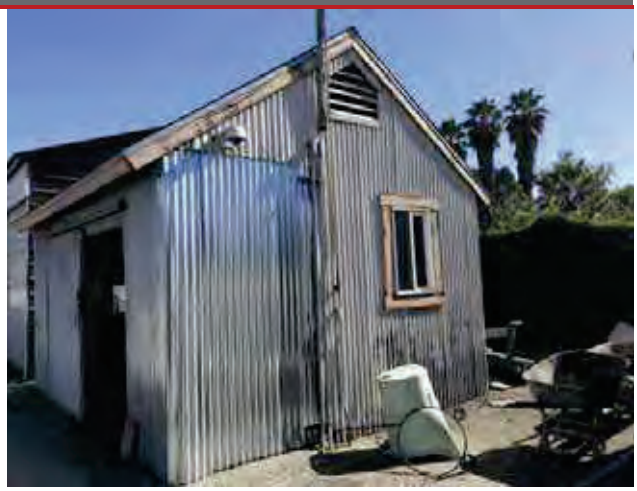


6 - STORAGE GARAGE REAR ELEVATION

Photographic Overview



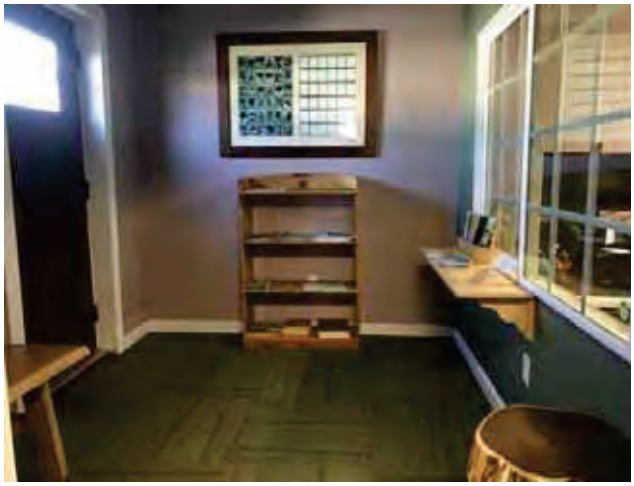
7 - STORAGE BUILDING FRONT ELEVATION



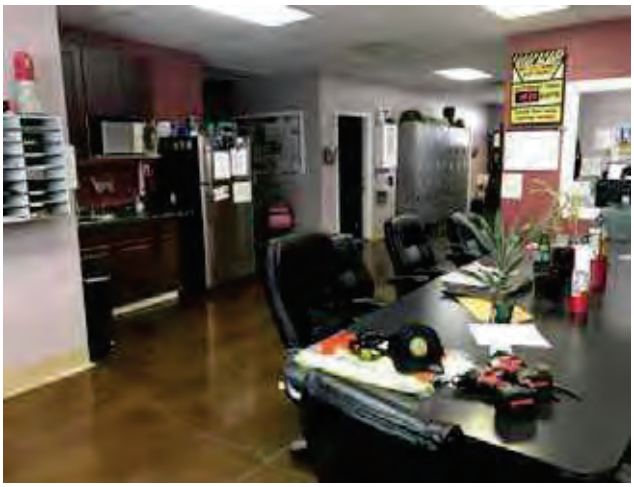
8 - STORAGE BUILDING LEFT ELEVATION



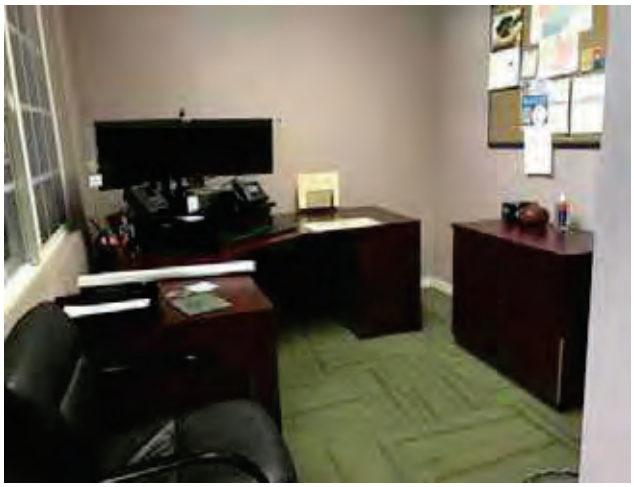
9 - ADMIN BUILDING ATTIC AREA



10 - ADMIN BUILDING RECEPTION AREA

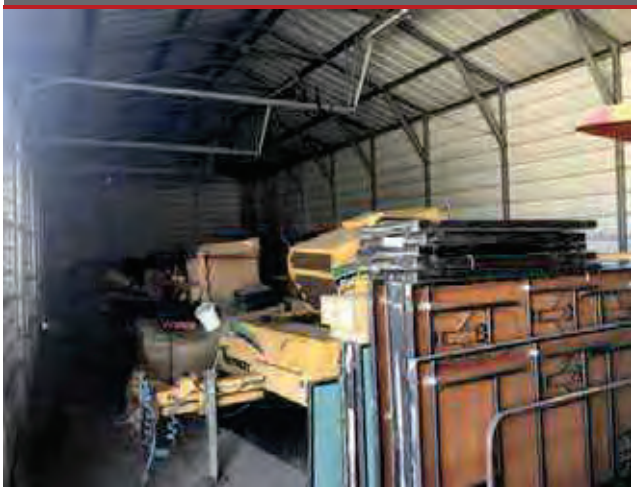


11 - BREAK ROOM AND KITCHEN



12 - ADMIN BUILDING TYPICAL OFFICE

Photographic Overview



13 - STORAGE GARAGE INTERIOR AREA



14 - STORAGE BUILDING INTERIOR AREA



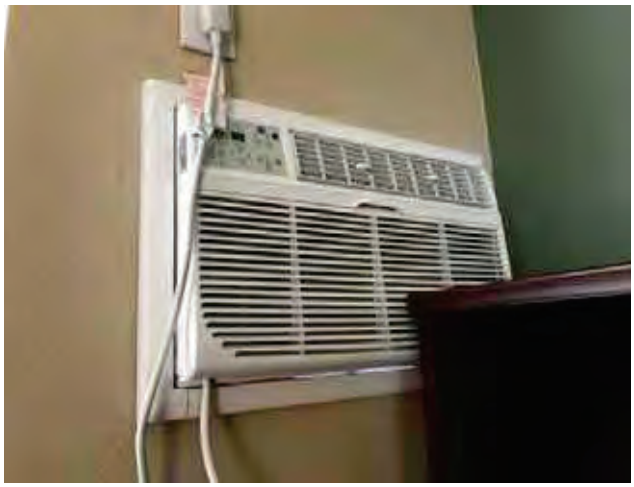
15 - BUILDING MAIN DISTRIBUTION PANEL



16 - SPLIT SYSTEM HEAT PUMP



17 - HVAC FAN COIL UNIT

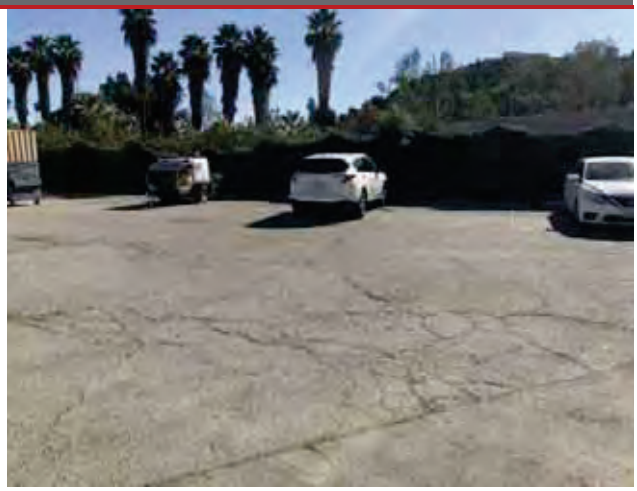


18 - THRU WALL AIR CONDITIONER

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

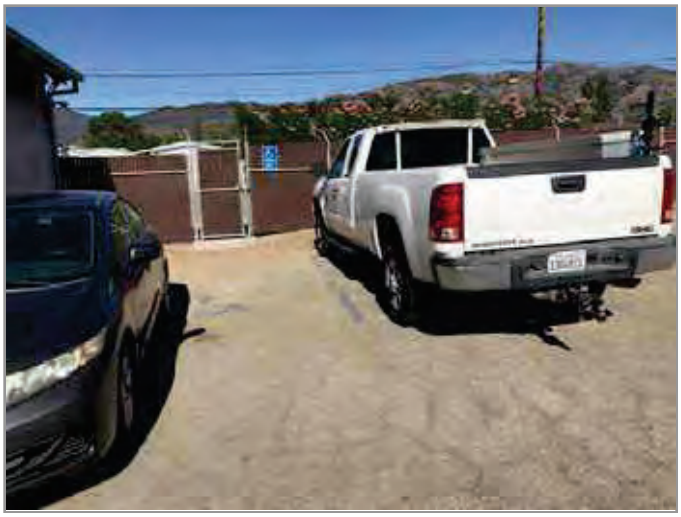
Property Name: Parks Yard

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



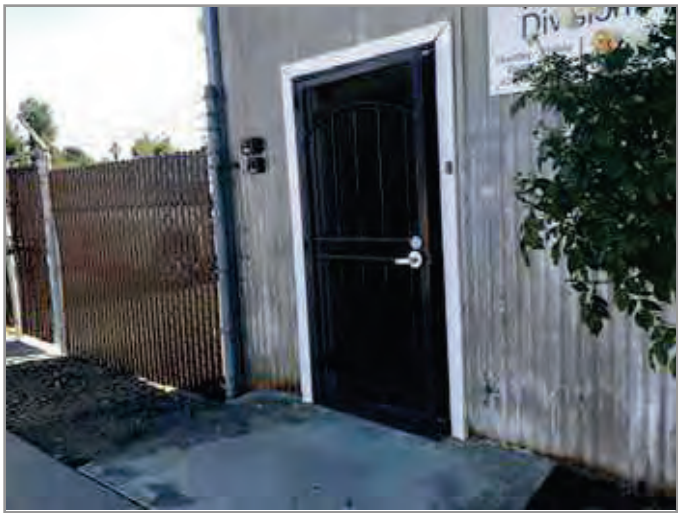
CURB CUT

	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	

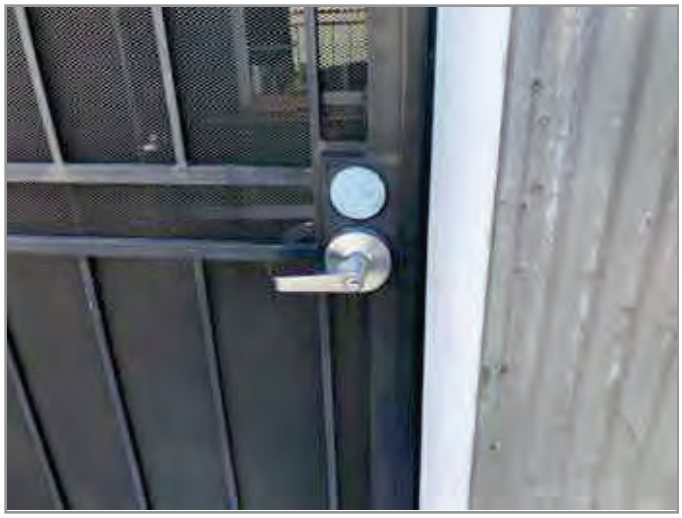
7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			✕	
8	Do ramps and stairs on an accessible route appear to have compliant handrails?			✕	
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			✕	

Abbreviated Accessibility Checklist

Building Entrances



ACCESSIBLE ENTRANCE



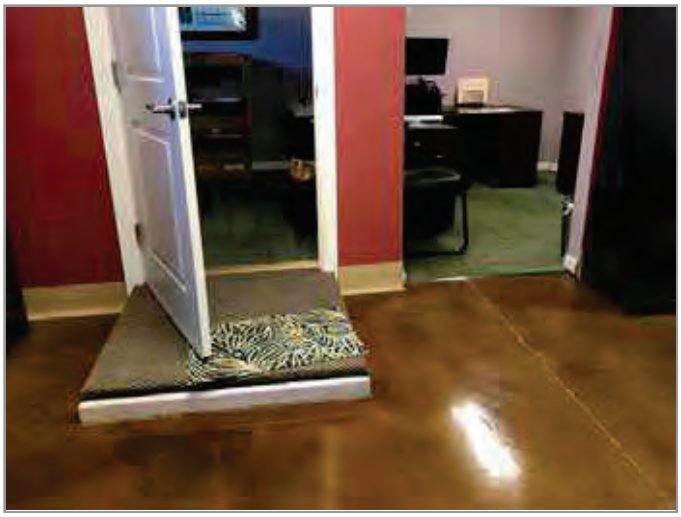
DOOR HARDWARE

	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	

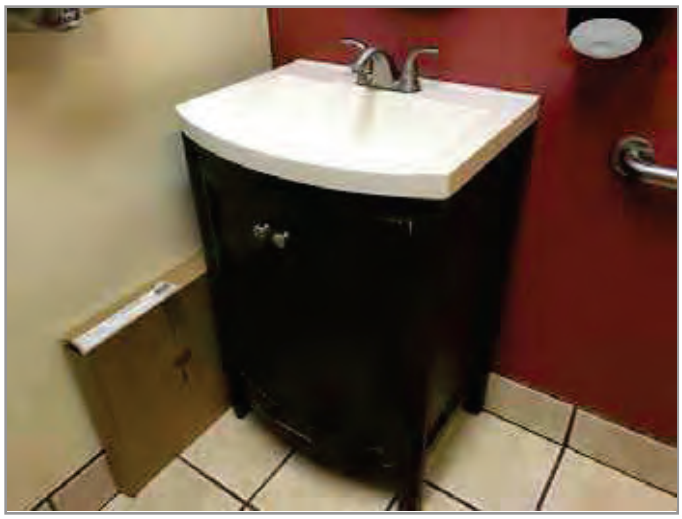
7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			X	
8	Do public transaction areas have an accessible, lowered service counter section ?			X	
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	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)	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	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)	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	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)	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	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 *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			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	Total $139	$
	Labor	$115		
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

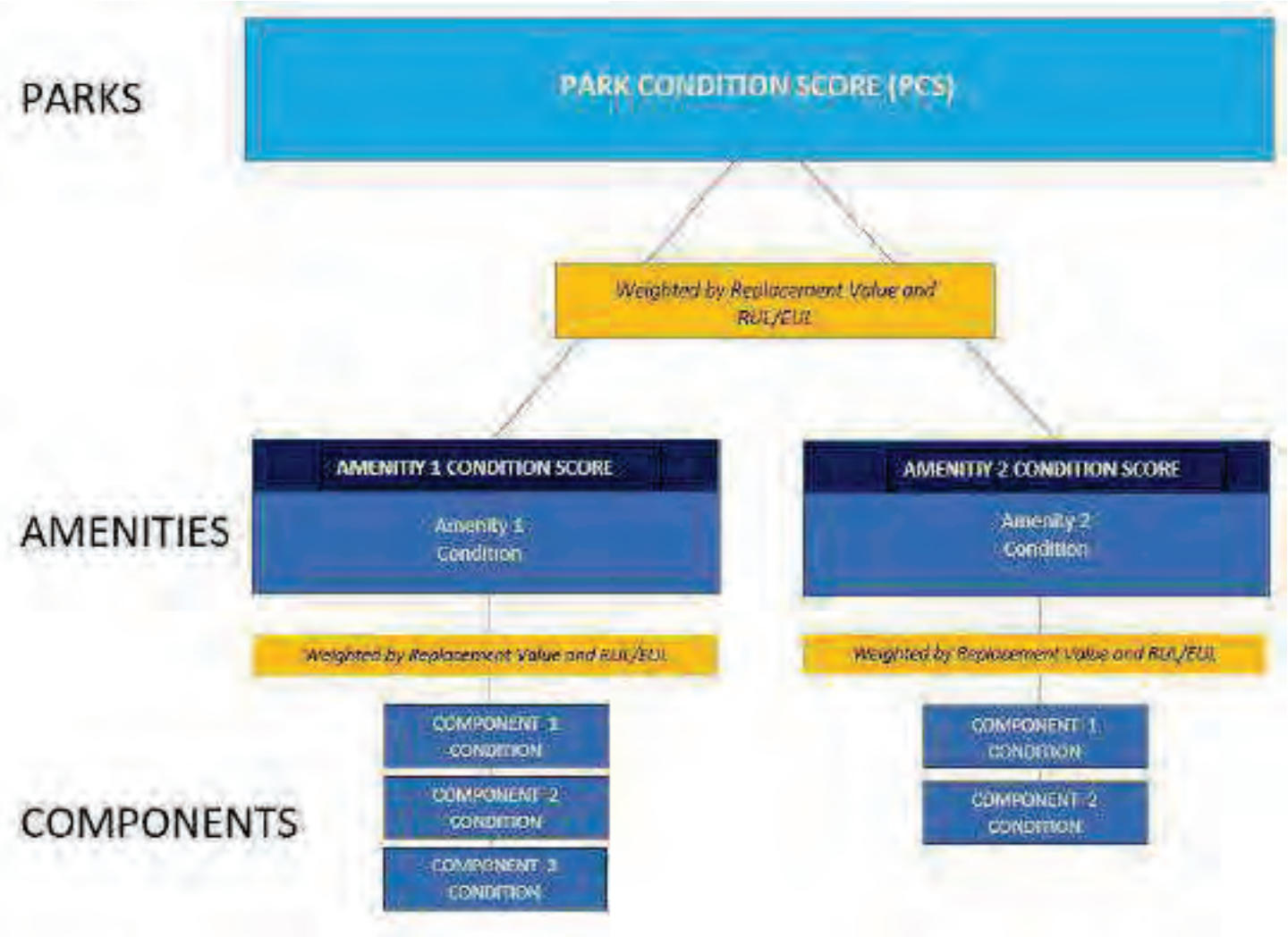
B-1. Prioritization Methodology

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: $ 723,157 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

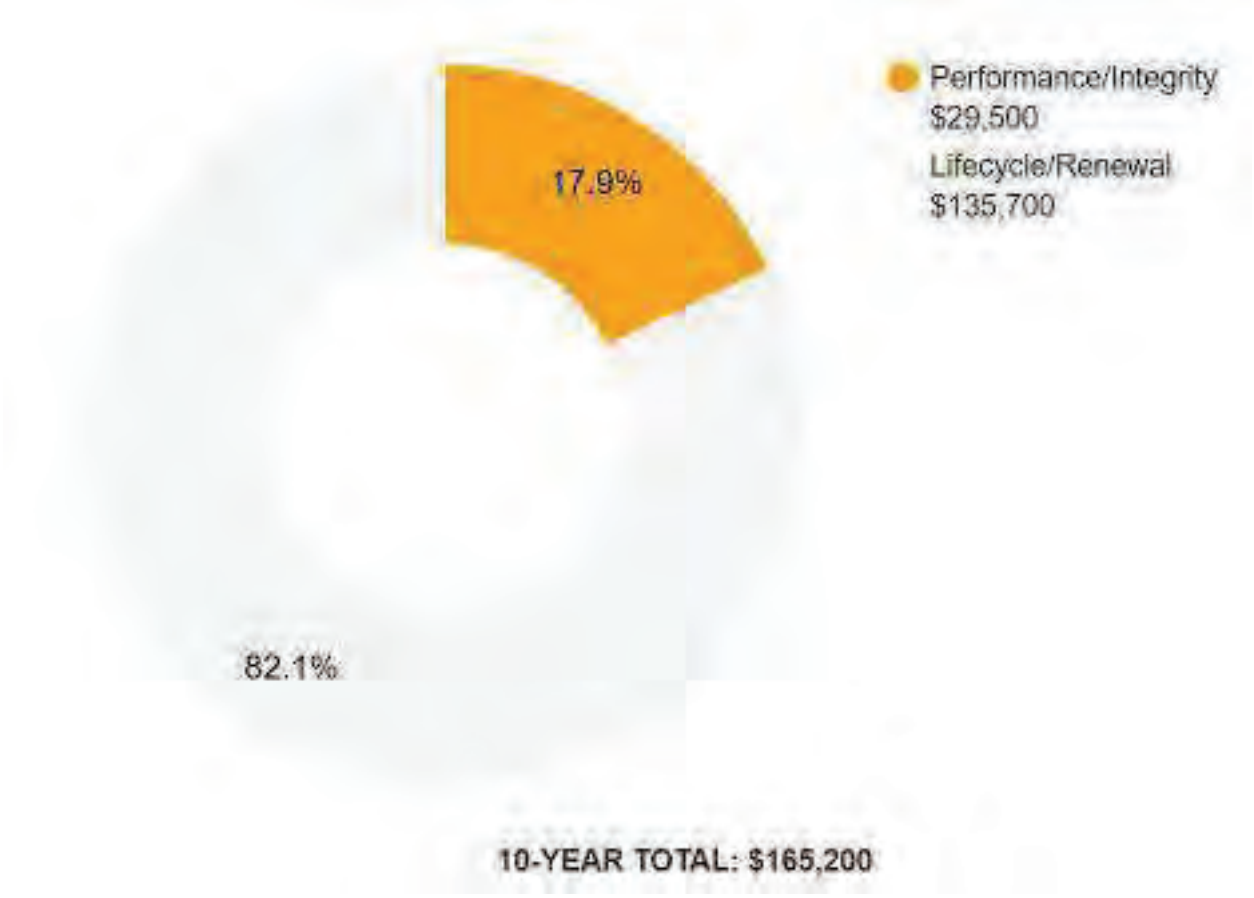
B-3. Plan Types (Amenities and General Site)

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**

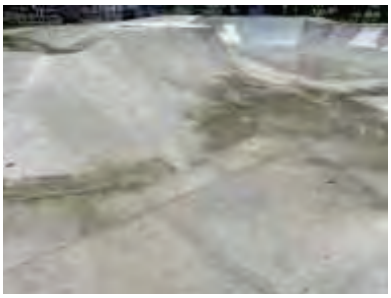
Priority Score: **84.8**

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)	($MtCO_2$/Yr)	($)	($)	($)	(Yrs.)		($)	(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



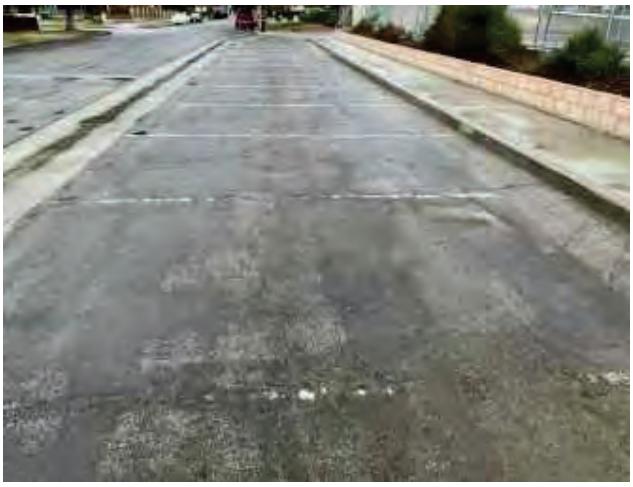
3 - 2-COLOR SURFACE TENNIS COURT SURFACING



4 - NET WITH POSTS AND ANCHORS



5 - SWITCHBOARD

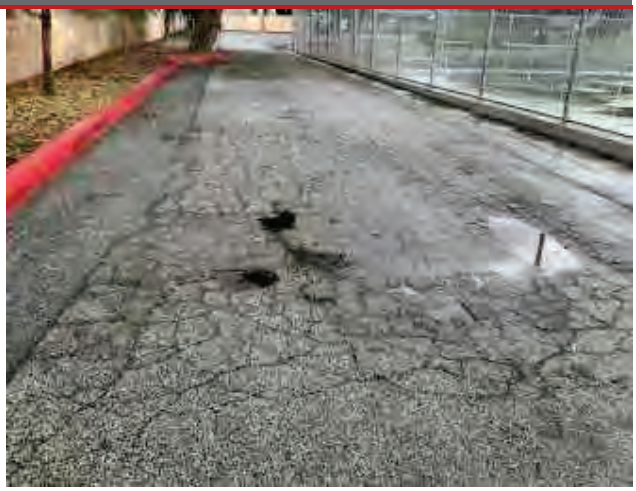


6 - WEST PARKING LOT

Photographic Overview



7 - EAST PARKING LOT



8 - ROADWAY



9 - SMALL CONCRETE SIDEWALK



10 - LARGE CONCRETE SIDEWALK

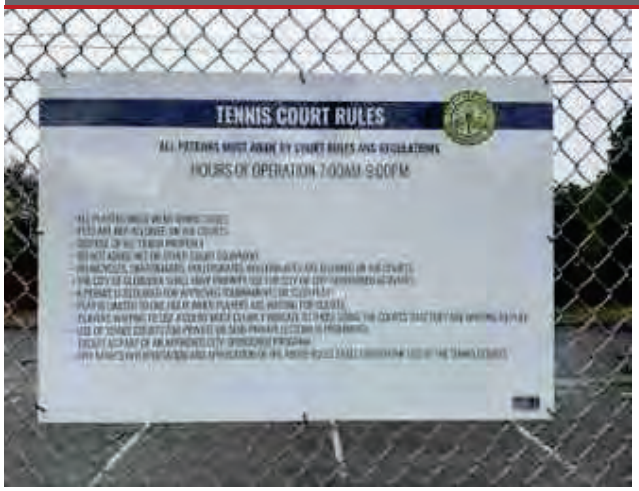


11 - CONCRETE STAIRS



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

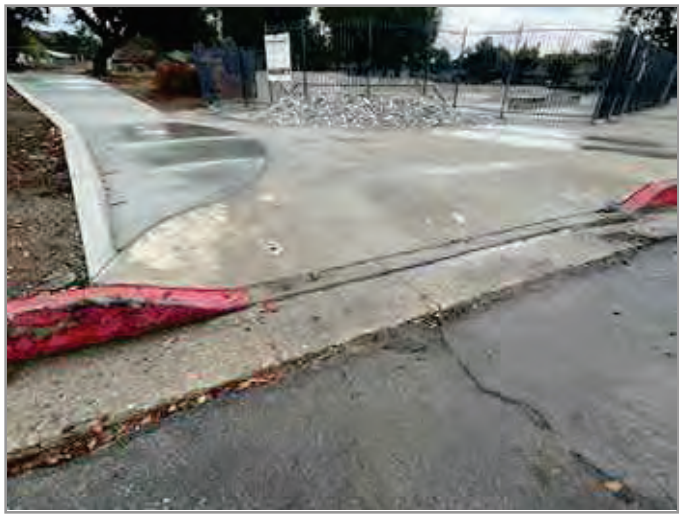
	Question	Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	X			Construction is in progress and as reported ADA compliance will be considered.
2	Does the required number of van-accessible designated spaces appear to be provided ?	X			
3	Are accessible 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**
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	AssetCALC ID
Athletic Surfaces & Courts	Skate Park, Concrete Pavement	Maintain	Skate Park	Poor	34.137631605481534	-117.86307519793215	http://www.google.com/maps?q=34.137630548153	Performance/Integrity	Athletic Surfaces & Courts, Skate Park, Concrete Pavement, Maintain	4	5	1		2000	1.083	2166			Finkbiner Park Skate/Tennis	7197643
Parking Lots	Pavement, Asphalt	Seal & Stripe	Parking lot - West	Poor	34.138144078 1964	-117.86142526 20166	https://www.google.com/maps?q=34.138144078 1964,-117.86142526 20166	Performance/Integrity	Parking Lots, Pavement, Asphalt, Cut & Patch	4	5	1		3950	0.48735	1925.0325			Finkbiner Park Skate/Tennis	7197648
Roadways	Pavement, Asphalt	Mill & Overlay	Site-Roadways	Poor	34.138177631656615	-117.86149630474749	https://www.google.com/maps?q=34.138177631656615,-117.86149630474749	Performance/Integrity	Roadways, Pavement, Asphalt, Mill & Overlay	25	25	0		3540	3.7905	13418.37			Finkbiner Park Skate/Tennis	7197660
Roadways	Pavement, Asphalt	Seal & Stripe	Site-Roadways	NA	34.138177631656615	-117.86149630474749	https://www.google.com/maps?q=34.138177631656615,-117.86149630474749	Lifecycle/Renewal	Roadways, Pavement, Asphalt, Cut & Patch	1	5	4		3540	0.48735	1725.219			Finkbiner Park Skate/Tennis	7197655
Park Bench	Metal Powder-Coated	Replace	Tennis Court	Excellent	34.138156	-117.861160	https://www.google.com/maps?q=34.138156,-117.861160	Lifecycle/Renewal	Park Bench, Metal Powder-Coated, Replace	0	20	20		1	798.1	798.1 0026516			Finkbiner Park Skate/Tennis	7197659
Sports Apparatus	Tennis/Volleyball, Net w/ Posts & Anchors	Replace	Tennis Court	Excellent	34.138284	-117.861069	https://www.google.com/maps?q=34.138284,-117.861069	Lifecycle/Renewal	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace	0	20	20		1	1516.2	1516.2 0026221			Finkbiner Park Skate/Tennis	7197658
Sports Apparatus	Tennis/Volleyball, Net w/ Posts & Anchors	Replace	Tennis Court	Excellent	34.138219	-117.863112	https://www.google.com/maps?q=34.138219,-117.863112	Lifecycle/Renewal	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace	0	20	20		1	1516.2	1516.2 0026221			Finkbiner 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 0026220			Finkbiner 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 0025953			Finkbiner 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 0026218			Finkbiner 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 0026212			Finkbiner 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			Finkbiner 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 0026211			Finkbiner 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 0026219			Finkbiner Park Skate/Tennis	7197654
Sidewalk	Concrete, Large Areas	Replace	Site-b/w skate park & tennis court	Excellent	34.137631605481534	-117.86307519793215	https://www.google.com/maps?q=34.137630548153 4,-117.86307519793215	Lifecycle/Renewal	Excellent sidewalks	0	50	50		2430	9.747	23685.21			Finkbiner Park Skate/Tennis	7197645
Parking Lots	Pavement, Asphalt	Mill & Overlay	Parking lot - East	Excellent	34.138144078 1964	-117.86142526 20166	https://www.google.com/maps?q=34.138144078 1964,-117.86142526 20166	Lifecycle/Renewal	Parking Lots, Pavement, Asphalt, Mill & Overlay	0	25	25		9862	3.7905	37381.91			Finkbiner Park Skate/Tennis	7197673
Athletic Surfaces & Courts	Tennis/Volleyball, Rubber-Acrylic w/ Integral Color	Resurface	Tennis Court	Excellent	34.138174896971764	-117.86133554763499	https://www.google.com/maps?q=34.138174896971764,-117.86133554763499	Lifecycle/Renewal	Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color, Resurface	0	10	10		16470	4.8735	80266.545			Finkbiner Park Skate/Tennis	7197656
Athletic Surfaces & Courts	Tennis/Volleyball, 2-Color Surface	Seal & Stripe	Tennis Court	Excellent	34.138177616566604	-117.86040918644857	https://www.google.com/maps?q=34.138177616566604,-117.86040918644857	Lifecycle/Renewal	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	0	10	10		16470	1.6345	26935.515			Finkbiner Park Skate/Tennis	7197670
Fences & Gates	Fence, Metal Tube 4'	Replace	Tennis Court	Excellent	34.137981416 9501	-117.86116564136776	https://www.google.com/maps?q=34.137981416 9501,-117.86116564136776	Lifecycle/Renewal	Fences & Gates, Fence, Metal Tube 4', Replace	0	40	40		1	36.822	36.822			Finkbiner Park Skate/Tennis	7197667
Fences & Gates	Fence, Chain Link 8'	Replace	Tennis Court	Excellent	34.137981416 9501	-117.86116564136776	https://www.google.com/maps?q=34.137981416 9501,-117.86116564136776	Lifecycle/Renewal	Fences & Gates, Fence, Chain Link 8', Replace	0	40	40		520	27.075	14079			Finkbiner Park Skate/Tennis	7197652
Parking Lots	Pavement, Asphalt	Seal & Stripe	Parking lot - East	Excellent	34.138377005 6841	-117.86145934125249	https://www.google.com/maps?q=34.138377005 6841,-117.86145934125 249	Lifecycle/Renewal		1	5	4		9862	0.48735	4806.2457			Finkbiner Park Skate/Tennis	7142803
Signage	Property, Monument	Replace/Install	Site	Good	34.138387989121796	-117.86133279431 2	https://www.google.com/maps?q=34.138387989121796,-117.861 33279431 2	Lifecycle/Renewal	Signage, Property, Monument, Replace/Install	6	20	14		1	3249	3249.00 2548			Finkbiner Park Skate/Tennis	7197664
Signage	Exterior/Site, Guide & Directional Wall-Mounted	Replace/Install	Skate Park	Good	34.138020850 670276	-117.86131009664935	https://www.google.com/maps?q=34.138020850670276,-117.86131009664935	Lifecycle/Renewal	Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	2	20	18		1	216.6	216.6 0026310			Finkbiner Park Skate/Tennis	7197641
Parking Lots	Pavement, Asphalt	Mill & Overlay	Parking lot - West	Fair	34.138144078 1964	-117.86142526 20166	https://www.google.com/maps?q=34.138144078 1964,-117.86142526 20166	Lifecycle/Renewal	Parking Lots, Pavement, Asphalt, Mill & Overlay	2.1	25	4		3950	3.7905	14972.475			Finkbiner Park Skate/Tennis	7197649
Fences & Gates	Fence, Metal Tube 6'	Replace	Skate Park	Fair	34.137832 280488325	-117.86126965808573	https://www.google.com/maps?q=34.137832 280488325,-117.861 26965808573	Lifecycle/Renewal	Fences & Gates, Fence, Metal Tube 6', Replace	3.5	40	5		480	43.32	20791.6			Finkbiner Park Skate/Tennis	7197642
Sidewalk	Concrete, Small Areas/Sections	Replace	Site - East	Fair	34.137879380793	-117.86147666385841	https://www.google.com/maps?q=34.137 9380793,-117.86147666 385841	Lifecycle/Renewal	Sidewalk, Concrete, Small Areas/Sections, Replace	2.5	50	25		300	21.66	6498			Finkbiner Park Skate/Tennis	7197672
Athletic Surfaces & Courts	Skate Park, Concrete Pavement	Replace/Install	Skate Park	Fair	34.137578428141 12	-117.86119234870283	https://www.google.com/maps?q=34.1375 78428141 12,-117.86119234870283	Lifecycle/Renewal	Athletic Surfaces & Courts, Skate Park, Concrete Pavement, Replace/Install	15	30	15		15490	48.735	754905.15			Finkbiner Park Skate/Tennis	7197640
Sports Court Lighting	Pole Light Fixture w/ Lamps	Replace	Tennis Court	Fair	34.138314	-117.860923	https://www.google.com/maps?q=34.138314,-117.860923	Lifecycle/Renewal	Sports Court Lighting, Pole Light Fixture w/ Lamps, Replace	2.1	50	29		1	81.225	81.225 0026228			Finkbiner 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,-117.861 390	Lifecycle/Renewal	Sports Court Lighting, Pole Light Fixture w/ Lamps, Replace	2.0	50	30		1	81.225	81.225 0026227			Finkbiner 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,-117.861 145	Lifecycle/Renewal	Sports Apparatus, Baseball, Foul Pole, Replace	15	25	10		1	1624.5	1624.5 0026264			Finkbiner Park Skate/Tennis	7197668
Sports Court Lighting	Pole Light Fixture w/ Lamps	Replace	Tennis Court	Fair	34.138091	-117.861382	https://www.google.com/maps?q=34.138091,-117.861 382	Lifecycle/Renewal	Sports Court Lighting, Pole Light Fixture w/ Lamps, Replace	2.0	50	30		1	81.225	81.225 0026230			Finkbiner 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	1.7	20	3		1	649.8	649.8 0026229			Finkbiner 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	2.0	50	30		1	81.225	81.225 0026242			Finkbiner Park Skate/Tennis	7197650
Switchboard	120/208 V	Replace	Tennis Court	Fair	34.138059	-117.861379	https://www.google.com/maps?q=34.138059,-117.861 379	Lifecycle/Renewal	Switchboard, 120/208 V, 400 AMP, Replace	3.5	40	5		1	43320	43320 0026231			Finkbiner 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
all Mounted	0		

Initial Investment		Equipment Rentals	
Material Cost	2,0 0.00	Scissor ift 2 - Interior Spaces	185.00
abor Cost	691.68	Bucket Truck - E terior 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)			

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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	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) **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



Big Dalton Garage/Residences
1803 Big Dalton Canyon Road
Glendora, California 91741

PREPARED BY:
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BV CONTACT:
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BV PROJECT #:

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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.

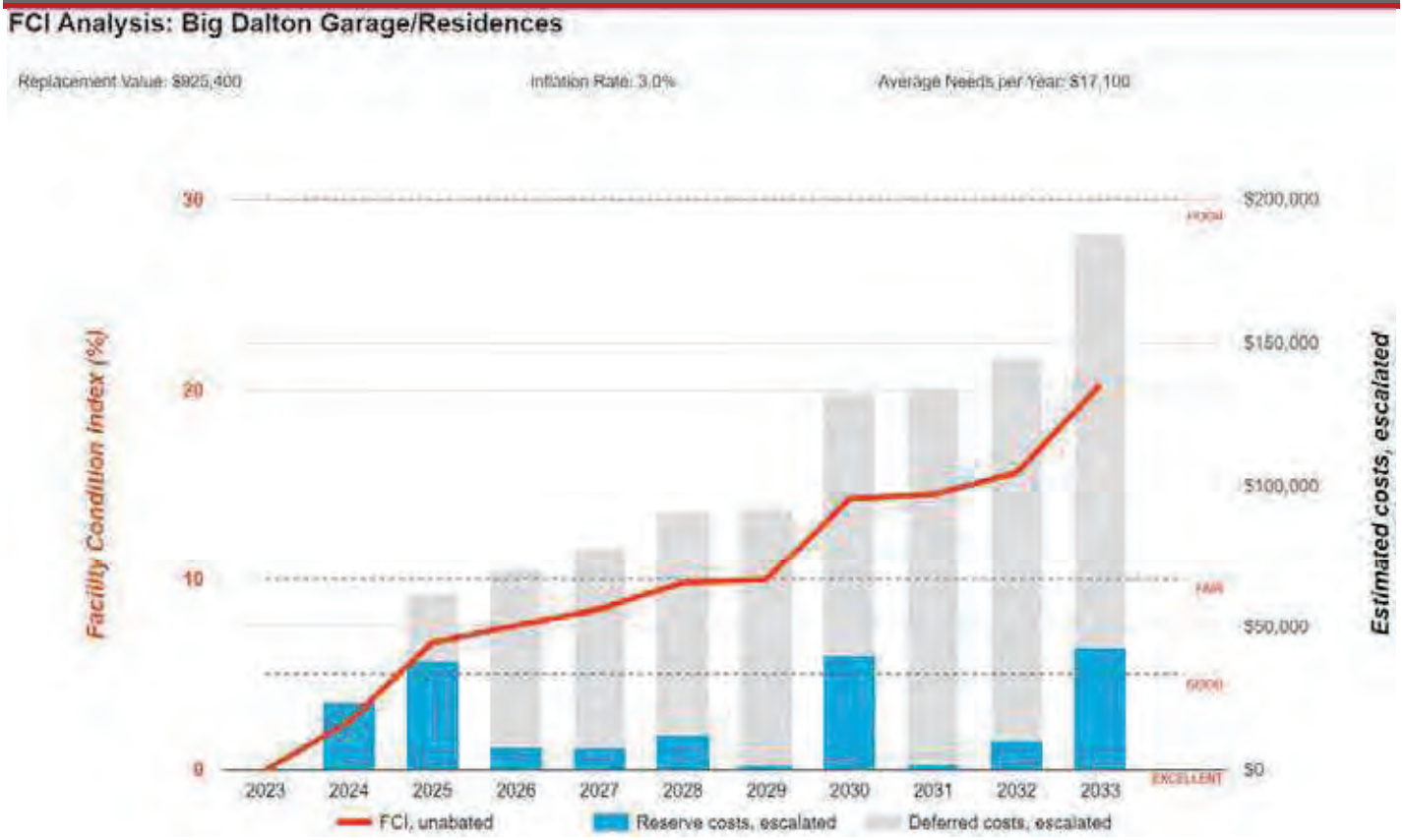
FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable 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**

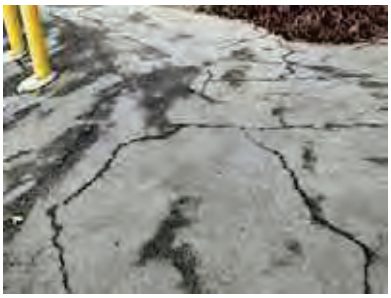
Priority Score: **85.9**

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

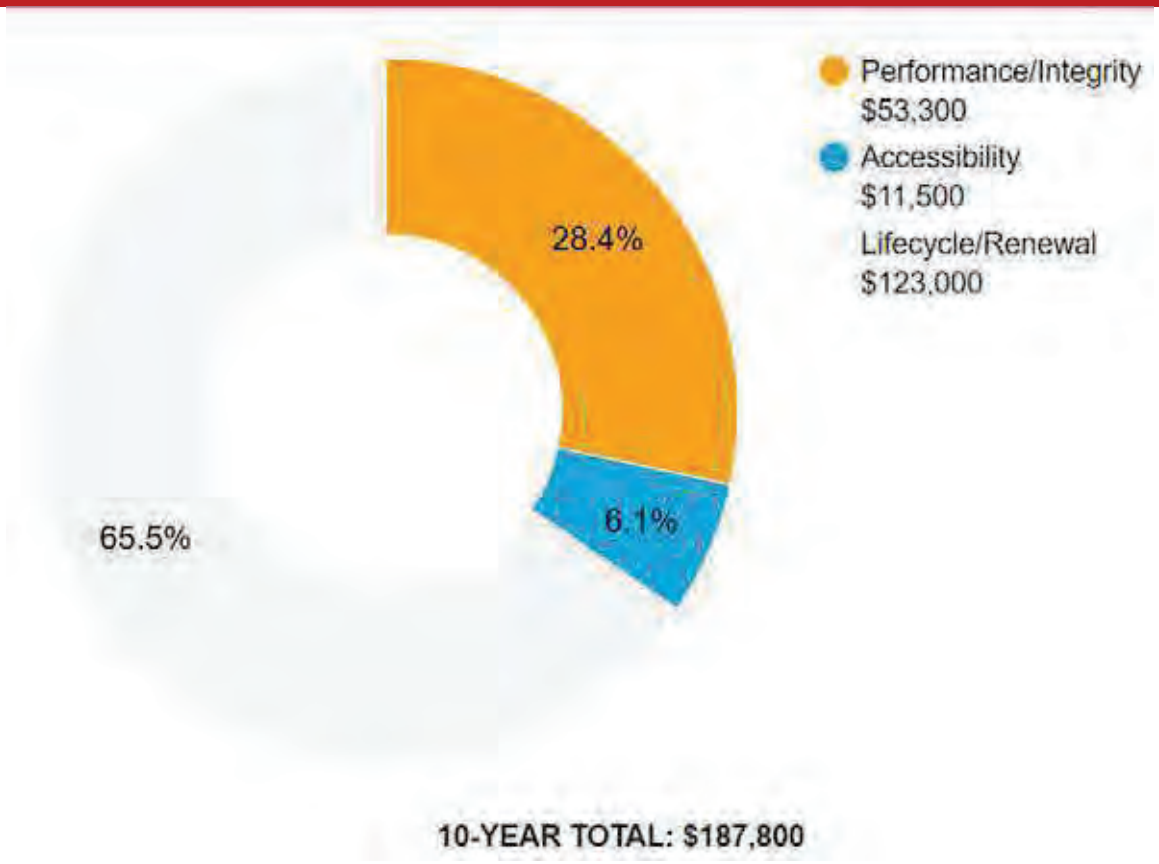
Plan Types

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

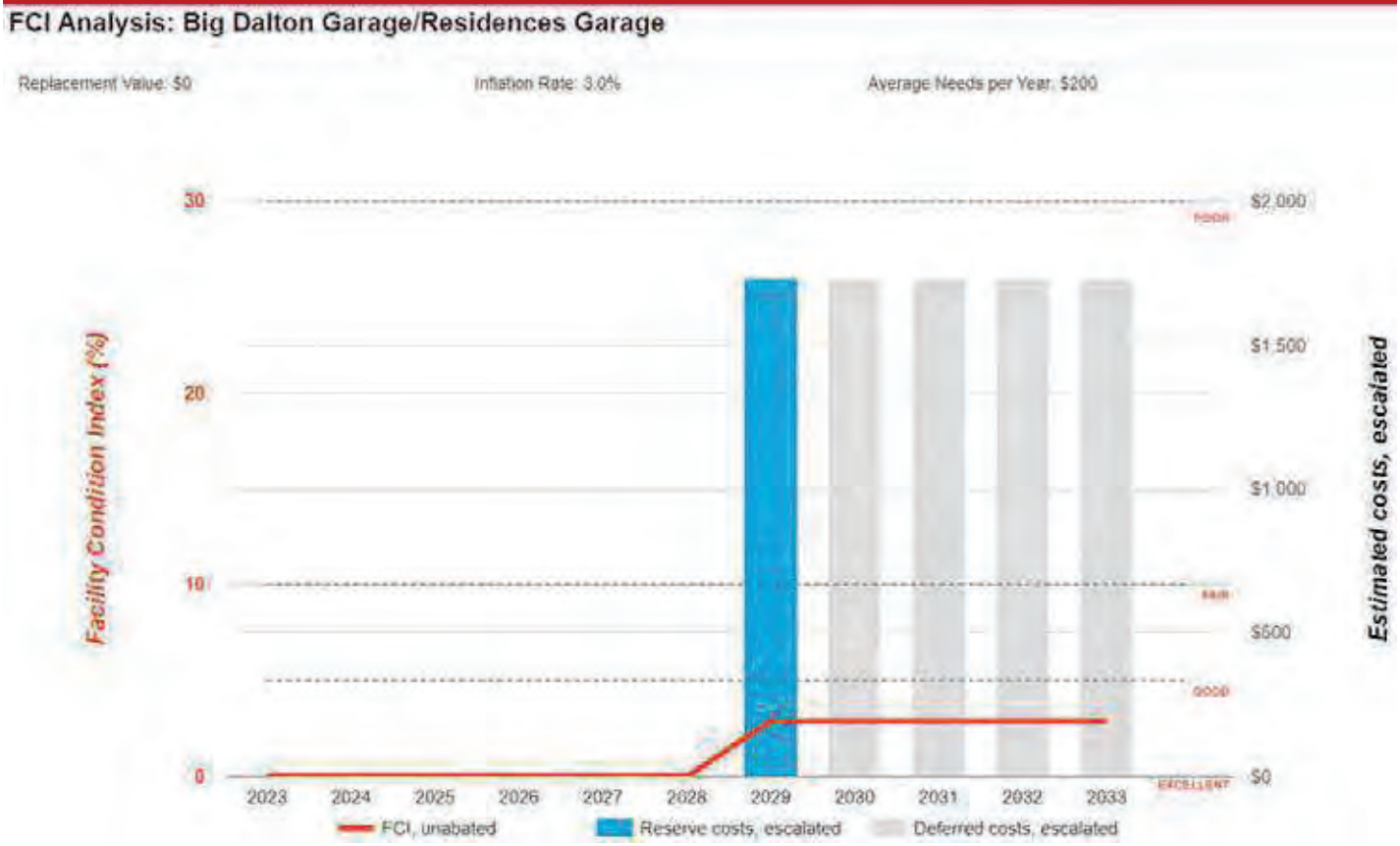
Electrical	Source & Distribution: Fed from Residence 1 Interior Lighting: LED Emergency: None	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
Key Issues and Findings	No key issues observed	

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

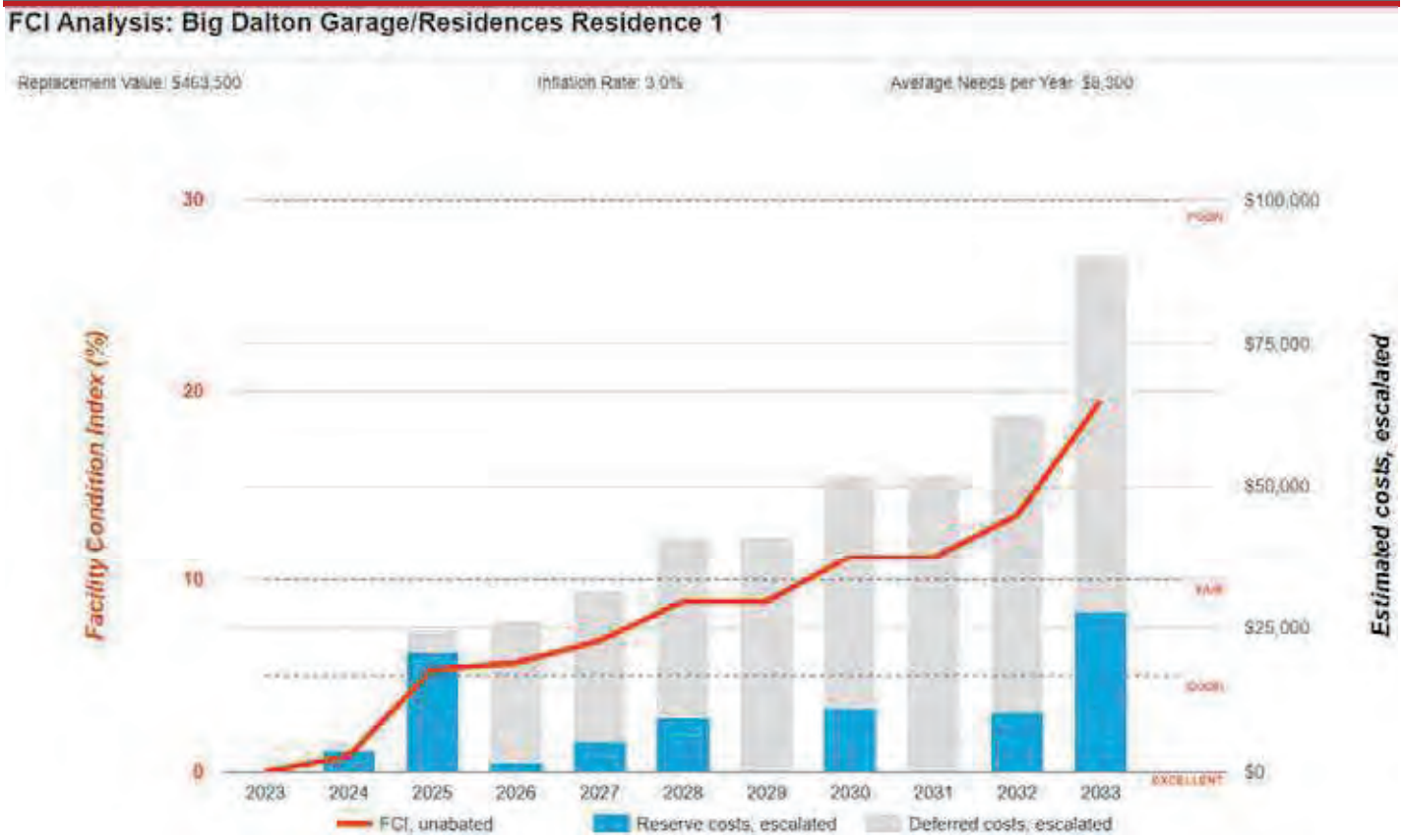
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Incandescent and CFL Emergency: None	Fair
Fire Alarm	Smoke detectors only	Fair
Equipment/Special	None	--
Accessibility	Potential moderate/major issues have been identified at this property and a detailed accessibility 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

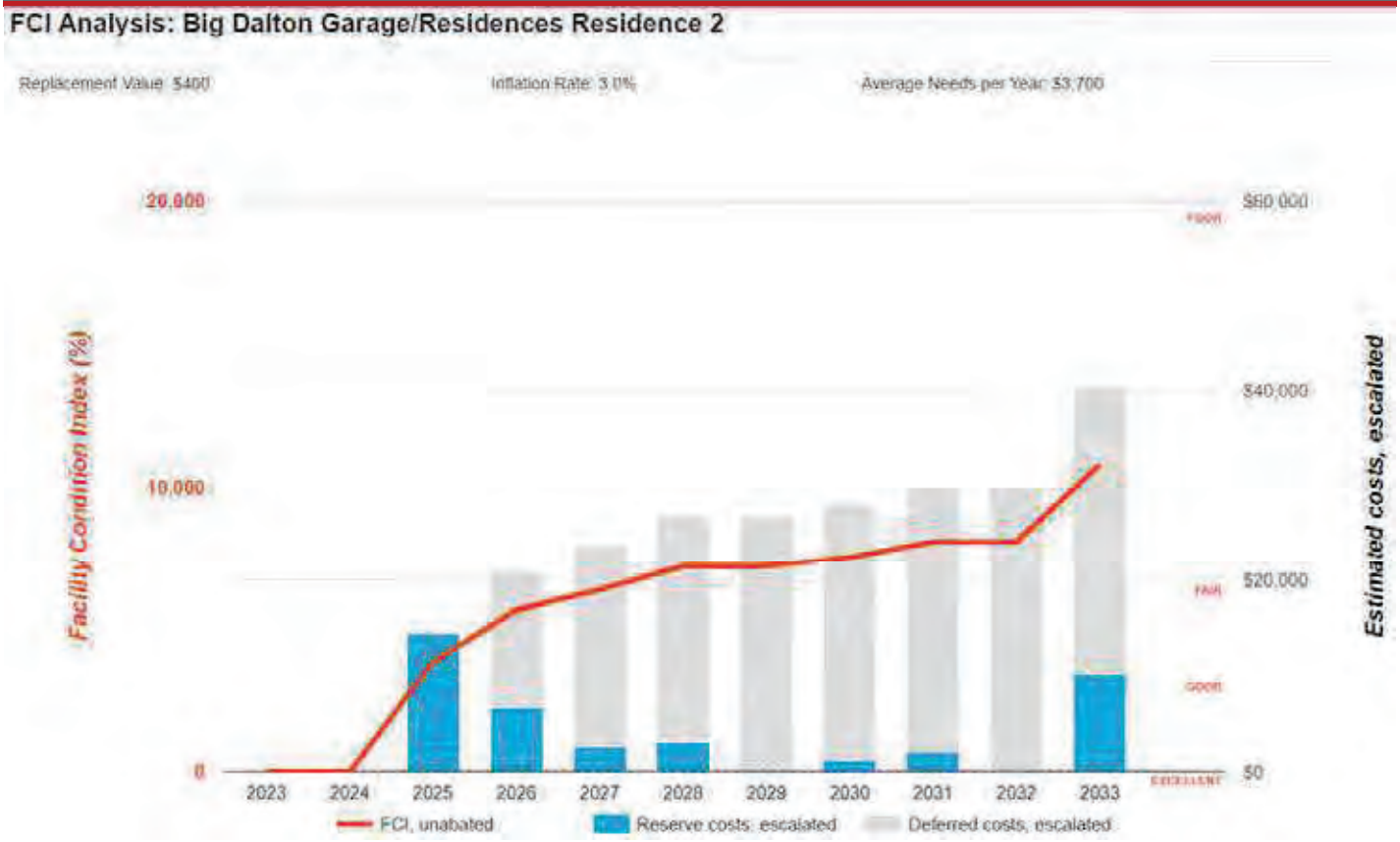
Electrical	Source & Distribution: Fed from Residence 1 Interior Lighting: Incandescent and CFL Emergency: None	Fair
Fire Alarm	Smoke detectors only	Fair
Equipment/Special	None	--
Accessibility	Potential moderate/major issues have been identified at this property and a detailed accessibility study is 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									
				($)	($)	($)	($)	($)	(Unitless)	(kWh)	(kW)	(kGal)	(Unitless)	(MtCO2/yr)	($)	($)	($)	(Yrs.)		($)	(Yrs.)
1	Title	Upgrade Interior Lighting to LED	Location: Building Interior - Big Dalton Garage/Residences	$184	$240	$400	$0	$400	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	$135	$96	$222	$0	$222	22	0	0	5	5	0.13	$78	$0	$132	1.68	5.17	$804	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	$983	$171	$1,206	0.54			
		Total For Capital Cost		$0	$0	$0	$0	$0	0	0	0	0	5	0.00	$0	$0	$0	0.00			
		Interactive Savings Discount @ 10%							-2	-303	0	0	0	-0.08	-$98	-$17	-$121				
		Total Contingency Expenses @ 10%				$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



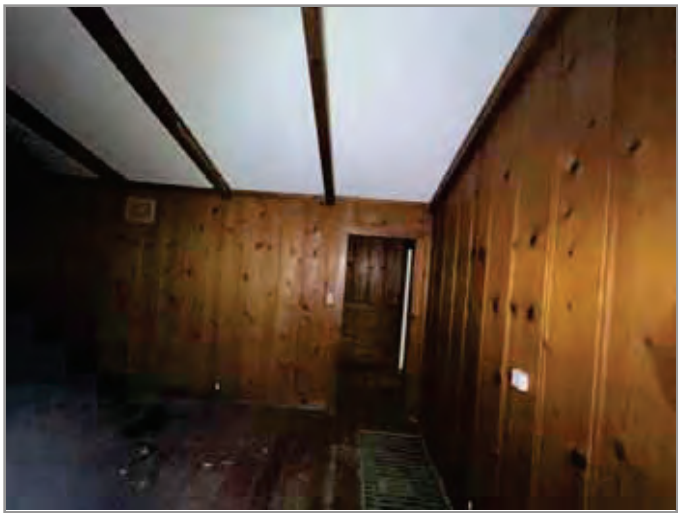
ADDITIONAL ENTRANCE

	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



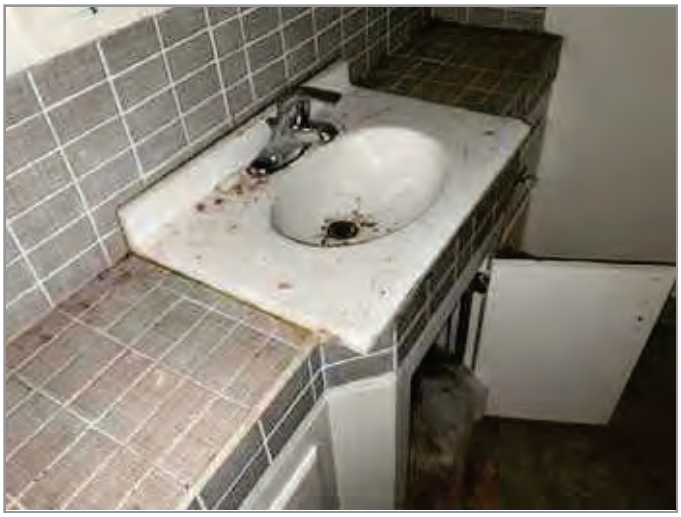
DOOR HARDWARE

	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										**$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
all Mounted	3		

Initial Investment		Equipment Rentals	
Material Cost	2 6. 6	Scissor ift 2 - Interior Spaces	0.00
abor Cost	183. 3	Bucket Truck - E terior 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 ertical	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 an Light Combo	Clear Acrylic		1	No	≥ 9	8 736	1 398
4	ig Dalton Garage/Residence	Interior	4	Kitchen	Kitchen	Kitchen	-	1	Light Switch	C L	C L - 4 Pin	2 C L18	1	lush 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	C L	C L - 4 Pin	2 C L18	1	lush 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	C L	C L - 4 Pin	2 C L18	2	lush 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	anity 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	anity 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

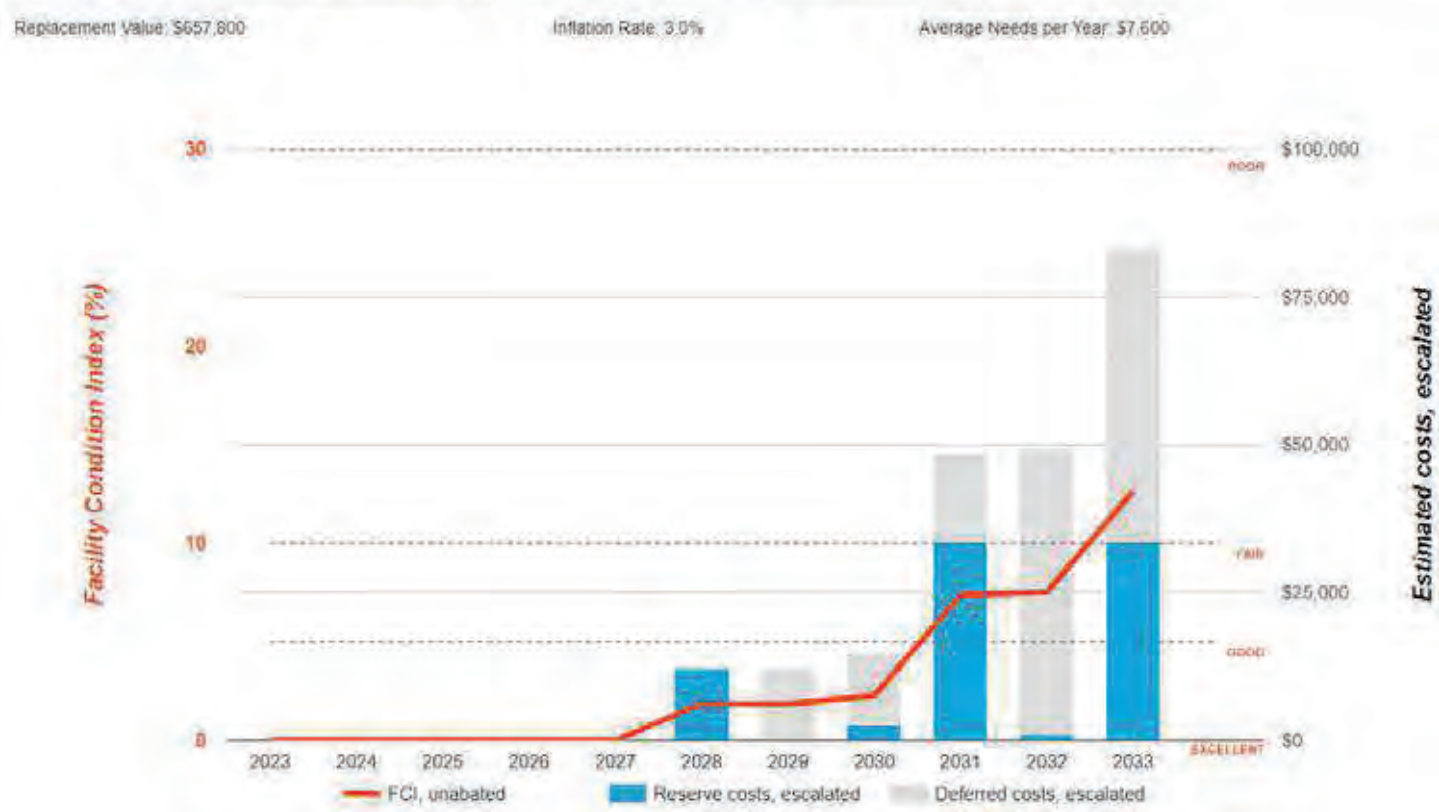
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	$3,100	-	$4,200	$7,300
Roofing	-	-	-	-	-	-
Interiors	-	-	$9,100	$14,300	$21,800	$45,200
Plumbing	-	-	-	$1,100	$43,900	$45,000
HVAC	-	-	-	$19,200	-	$19,200
Fire Protection	-	-	-	$2,200	-	$2,200
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



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

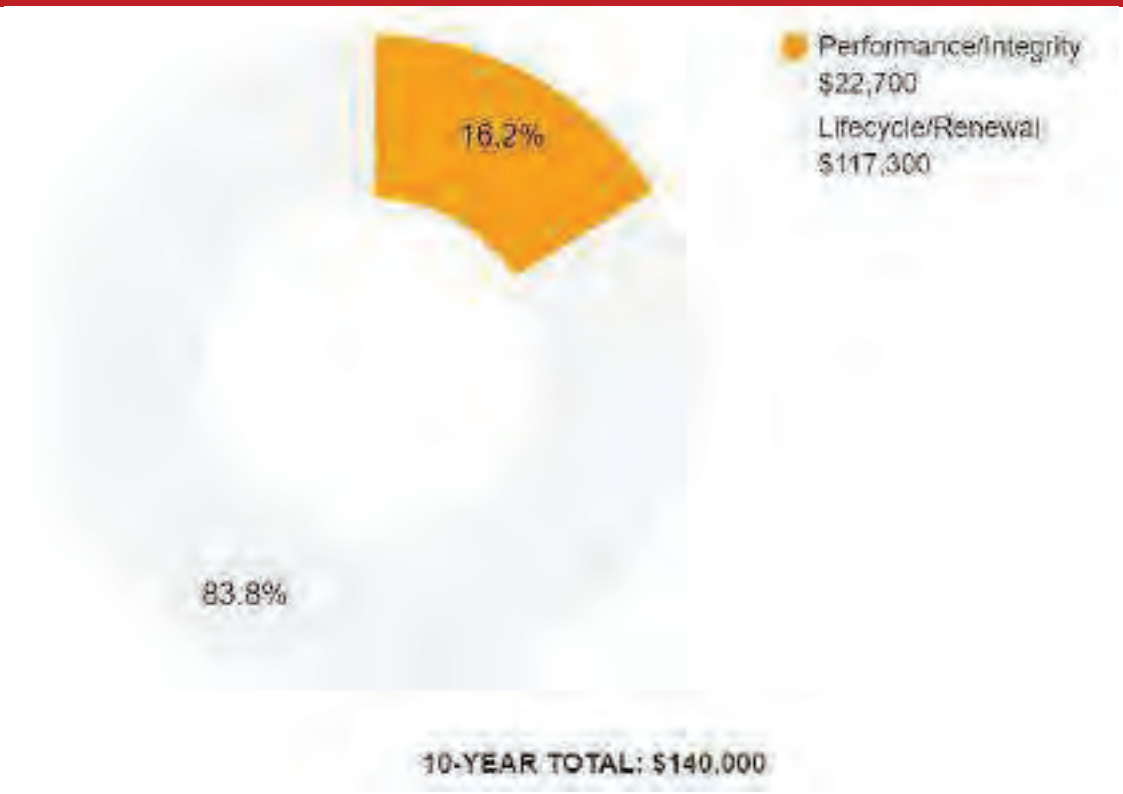
Plan Types

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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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



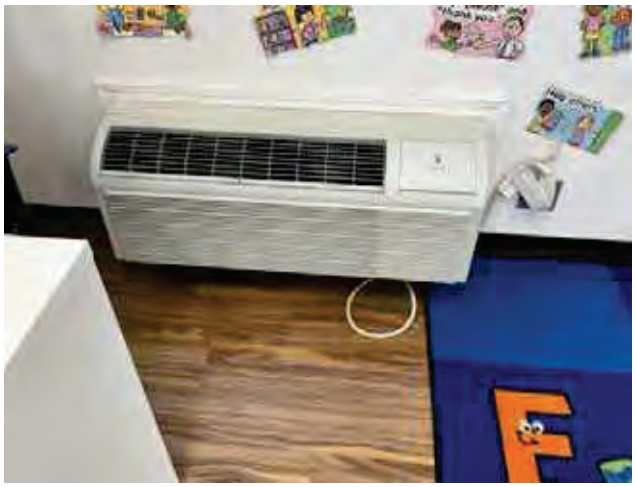
8 - EXTERIOR WALLS PHOTO



9 - LIBERTY HOUSE INTERIOR



10 - RESTROOM BUILDING INTERIOR



11 - PACKAGED TERMINAL AIR CONDITIONER

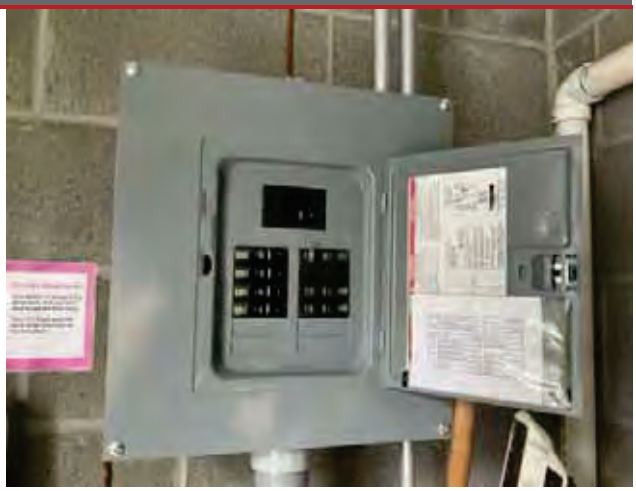


12 - WATER HEATER

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 ?	✕			
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 ?			✕	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

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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%	5.7%	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

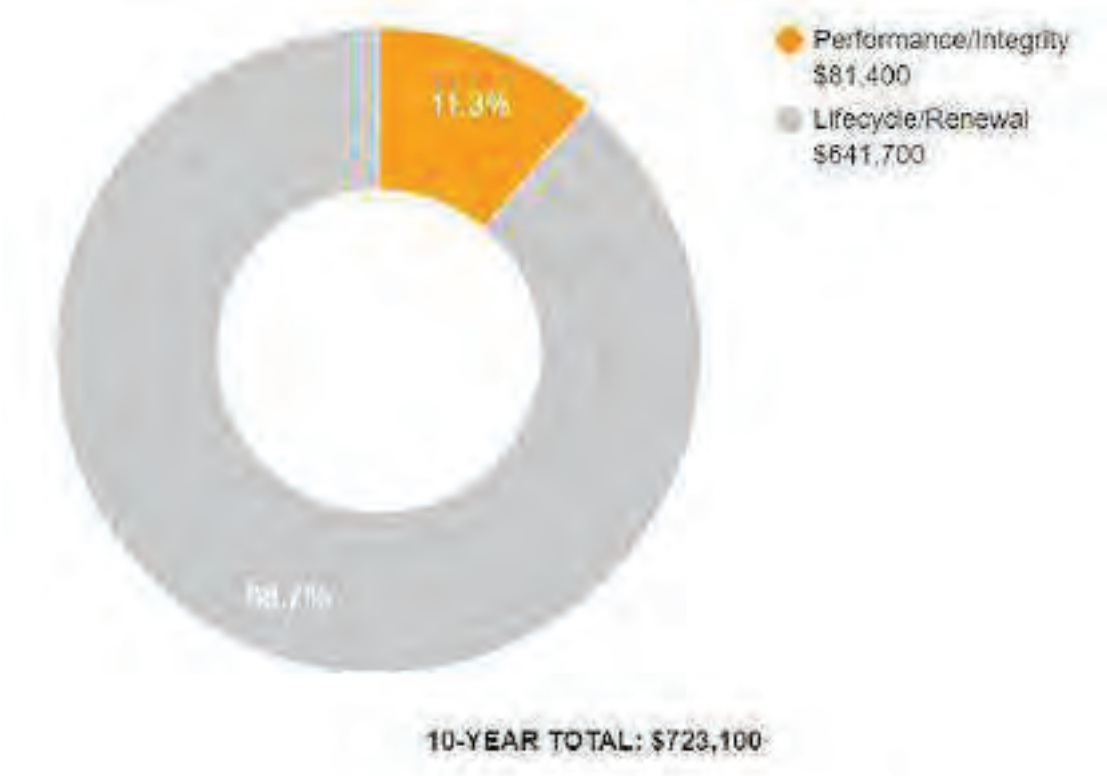
Plan Types

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

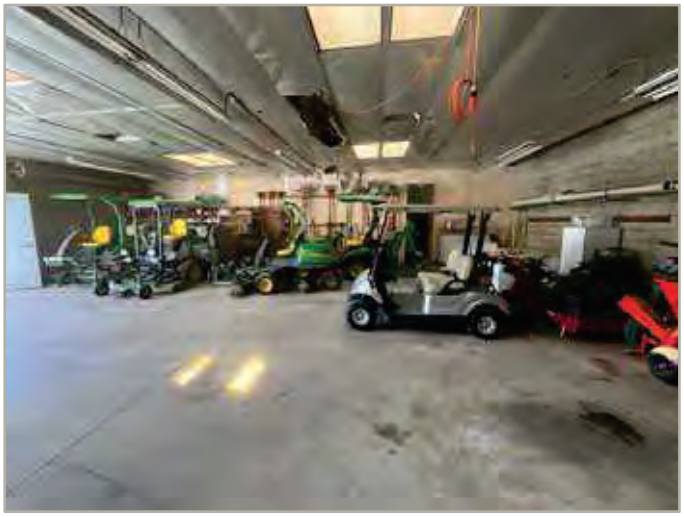
Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk 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	

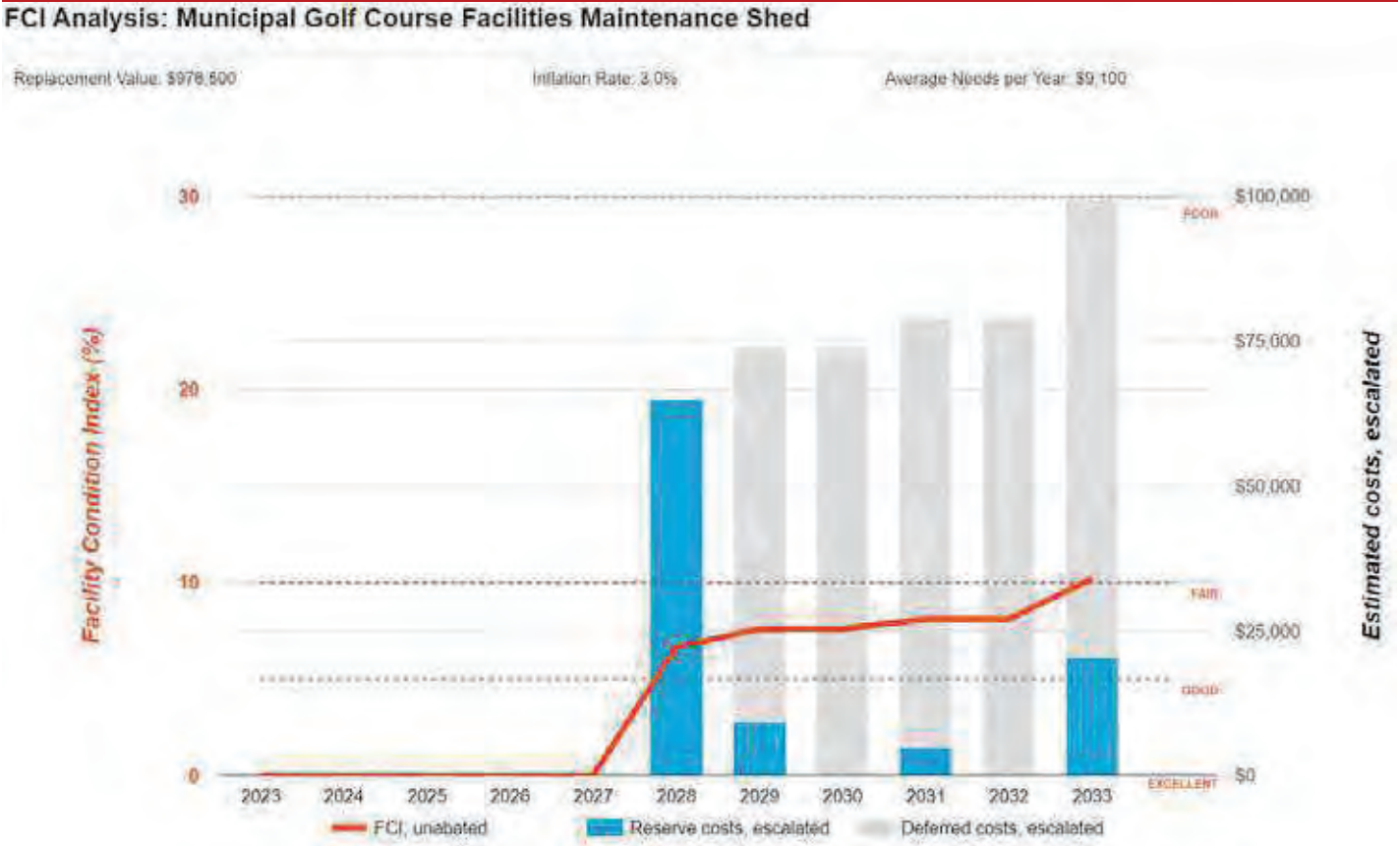
Maintenance Shed: Systems Expenditure Forecast

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.

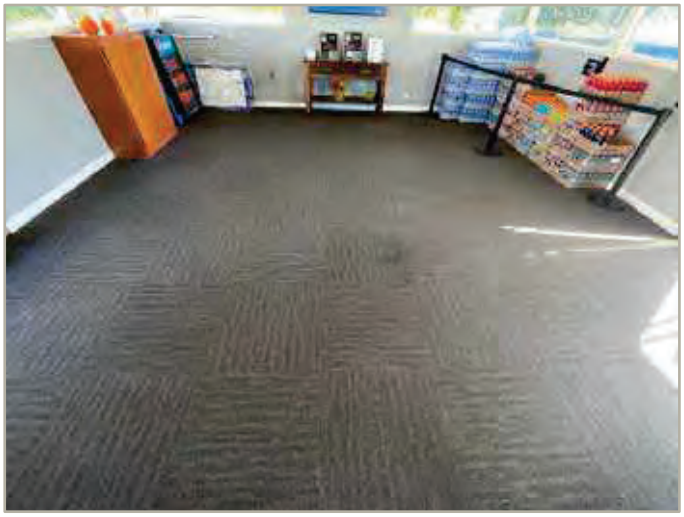
The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



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**

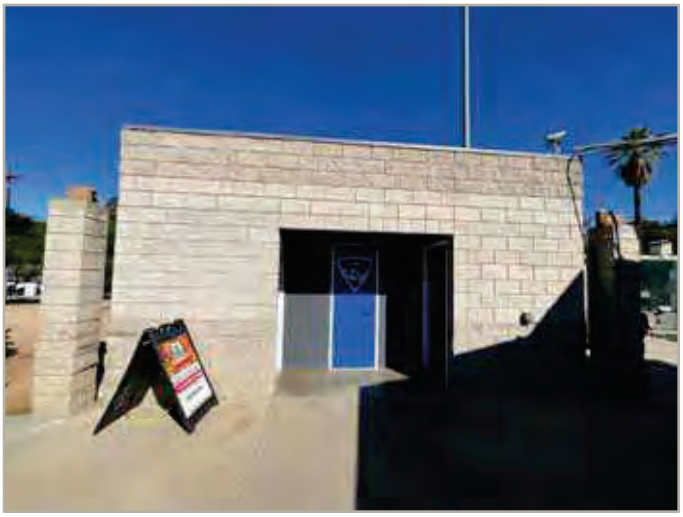
*Totals have been rounded to the nearest $100.

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	

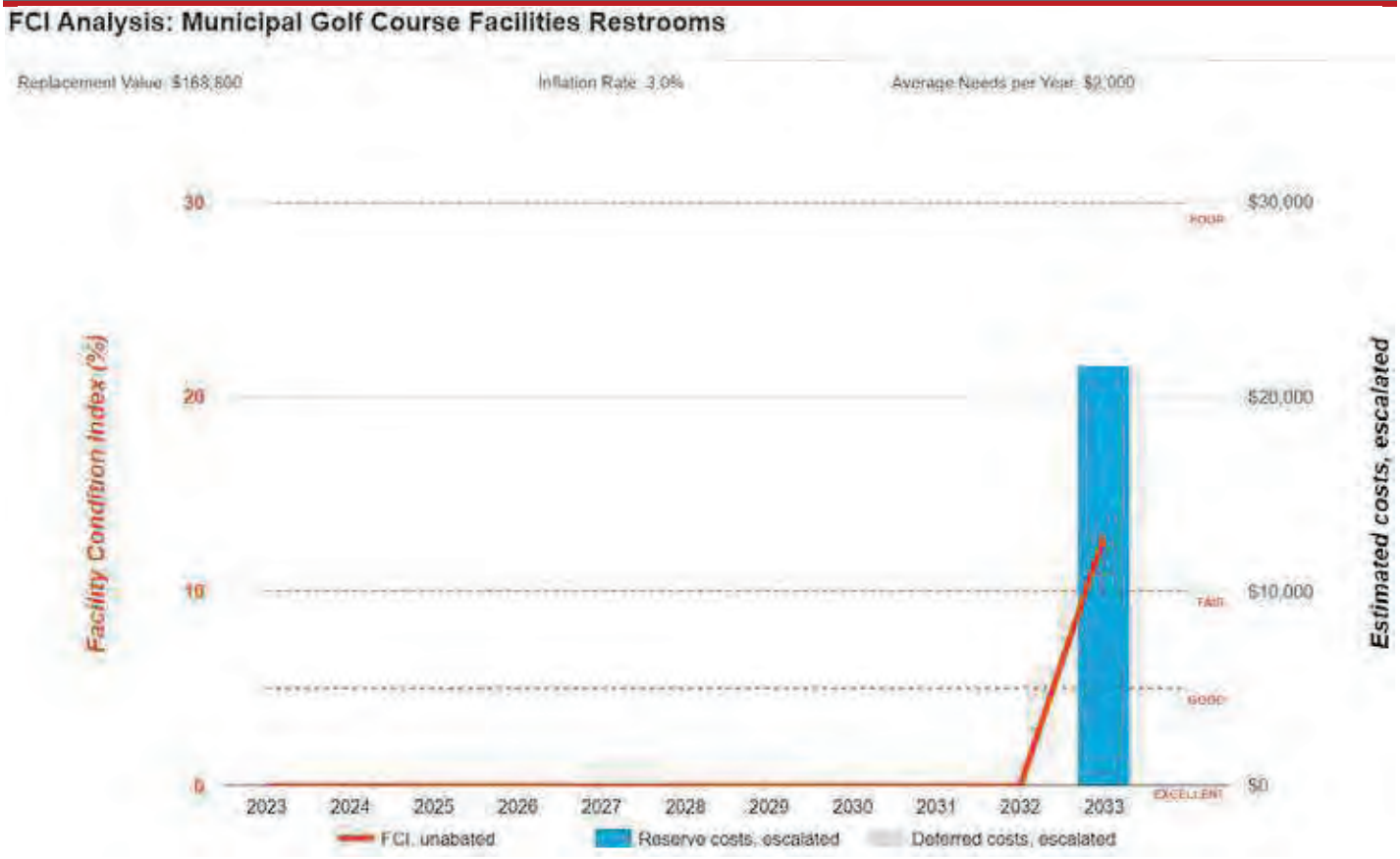
Restroom Building: Systems Expenditure Forecast

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.

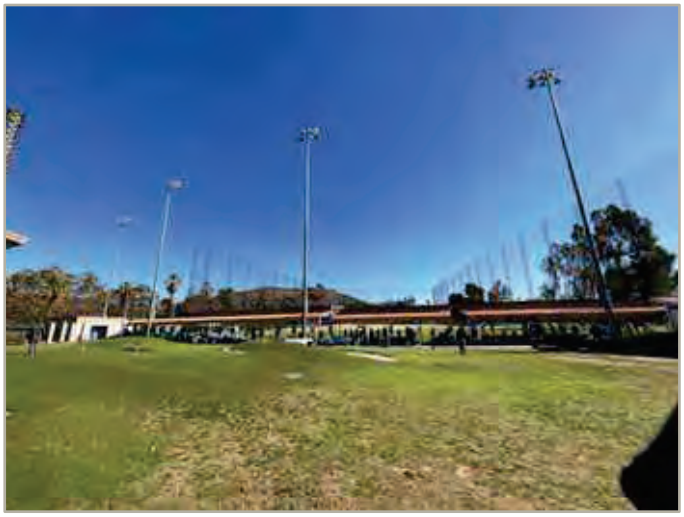
The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

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

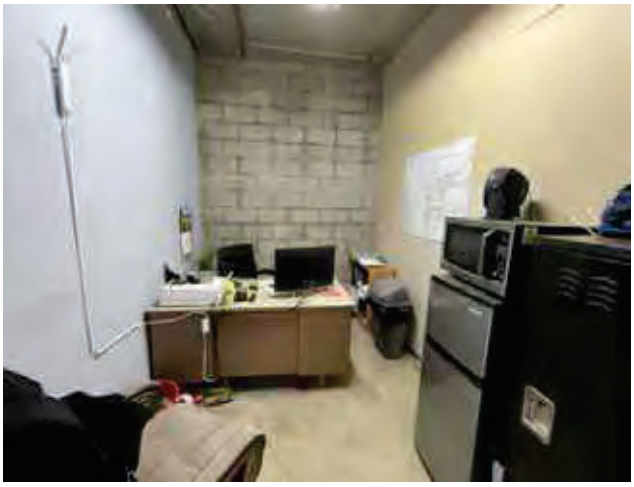
Photographic Overview



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



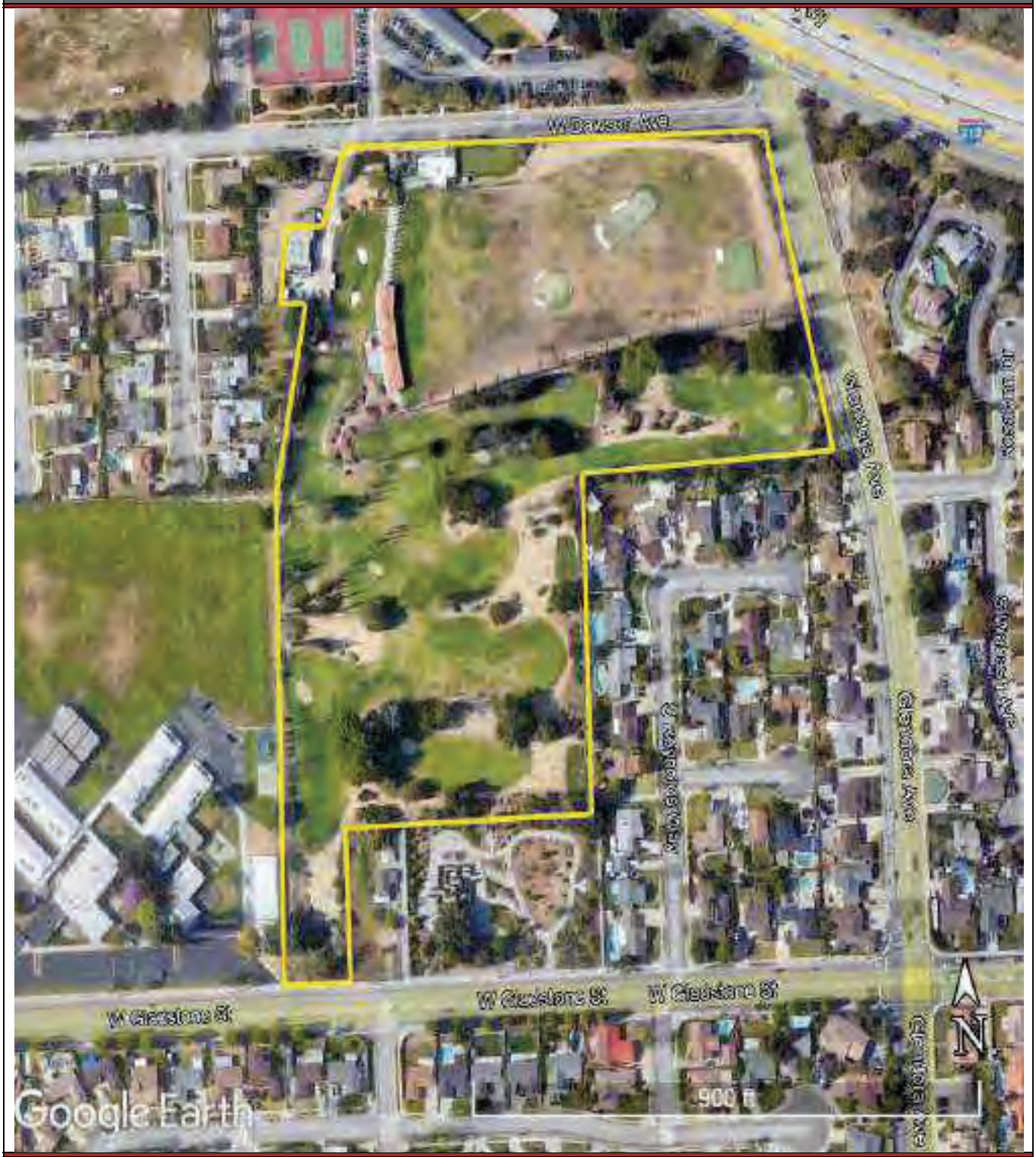
17 - BACKFLOW PREVENTER



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

BUREAU VERITAS

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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 ilitis	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

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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

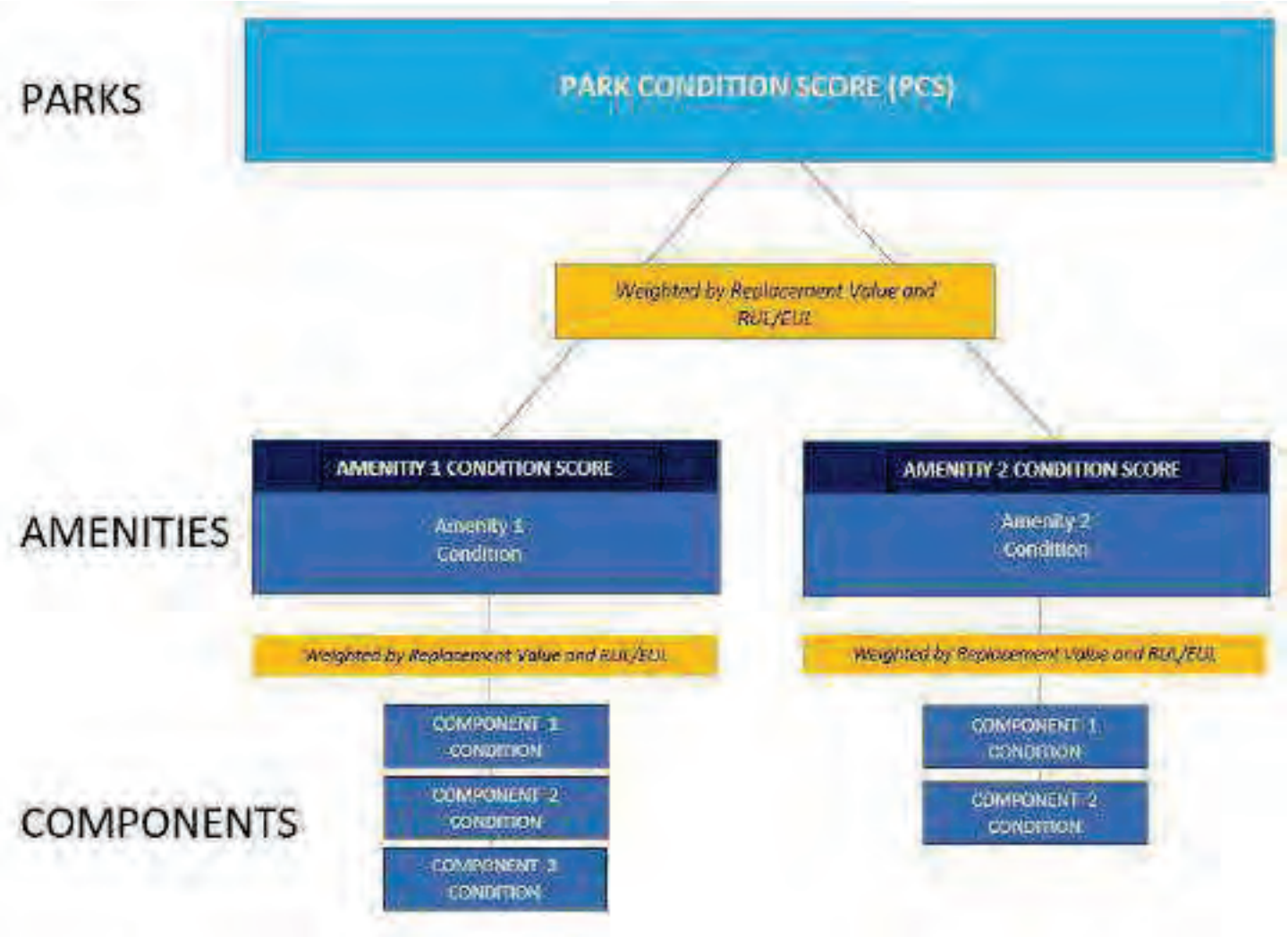
Prioritization Methodology

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

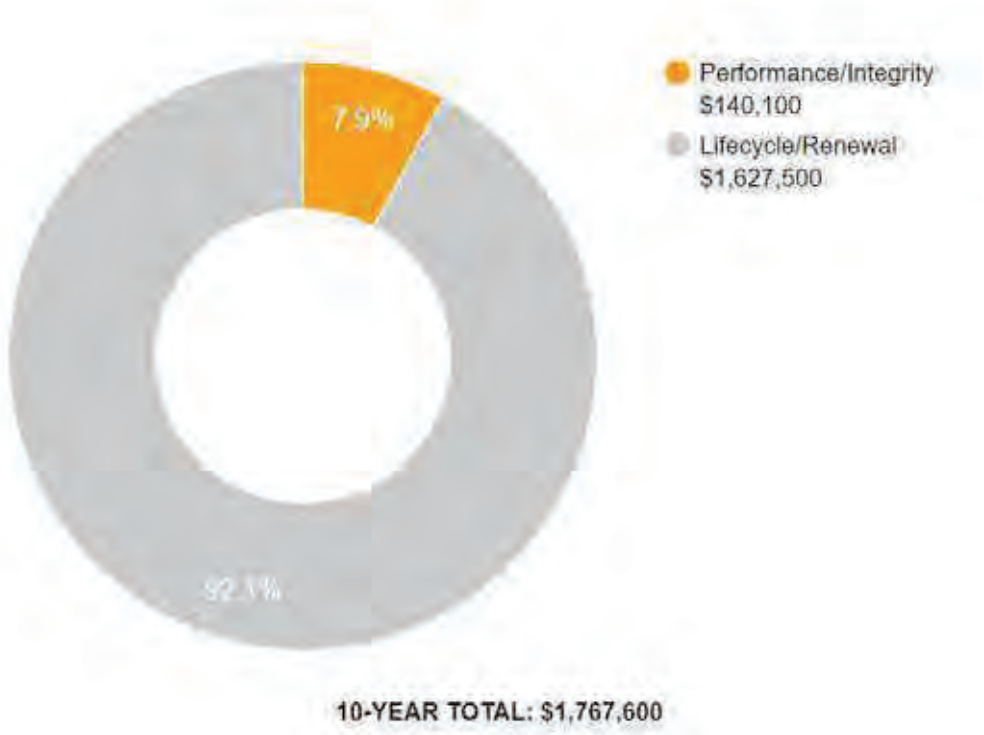
Plan Types (Amenities and General Site)

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
Mary Venable,
Program Manager
Mary.Venable@bureauveritas.com
800.733.0660 x7292719

11. Appendices

Appendix A: Photographic Record
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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

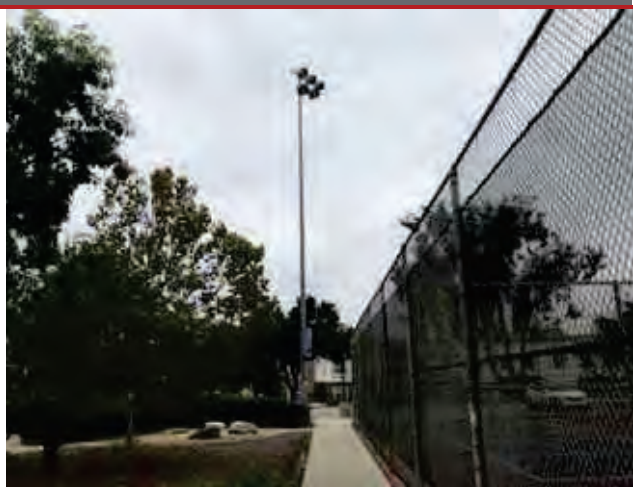


6 - PARKING LOT CARPORT STRUCTURE

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

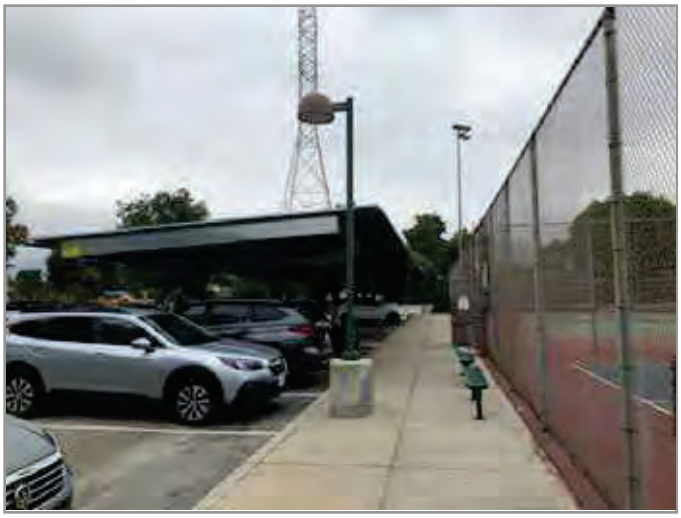
	Question	Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	X			Accessible parking is shared with Crowther Tenn and Family Center
2	Does the required number of van-accessible designated spaces appear to be provided ?		X		
3	Are accessible spaces on 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						$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	34.1184408253 2959	-117.8671629171 4887	https://www.google.com/maps?q=34.1184408253 2959,-117.8671629171 4887	Lifecyde/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	34.1183115658 3053	-117.8675470982 1695	https://www.google.com/maps?q=34.1183115658 3053,-117.8675470982 1695	Lifecyde/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	Lifecyde/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	34.1181583763 6217	-117.8675944769 2467	https://www.google.com/maps?q=34.1181583763 6217,-117.8675944769 2467	Lifecyde/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	Lifecyde/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	34.1180972378 86985	-117.8671796355 8195	https://www.google.com/maps?q=34.1180972378 86985,-117.8671796355 8195	Lifecyde/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	Lifecyde/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	34.1180030276 30046	-117.8675752614 1164	https://www.google.com/maps?q=34.1180030276 30046,-117.8675752614 1164	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	Lifecyde/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	Lifecyde/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	Lifecyde/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	Lifecyde/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	Lifecyde/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	34.1177675015 28554	-117.8671291366099	https://www.google.com/maps?q=34.1177675015 28554,-117.8671291366095	Lifecyde/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	Lifecyde/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	Lifecyde/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	Lifecyde/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	Lifecyde/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	Lifecyde/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	Lifecyde/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	Lifecyde/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	Lifecyde/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	Lifecyde/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	Lifecyde/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	Lifecyde/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

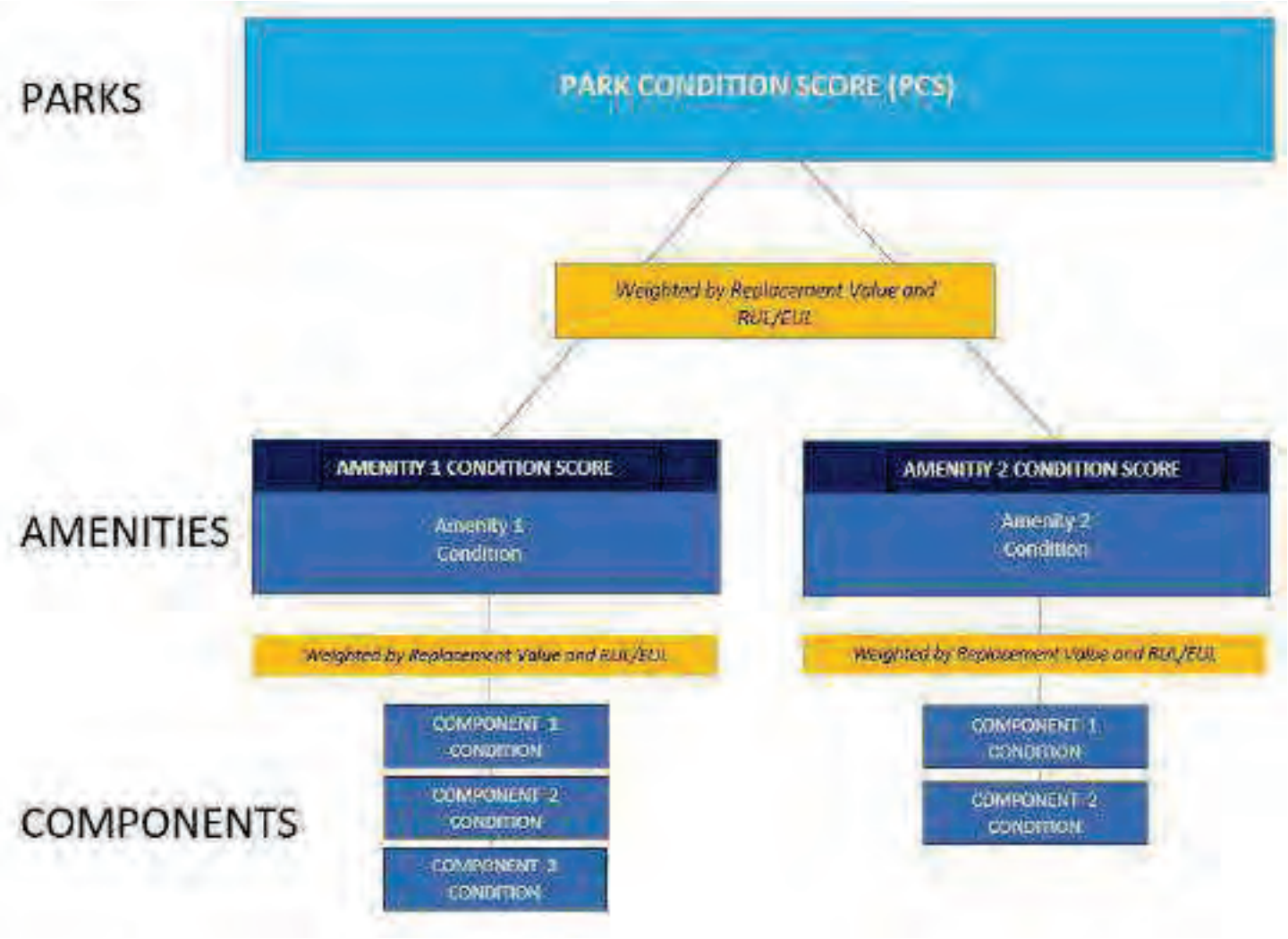
Prioritization Methodology

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:



Carl Alejandro,
Technical Report Reviewer for
Mary Venable,
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



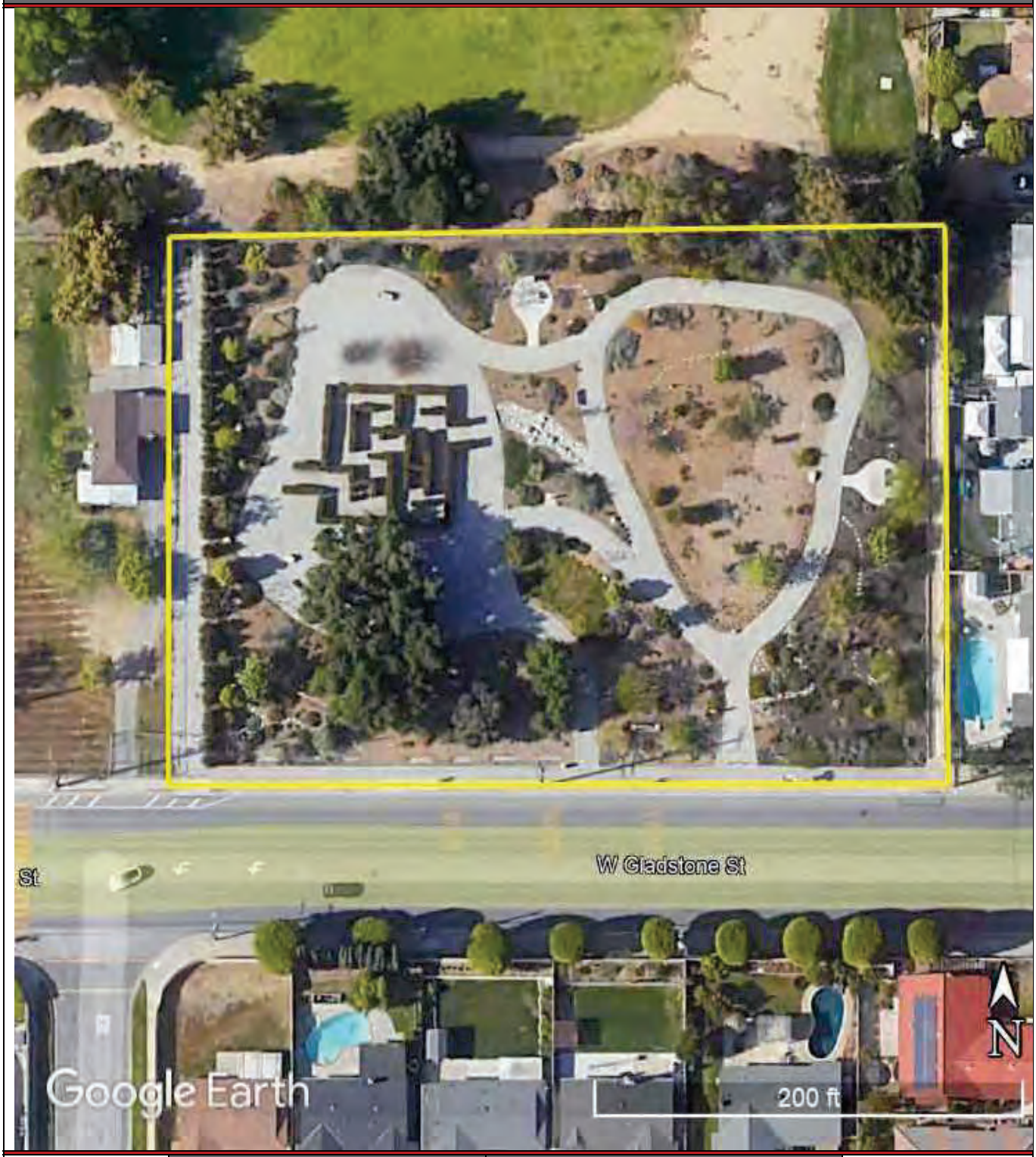
11 - IRRIGATION CONTROL PANEL



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

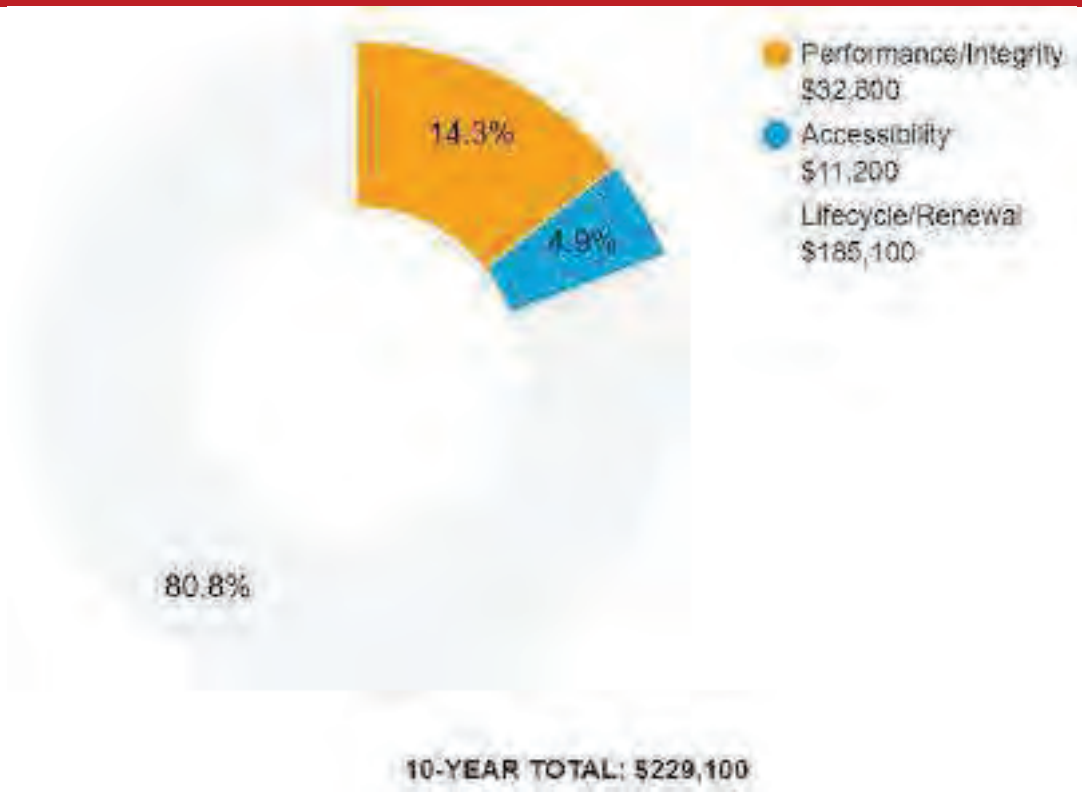
Plan Types

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	

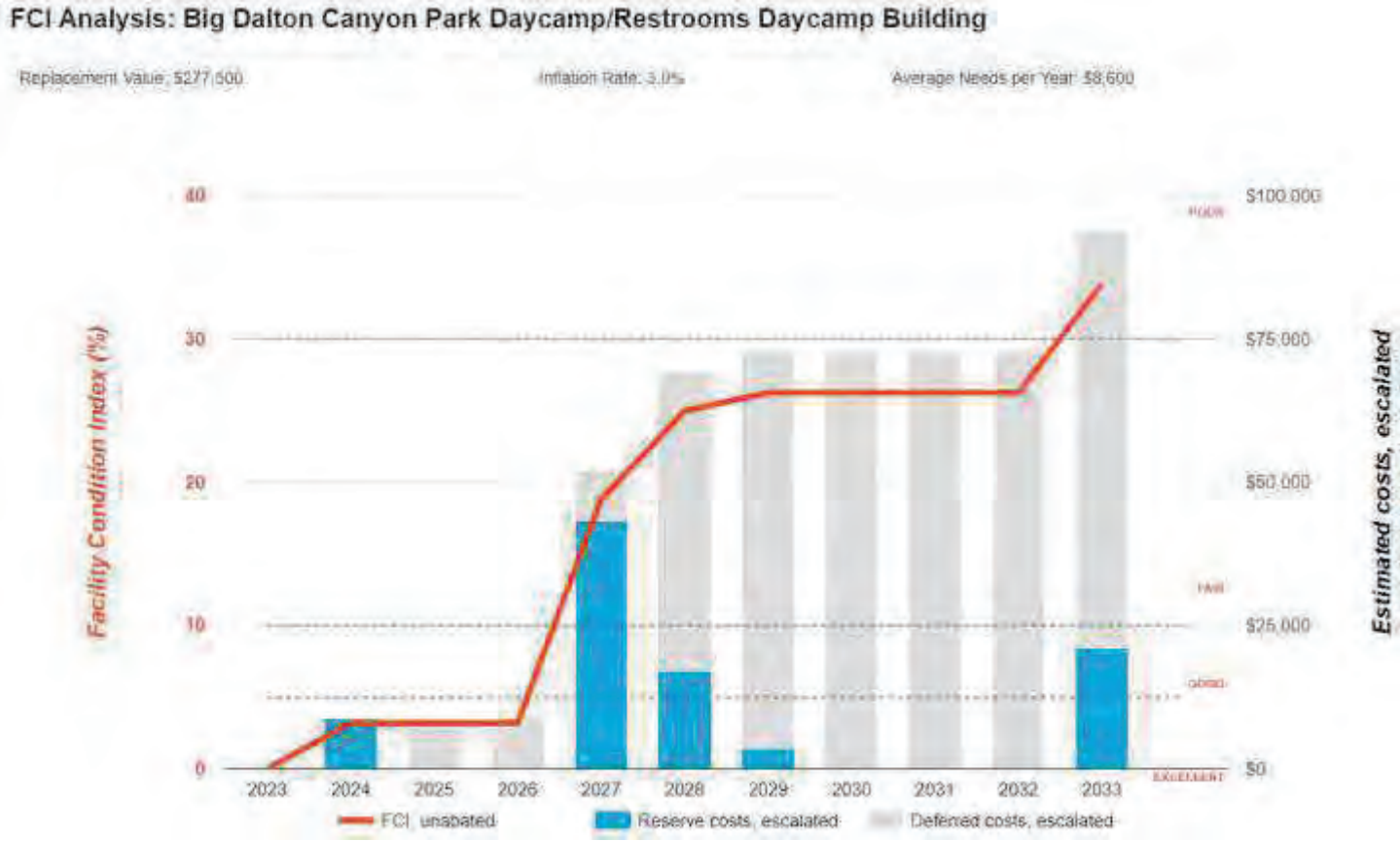
Daycamp Building: Systems Expenditure Forecast

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.

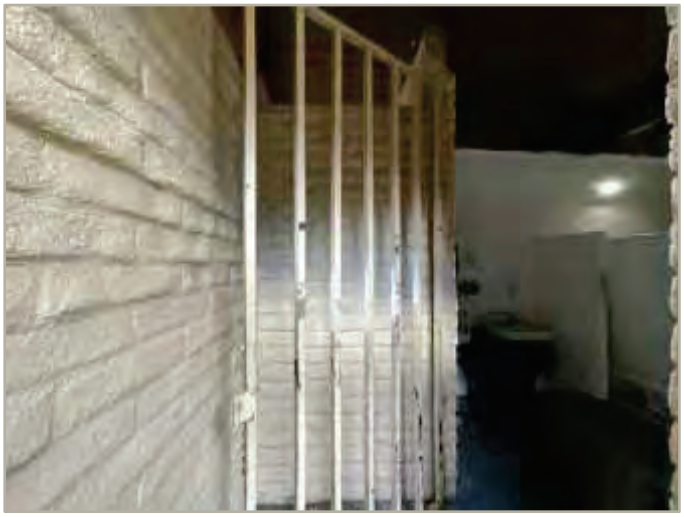
The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

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.	

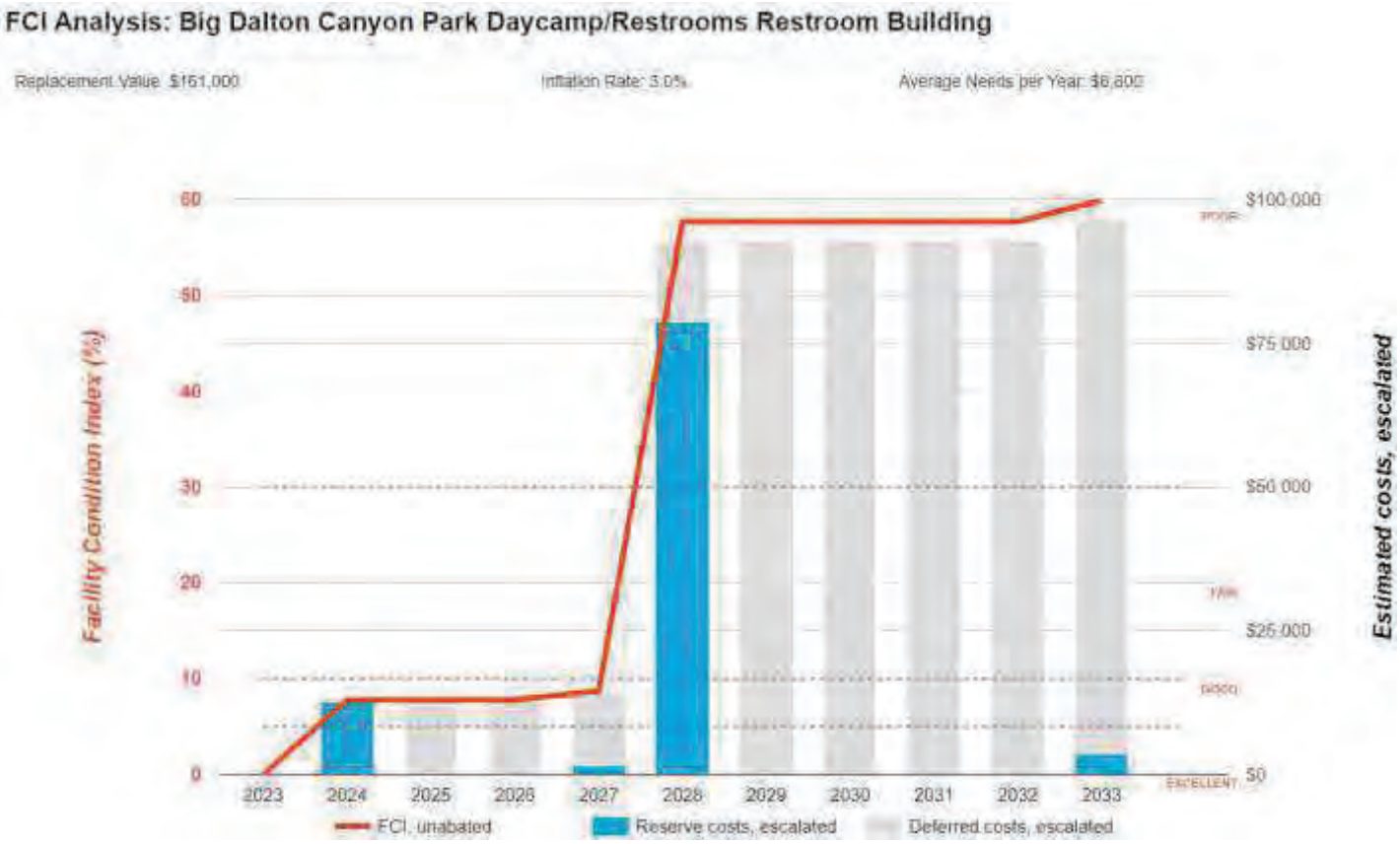
Restroom Building: Systems Expenditure Forecast

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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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: 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	

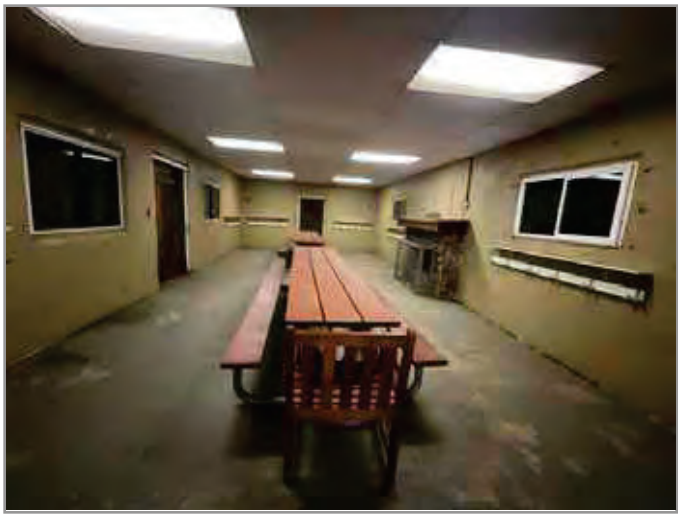
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			✕	
8	Do thresholds at accessible entrances appear to have a compliant height ?			✕	

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**	**$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**	**$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:

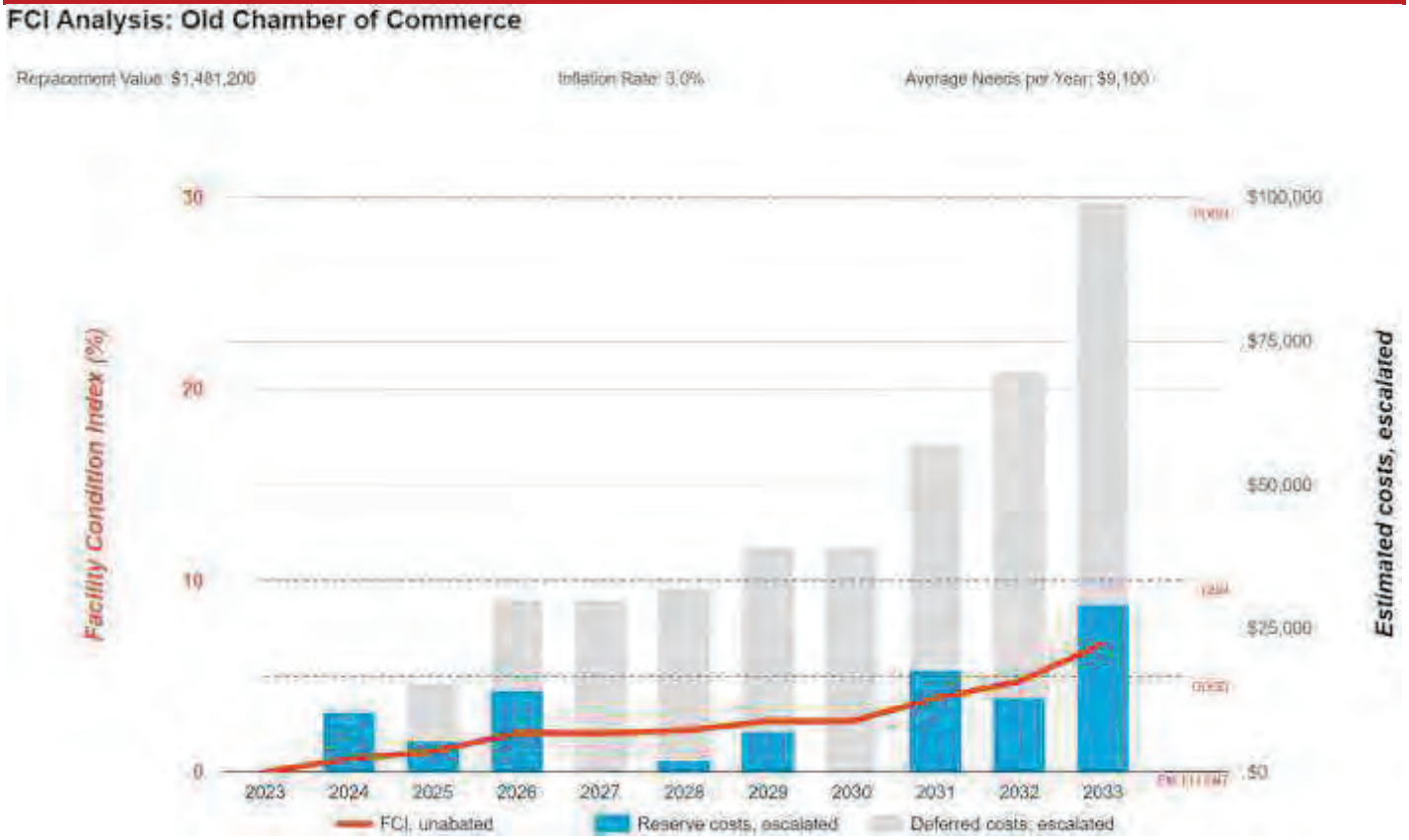
FCI Analysis | Old Chamber of Commerce(1940)

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.

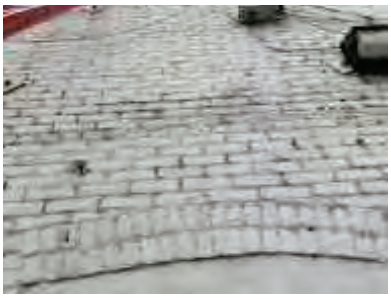
Needs by Year with Unaddressed FCI Over Time



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

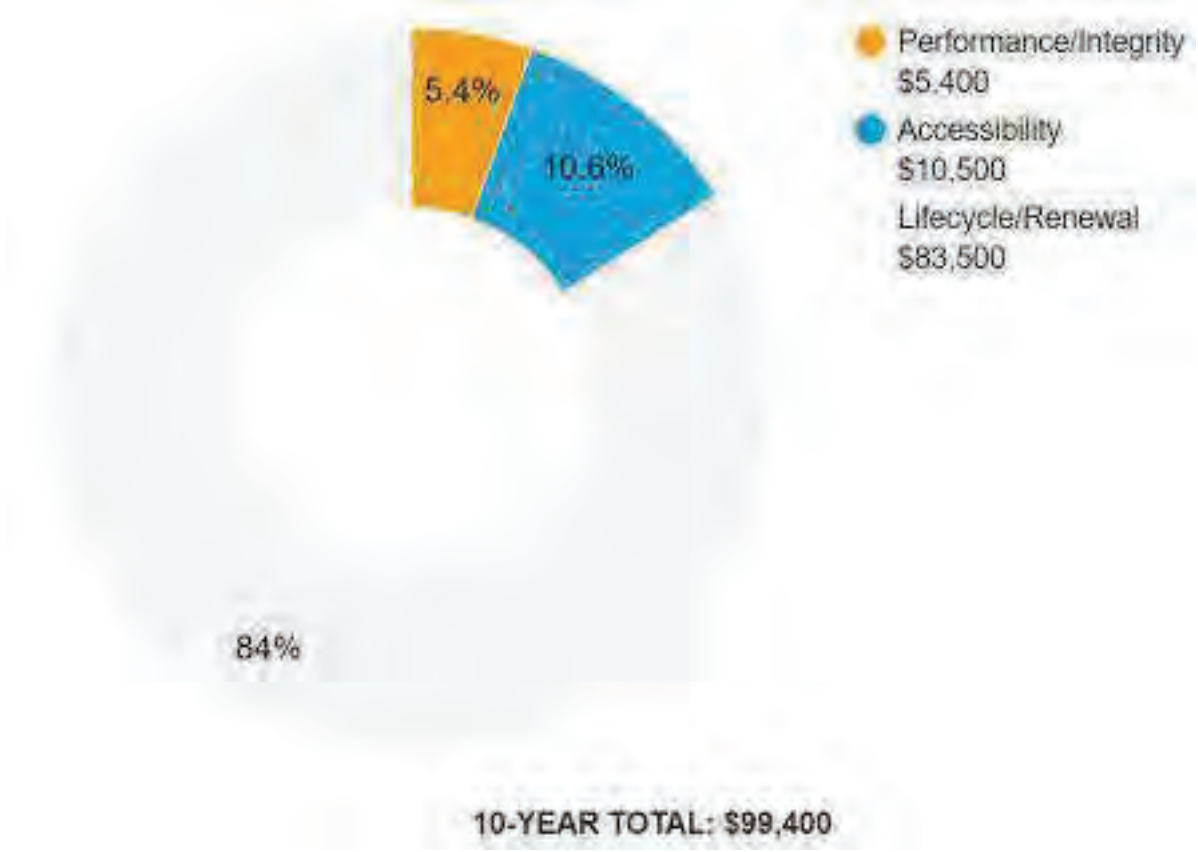
Plan Types

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

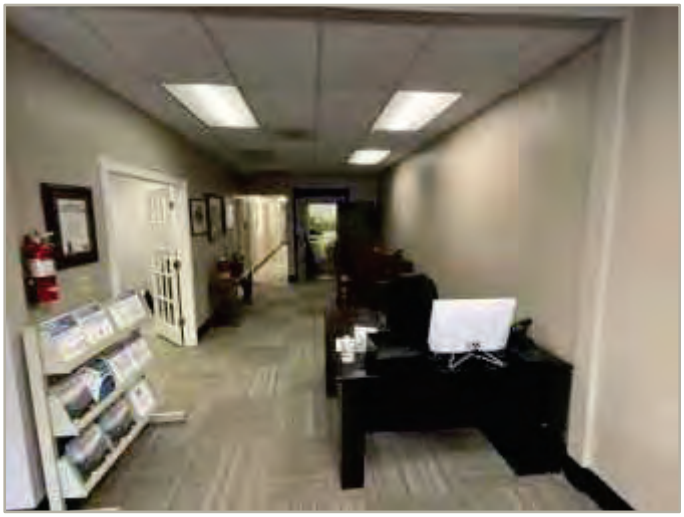
Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk 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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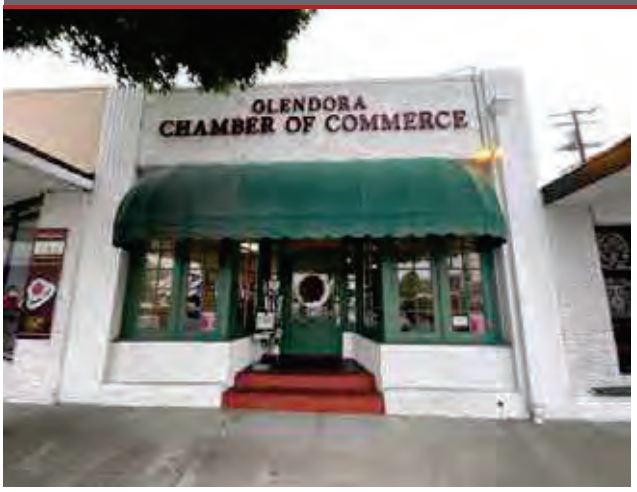
12. Appendices

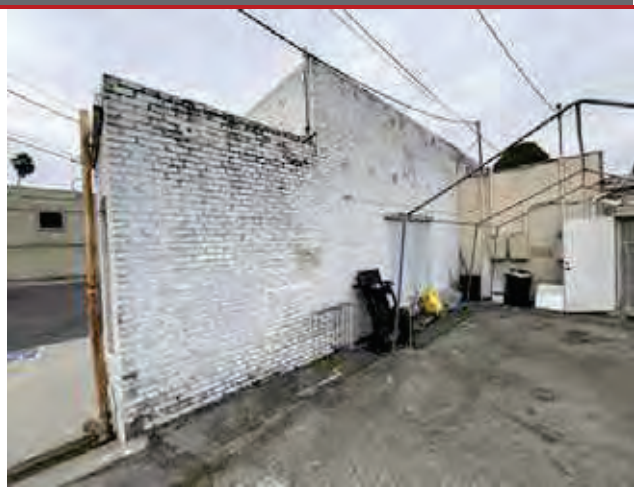
Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List
Appendix H: Energy Conservation Measures Calculations
Appendix I: Lighting System Schedule
Appendix J: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview



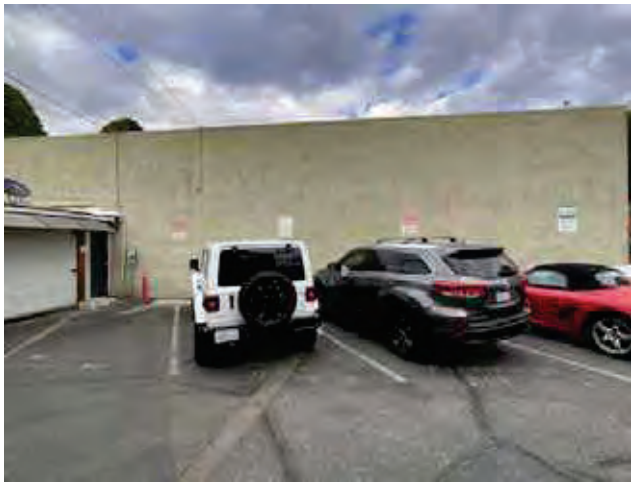
1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION

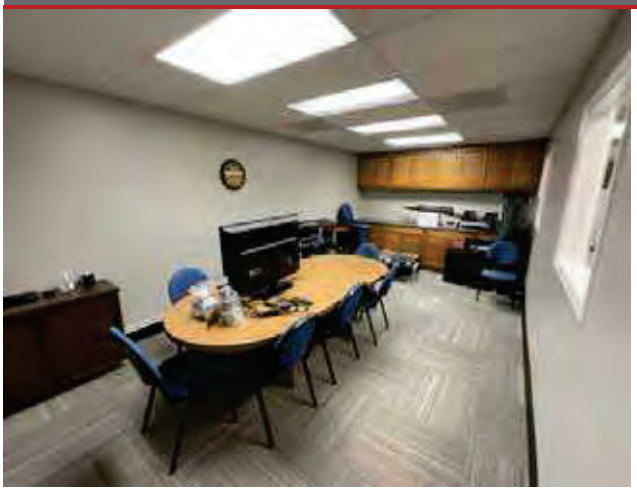


5 - MODIFIED BITUMEN ROOFING

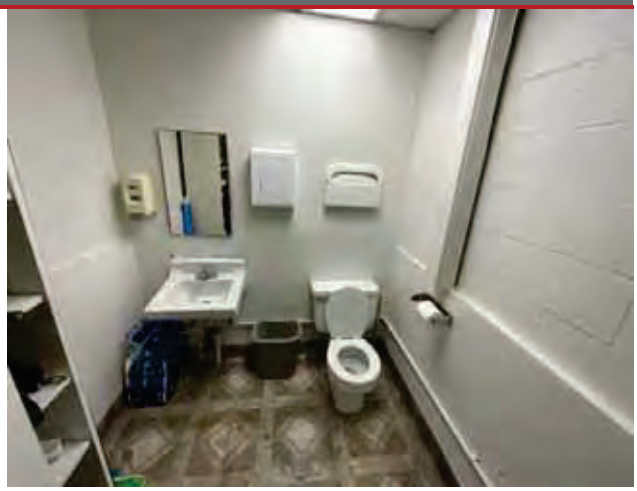


6 - INTERIOR OFFICE AREA OVERVIEW

Photographic Overview



7 - CONFERENCE ROOM



8 - RESTROOM OVERVIEW



9 - PARTIAL BASEMENT OVERVIEW



10 - ROOFTOP PACKAGED UNIT

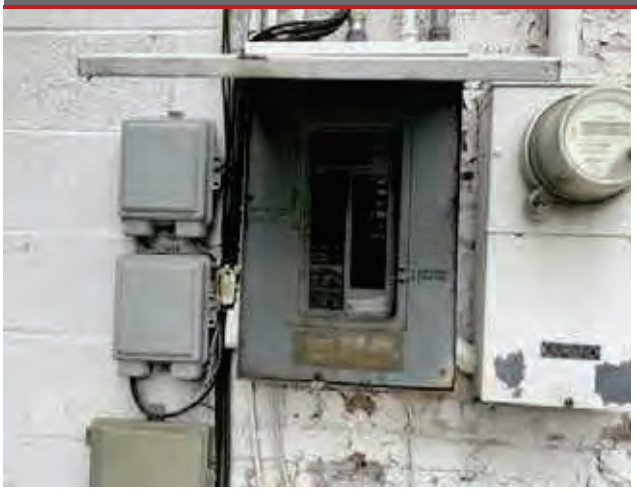


11 - PROGRAMMABLE THERMOSTAT



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

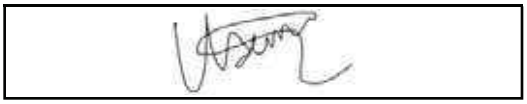
Method of Completion: DURING - verbally completed during assessment

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

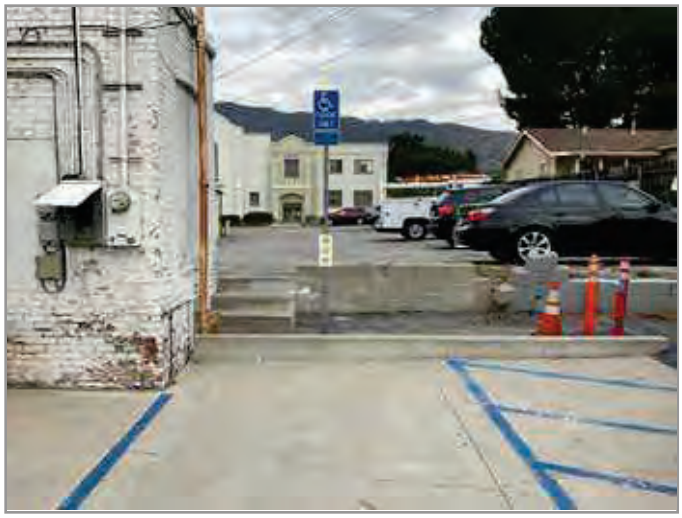
Abbreviated Accessibility Checklist					
Facility History & Interview					
Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	
2	Have any ADA improvements been made to the property since original construction? Describe.			X	
3	Has building management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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

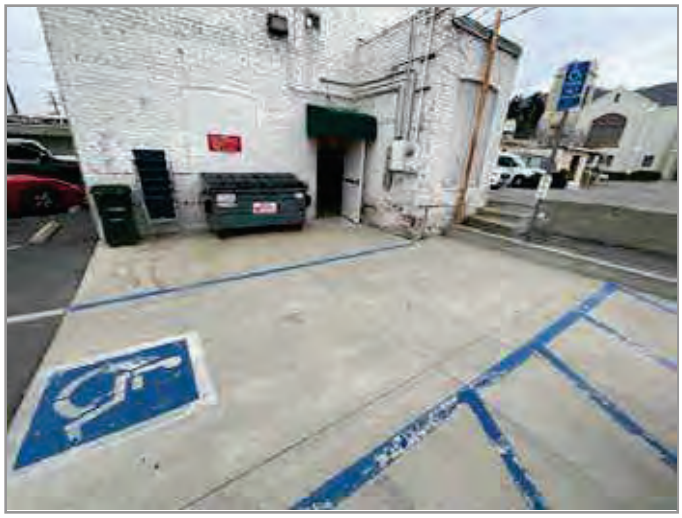
	Question	Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	X			
2	Does the required number of van-accessible designated spaces appear to be provided ?	X			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	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		

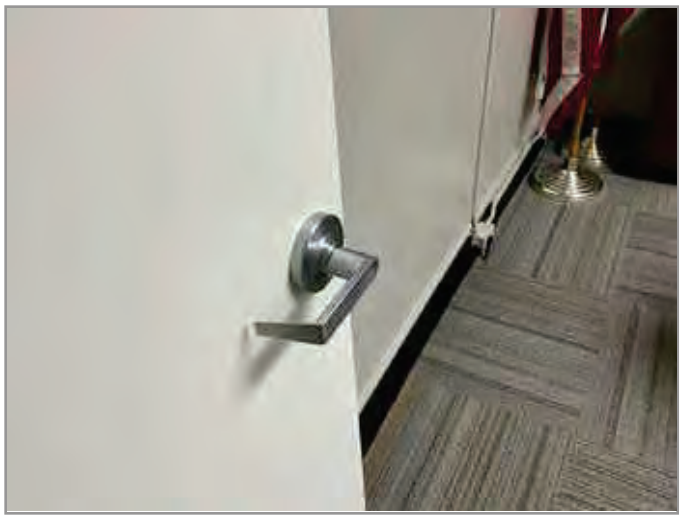
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?		✕		
8	Do thresholds at accessible entrances appear to have a compliant height ?		✕		

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 ?	✕			
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 | 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	ld hamber of ommer e	terior	terior	ntran e	terior	ntran e	-	0	Photosensor	HID	MH	MH100	1	allpa k Hori ontal	Prism		1	No	10-15	3,120	312
2	ld hamber of ommer e	Interior	1	Restroom - Private	Restrooms	Restroom	-	1	Light Swit h	Linear Fluores ent	T8	4 32 T8	3	Troffer - Re essed Indire t 2 4	Prism	Re essed	1	No	≥ 9	2,080	200
3	ld hamber of ommer e	Interior	B	Basement	Basement	Basement	-	1	Light Swit h	FL	FL - 4 Pin	2 FL18	4	an - Surfa e Mounted	None	Surfa e Mount	2	No	≥ 9	2,080	150
4	ld hamber of ommer e	Interior	B	Basement	Basement	Basement	-	1	Light Swit h	FL	FL - 4 Pin	2 FL18	1	an - Surfa e Mounted	None	Surfa e Mount	1	No	≥ 9	2,080	37
5	ld hamber of ommer e	Interior	B	Basement	Basement	Basement	-	1	Light Swit h	Linear Fluores ent	T8	4 34 T8	2	Industrial Surfa e Mount 4	None	Surfa e Mount	1	No	≥ 9	2,080	166
6	ld hamber of ommer e	Interior	1	onferen e Room		onferen e room	-	1	Light Swit h	Linear Fluores ent	T8	4 32 T8	12	Troffer - Re essed Indire t 2 4	Prism	Re essed	4	No	≥ 9	2,080	799
7	ld hamber of ommer e	Interior	1	ir ulation-Hallway		Hallway	-	1	Light Swit h	Linear Fluores ent	T8	4 32 T8	18	Troffer - Re essed Indire t 2 4	Prism	Re essed	6	No	≥ 9	3,120	1,797
8	ld hamber of ommer e	Interior	1	opy/Printer Spa e		Printer room	-	1	Light Swit h	Linear Fluores ent	T8	4 32 T8	3	Troffer - Re essed Indire t 2 4	Prism	Re essed	1	No	≥ 9	3,120	300
9	ld hamber of ommer e	Interior	1	ault		ault	-	1	Light Swit h	Linear Fluores ent	T8	4 32 T8	4	Strip 4	None		2	No	≥ 9	3,120	399
10	ld hamber of ommer e	Interior	1	pen ork rea		en work offi e ar	-	1	Light Swit h	Linear Fluores ent	T8	4 32 T8	24	Troffer - Re essed Indire t 2 4	None	Re essed	8	No	≥ 9	3,120	2,396
11	ld hamber of ommer e	Interior	1	Manager ffi e		ffi e	-	1	Light Swit h	Linear Fluores ent	T8	4 32 T8	12	Troffer - Re essed Indire t 2 4	None	Re essed	4	No	≥ 9	3,120	1,198
12	ld hamber of ommer e	terior	e teerior	ntran e	terior	ntran e	-	0	Light Swit h	FL	FL - 2 Pin	FL18	1	an - Surfa e Mounted	None	Surfa e 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:
ece ber

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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

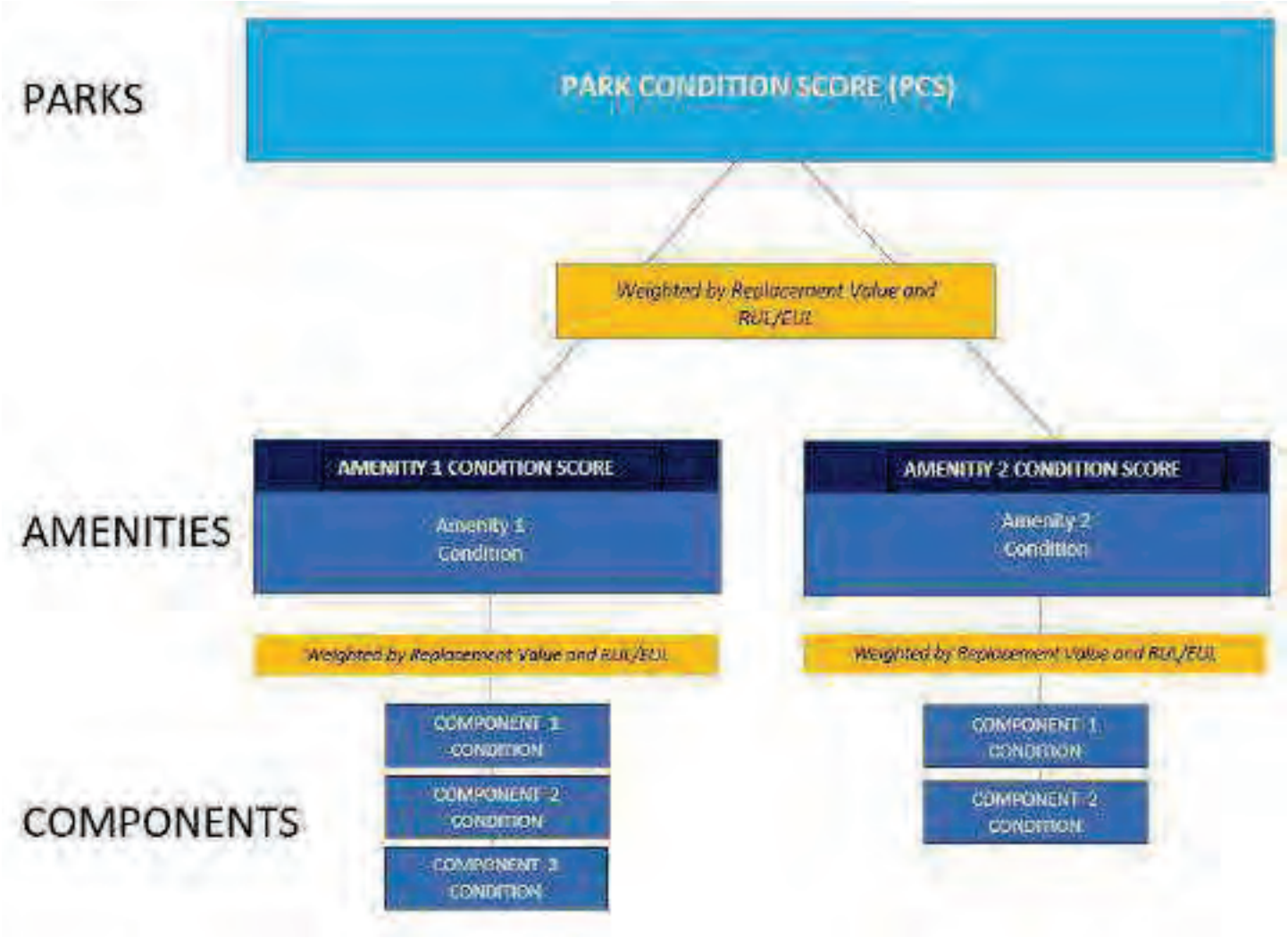
Prioritization Methodology

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.

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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,
Project Manager

Reviewed by:



Carl Alejandro,
Technical Report Reviewer for
Mary Venable,
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 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



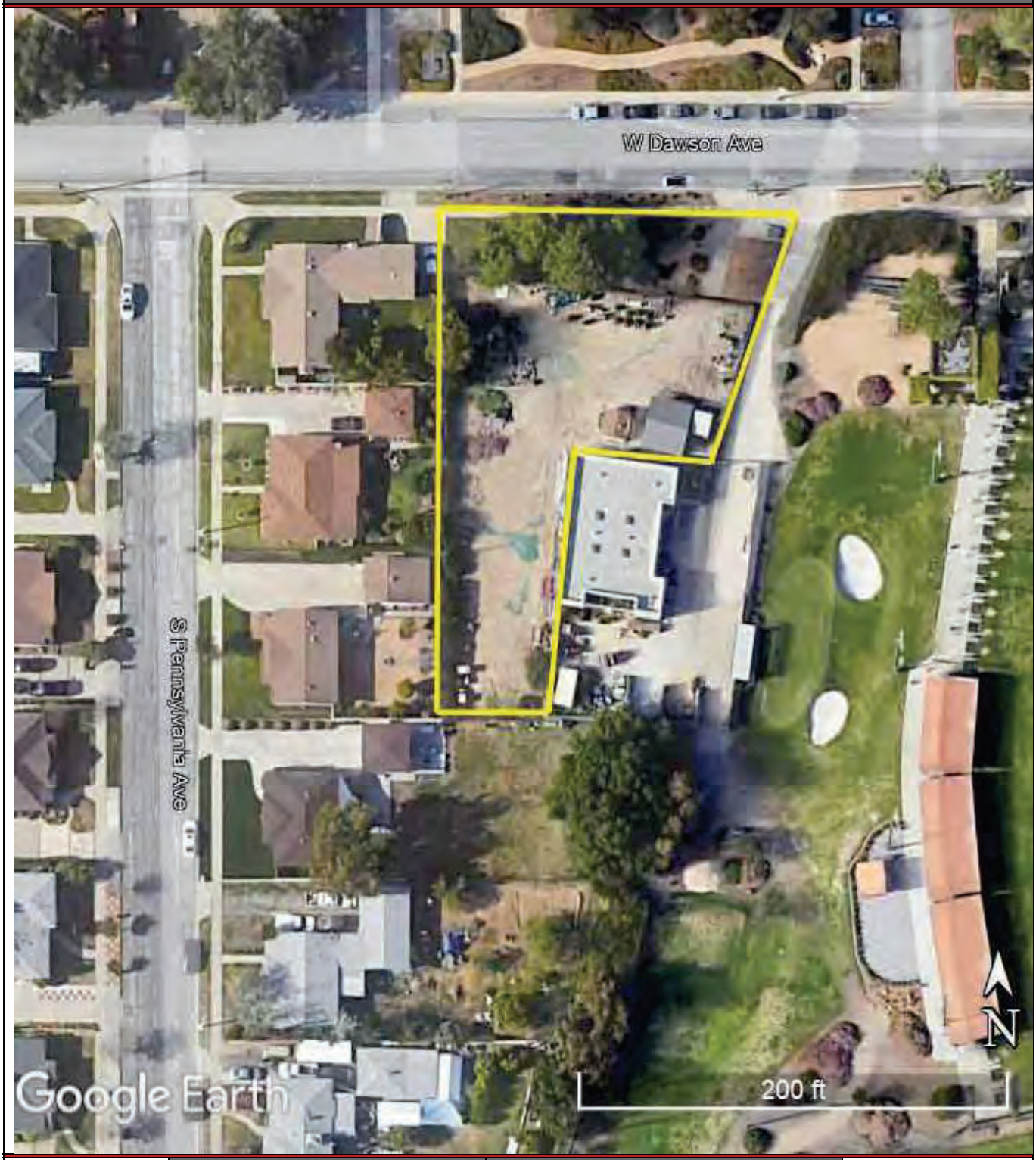
5 - TRASH RECEPTACLES AND BENCHES



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, -117.86732(	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, -117.867203	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:

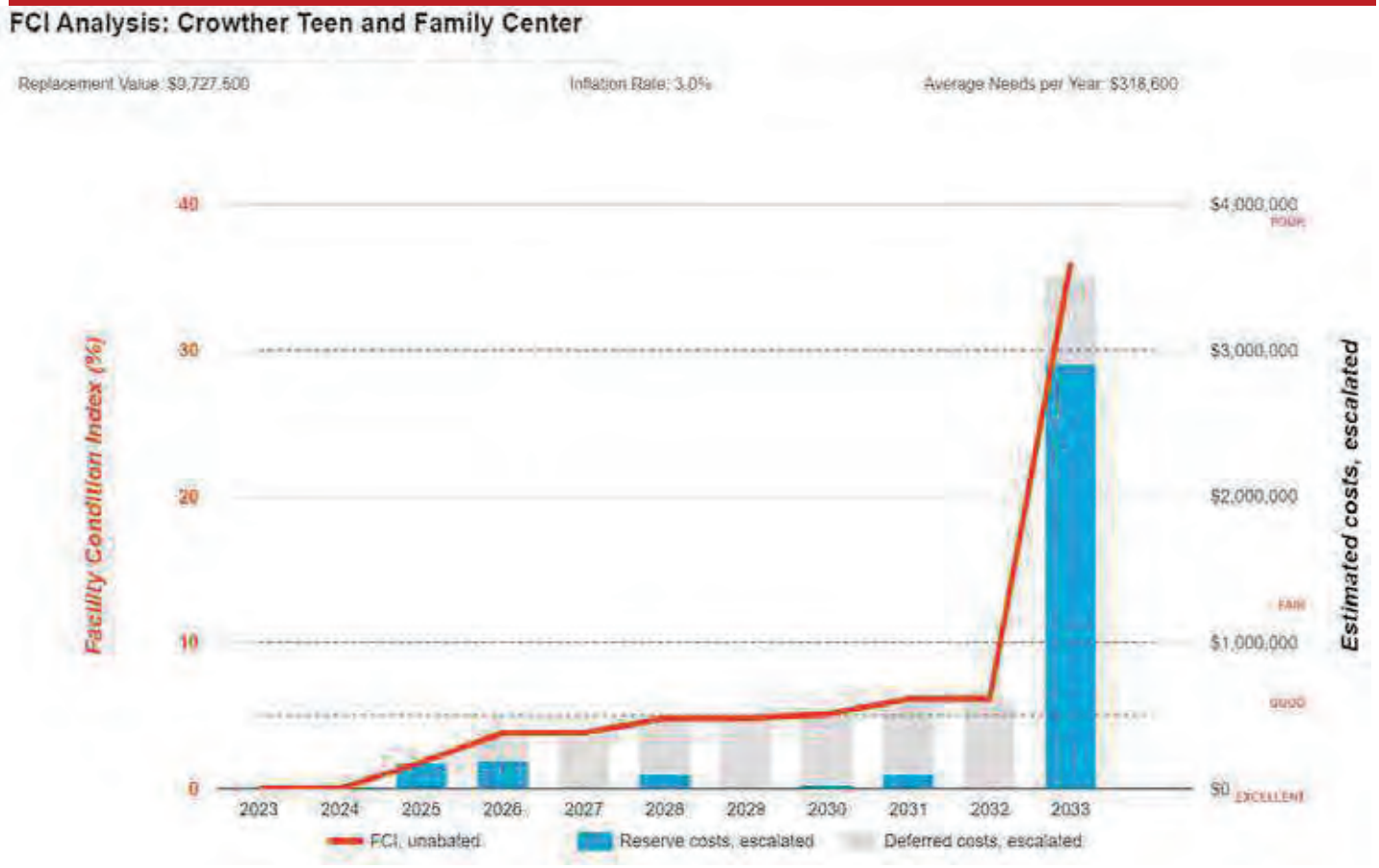
FCI Analysis | Crowther Teen and Family Center(2003)

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	$201,800
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

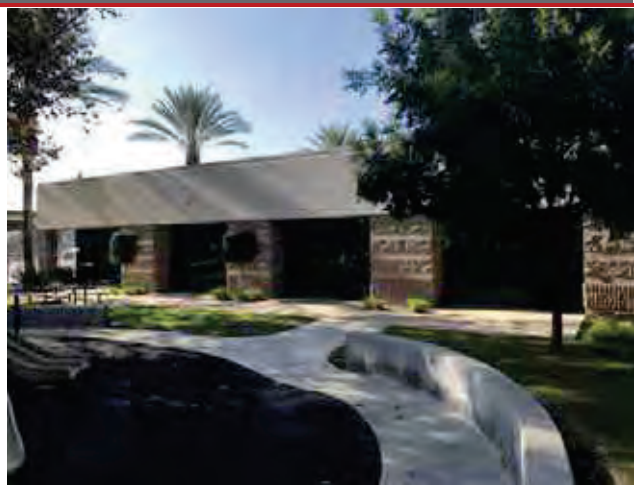
Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List
Appendix H: Energy Conservation Measures Calculations
Appendix 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

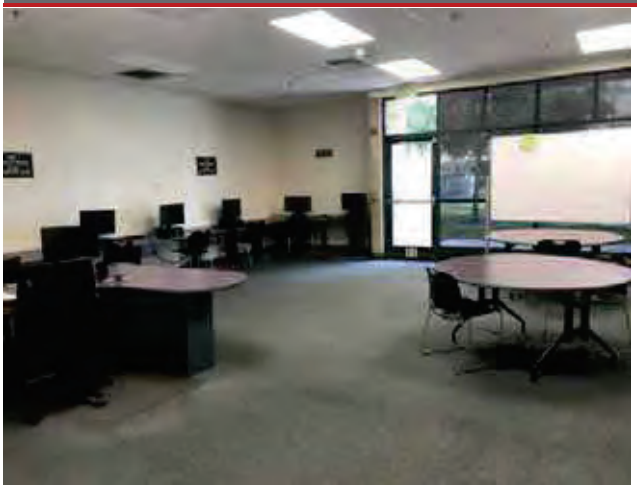


5 - SINGLE MEMBRANE TPO ROOF

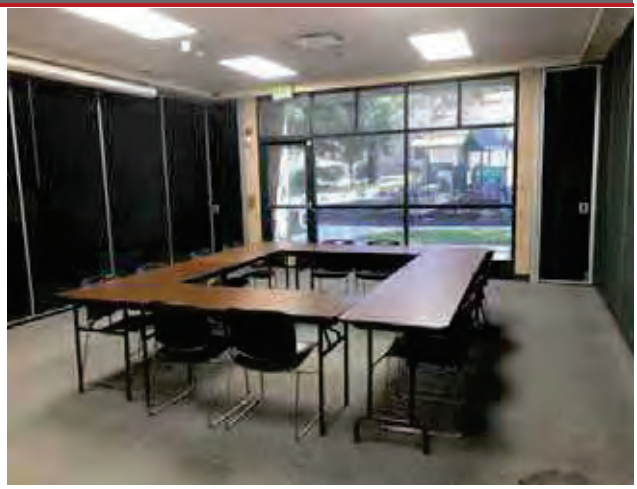


6 - LOBBY AND SERVICE DESK

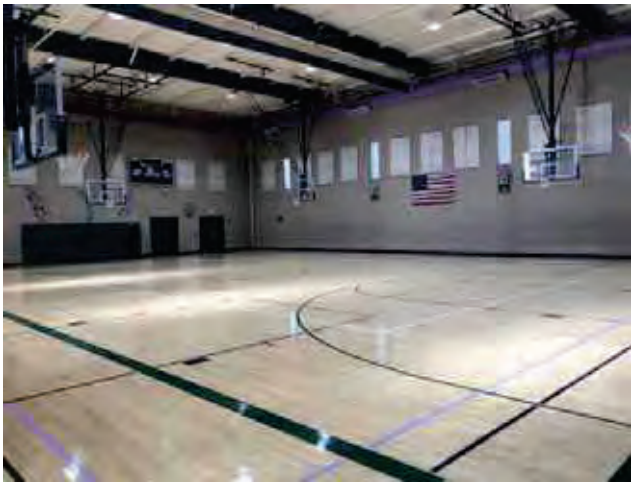
Photographic Overview



7 - COMPUTER LAB AND LEARNING CENTER



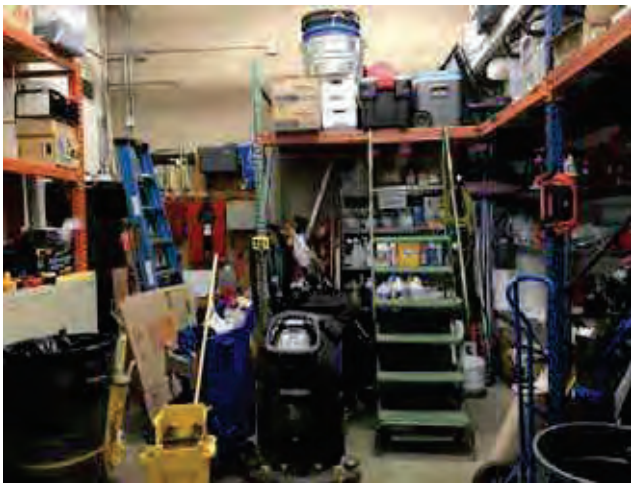
8 - COMMON AREA MEETING ROOM



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

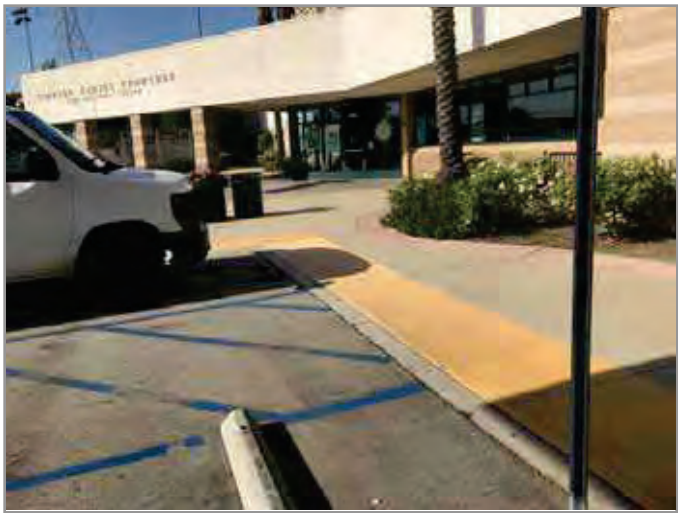


CLOSE-UP OF STALL

	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	

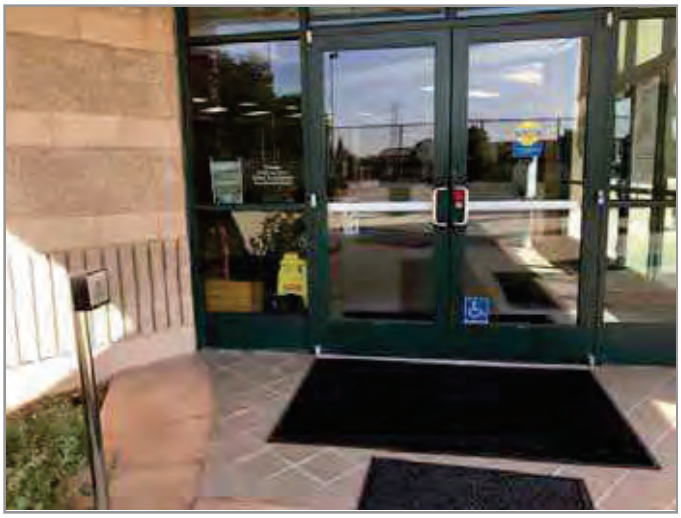
7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			✕	
8	Do ramps and stairs on an accessible route appear to have compliant handrails?			✕	
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			✕	

Abbreviated Accessibility Checklist

Building Entrances



ACCESSIBLE ENTRANCE



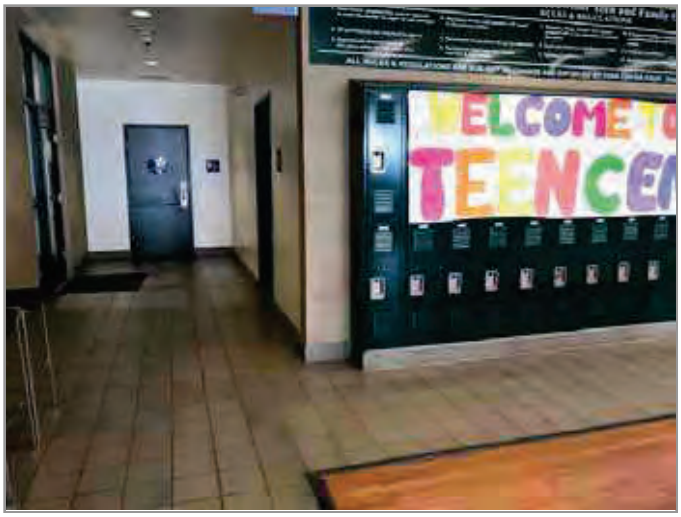
AUTOMATIC DOOR OPENER

	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	

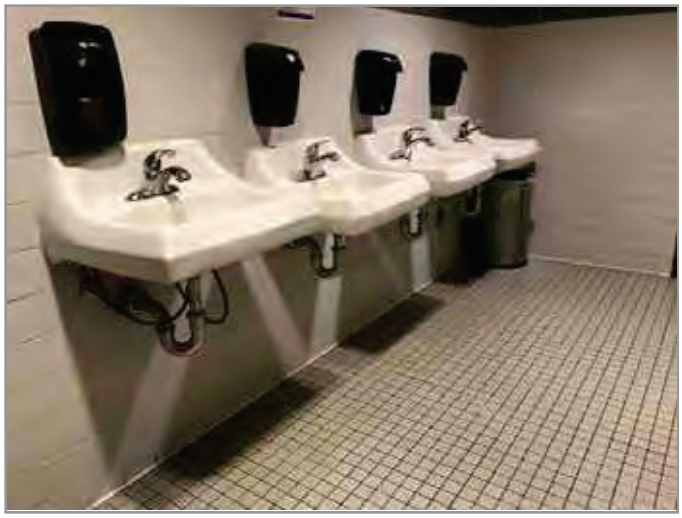
7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			X	
8	Do public transaction areas have an accessible, lowered service counter section ?			X	
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	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 #:
158691.23R000-028.379

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

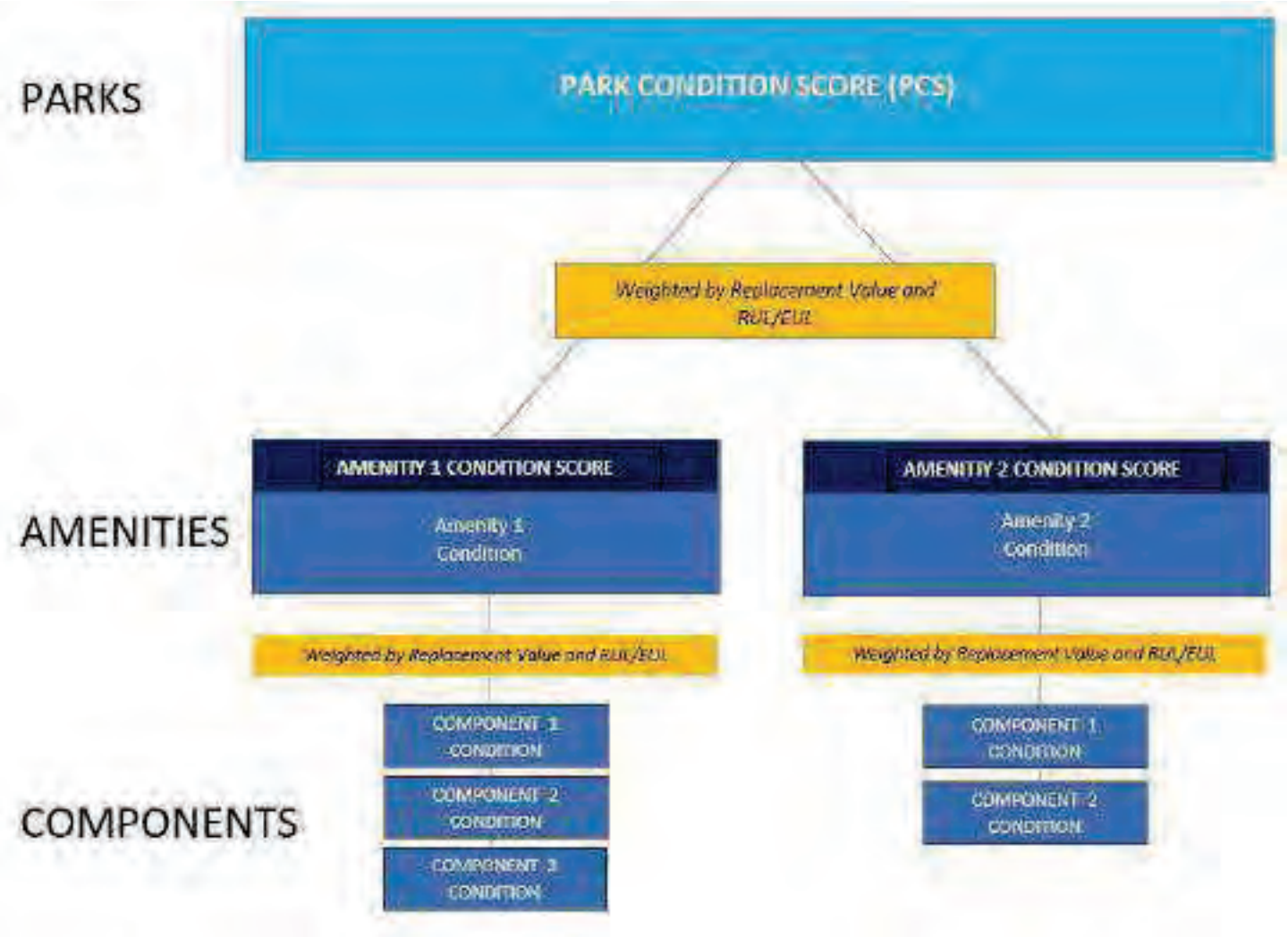
B-1. Prioritization Methodology

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.

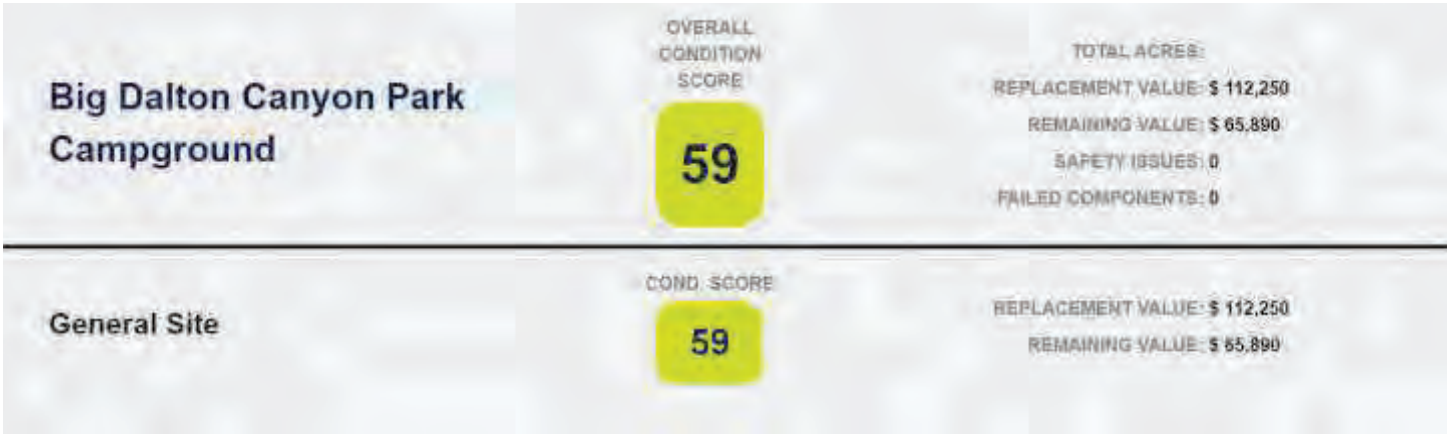
The PCS and ACS metrics have been developed so that the higher the score, the less the park or amenity needs short term financial attention, due to its relative condition. The lower the score, the more attention is needed. An increasingly low score indicates an increased need to address deficiencies, 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:



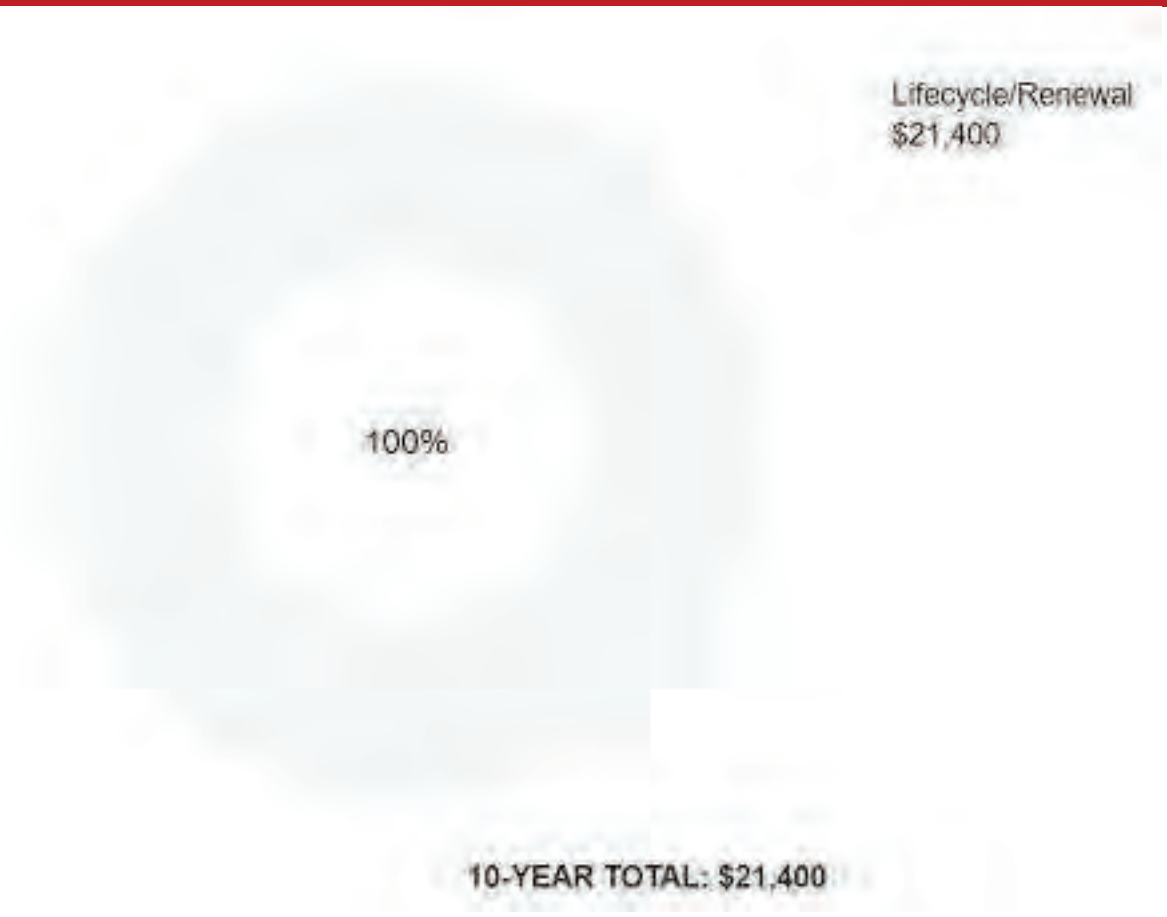
B-3. Plan Types (Amenities and General Site)

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.

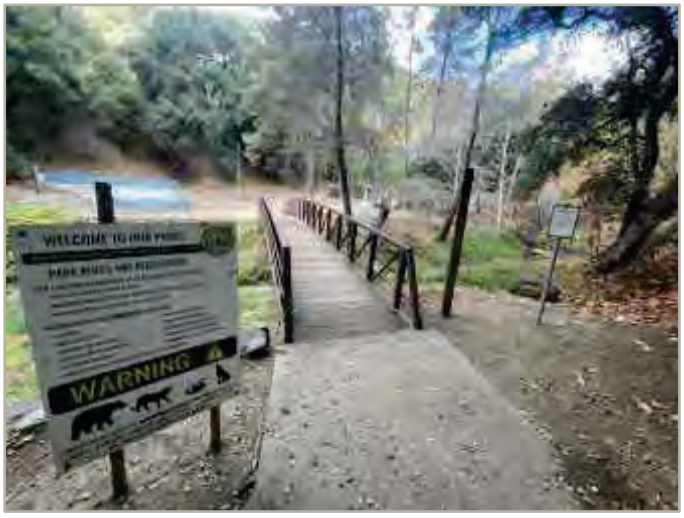
The numerical scoring of condition as shown in the Key Findings is based on a 0-100 scale, as illustrated below:

- 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 %

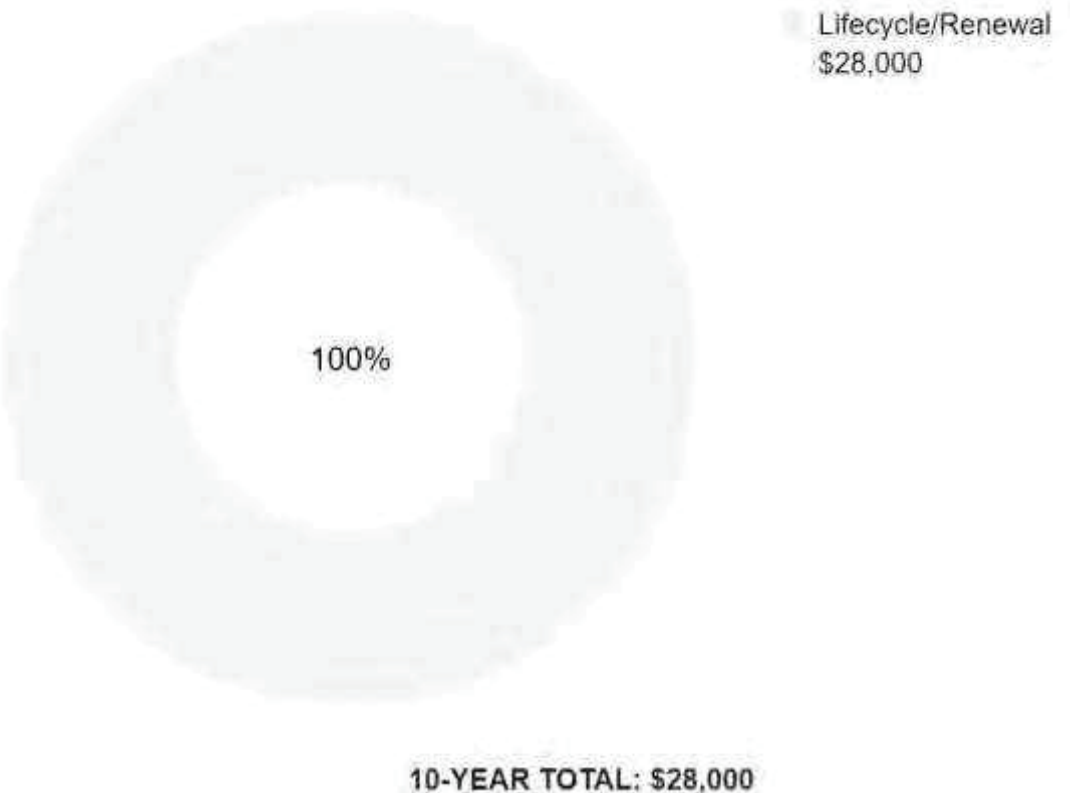
C-2. Plan Types (Buildings)

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

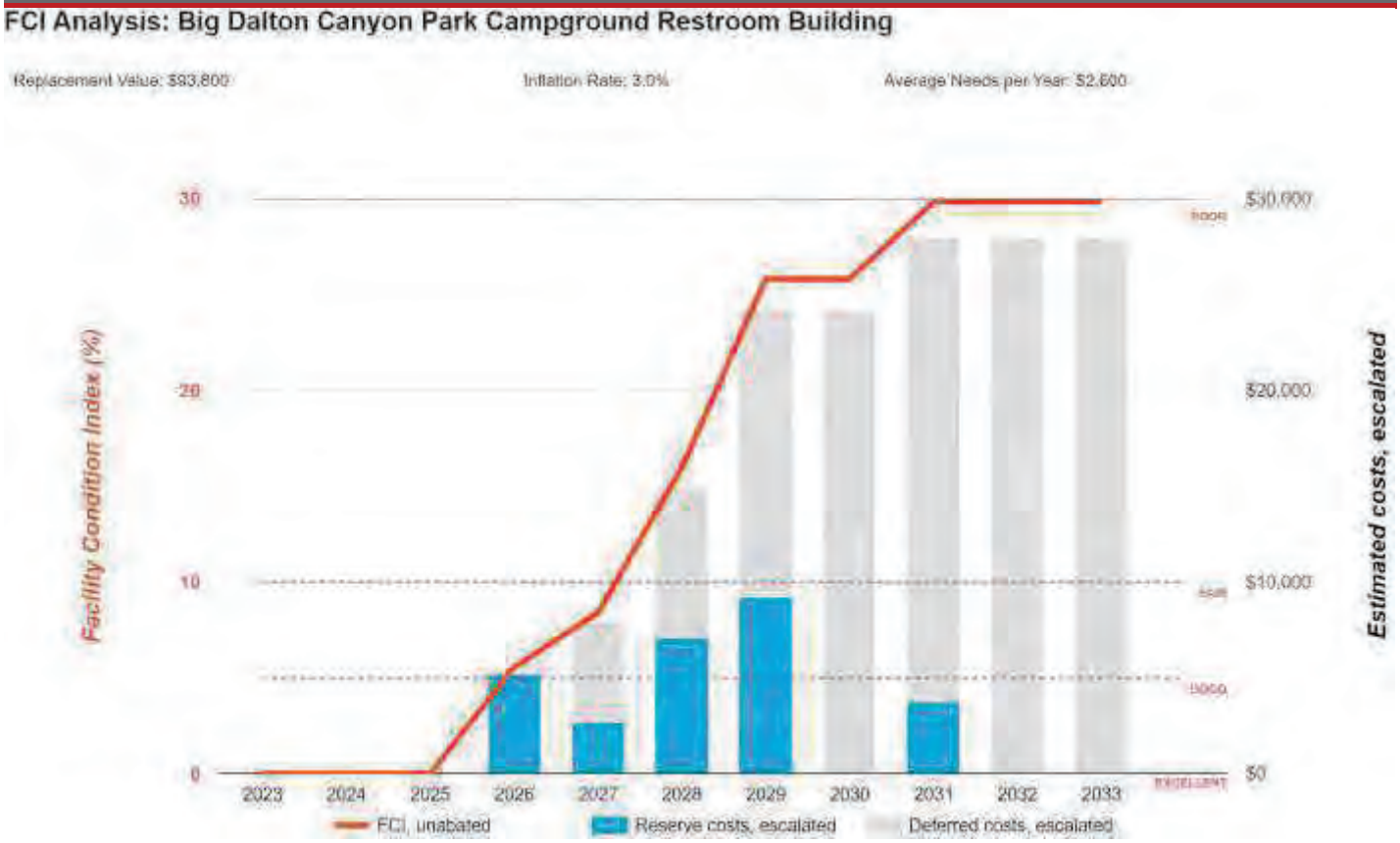
Fire Suppression	None	--
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: CFL Emergency Power: None	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key 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

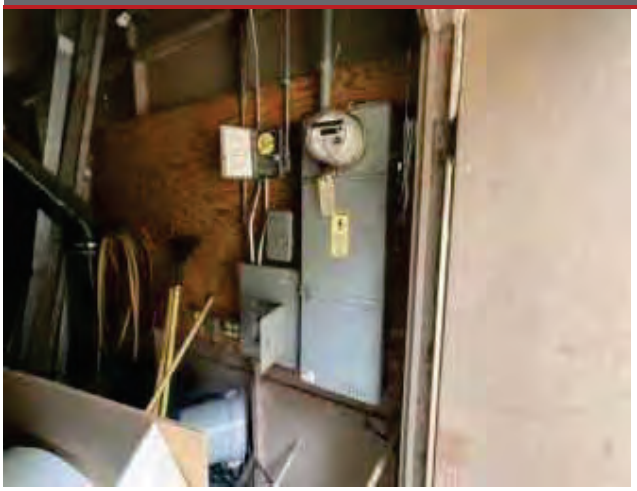


5 - METAL ROOF

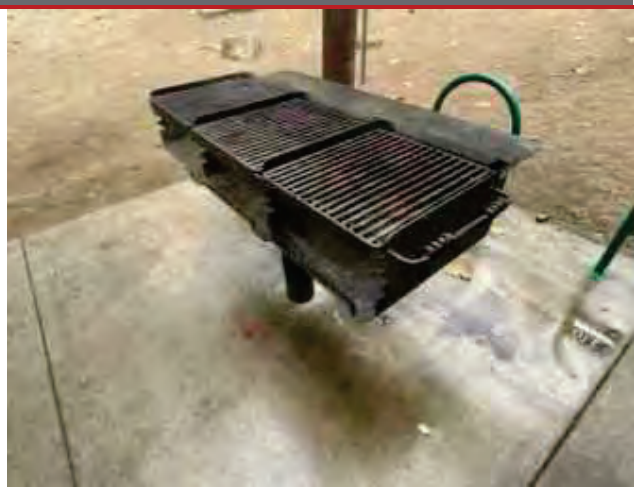


6 - RESTROOMS INTERIOR OVERVIEW

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

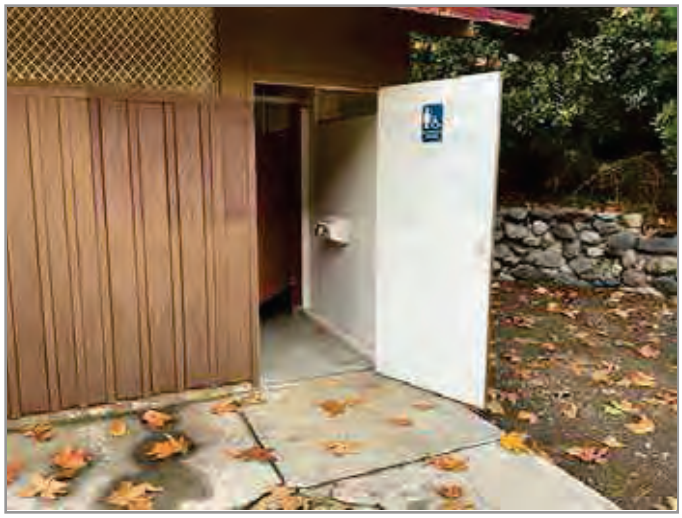
Abbreviated Accessibility Checklist					
Facility History & Interview					
Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	
2	Have any ADA improvements been made to the property since original construction? Describe.			X	
3	Has building management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

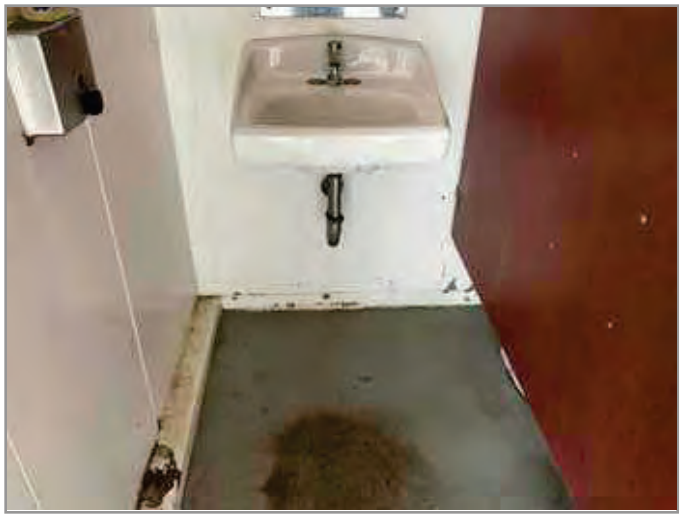
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	✕			
8	Do thresholds at accessible entrances appear to have a compliant height ?	✕			

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 ?	✕			
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 | 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	34.16068595275177	-117.82539787483407	https://www.google.com/maps?q=34.16068595275177,-117.82539787483407	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	34.16068595275177	-117.82539787483407	https://www.google.com/maps?q=34.16068595275177,-117.82539787483407	Lifecycle/Renewal	Metal Roof	24	40	16		340	14.079	4786.86			Restroom Building	7179762
any painted surface	Prep & Paint	Restroom Building	Fair	34.160741627375444	-117.82532993296562	https://www.google.com/maps?q=34.160741627375444,-117.82532993296562	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	-117.82532993296562	https://www.google.com/maps?q=34.160741627375444,-117.82532993296562	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	-117.82532993296562	https://www.google.com/maps?q=34.160741627375444,-117.82532993296562	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	-117.825639	https://www.google.com/maps?q=+34.160645,-117.825639	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	7179749
Exterior/Site, Metal Pedestal	Replace	Site	Fair	34.160685	-117.825444	https://www.google.com/maps?q=+34.160685,-117.825444	Lifecycle/Renewal	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	8	15	7		1	1624.5	1624.5	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	34.160689	-117.825445	https://www.google.com/maps?q=+34.160689,-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	7179741
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	34.160685	-117.825362	https://www.google.com/maps?q=+34.160685,-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	34.160586	-117.825397	https://www.google.com/maps?q=+34.160586,-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	7179771
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	34.16046937818615	-117.82564396751118	https://www.google.com/maps?q=34.16046937818615,-117.82564396751118	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	34.16064588453729	-117.82546135203452	https://www.google.com/maps?q=34.16064588453729,-117.82546135203452	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	-117.82537350968929	https://www.google.com/maps?q=34.160630975429385,-117.82537350968929	Lifecycle/Renewal	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	14	30	16		290	27.075	7851.75			Big Dalton Canyon Park Campground	7179739
Steel or Concrete Construction, 60' Span	Replace	Site	Fair	34.160450496545764	-117.8255284072599	https://www.google.com/maps?q=34.160450496545764,-117.8255284072599	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	34.16031003662591	-117.82550091461749	https://www.google.com/maps?q=34.16031003662591,-117.82550091461749	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	34.16059487968351	-117.82546939866157	https://www.google.com/maps?q=34.16059487968351,-117.82546939866157	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	-117.825558	https://www.google.com/maps?q=+34.160606,-117.825558	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	34.16070478529643	-117.82536300611687	https://www.google.com/maps?q=34.16070478529643,-117.82536300611687	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	34.16070478529643	-117.82536300611687	https://www.google.com/maps?q=34.16070478529643,-117.82536300611687	Lifecycle/Renewal	Toilet, Commercial Water Closet, Replace	24	30	6		4	1407.9	5631.6			Restroom Building	7179767
Metal	Replace	Restroom- M	Fair	34.16070478529643	-117.82536300611687	https://www.google.com/maps?q=34.16070478529643,-117.82536300611687	Lifecycle/Renewal	Toilet Partitions, Metal, Replace	12	20	8		2	920.55	1841.1			Restroom Building	7179768
Metal	Replace	Restroom- W	Fair	34.16070478529643	-117.82536300611687	https://www.google.com/maps?q=34.16070478529643,-117.82536300611687	Lifecycle/Renewal	Toilet Partitions, Metal, Replace	12	20	8		2	920.55	1841.1			Restroom Building	7179756
Commercial Water Closet	Replace	Restroom- W	Fair	34.16070478529643	-117.82536300611687	https://www.google.com/maps?q=34.16070478529643,-117.82536300611687	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	34.16070478529643	-117.82536300611687	https://www.google.com/maps?q=34.16070478529643,-117.82536300611687	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	34.16070478529643	-117.82536300611687	https://www.google.com/maps?q=34.16070478529643,-117.82536300611687	Lifecycle/Renewal	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	13	30	17		1	1624.5	1624.5			Restroom Building	7179758
any surface	Prep & Paint	Restroom Building	Fair	34.16068595275177	-117.82539787483407	https://www.google.com/maps?q=34.16068595275177,-117.82539787483407	Lifecycle/Renewal	Any Interior Wall Surface - Paint	5	10	5		500	1.6245	812.25			Restroom Building	7181541
Wiring & Switches, Average or Low Density/Complexity	Replace	Restroom Building	Fair	34.16068595275177	-117.82539787483407	https://www.google.com/maps?q=34.16068595275177,-117.82539787483407	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	34.16068595275177	-117.82539787483407	https://www.google.com/maps?q=34.16068595275177,-117.82539787483407	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	34.16068595275177	-117.82539787483407	https://www.google.com/maps?q=34.16068595275177,-117.82539787483407	Lifecycle/Renewal	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	13	30	17		2	1624.5	3249			Restroom Building	7179742
Hand Dryer, Restroom	Replace	Restrooms - M	Fair	34.16068595275177	-117.82539787483407	https://www.google.com/maps?q=34.16068595275177,-117.82539787483407	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 ll i hts eser 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/Hl/MR	H	0	0	0	0	0	0
Incan/Hl/MR	Incan	0	0	0	0	0	0
Incan/Hl/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
all Mounted	0		

Initial Investment		Equipment Rentals	
Material Cost	22.60	Scissor ift 2 - Interior Spaces	0.00
abor Cost	.21	Bucket Truck - E terior 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	0.80 ears	Estimated Annual Cost Savings	3
(Including M Savings)			

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Appendix J:
Lighting System Schedule



Li htin Schedule - E istin

										Lamp etails				Fi ture etails						E istin Consumption	
Line o	uildin ame	Interior E terior	Floor	Space ype	oom o	dditional rea escription	L	Control Quantit y	E istin Control	echnolo y	Su - echnolo y	Lamp ype	otal Lamps	Fi ture ype	Linear Fluorescent Fi ture Lens	Fi ture Mountin	Fi ture Quantity	Fi ture Count	Fi ture ei ht	nnual ours	E istin nnual k h
1	alton Canyon Park Campgr	Interior	1	Restroom - Male		Restroom	-	0	Timer	C L	C L - 4 Pin	2 C L36	1	Can - Surface Mounted	Prism	Surface Mount	1	No	≥ 9	4 368	157
2	alton Canyon Park Campgr	Interior	1	Restroom - emale		Restroom	-	0	Timer	C L	C L - 4 Pin	2 C L36	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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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

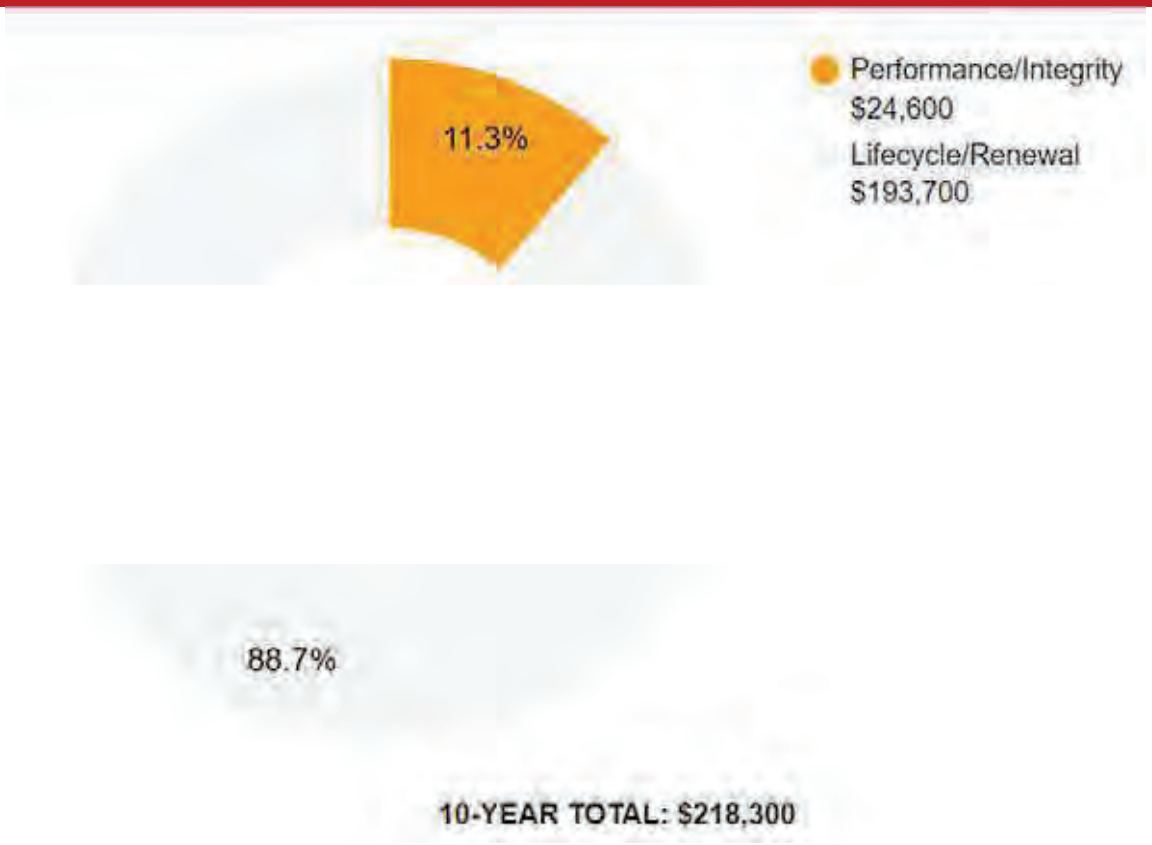
Plan Types

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

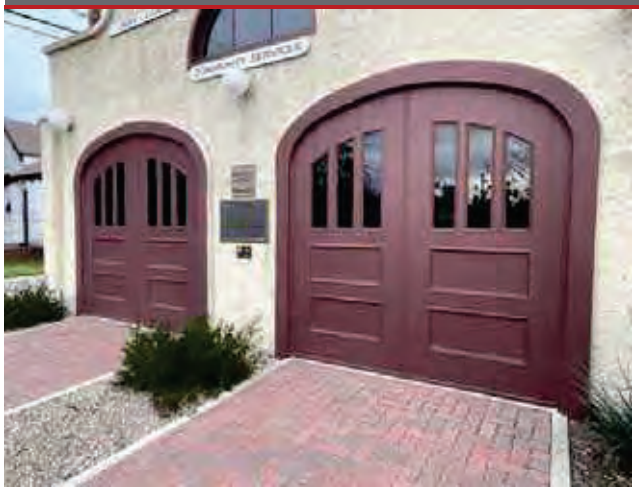


5 - ASPHALT SHINGLE ROOF



6 - MODIFIED BITUMINOUS ROOF

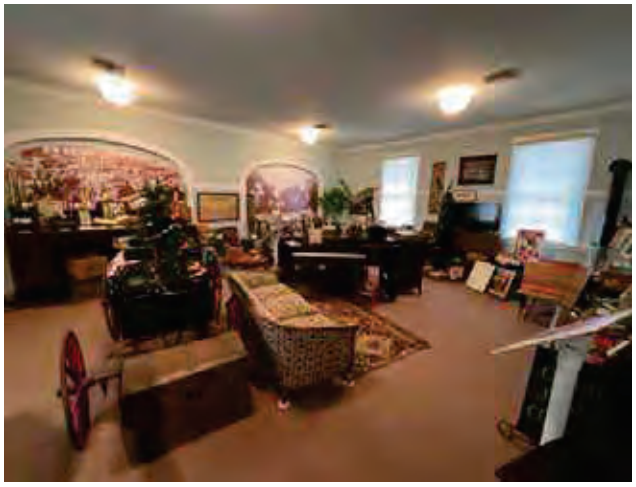
Photographic Overview



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



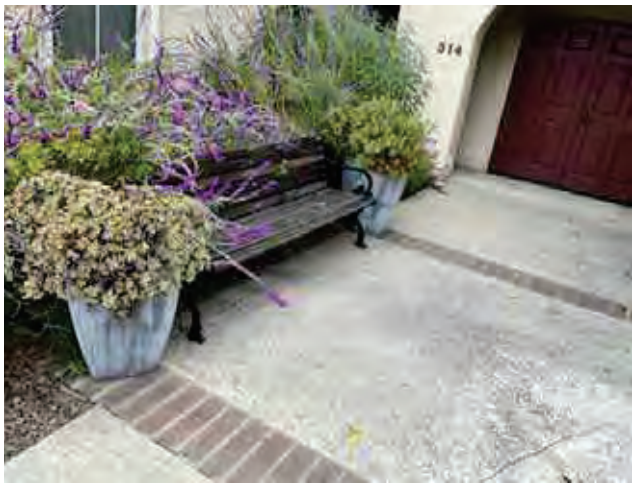
14 - PARKING LOT



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



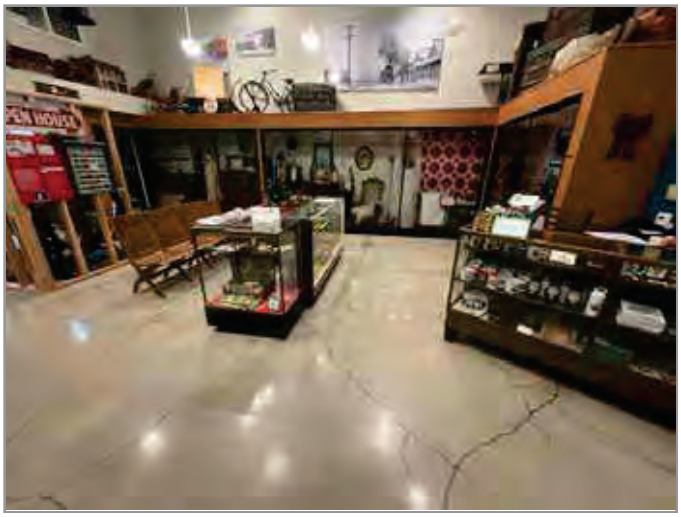
ADDITIONAL ENTRANCE

	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	

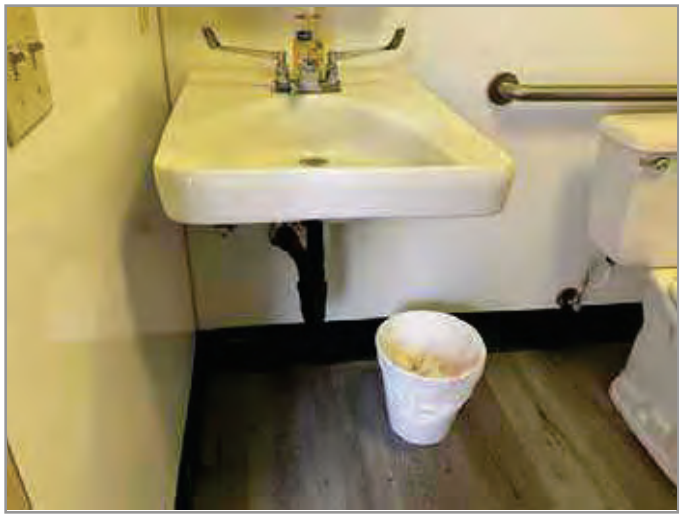
7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			X	
8	Do public transaction areas have an accessible, lowered service counter section ?			X	
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	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 ?	✕			
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 | 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

Li htin Schedule - E istin

										Lamp etails				Fi ture etails						E istin Consumption	
Line o	uildin ame	Interior E terior	Floor	Space ype	oom o	dditional rea escription	L	Control Quantit y	E istin Control	echnolo y	Su - echnolo y	Lamp ype	otal Lamps	Fi ture ype	Linear Fluorescent Fi ture Lens	Fi ture Mountin	Fi ture Quantity	Fi ture Count	Fi ture ei ht	nnual ours	E istin nnual k h
1	Historical Society Museum	Exterior		Parking Lot		Pole light	-	0	Photosensor	C L	C L - 4 Pin	C L55	1	Pole Post Top	Prism		1	No	10-15	3 536	194
2	Historical Society Museum	Interior	1	Restroom - emale		emale restroom	-	0	Light Switch	C L	C L - 4 Pin	2 C L18	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	C L	C L - 4 Pin	2 C L18	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	C L	C L - 4 Pin	2 C L18	12	Pendant Pole	Prism		6	No	≥ 9	1 560	674
5	Historical Society Museum	Interior	1	t Room / Exhibition			-	0	Light Switch	C L	C L - 4 Pin	2 C L18	8	Pendant Pole	Prism		8	No	10-15	1 560	449
6	Historical Society Museum	Interior	1	Stairwell		Stairwell	-	0	24/7 Circuit	C L	C L - 4 Pin	2 C L18	2	Pendant Pole	Prism		2	es	≥ 9	1 560	112
7	Historical Society Museum	Interior	2	Offices		2nd floor office	-	0	Light Switch	C L	C L - 4 Pin	2 C L18	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:

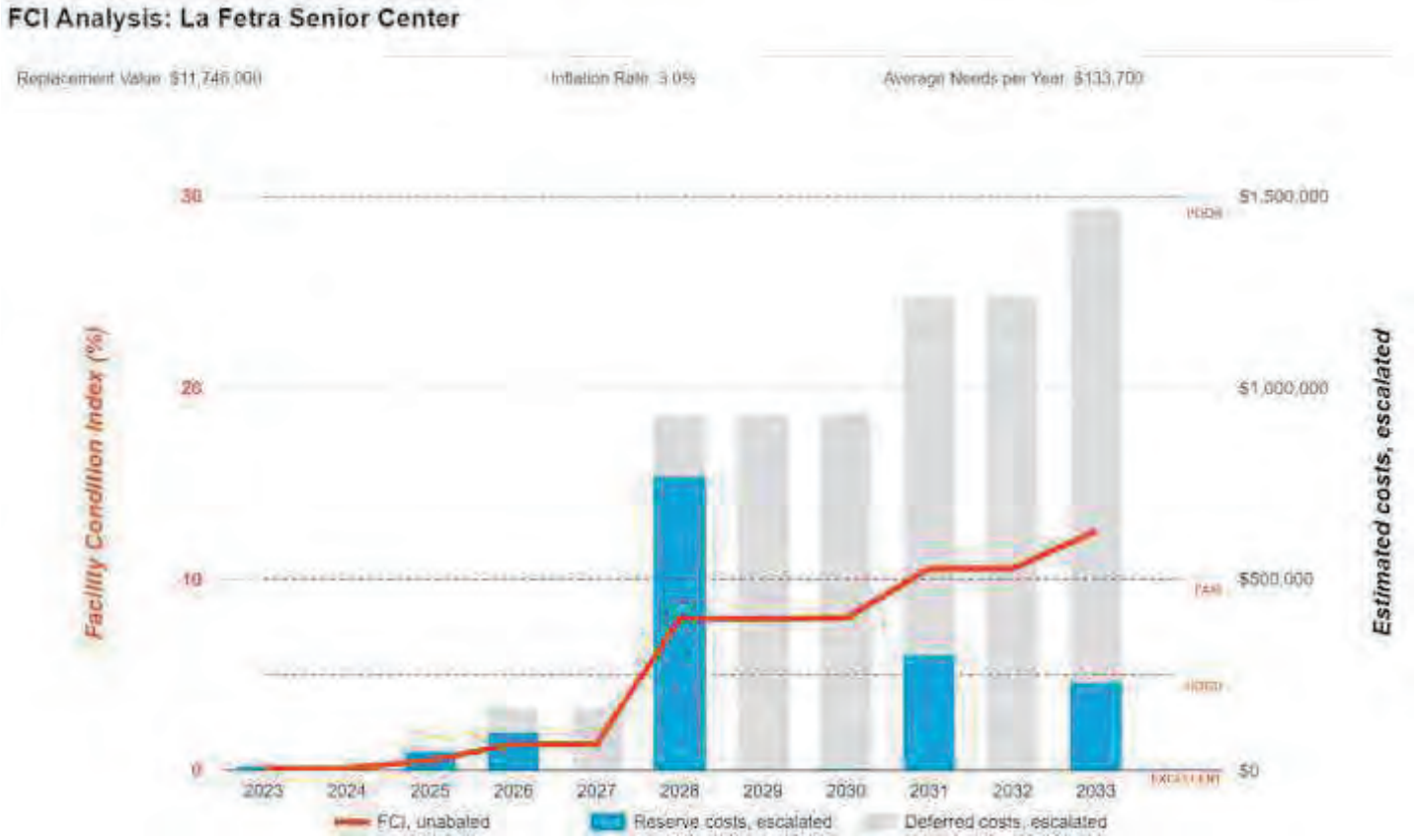
FCI Analysis | La Fetra Senior Center(1933)

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**

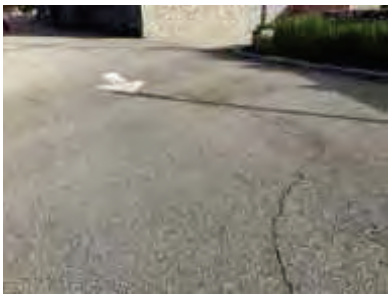
Priority Score: **85.8**

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**

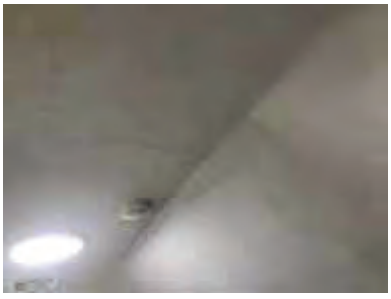
Priority Score: **84.8**

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**

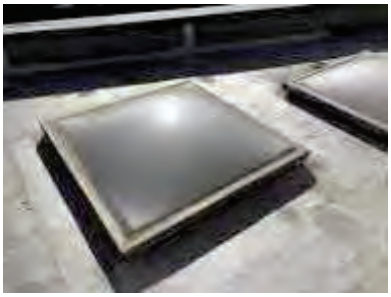
Priority Score: **81.8**

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**

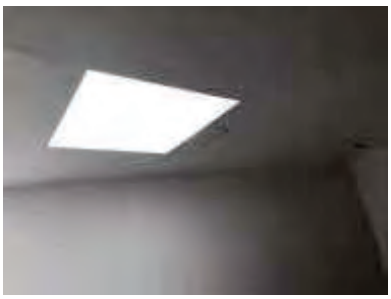
Priority Score: **81.8**

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

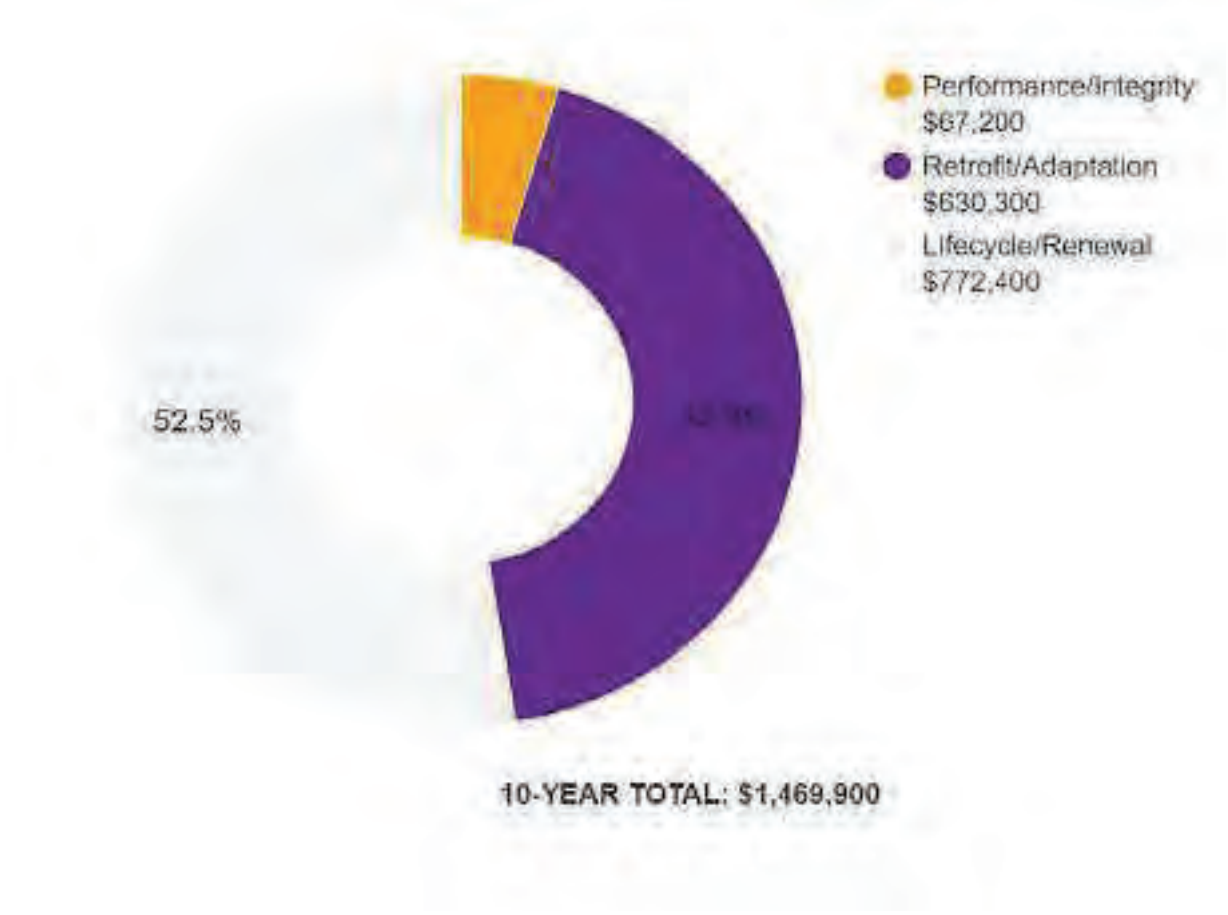
Plan Types

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

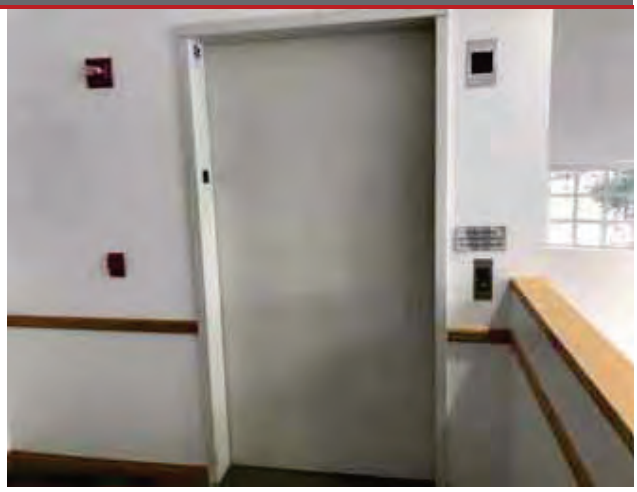


12 - CAFETERIA AND COMMUNITY ROOM

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

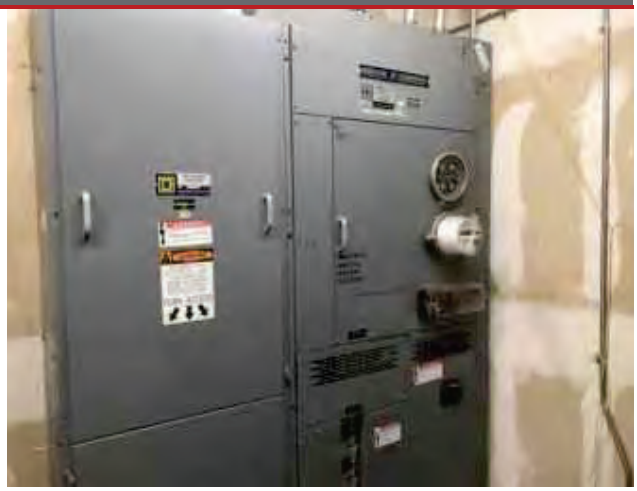


18 - HVAC GAS FIRED FURNACE

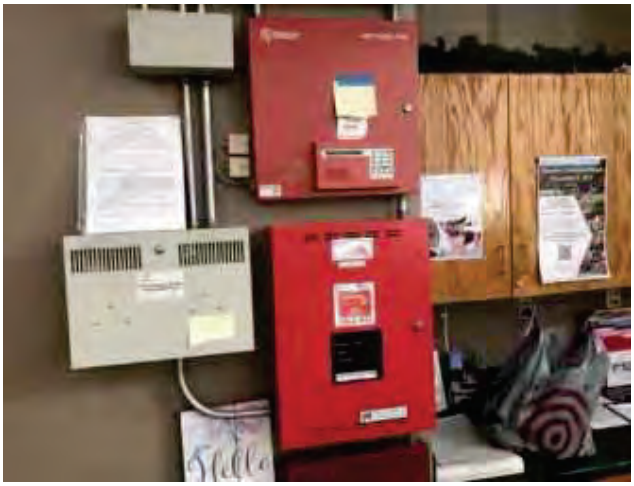
Photographic Overview



19 - ROOF MOUNTED EXHAUST FAN



20 - BUILDING MAIN ELECTRICAL SWITCHBOARD



21 - FIRE ALARM CONTROL PANEL



22 - ASPHALT PAVED PARKING LOT



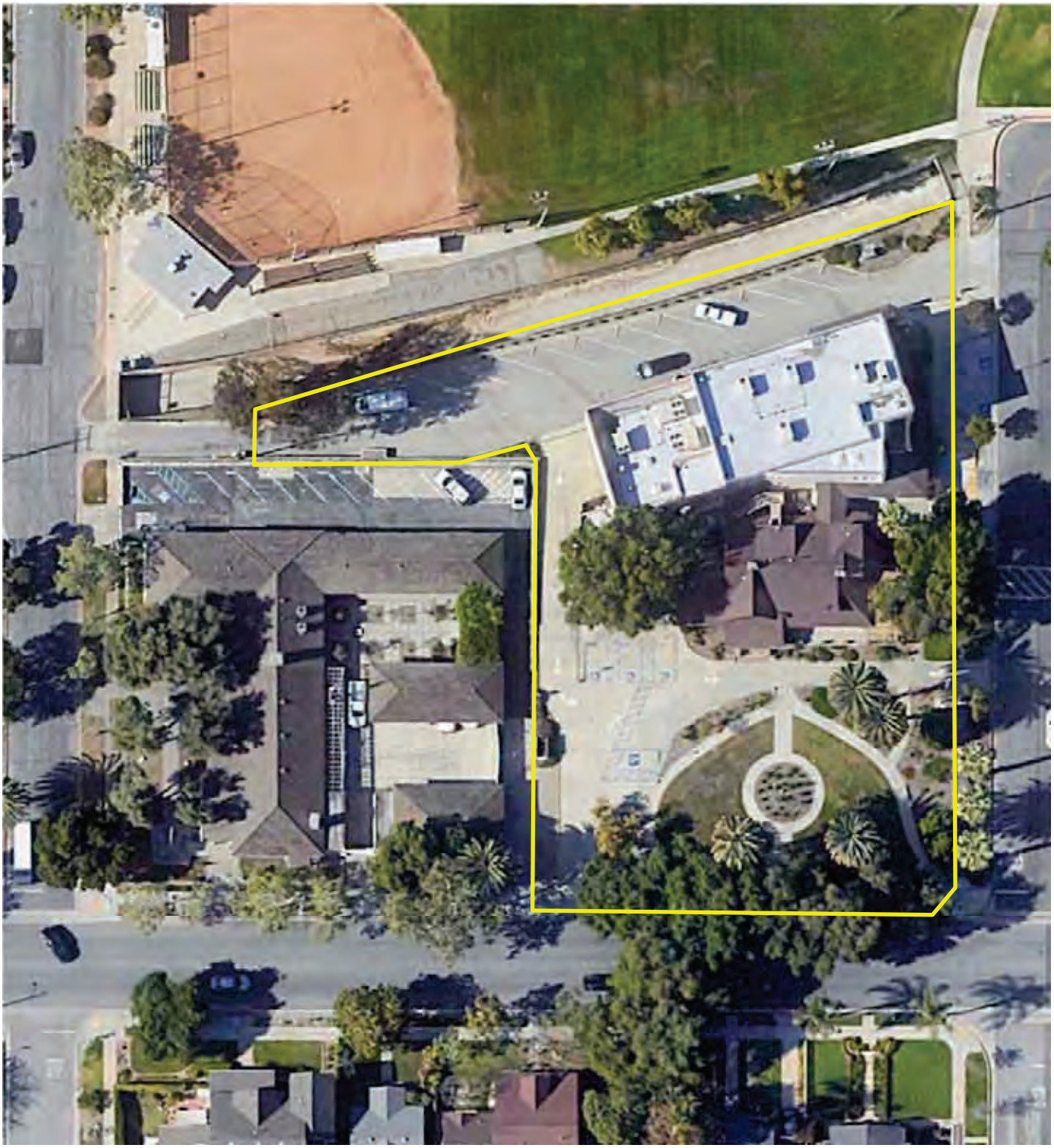
23 - CONCRETE PAVED PATIO AREA



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

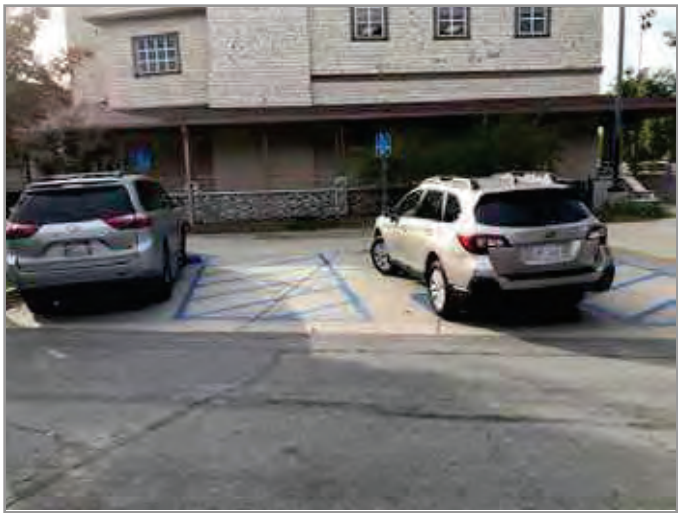
Property Name: La Fetra Senior Center

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



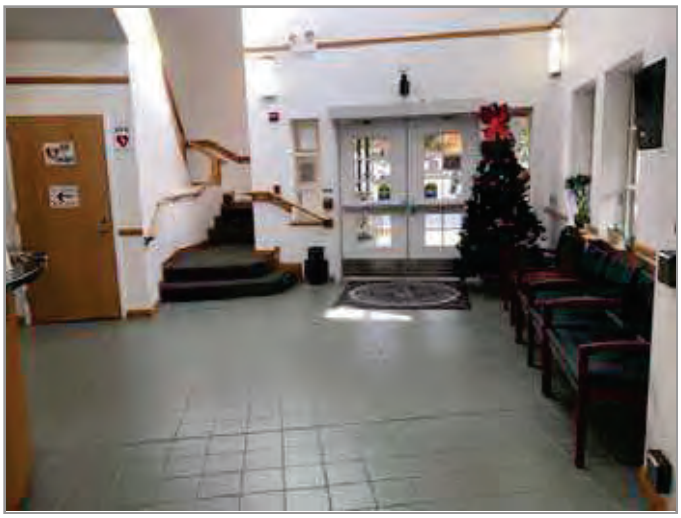
AUTOMATIC DOOR OPENER

	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



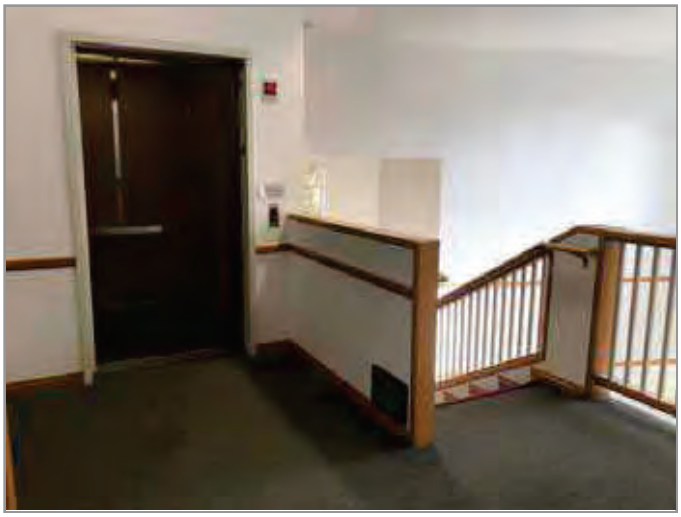
DOOR HARDWARE

	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	7162766
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

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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	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	GPF
	Liquid Waste (80%) 1.28	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	Total	$416	$
	Labor $344			
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*	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	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

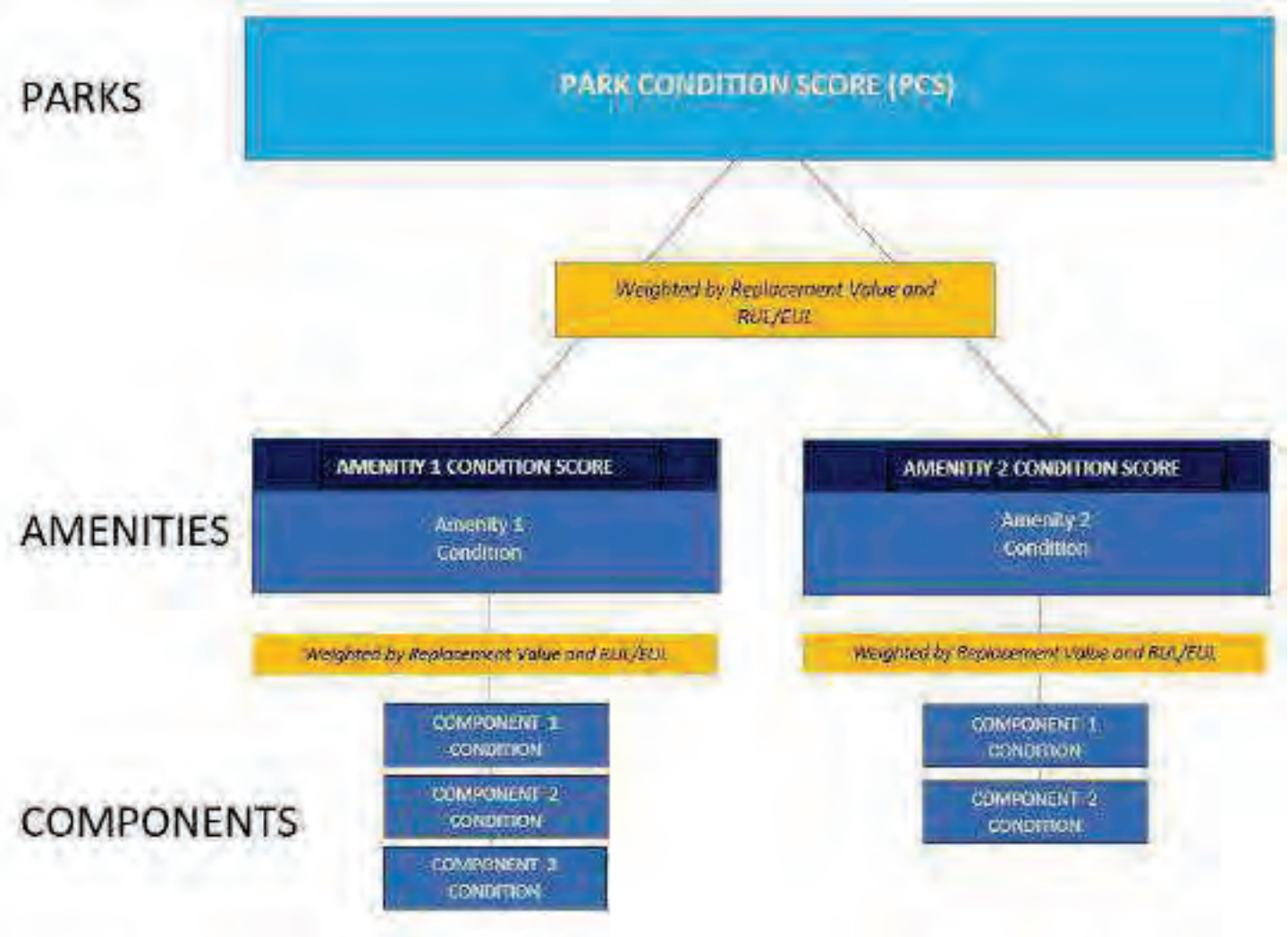
B-1. Prioritization Methodology

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)

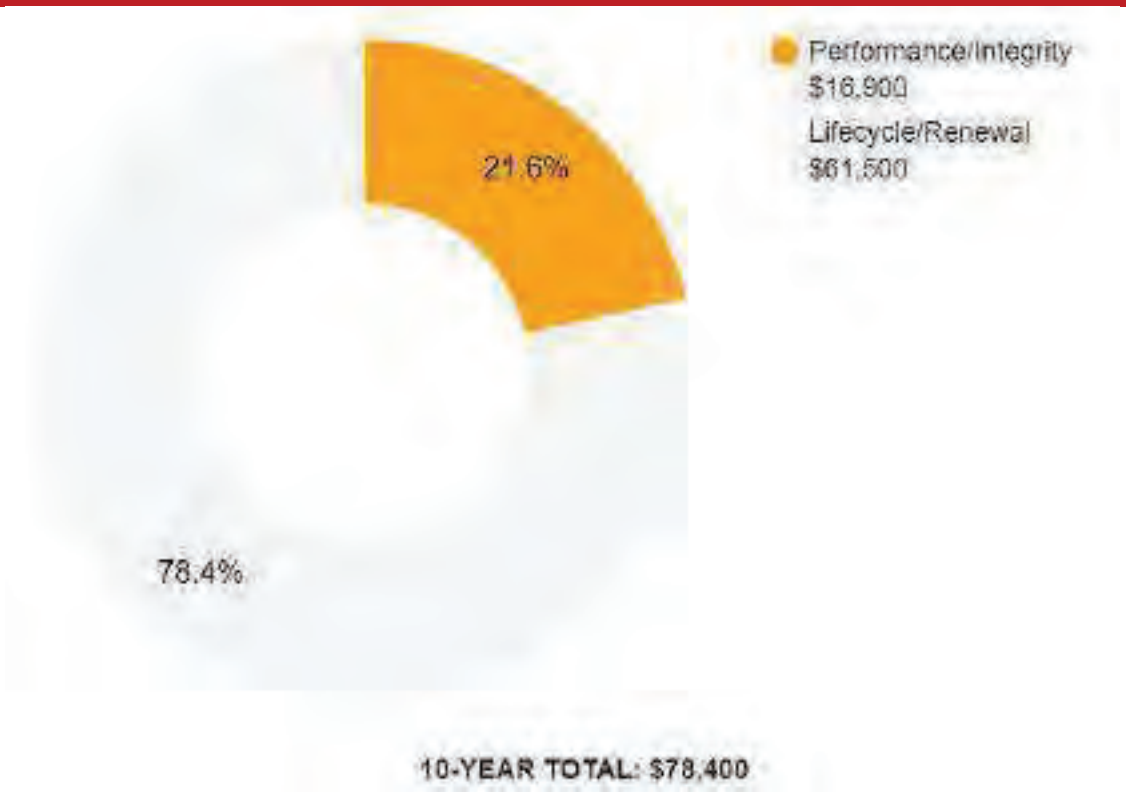
Each line item in the cost database is assigned a Plan Type, which is the primary reason for the recommended replacement, repair, or other corrective action. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the best fit, typically 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.

Prepared by: Arezou Masoumi,
Project Manager

Reviewed by:



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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



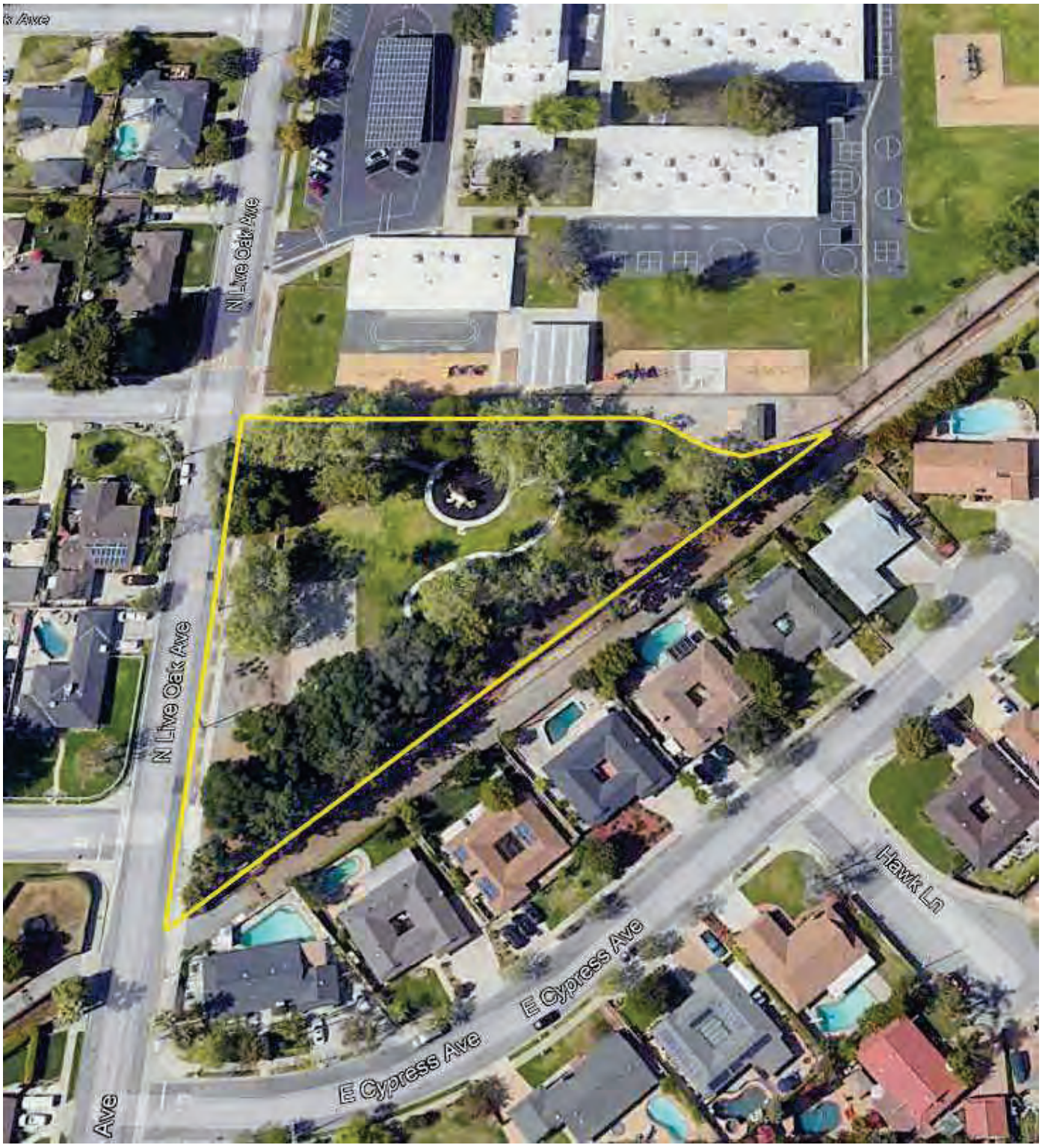
11 - LANDSCAPING



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.

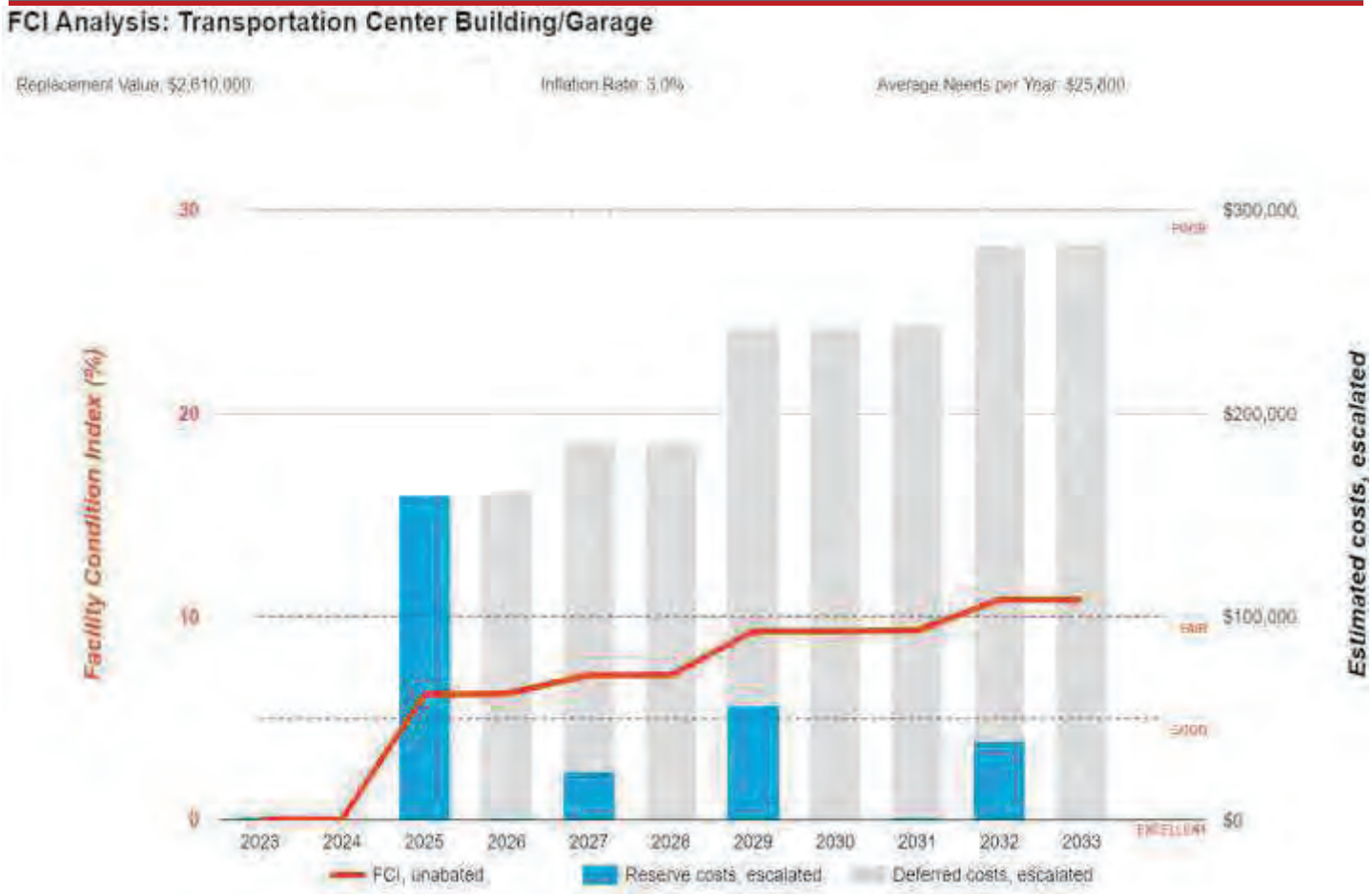
FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable 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



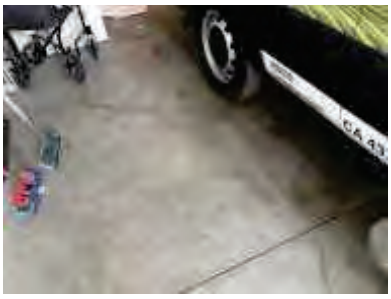
Immediate Needs

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

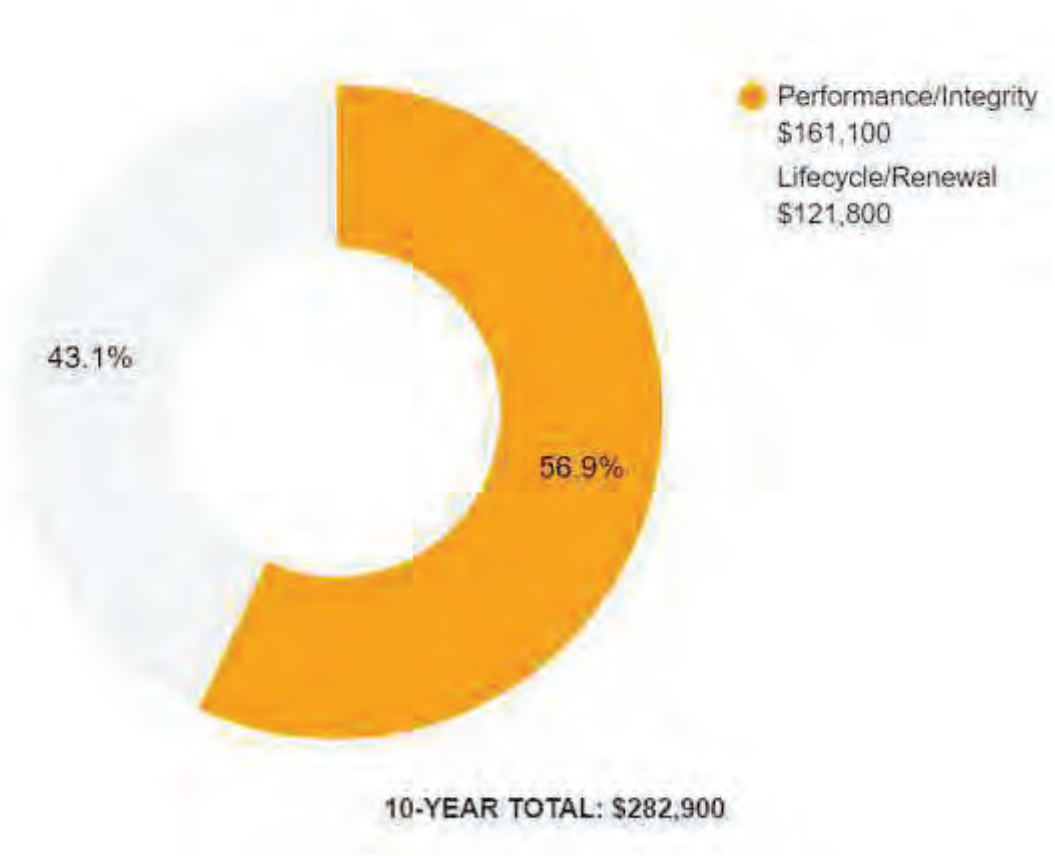
Plan Types

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

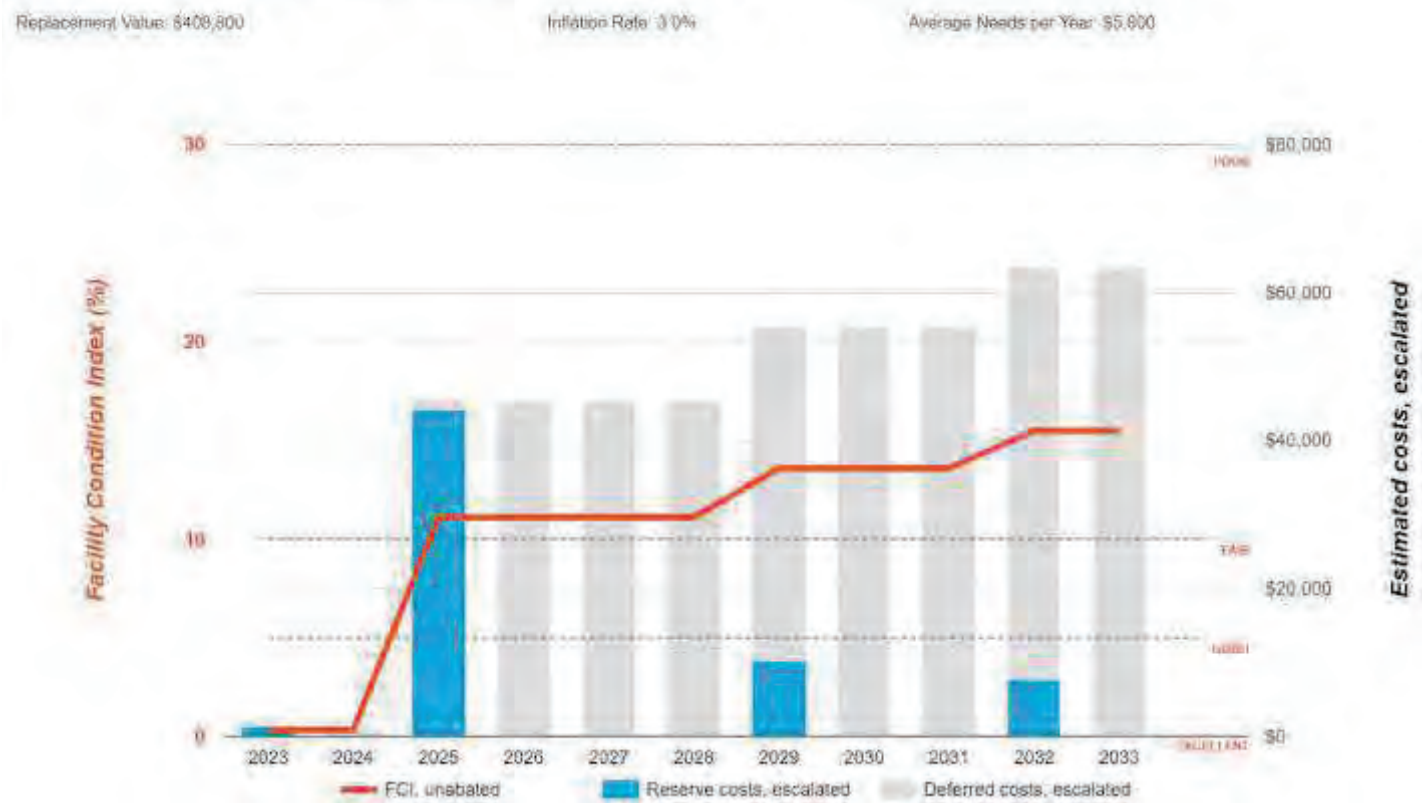
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	$1,300	-	-	-	-	$1,300
Facade	-	$6,400	-	-	$9,900	$16,300
Roofing	-	$35,100	-	-	-	$35,100
Interiors	-	$2,500	-	$8,200	$11,100	$21,800
Electrical	-	-	-	$2,000	$34,800	$36,700
Equipment & Furnishings	-	-	-	$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.

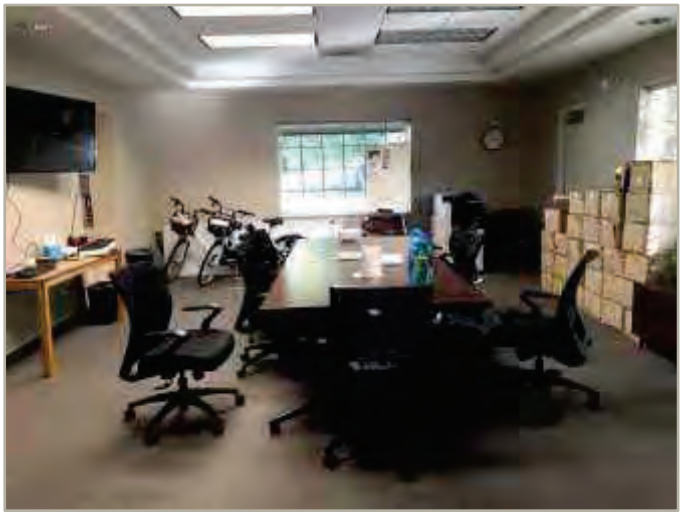
Needs by Year with Unaddressed FCI Over Time

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	

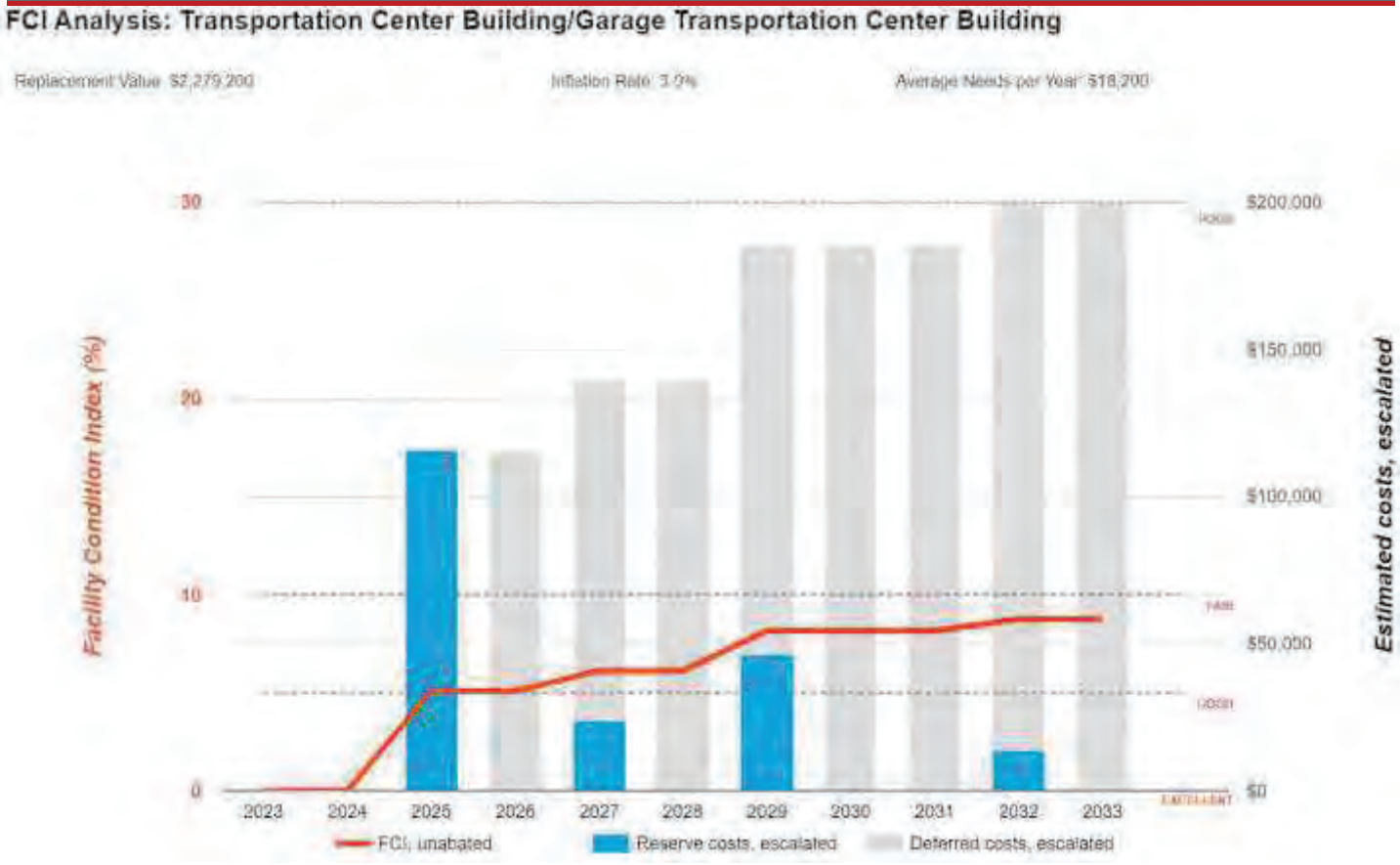
Transportation Center Building: Systems Expenditure Forecast

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	$54,800	$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**

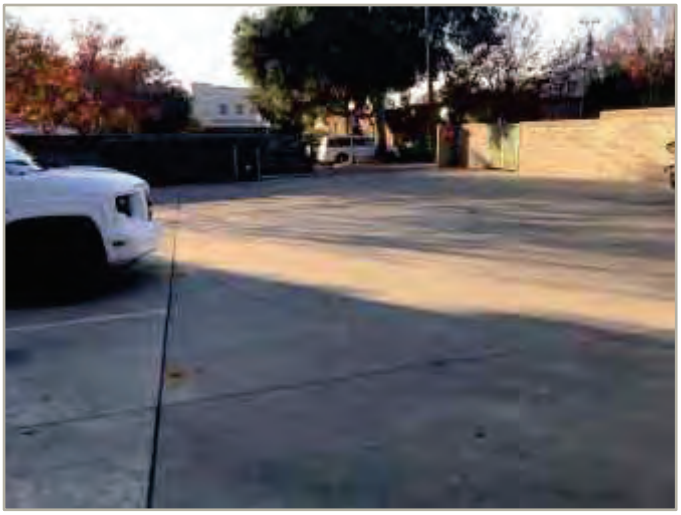
*Totals have been rounded to the nearest $100.

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)

322 & 354 SERVICE CODES: run this report from AssetCALC and include
017 SERVICE CODES: delete this appendix

Appendix H:
Energy Conservation Measures Calculations

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ECM WORKSHEETS HERE

Appendix I:
Lighting System Schedule

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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.

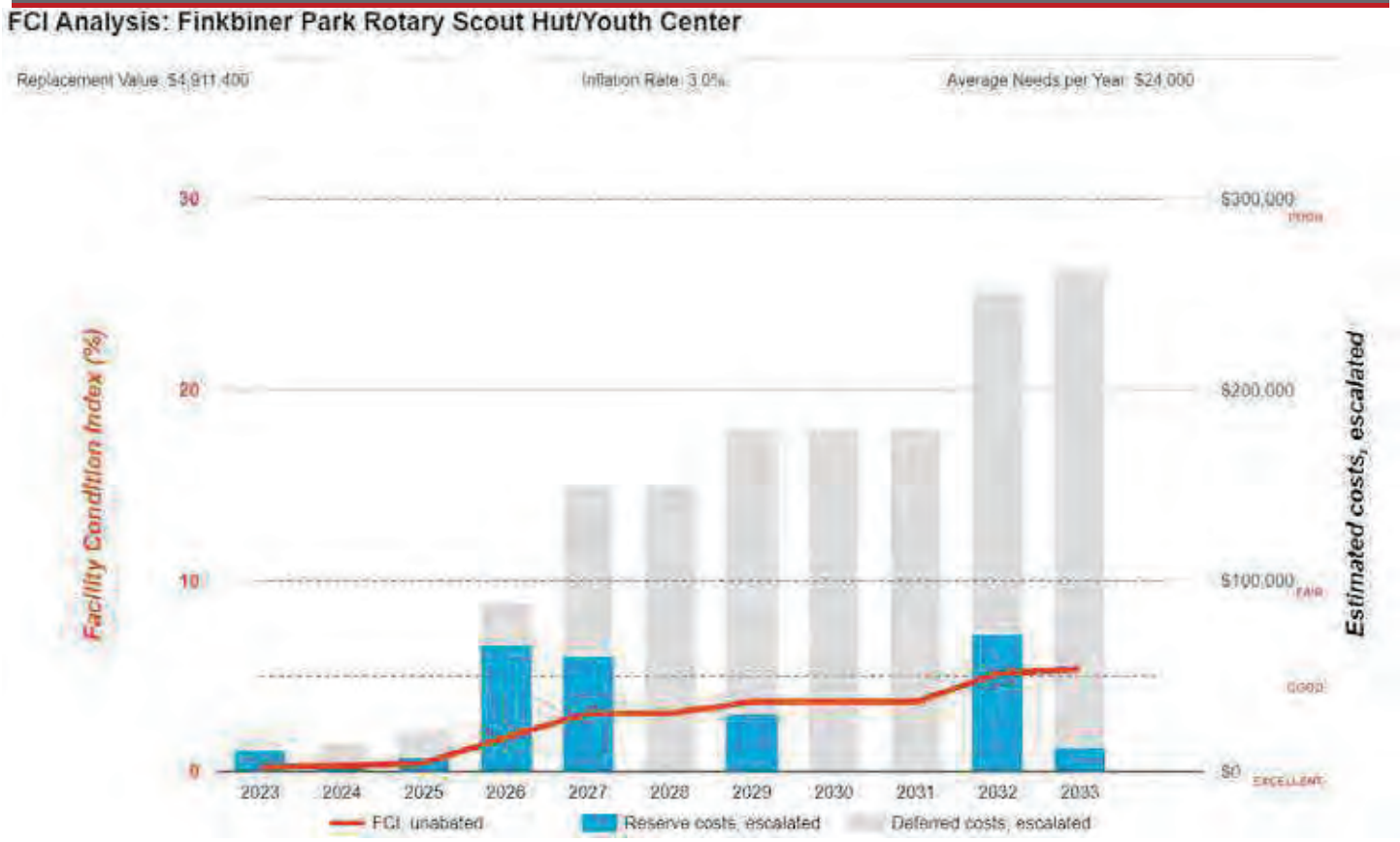
FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable 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

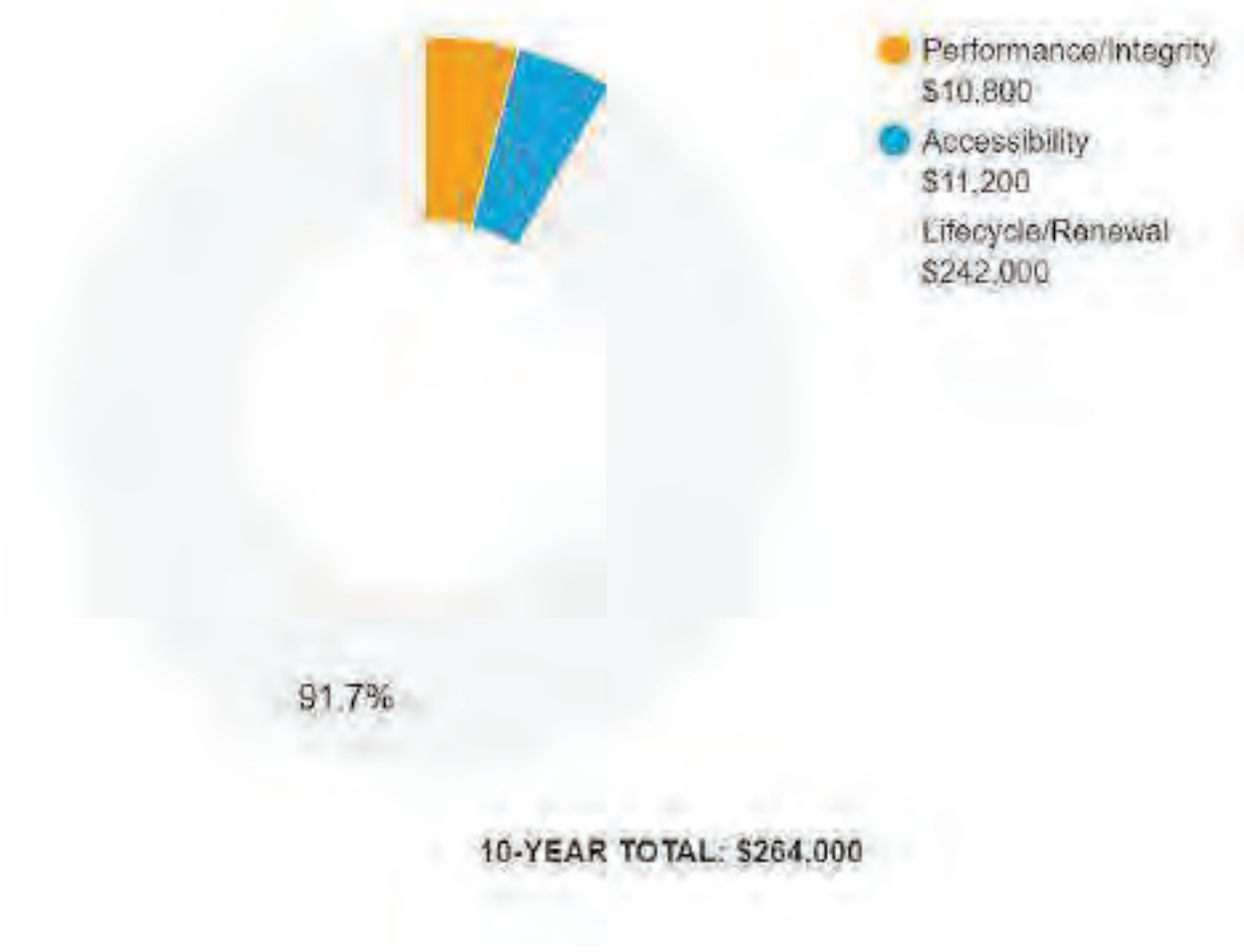
Plan Types

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

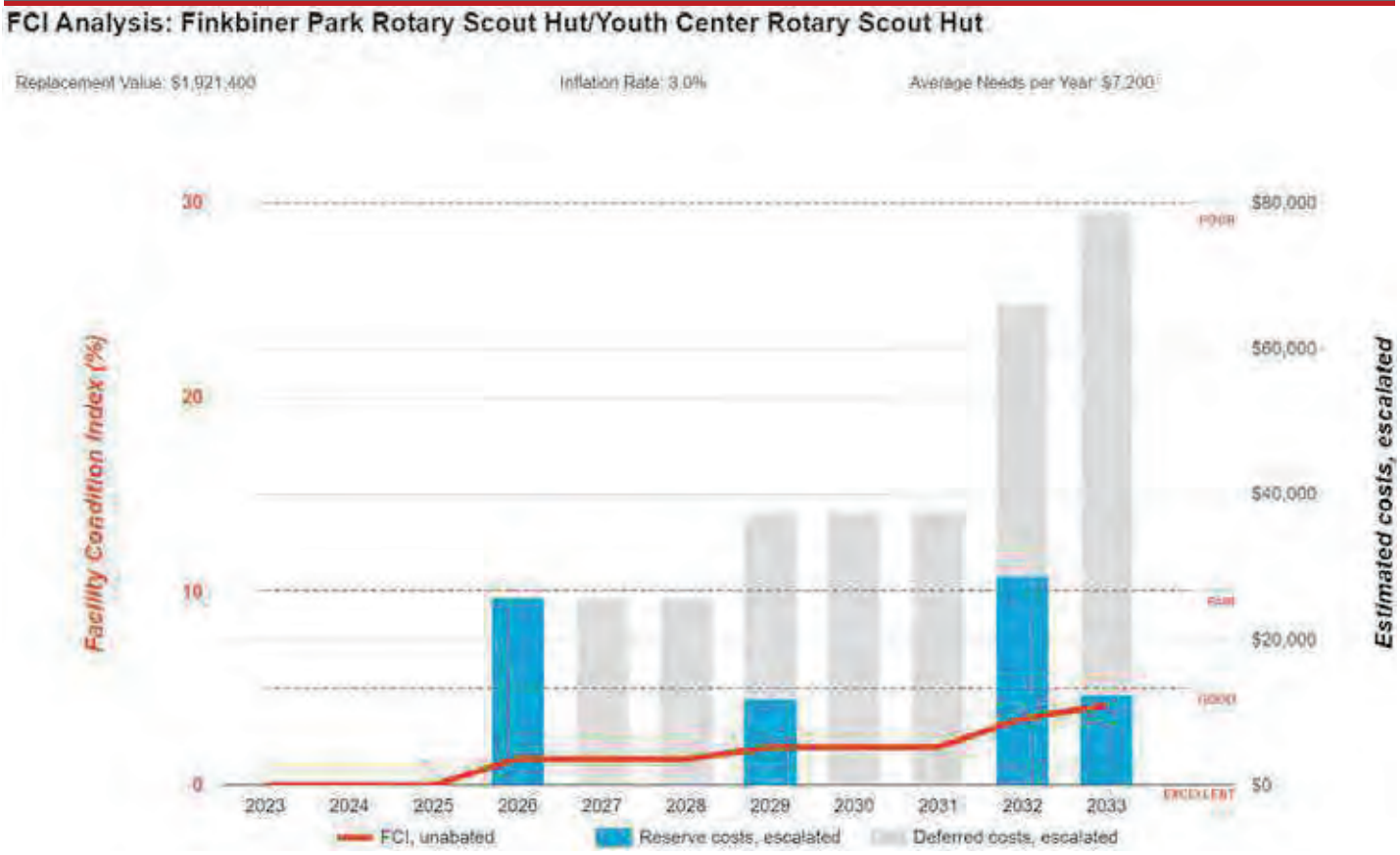
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency: None	Fair
Fire Alarm	Smoke detectors, emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not 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



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	

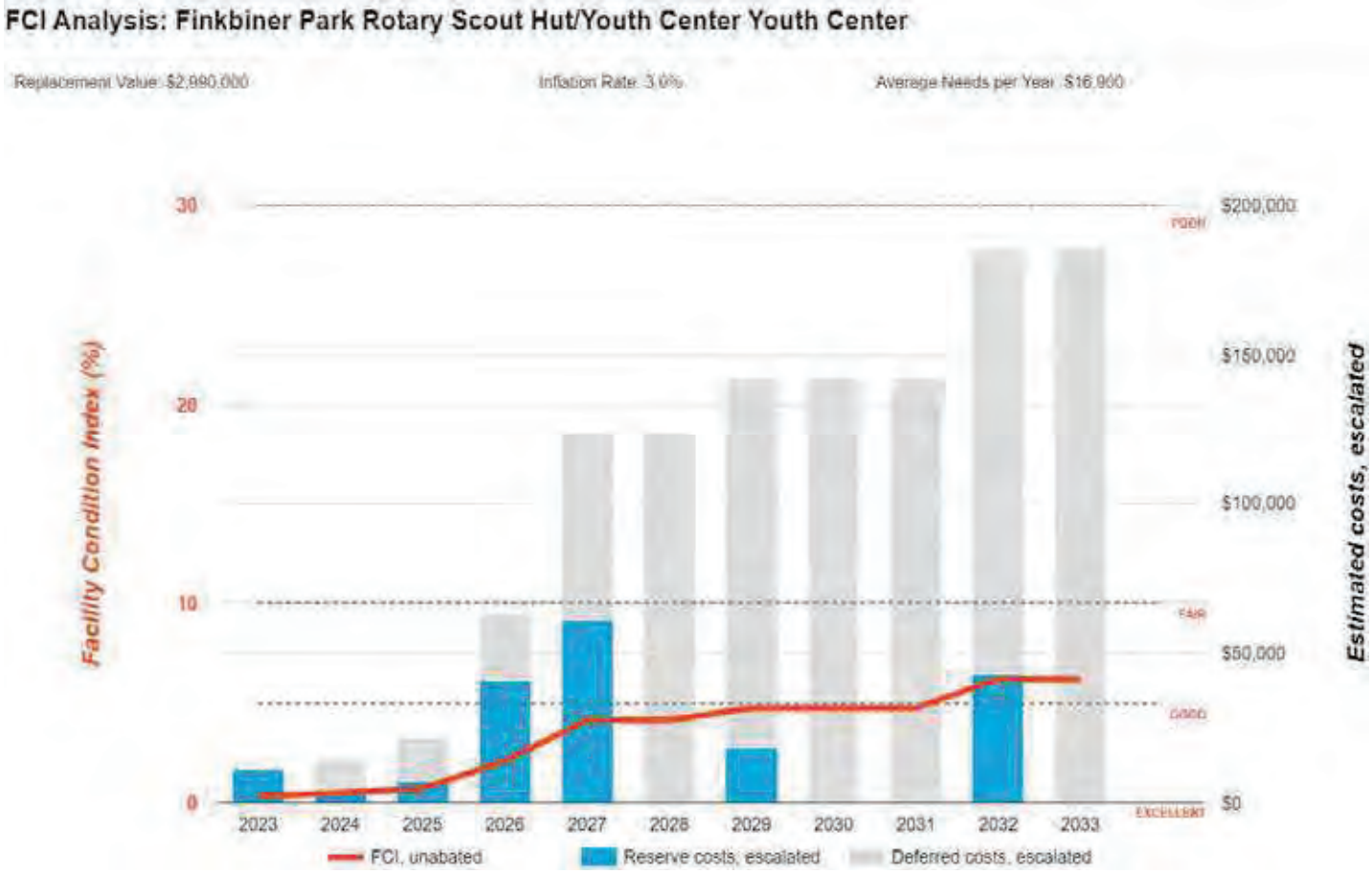
Youth Center: Systems Expenditure Forecast

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	0	0.15	$63	$0	$153	0.33	24.10	$1,087	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	18.25	$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	1,177	1	0	0	0.58	$766	$60	$861	1.60	8.41	$6,666	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 valve																			
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	19,999	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	$125	$0	$567	1.58			
		Total For Capital Cost		$4,520	$23,063	$27,585	$0	$27,585	0	22,261	12	12	0	5.01	$6,643	$303	$7,028	3.98			
		Interactive Savings Dilement @ 10%							-4	-2,226	-1	1	-4	-0.53	-$677	-$39	-$762				
		Total Contingency Estimate @ 10%				$4,335		$4,335													
Total for Improvements						$33,235	$0	$33,235	51	20,035	11	11	37	4.77	$6,092	$347	$6,894	4.83			

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

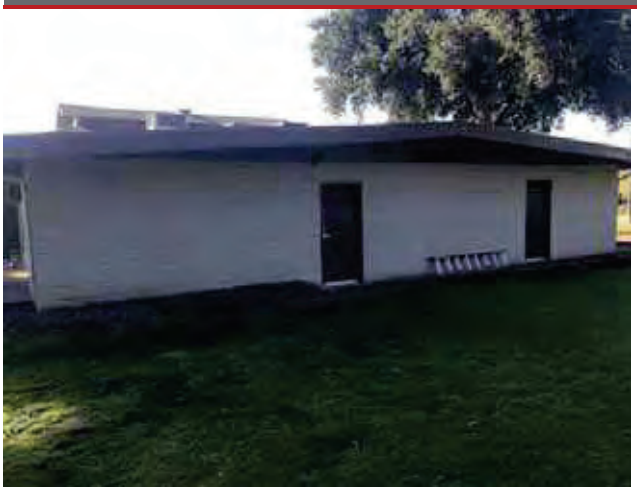


5 - YOUTH CENTER FRONT ELEVATION



6 - YOUTH CENTER LEFT ELEVATION

Photographic Overview



7 - YOUTH CENTER REAR ELEVATION



8 - YOUTH CENTER RIGHT ELEVATION



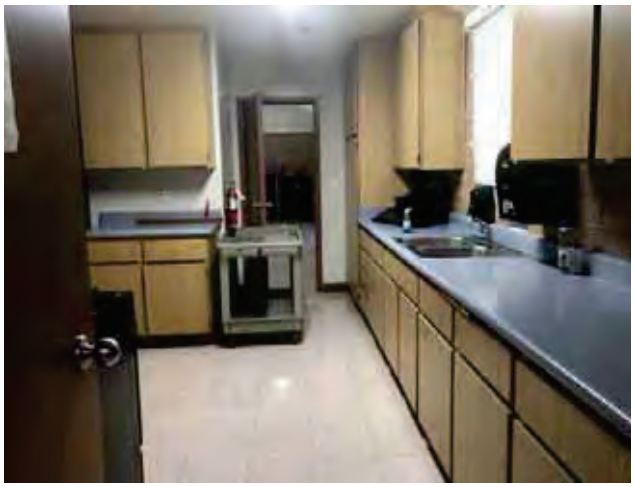
9 - YOUTH CENTER BUILDING STRUCTURE



10 - SLOPED ASPHALT SHINGLE ROOFING



11 - SCOUT HUT COMMUNITY ROOM



12 - SCOUT HUT COMMON AREA KITCHEN

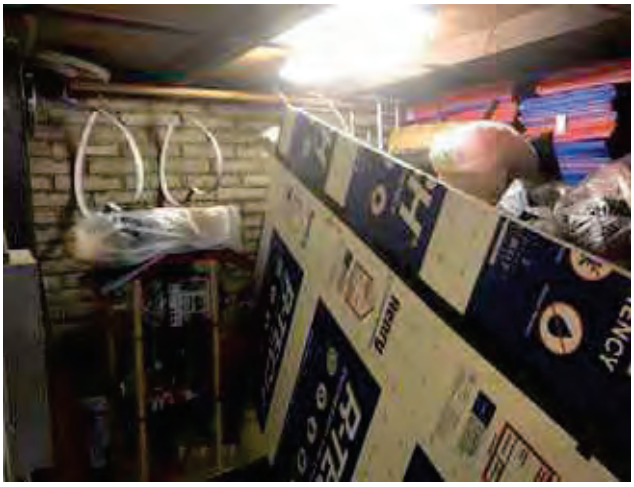
Photographic Overview



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



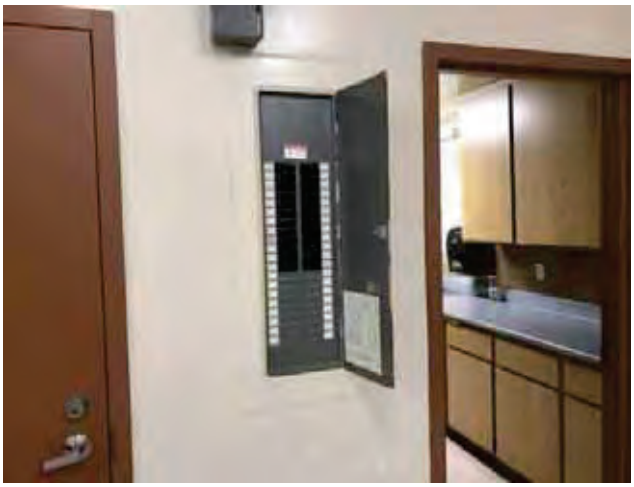
20 - SPLIT SYSTEM AIR CONDITIONER



21 - THRU-WALL AIR CONDITIONER



22 - HVAC CONTROLS PROGRAMMABLE THERMOSTAT



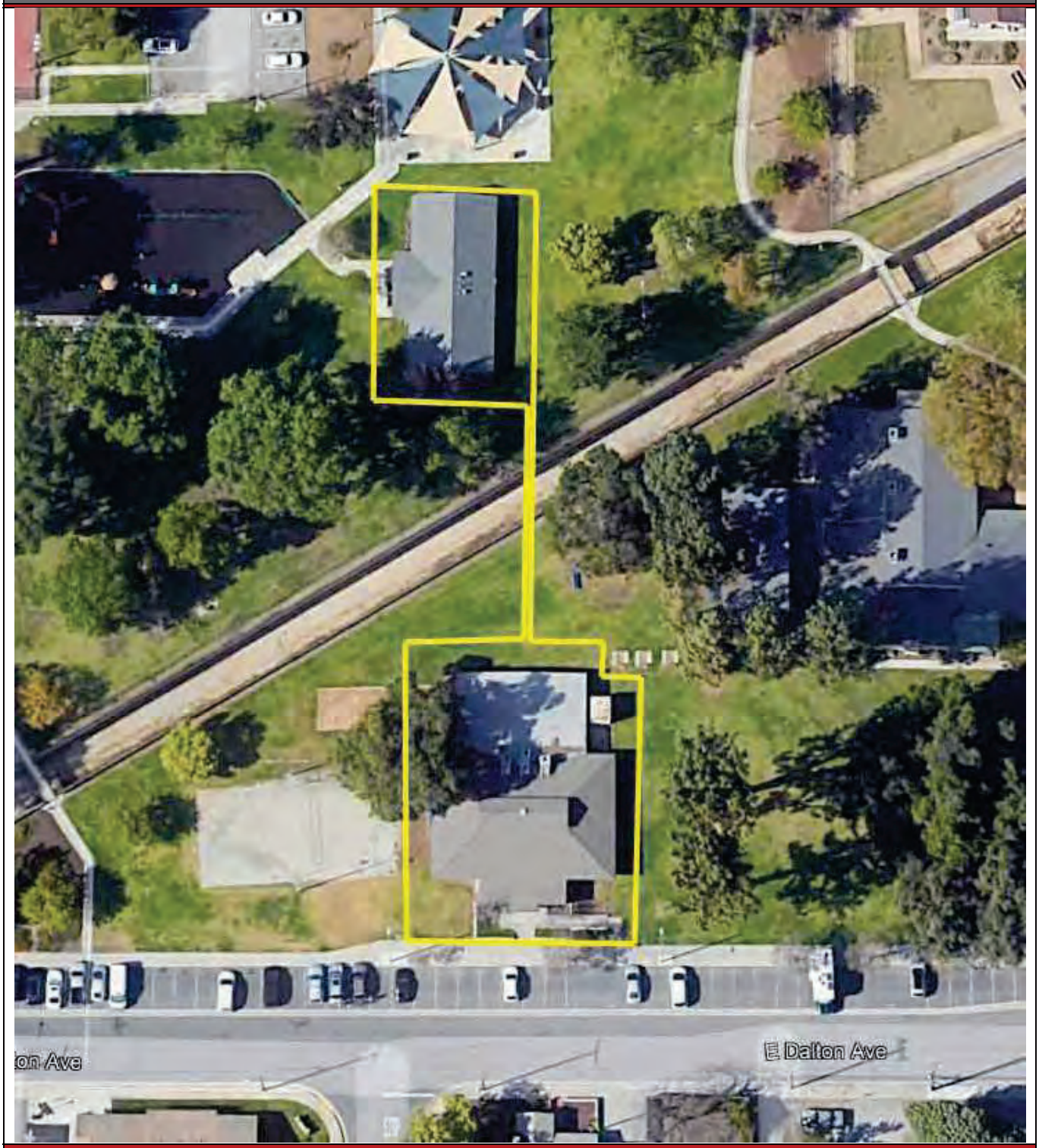
23 - SCOUT HUT DISTRIBUTION PANEL



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



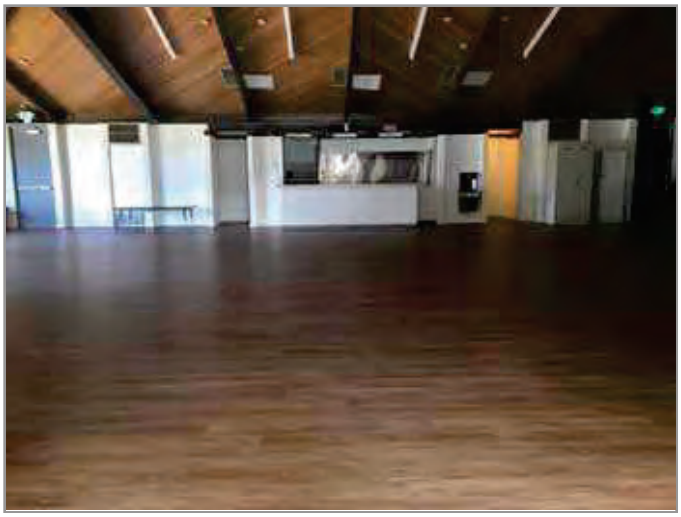
DOOR HARDWARE

	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			

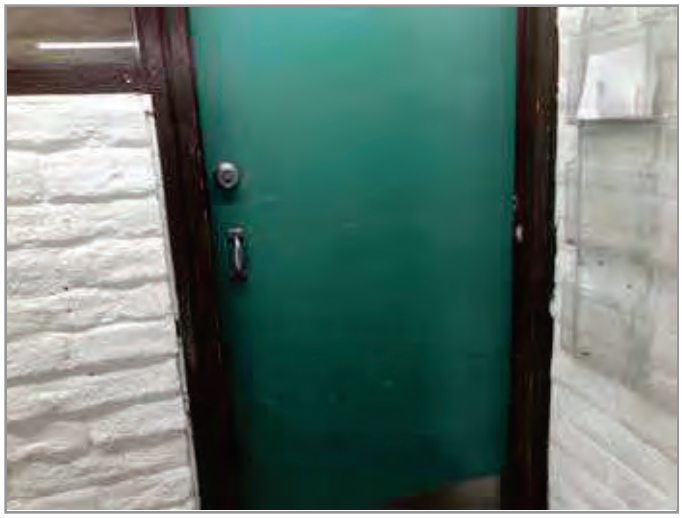
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			X	
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

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



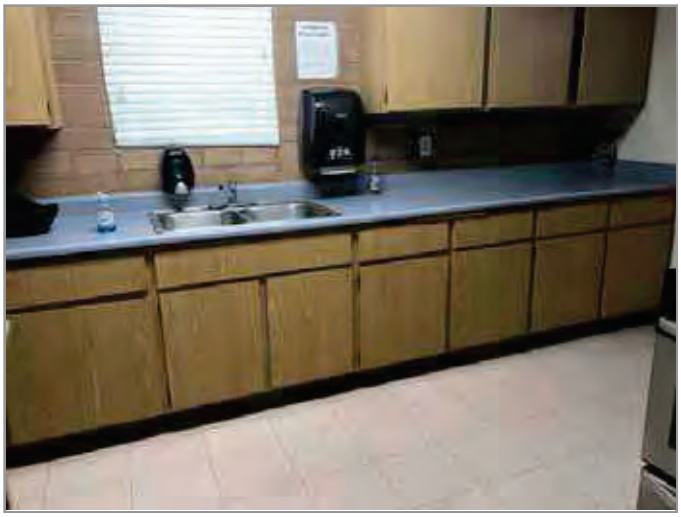
SINK, FAUCET HANDLES AND ACCESSORIES

	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	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
**(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* **(Federal Law Requires All Flushes Not To Exceed 1.6 GPF)*	1.60	*Solid Waste (20%)*	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						2,640	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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Progra anager

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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.

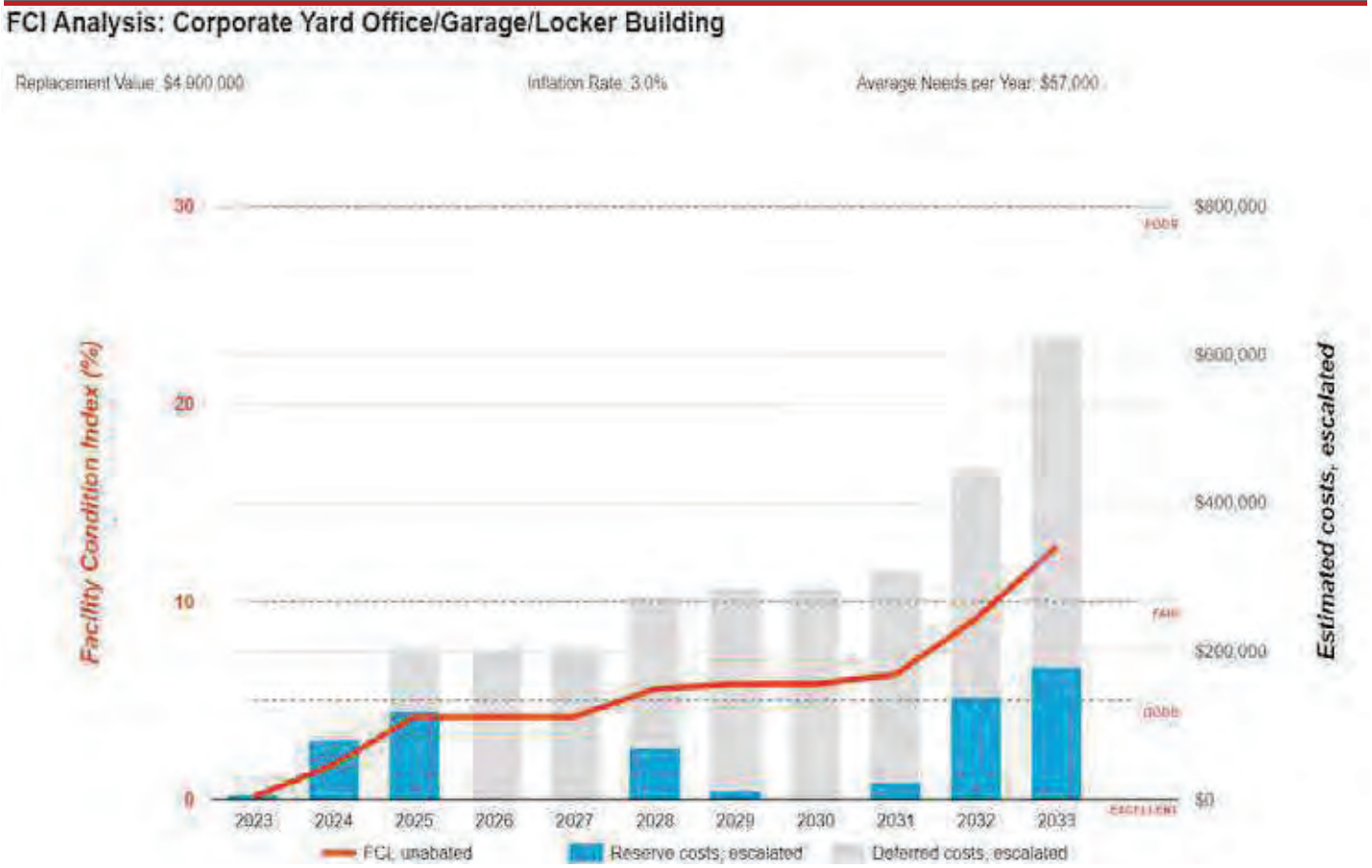
FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable 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		G1010	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
7040695	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**

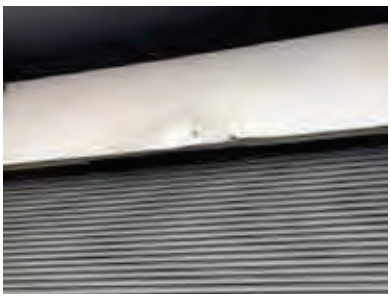
Priority Score: **89.7**

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

**$$**$$

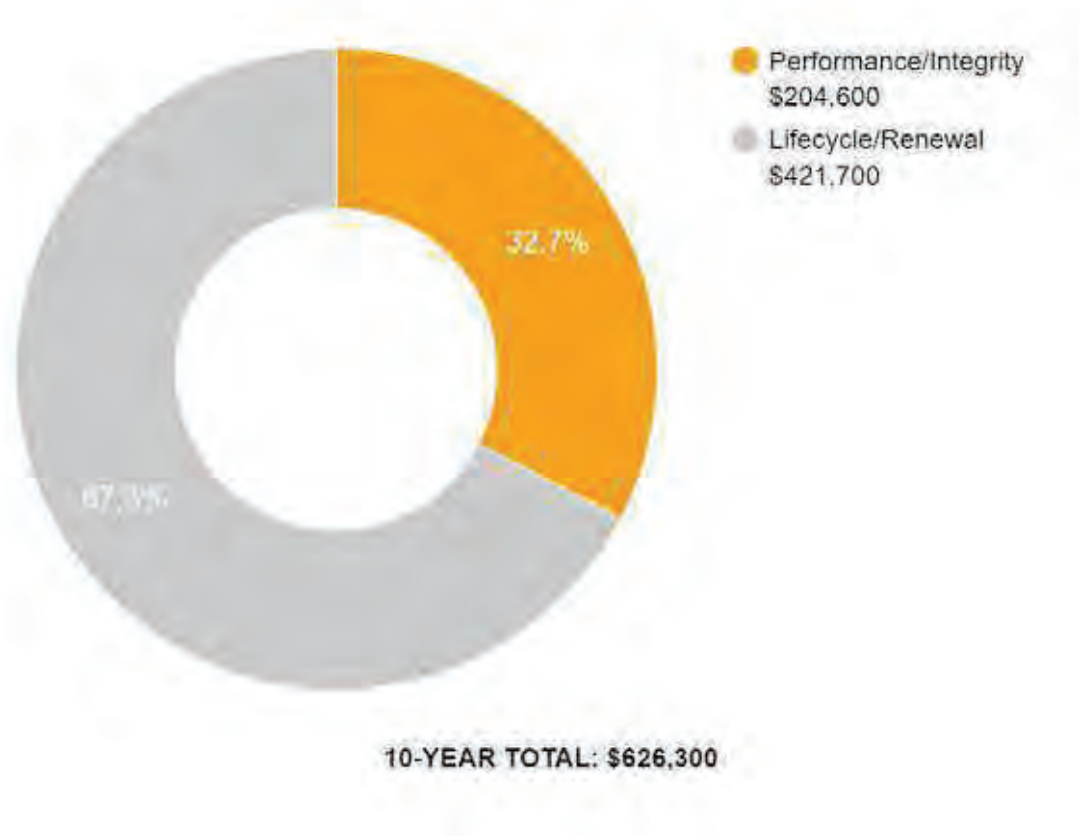
Concrete pavement cracking between office and garage - AssetCALC ID: 7040696

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	

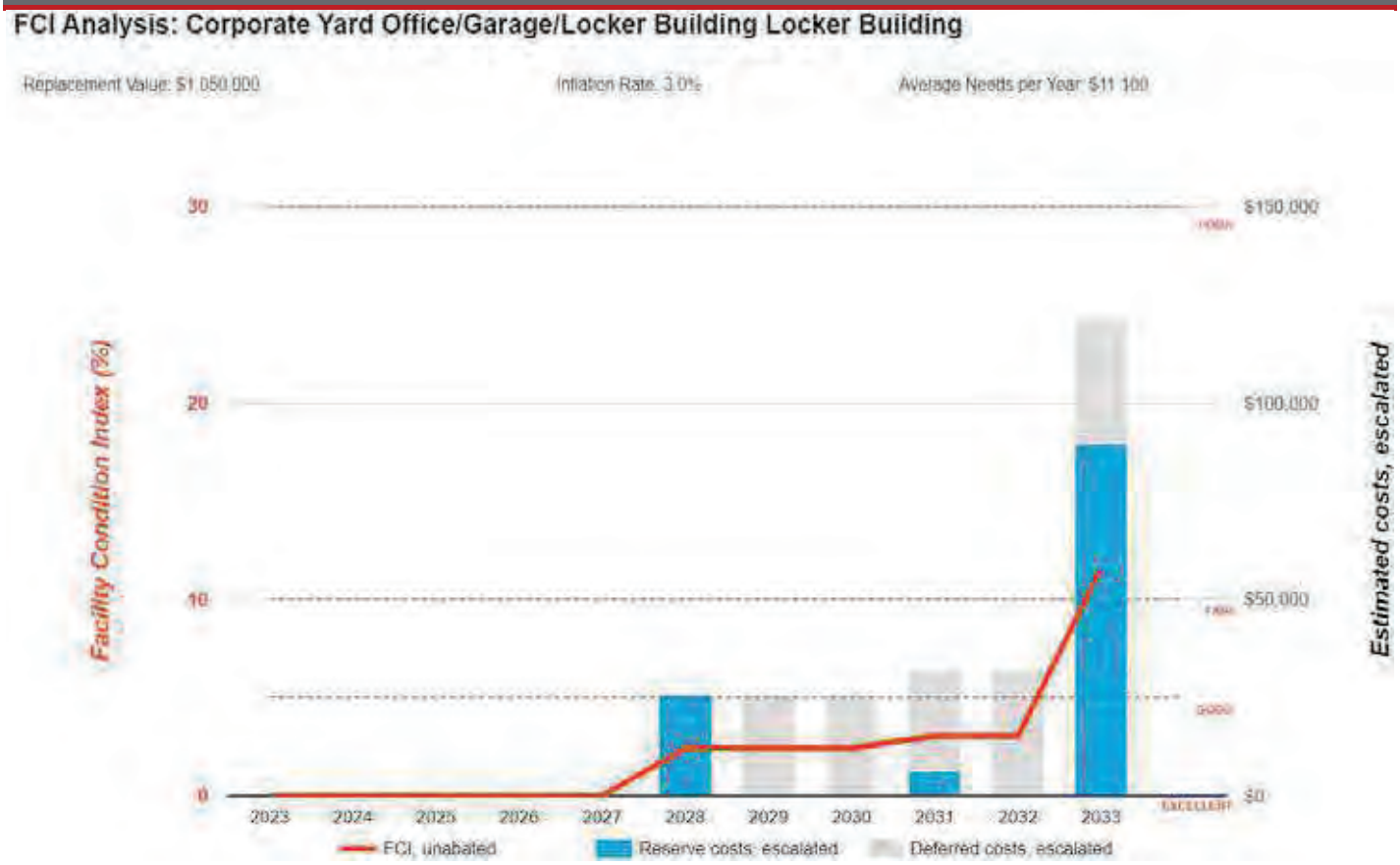
Locker Building: Systems Expenditure Forecast

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.

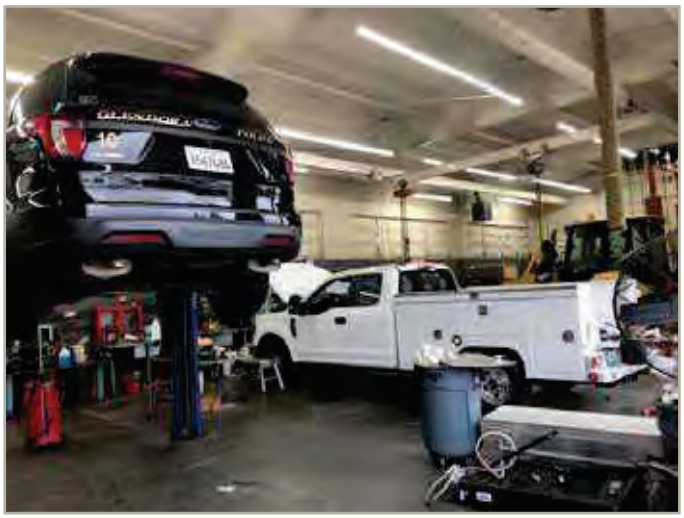
The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

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	

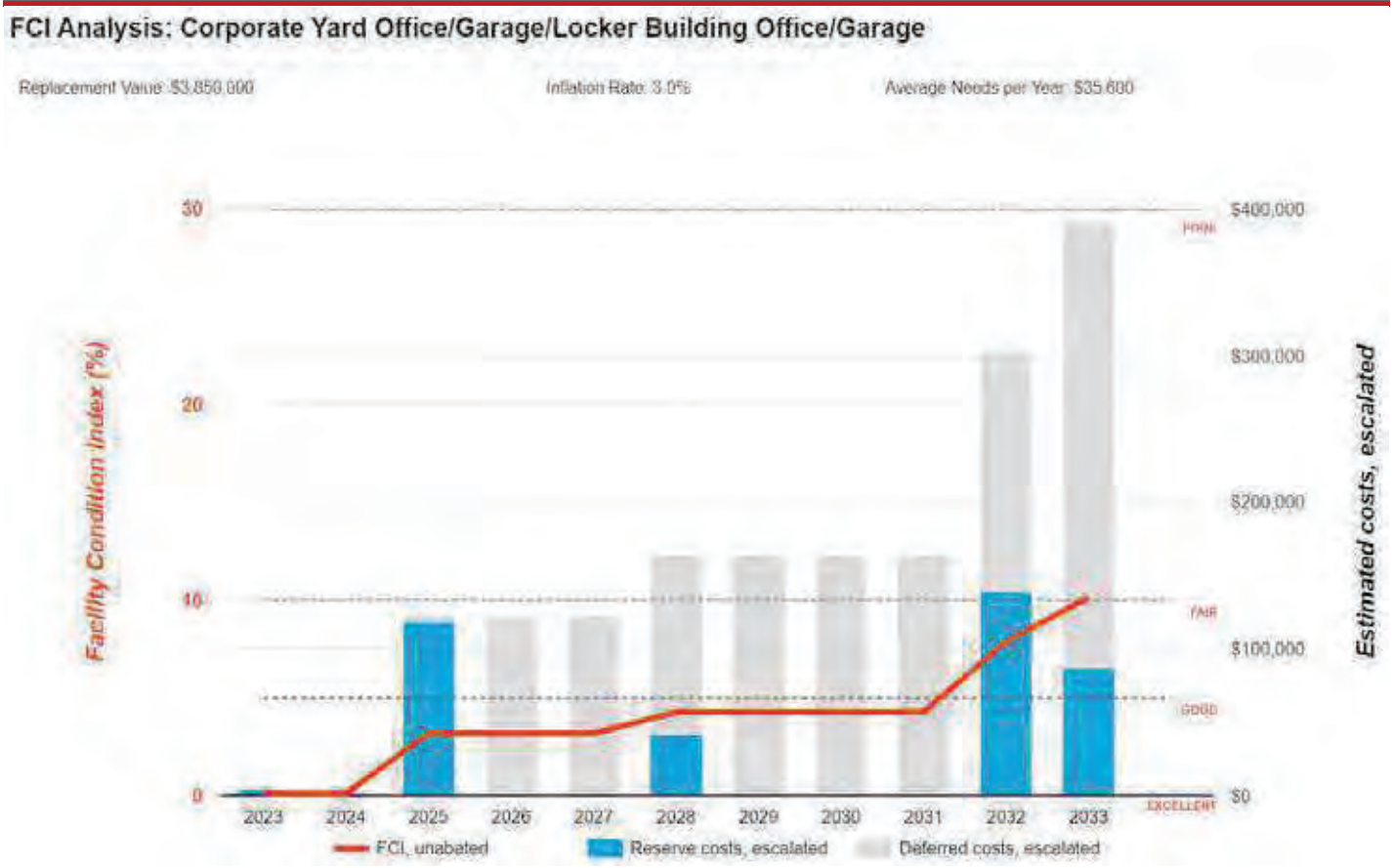
Office/Garage: Systems Expenditure Forecast

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.

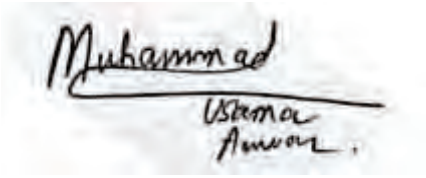
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose an Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design 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,
Project Manager

Reviewed by:



Usama Anwar,
Technical Report Reviewer for
Mary Venable,
Program Manager
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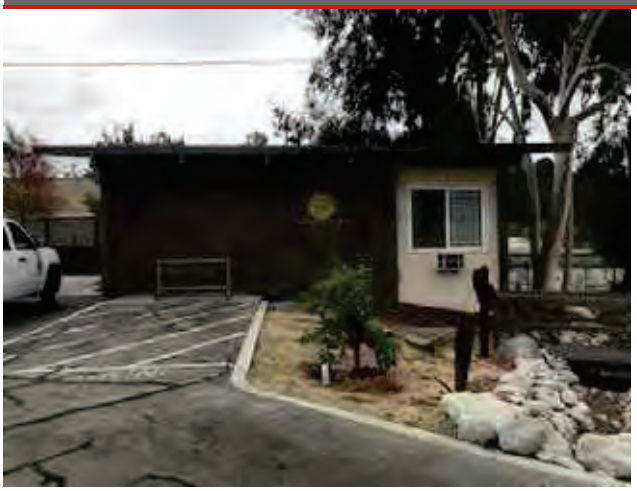
14. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review & 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

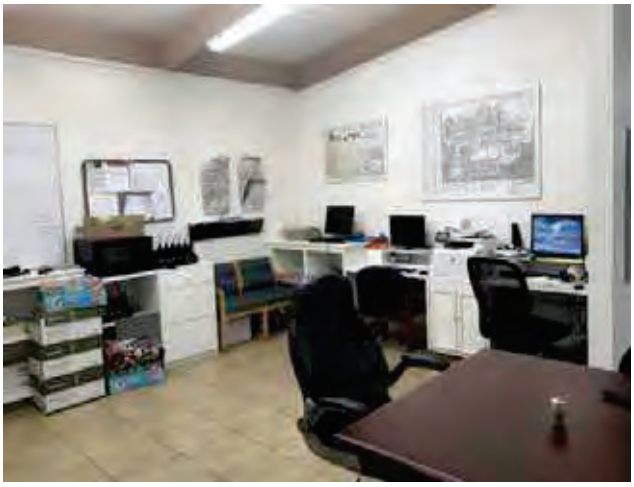
Photographic Overview



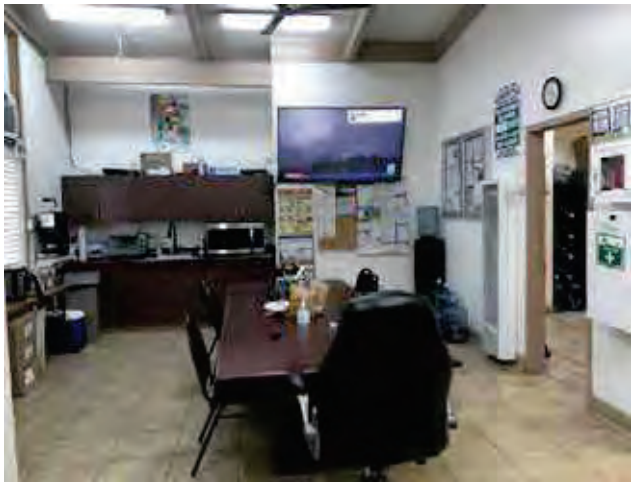
7 - OFFICE/GARAGE RIGHT ELEVATION



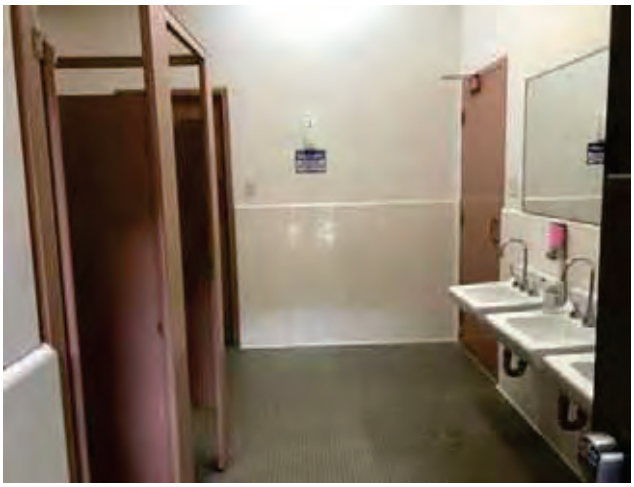
8 - LOCKER BUILDING LOCKER ROOM



9 - LOCKER BUILDING OFFICE AREA



10 - LOCKER BUILDING BREAK ROOM

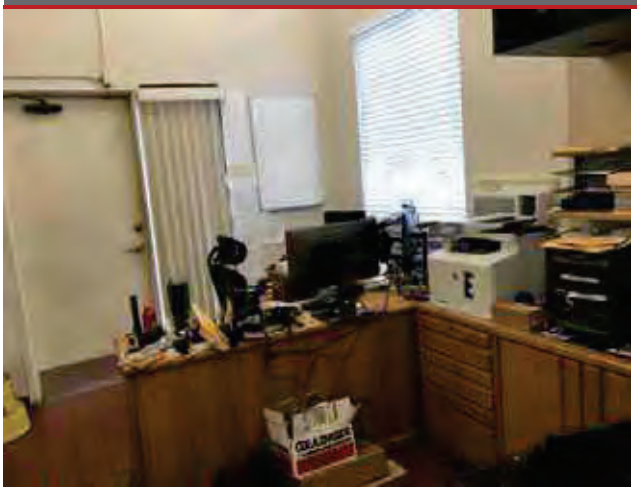


11 - LOCKER BUILDING COMMON RESTROOM

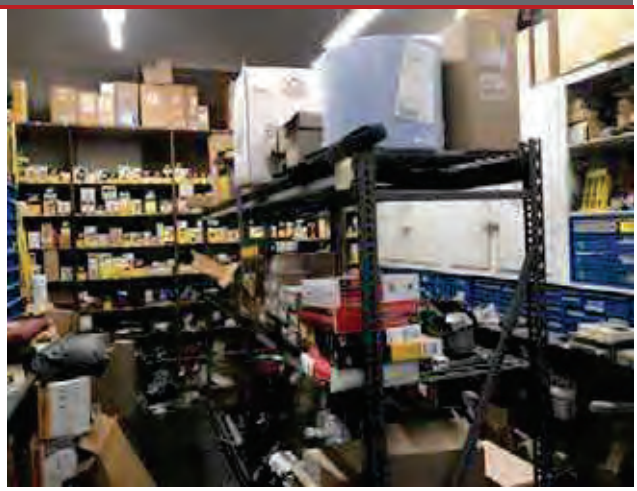


12 - OFFICE/GARAGE INTERIOR GARAGE

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:	0.64	Years	Estimated Annual Cost Savings:	$1,149
(Including O&M Savings)				

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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' 32W T8; 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' 110W T12; 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' 32W T8; 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' 32W T8; 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' 110W T12; 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).

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

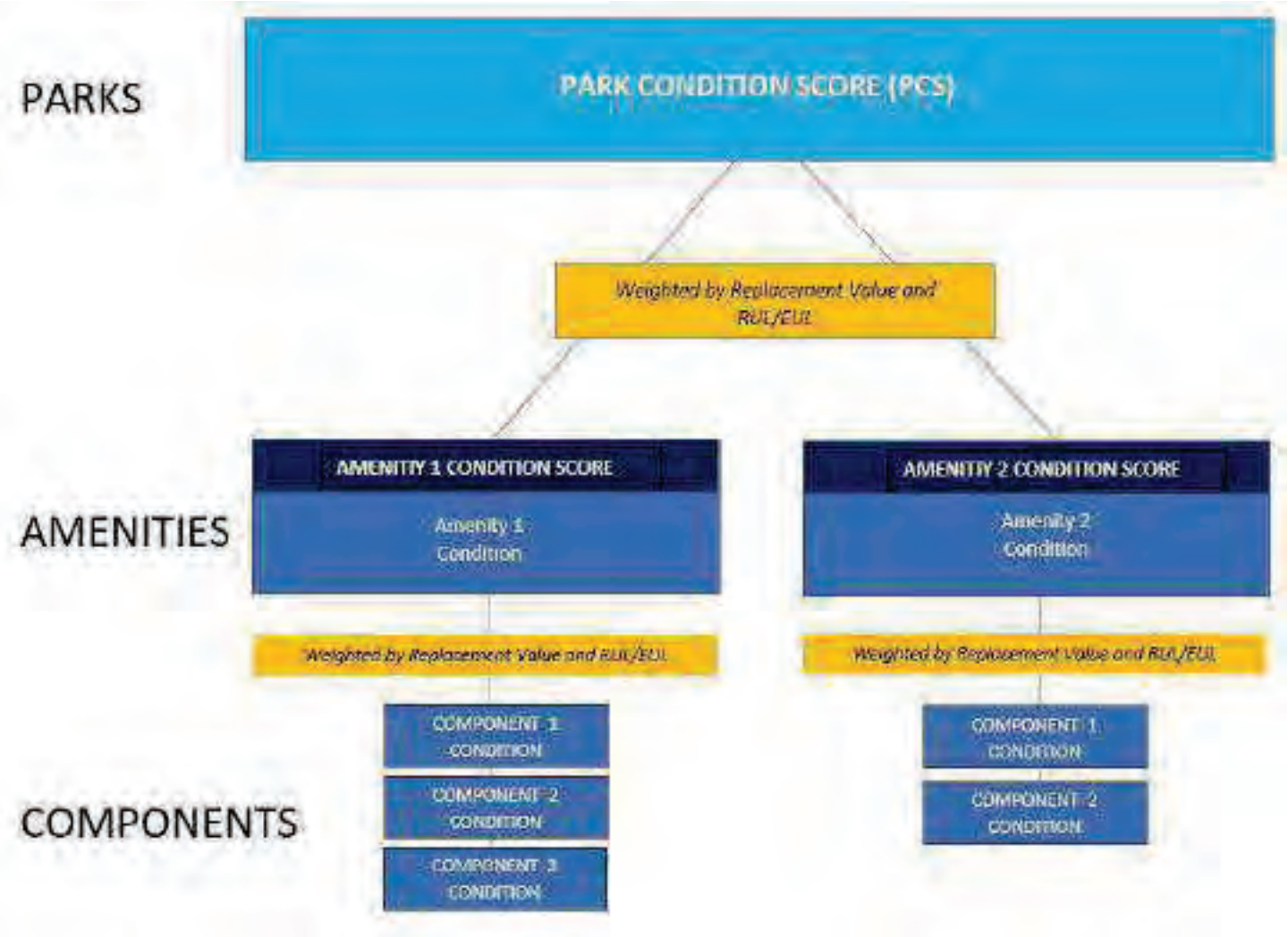
B-1. Prioritization Methodology

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

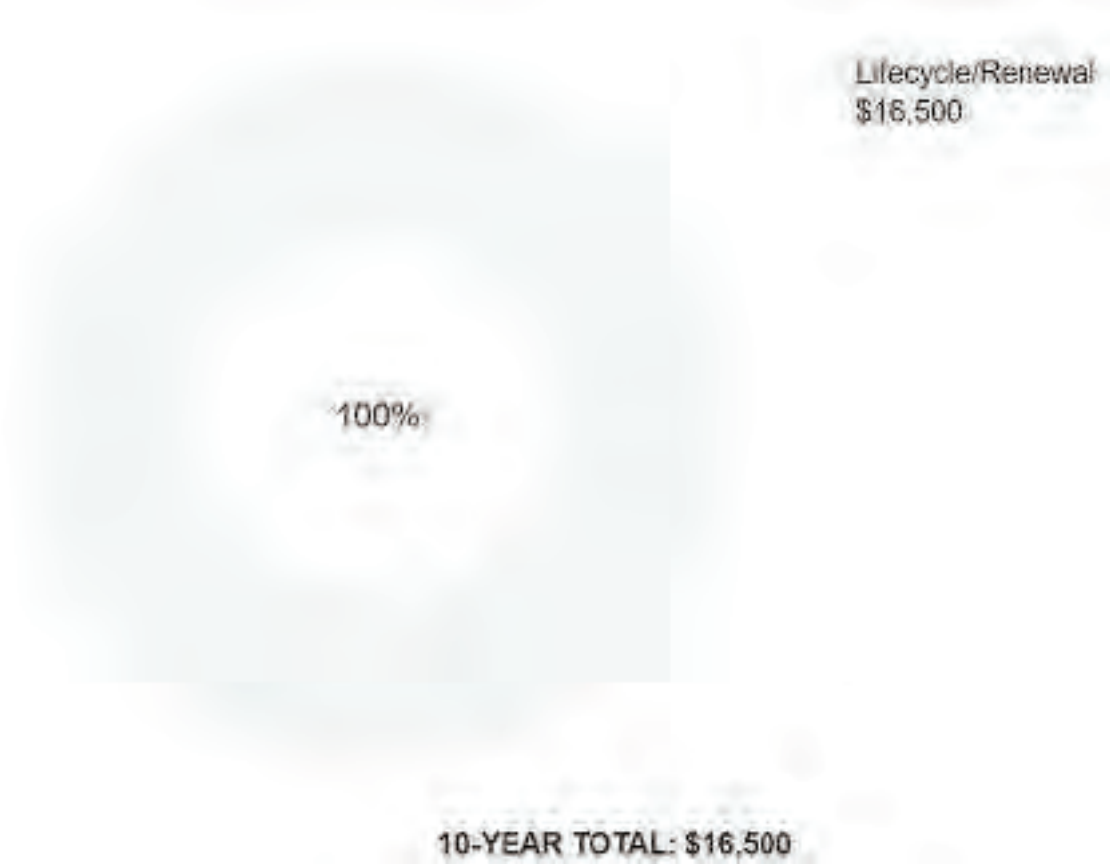
B-3. Plan Types (Amenities and General Site)

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.

Prepared by: Usama Anwar,
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Reviewed by: 

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Technical Report Reviewer for
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Program Manager
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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/Instal	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	1634.5	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	14891.25			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	002555		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	002589		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/Instal	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

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DATE OF REPORT:
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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	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:

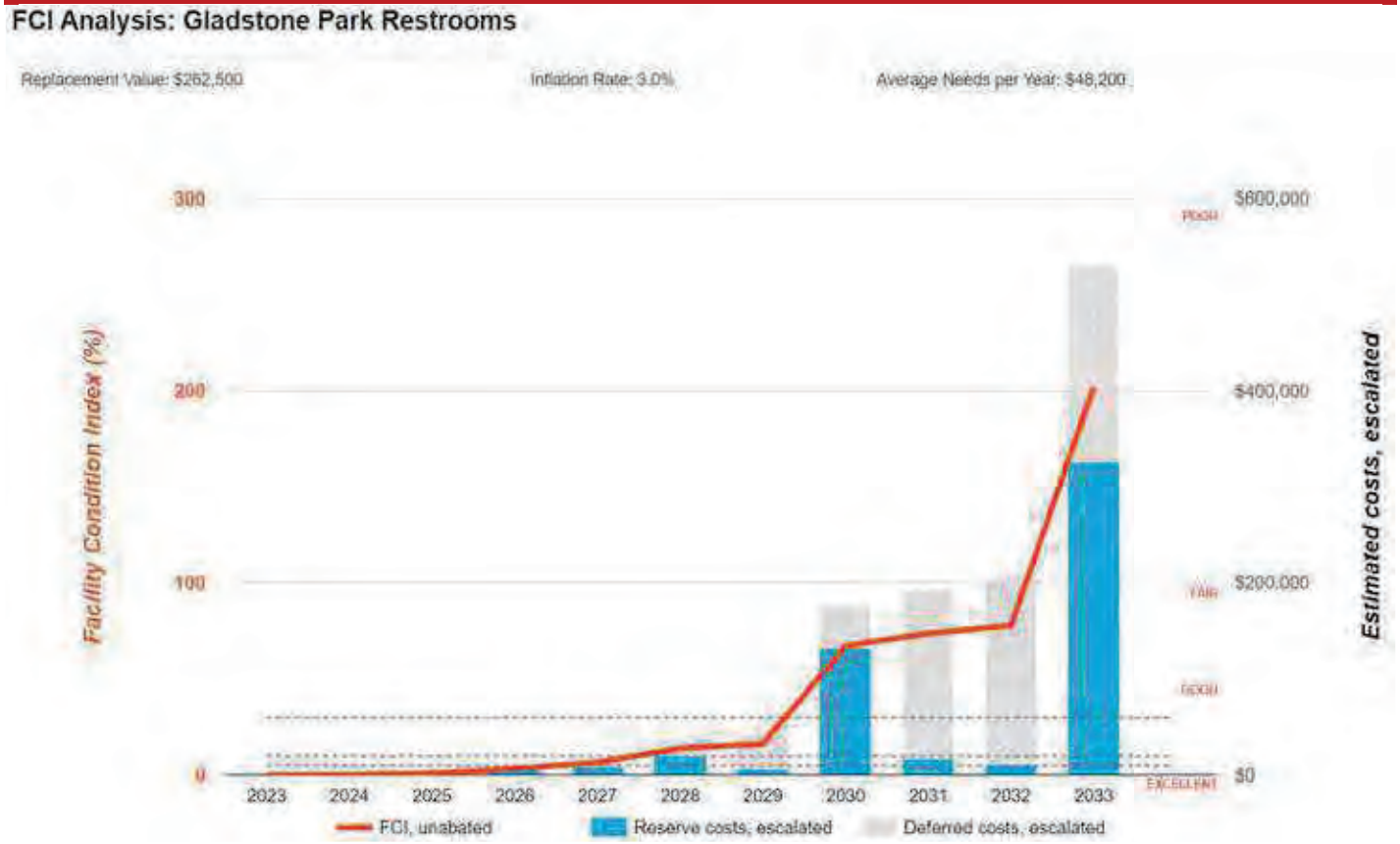
FCI Analysis | Gladstone Park Restrooms

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

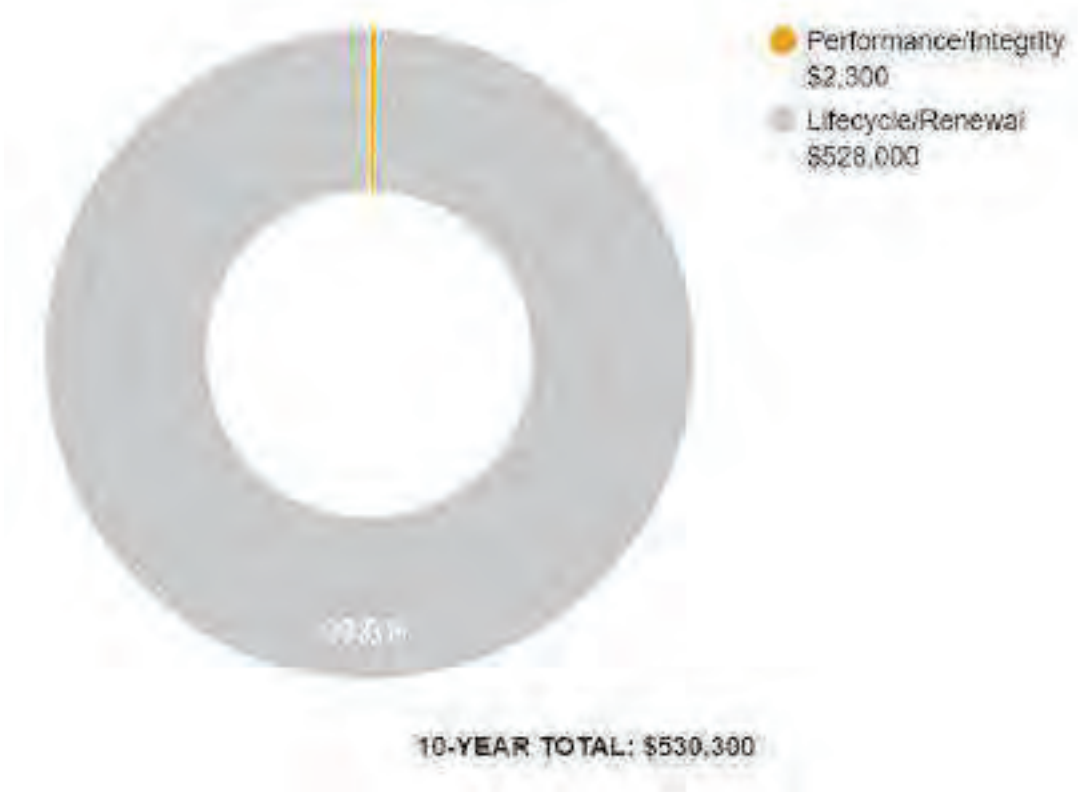
Plan Types

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

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: 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

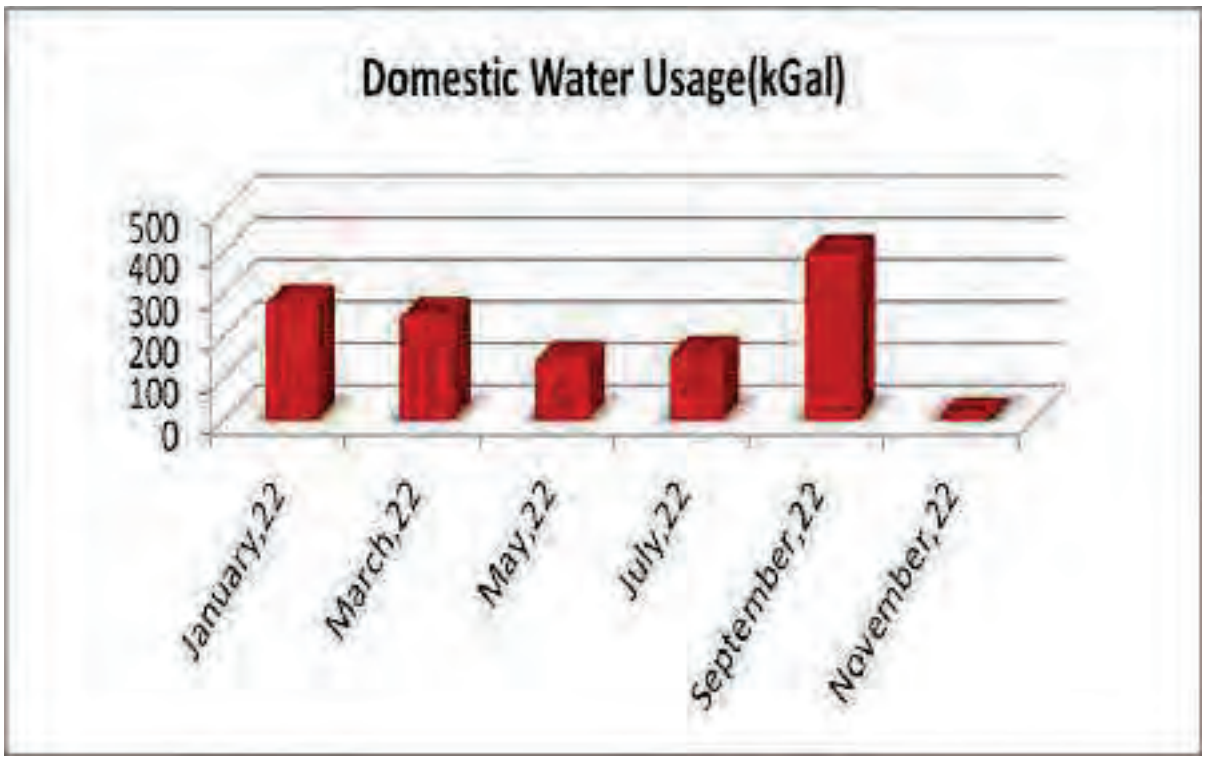
The City of Glendora satisfies the water and sewer requirements of the facility. The billing for the water is bi-monthly.

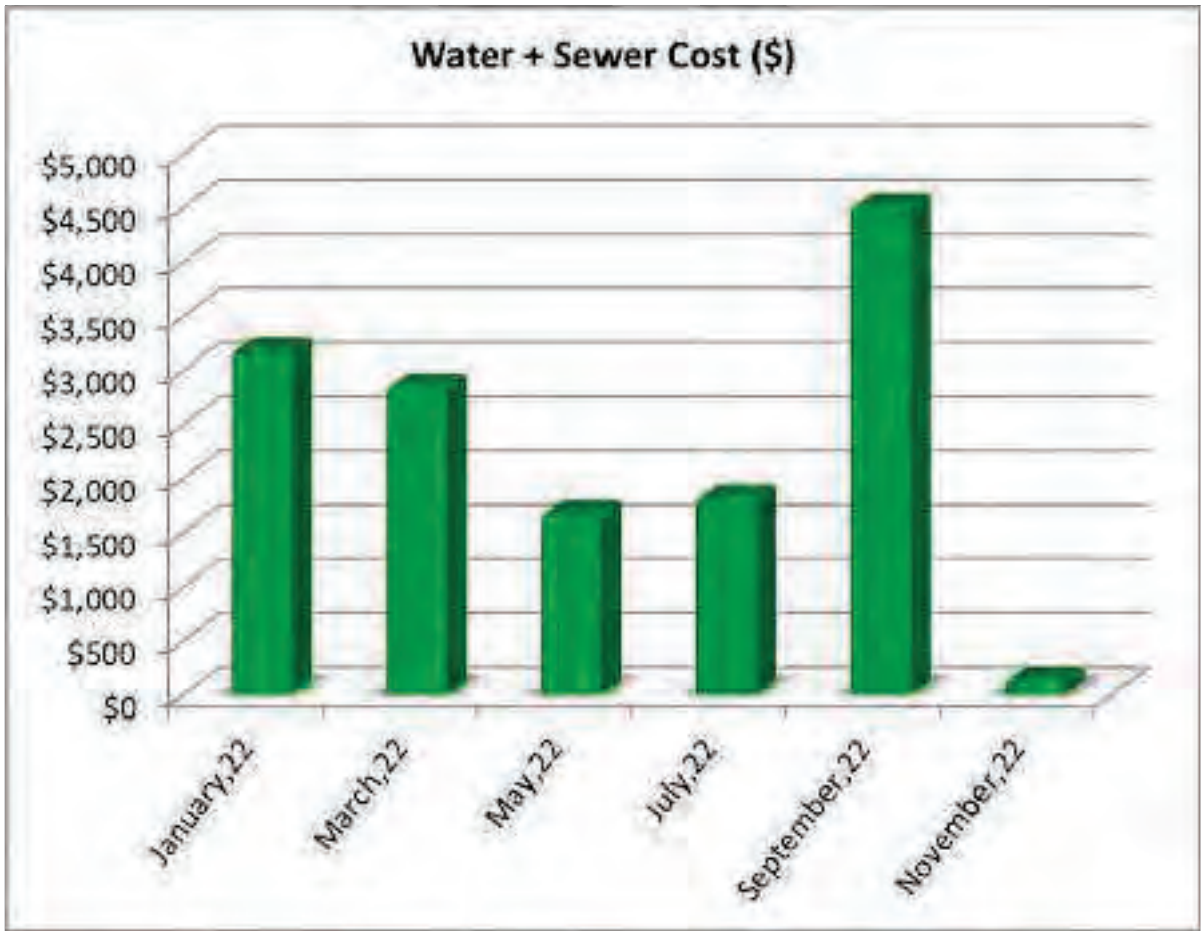
The water consumption pattern remains more or less flat over the 12-month period.

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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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: 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

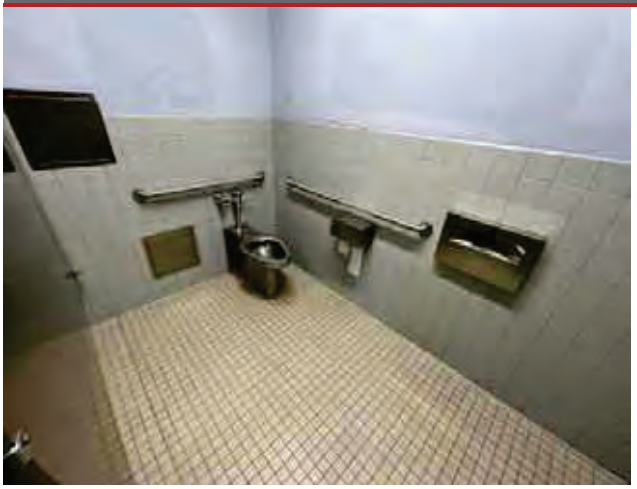


5 - UTILITY CLOSET



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



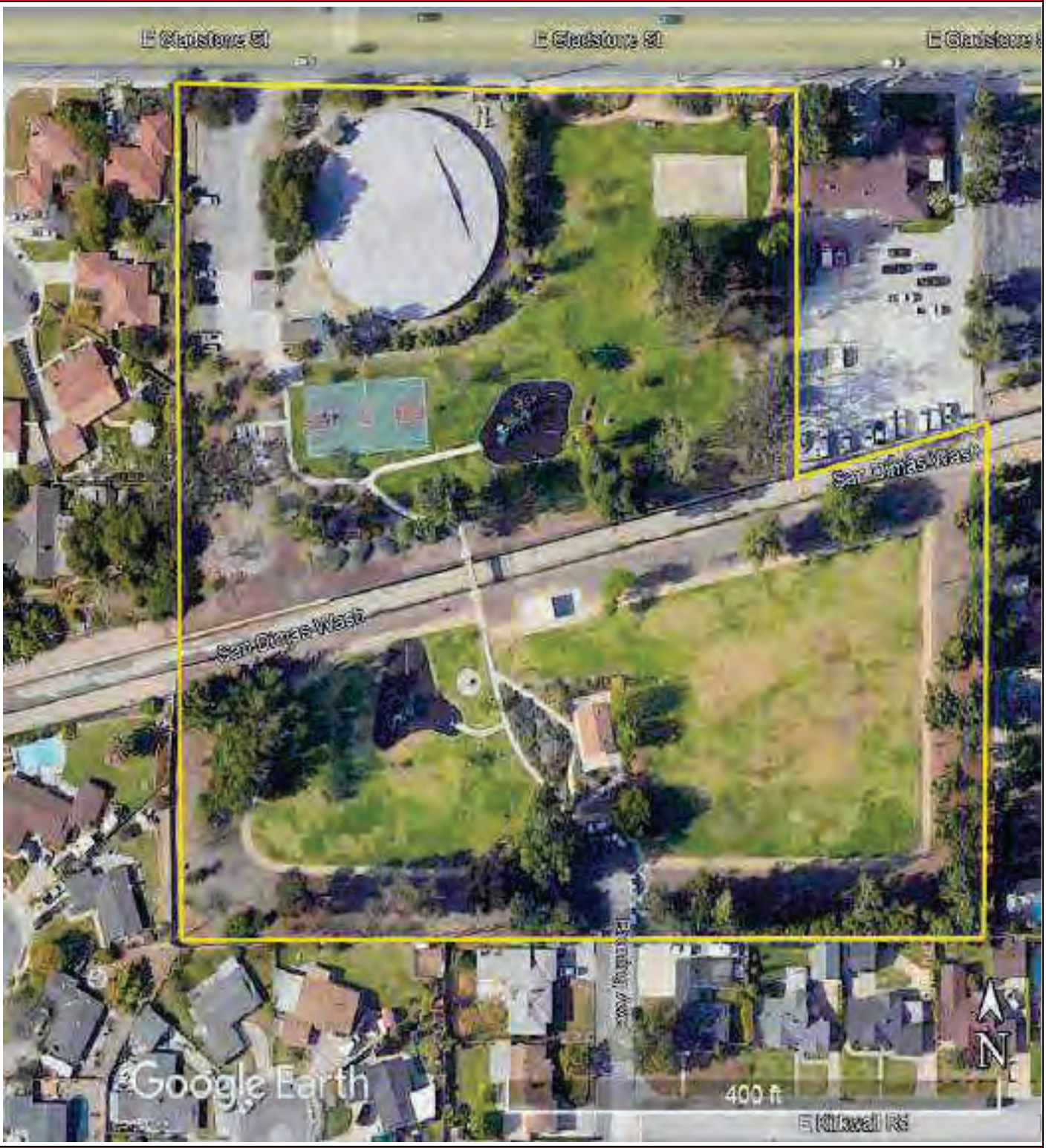
17 - BASKETBALL COURT



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

N

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	7051988
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 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 & 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

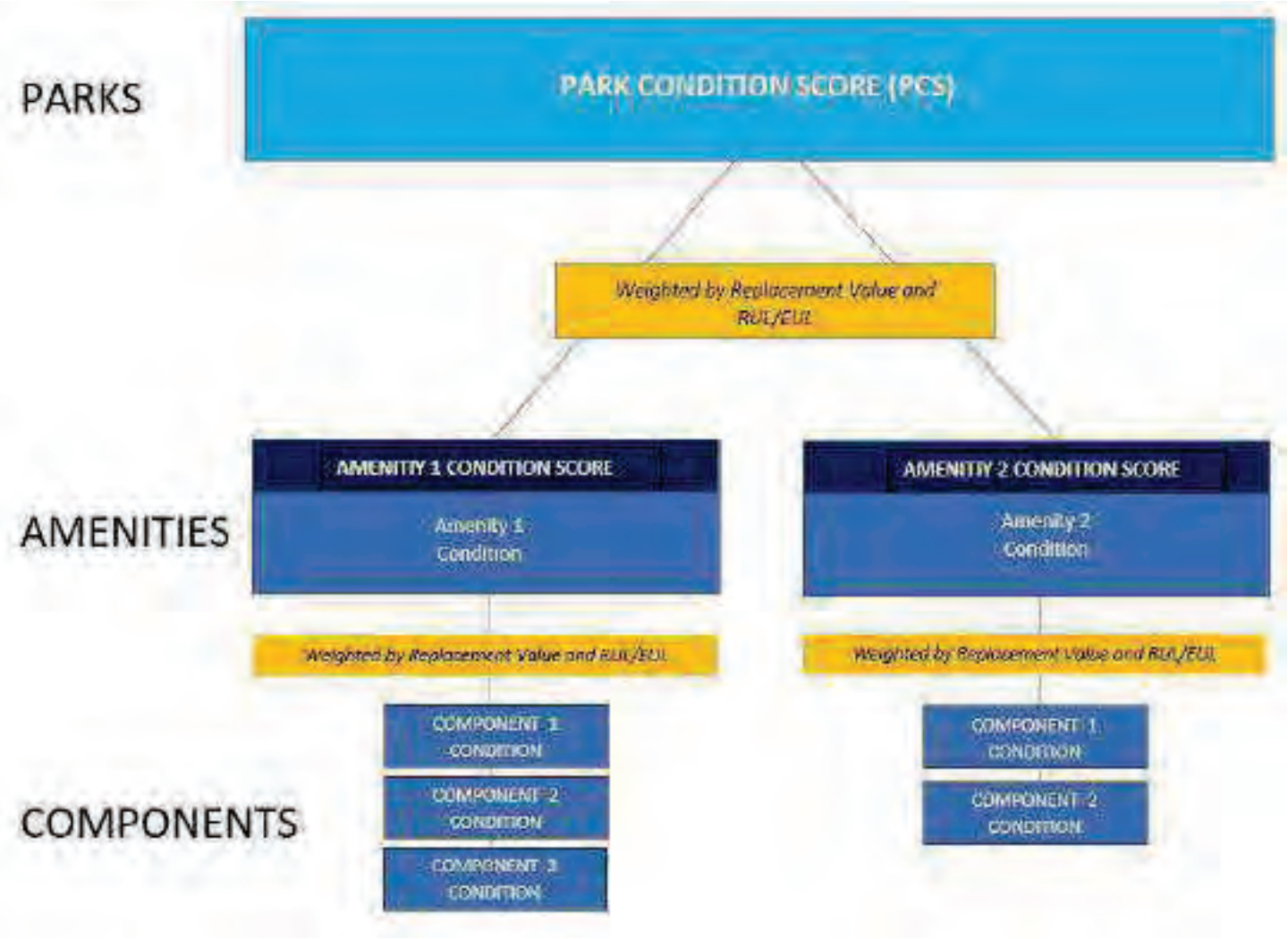
B-1. Prioritization Methodology

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

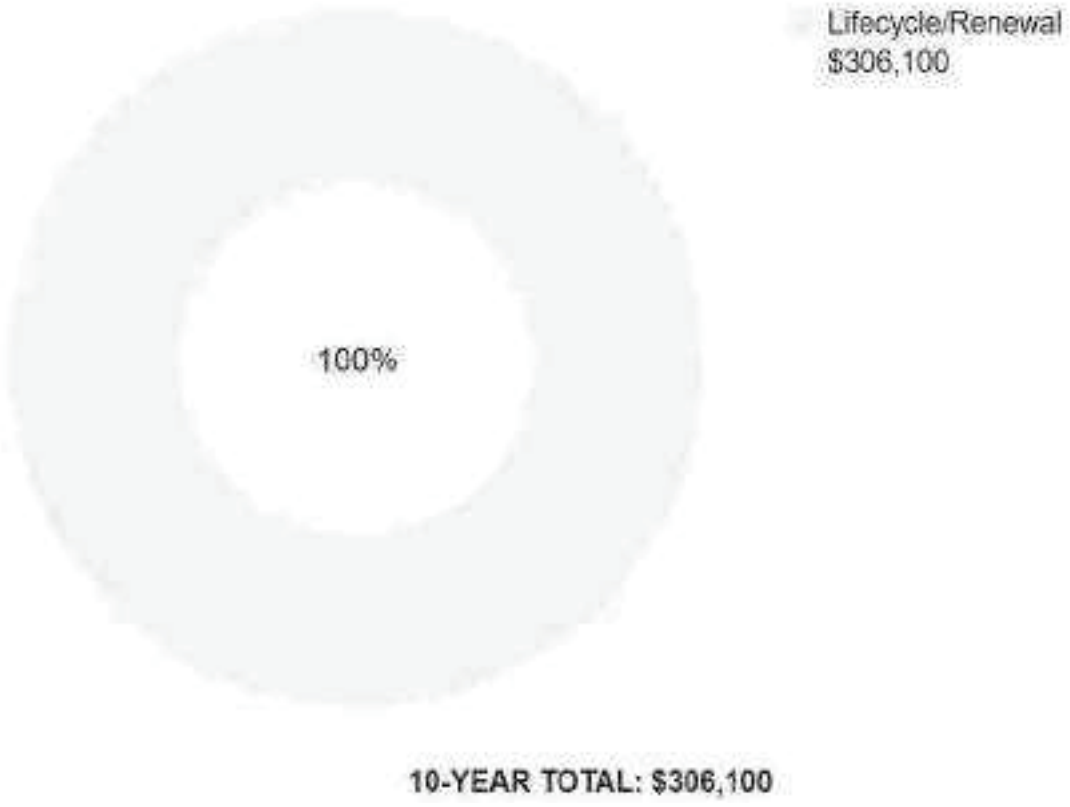
B-3. Plan Types (Amenities and General Site)

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.

.

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.

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L. Appendices

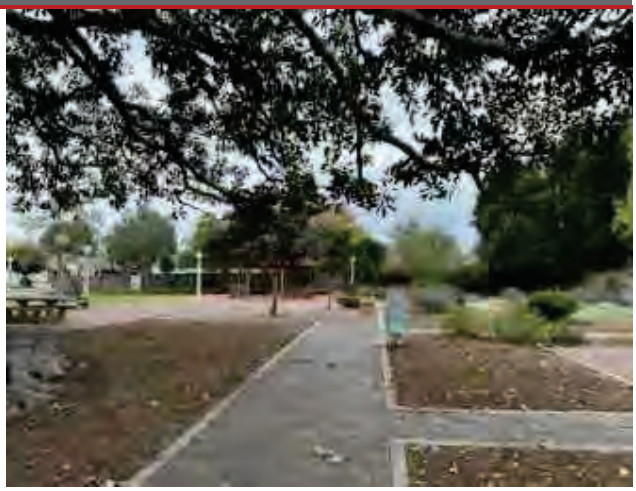
Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Observation GPS Map Links
Appendix H: Equipment Inventory
Appendix I: Energy Conservation 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



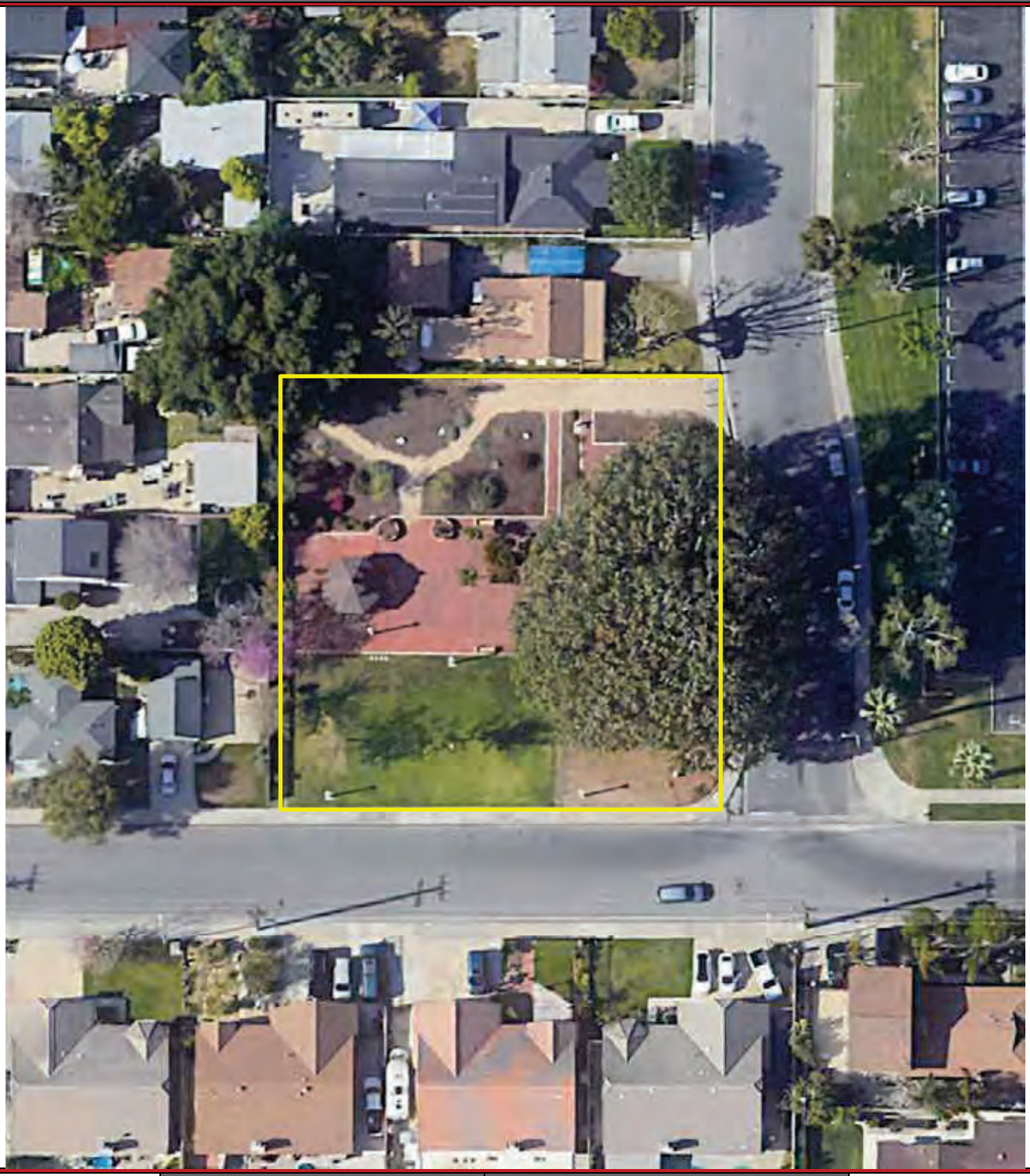
11 - CONCRETE PARK BENCH



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.

Abbreviated Accessibility Checklist

Hospitality

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

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Appendix I:
Energy Conservation Measures Calculations

roperty o ll i hts eser ed

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
all Mounted	0		

Initial Investment			Equipment Rentals	
Material Cost	6 .80		Scissor ift 2 - Interior Spaces	0.00
abor Cost	21.62		Bucket Truck - E terior 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)				

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Appendix J:
Lighting System Schedule



Li htin Schedule - E istin

										Lamp etails				Fi ture etails						E istin Consumption	
Line o	uildin ame	Interior E terior	Floor	Space ype	oom o	dditional rea escription	L	Control Quantit y	E istin Control	echnolo y	Su - echnolo y	Lamp ype	otal Lamps	Fi ture ype	Linear Fluorescent Fi ture Lens	Fi ture Mountin	Fi ture Quantity	Fi ture Count	Fi ture ei ht	nnual ours	E istin nnual k h
1	Big Tree Park	Interior	1	Site			-	0	Photosensor	C L	C L - Screw-in	C L55	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

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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:

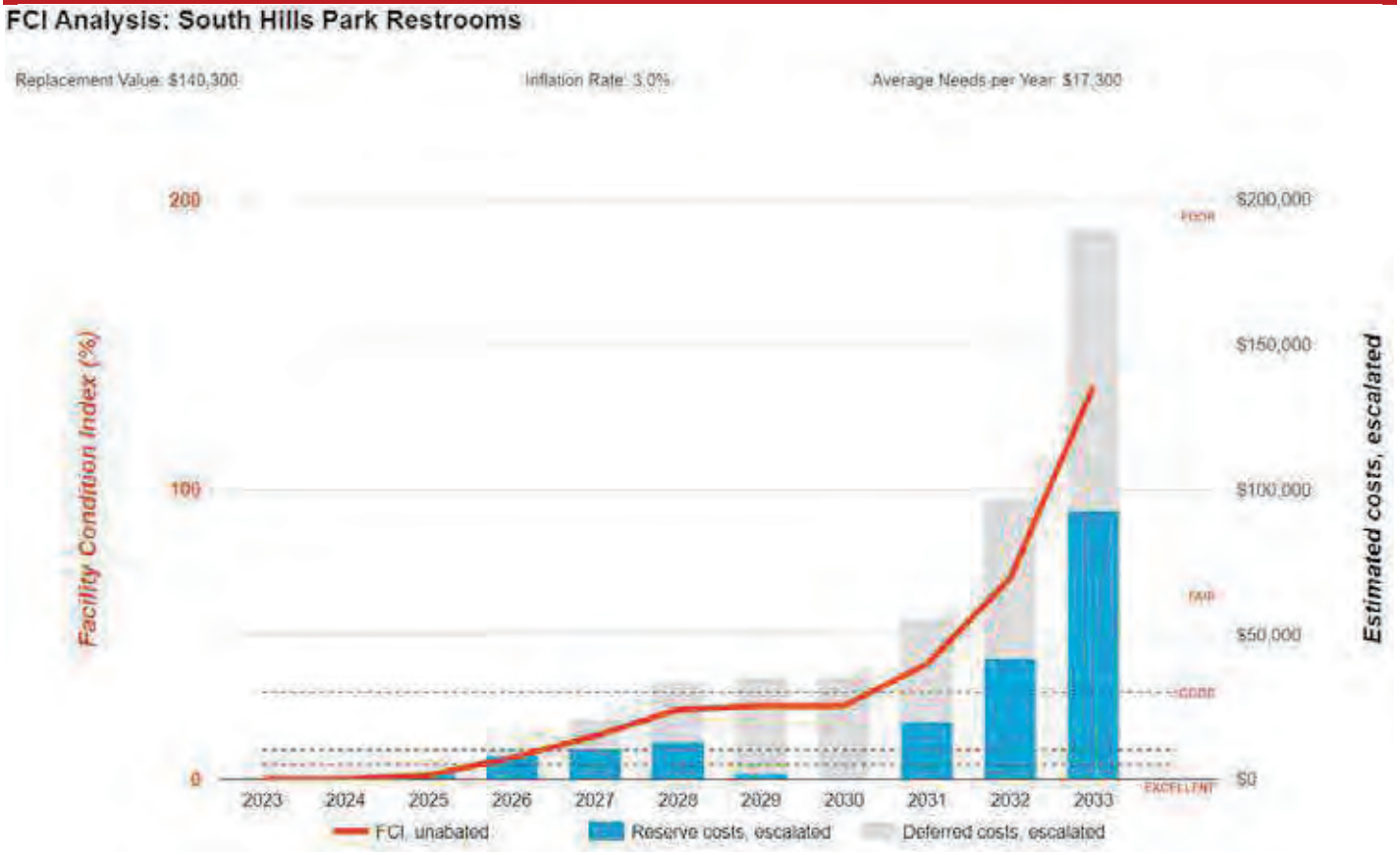
FCI Analysis | South Hills Park Restrooms

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

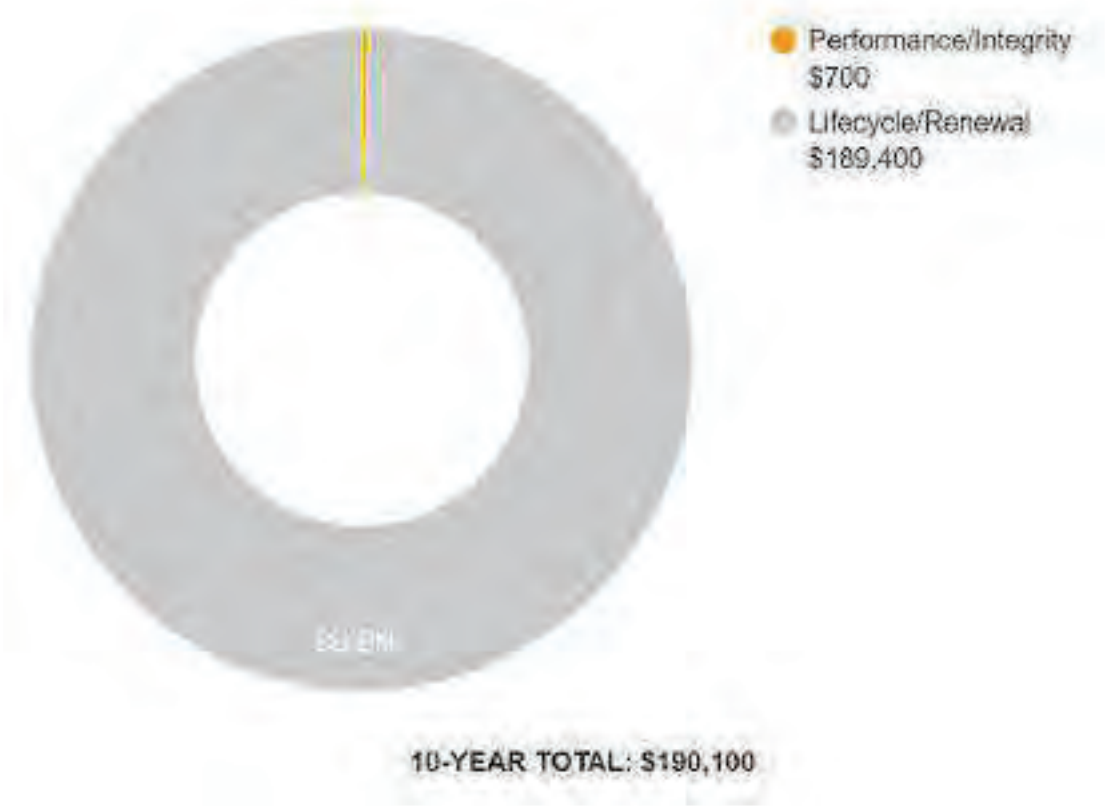
Plan Types

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

System	Description	Condition
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.

Prepared by: Usama Anwar,
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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

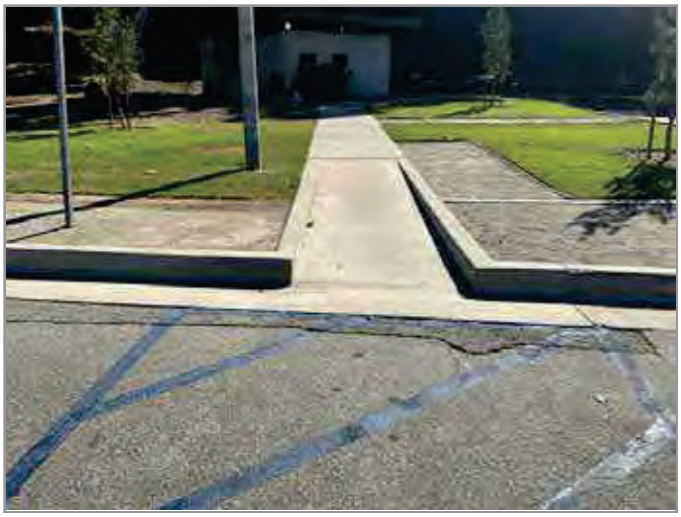


CLOSE-UP OF STALL

	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 ll Rights Reserved

IC	Install Low low au et erators
EAP2-b	Lo ation: Restrooms
Attributes:	Replace 2x 1GPM 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)	7

IT H N TS			B THR M 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	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

T R N R S IN L L TI N			ST S IN L L TI N		
Sele t Type of ater 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	$

ST B N IT N L 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.

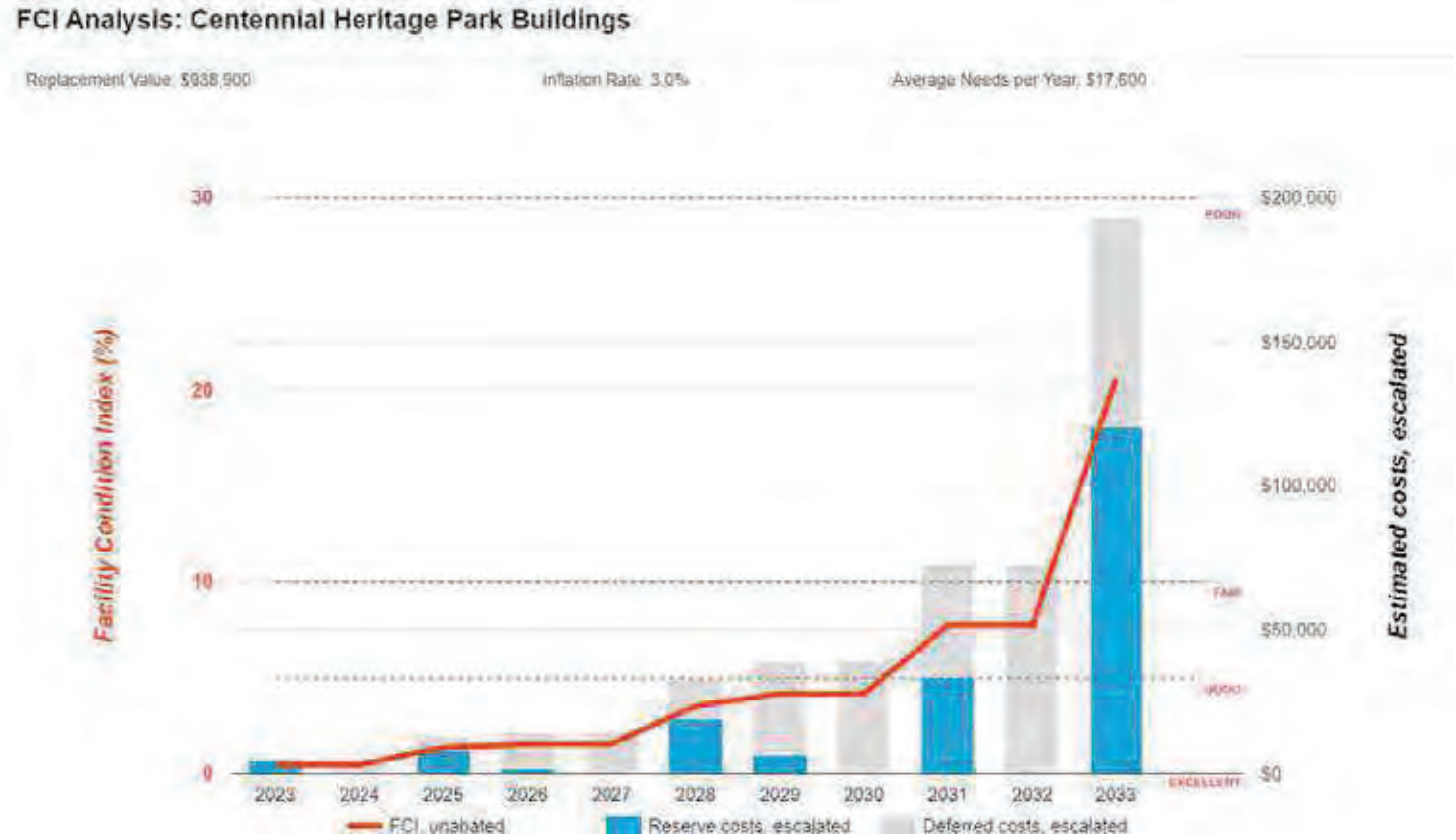
FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable 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
7044653	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	G2060	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
7044650	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**

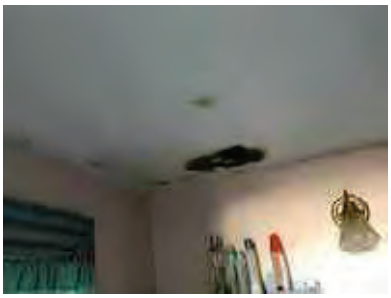
Priority Score: **89.6**

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

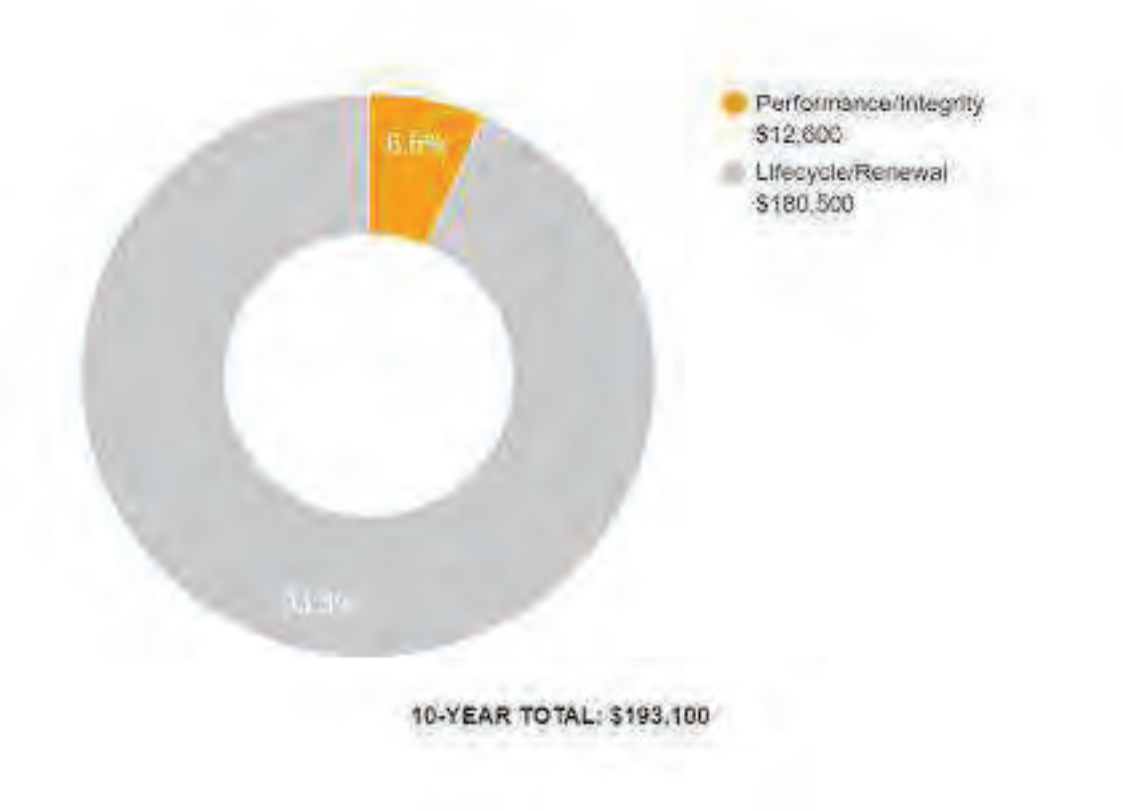
Plan Types

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	

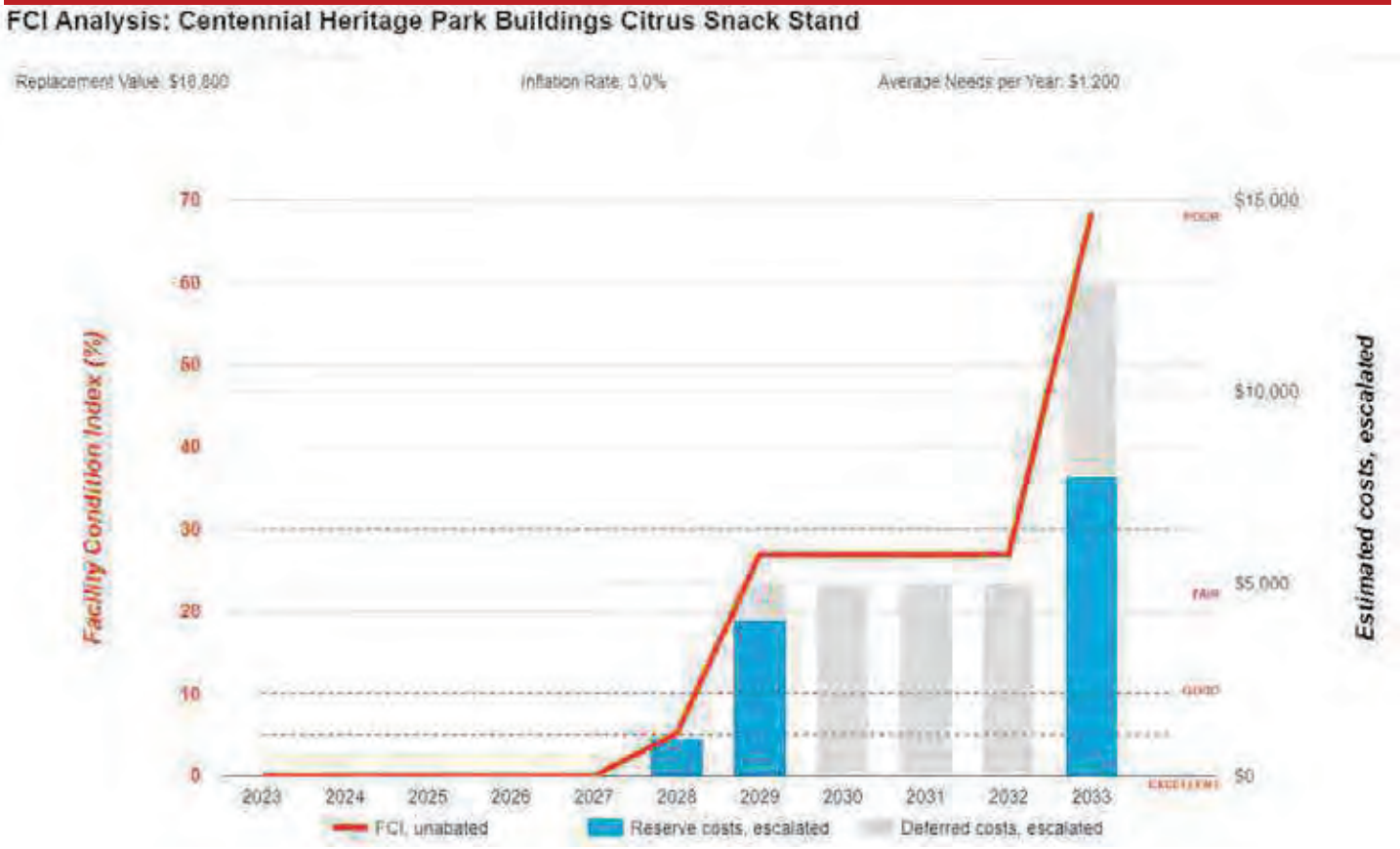
Citrus Snack Stand: Systems Expenditure Forecast

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.

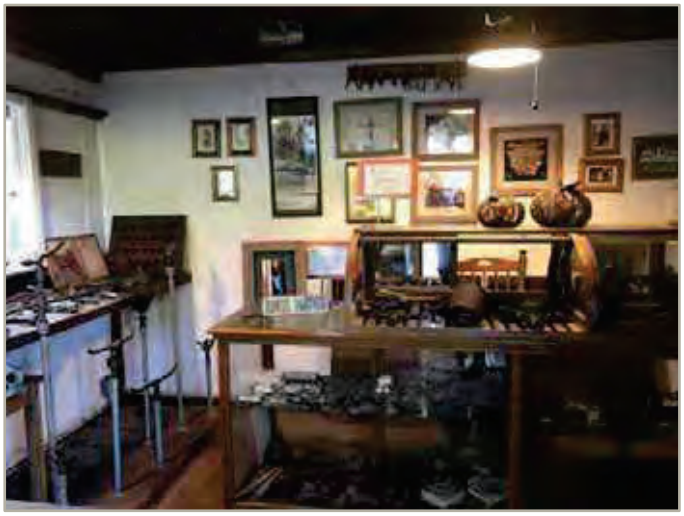
The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

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	

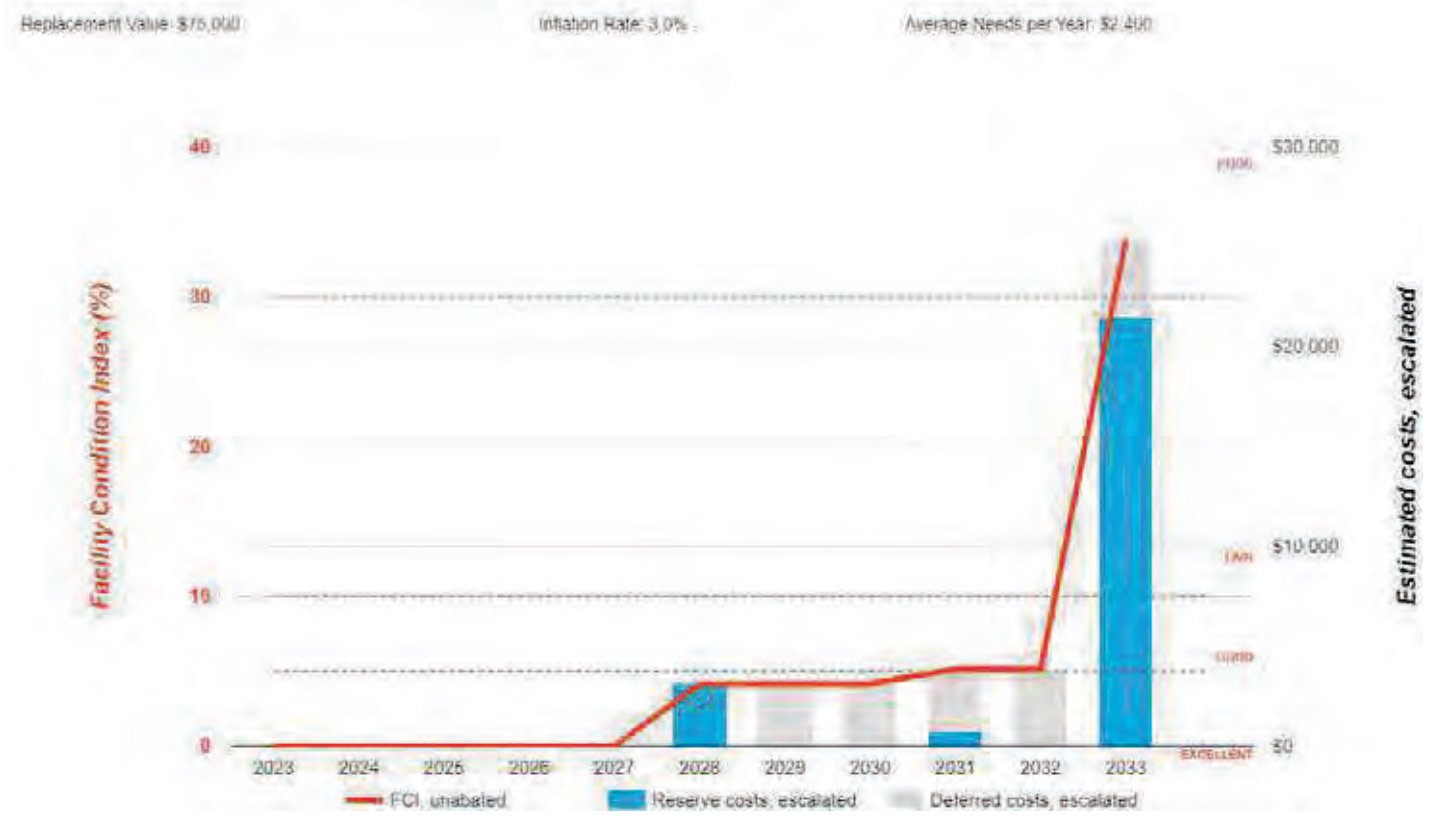
Englehart Shed: Systems Expenditure Forecast

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	-	-	$500	-	$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	

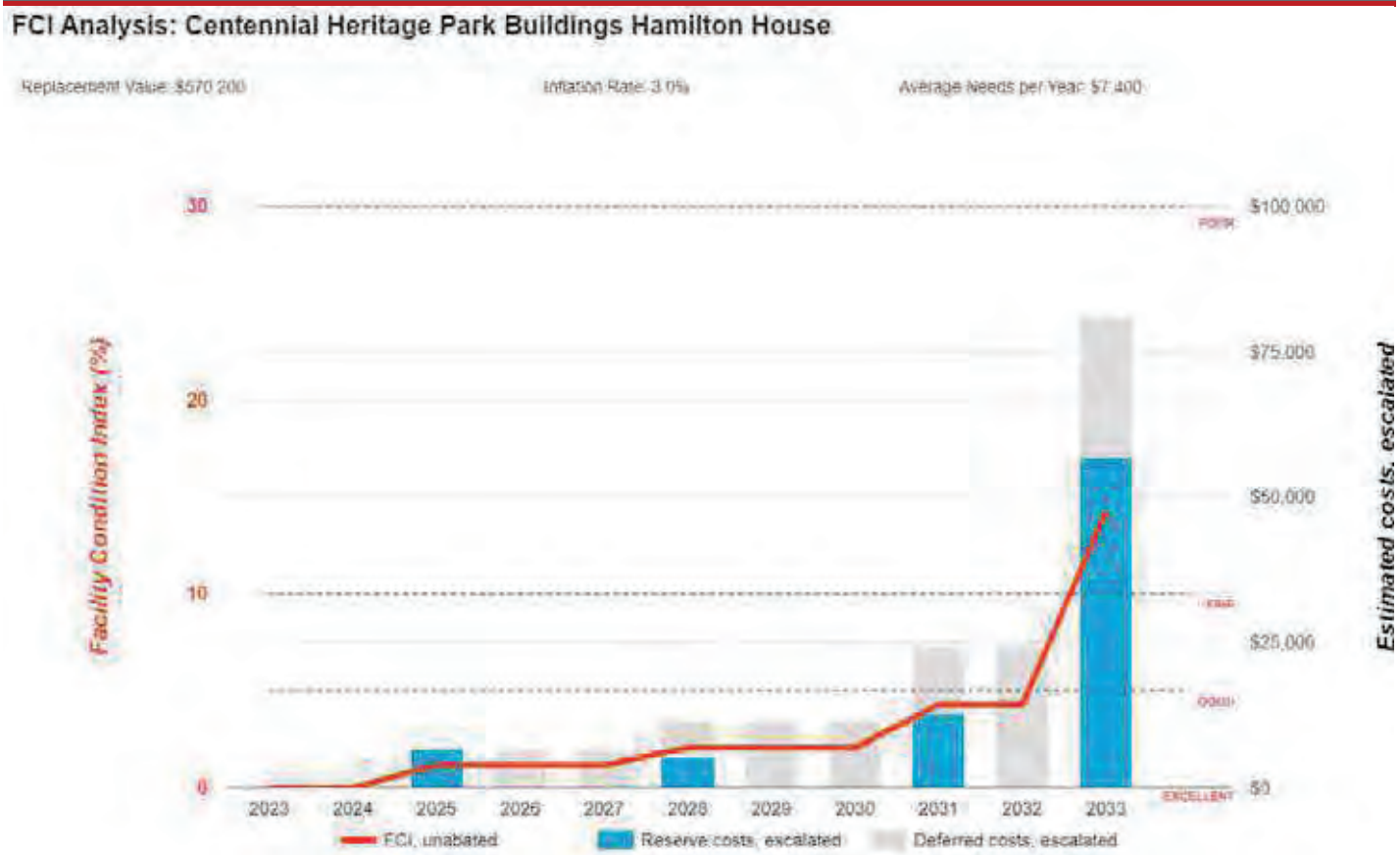
Hamilton House: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	$6,800	-	-	$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.

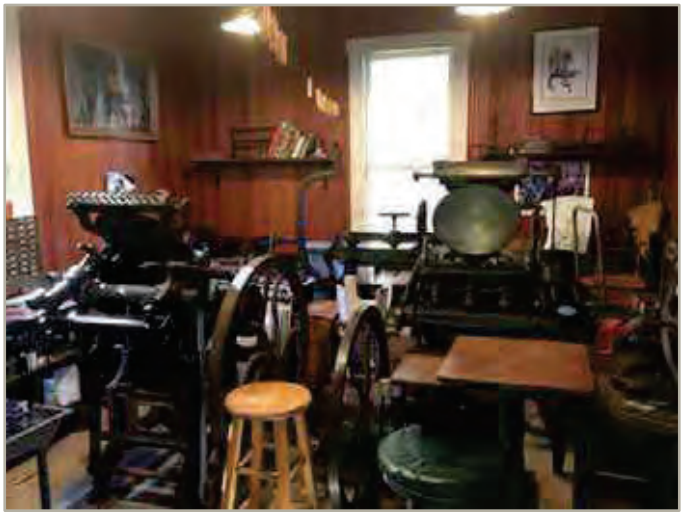
The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



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	-	$27,500	$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	

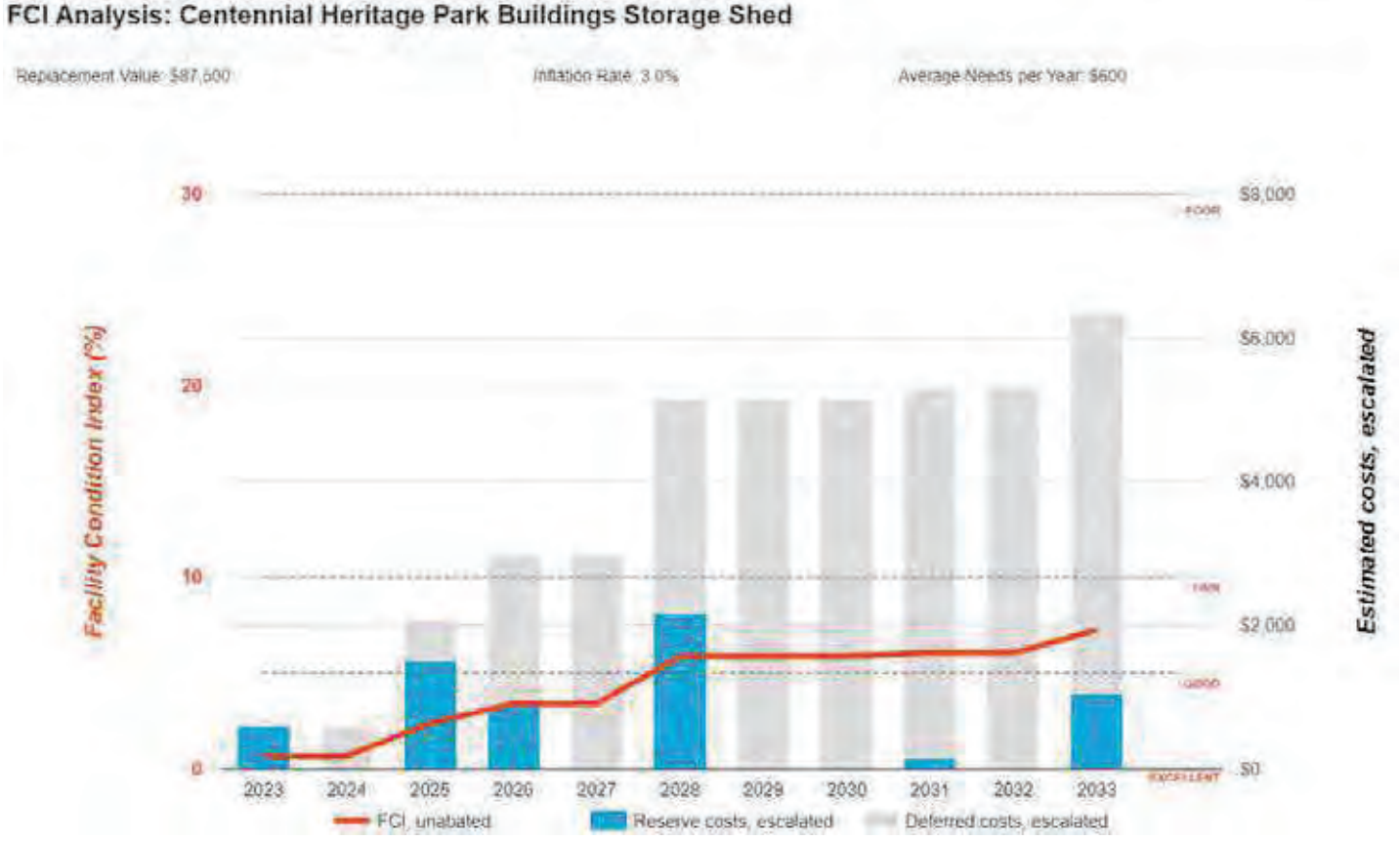
Storage Shed: Systems Expenditure Forecast

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

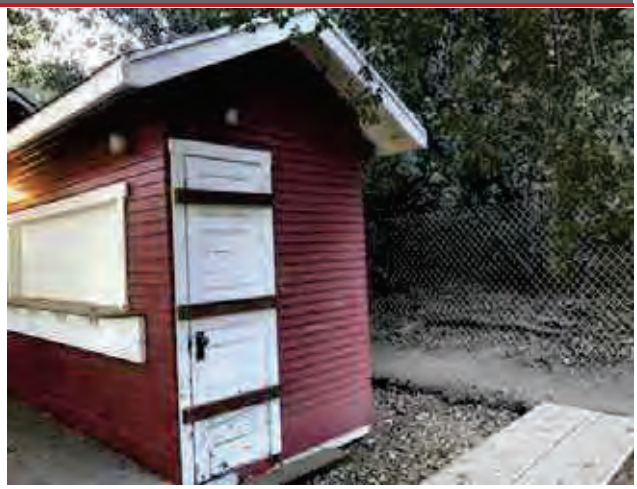
Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List
Appendix H: Energy Conservation Measures Calculations
Appendix 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



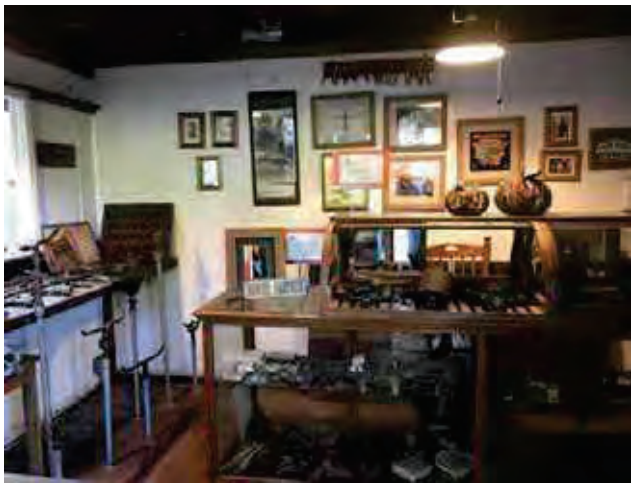
9 - STORAGE BUILDING FRONT ELEVATION



10 - STORAGE BUILDING LEFT ELEVATION

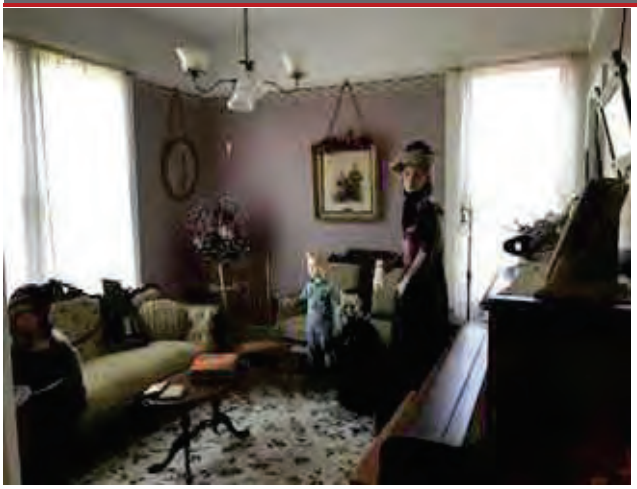


11 - CITRUS SNACK STAND INTERIOR



12 - ENGLEHART SHED INTERIOR AREA

Photographic Overview



13 - HAMILTON HOUSE INTERIOR AREA



14 - HAMILTON HOUSE KITCHEN AREA



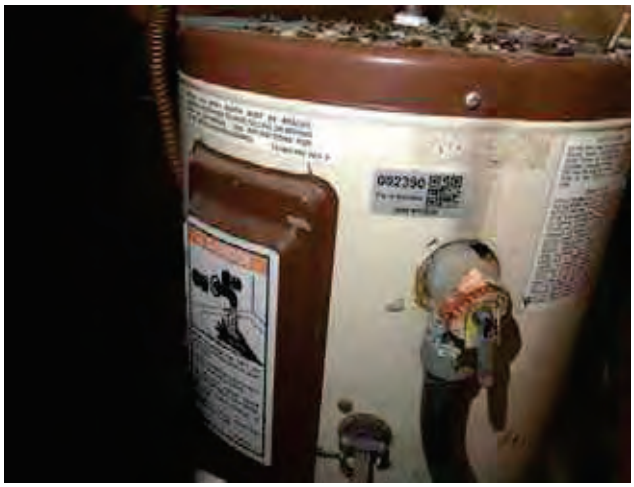
15 - PRINT SHOP INTERIOR AREA



16 - STORAGE BUILDING INTERIOR AREA

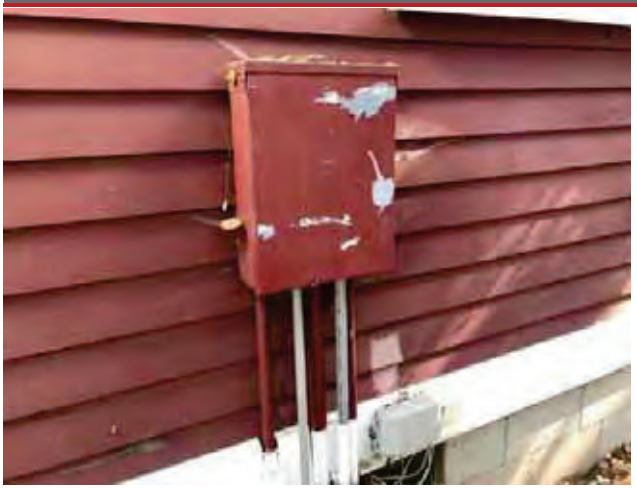


17 - STORAGE BUILDING TYPICAL RESTROOM



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



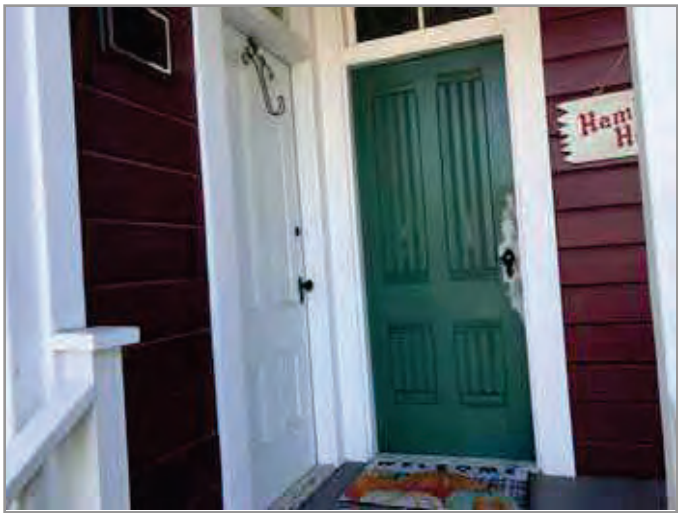
PATH TO CITRUS SNACK STAND

	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



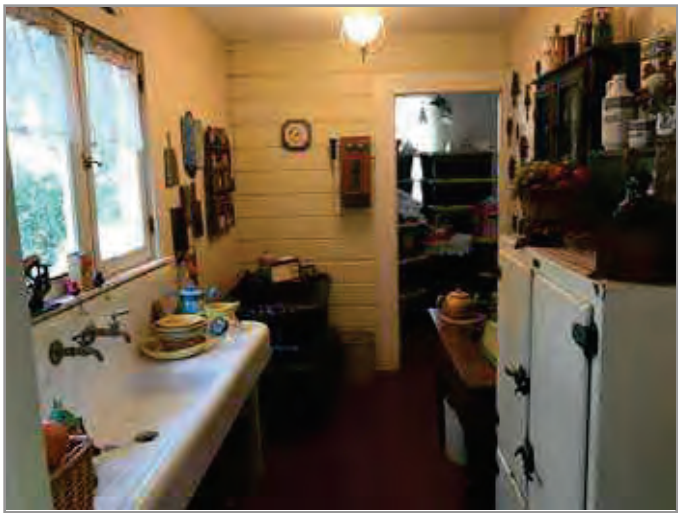
ENGLEHART SHED ENTRANCE

	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



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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
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



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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
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

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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:

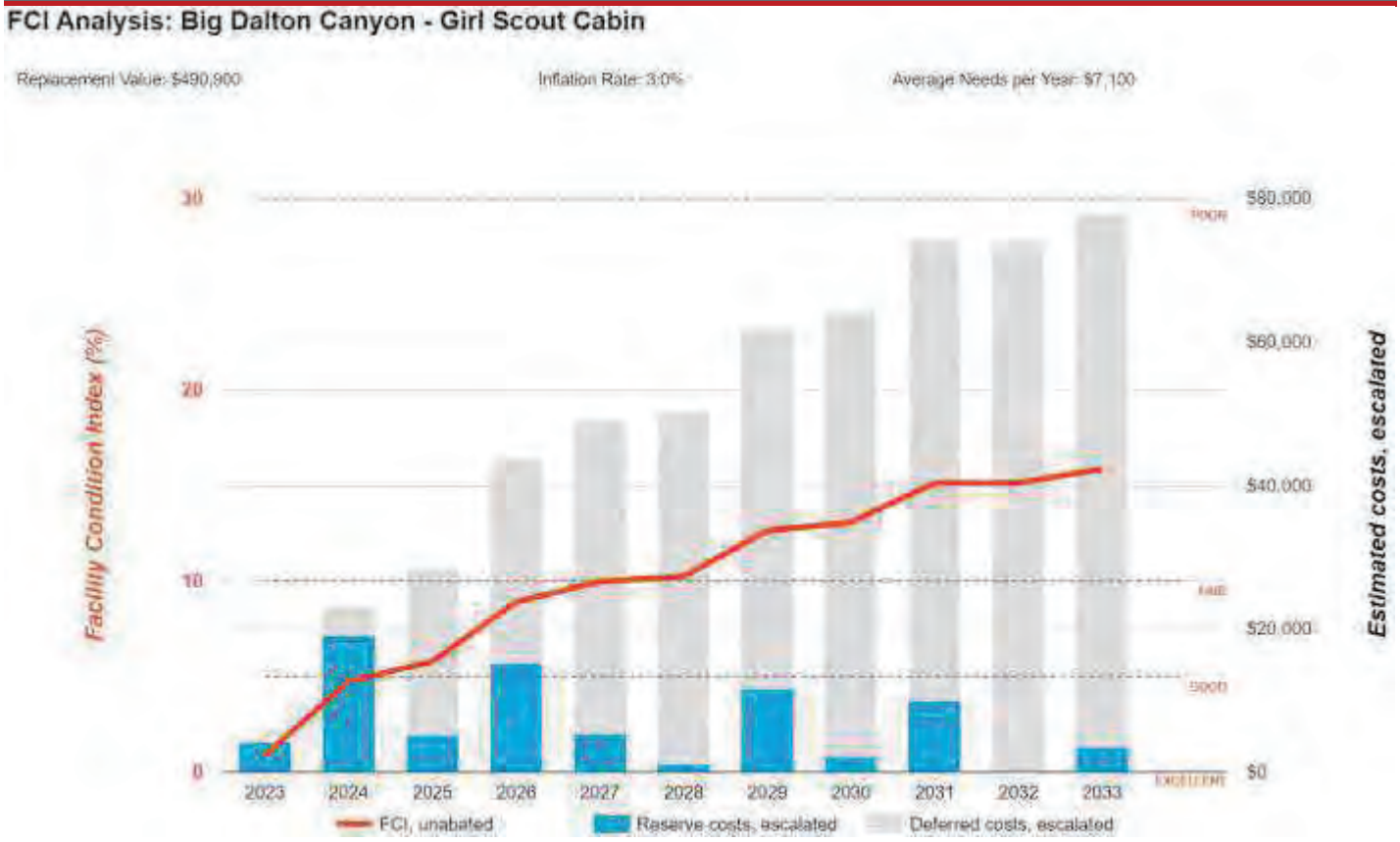
FCI Analysis | Big Dalton Canyon - Girl Scout Cabin(1940)

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
7190599	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**

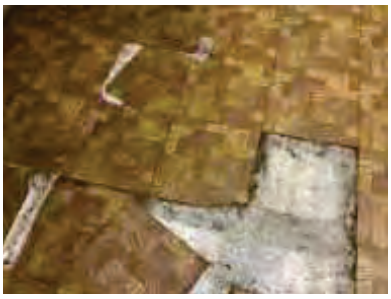
Priority Score: **81.9**

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

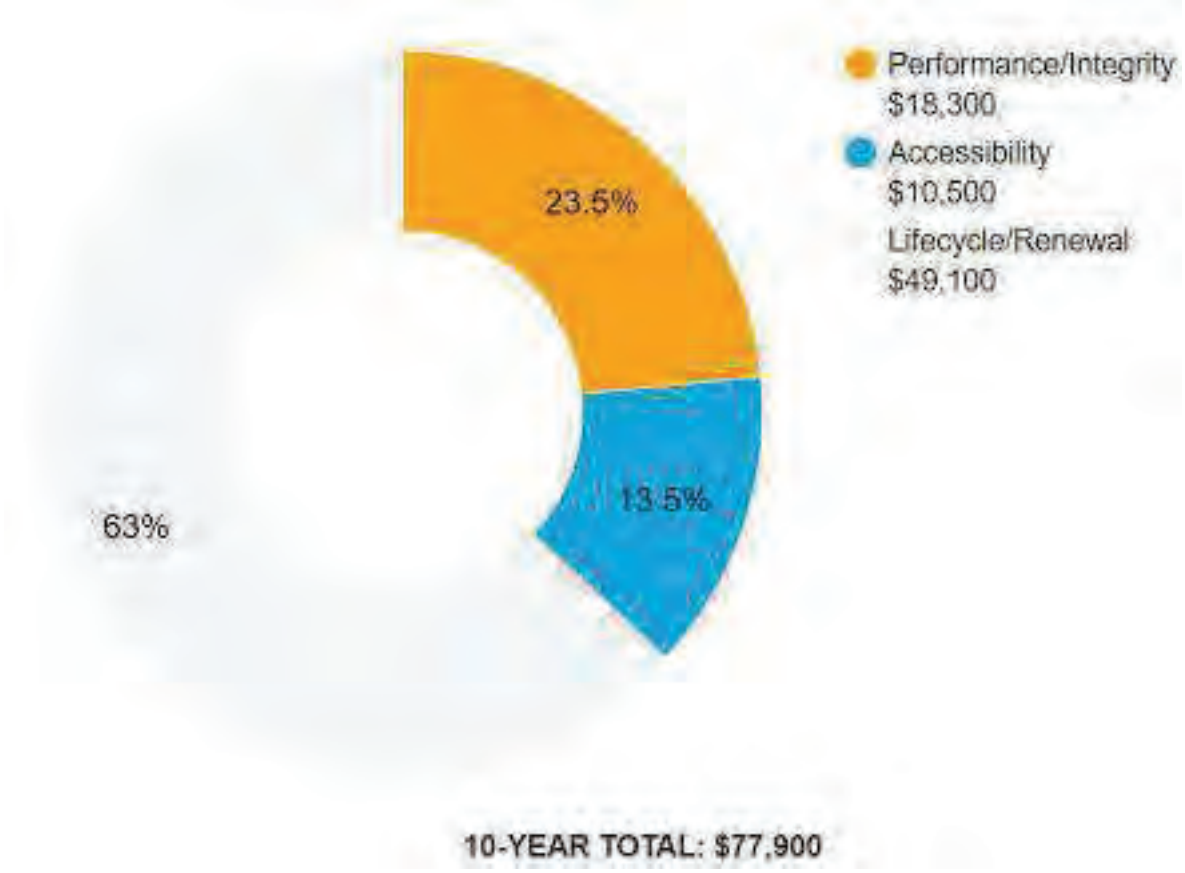
Plan Types

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

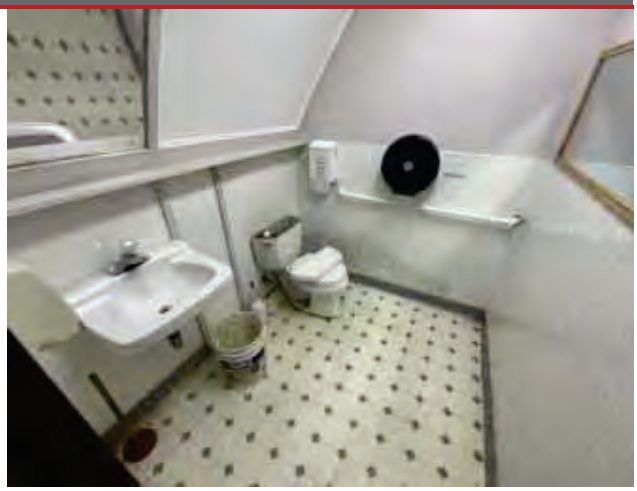


6 - INTERIOR OVERVIEW

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 ?	✕			
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 | 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 ll i hts eser 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
all Mounted			

Initial Investment			Equipment Rentals	
Material Cost	356.00		Scissor ift 2 - Interior Spaces	0.00
abor Cost	389.0		Bucket Truck - E terior 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)				

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Appendix I:
Lighting System Schedule

Li htin Schedule - E istin

										Lamp etails				Fi ture etails						E istin Consumption	
Line o	uildin ame	Interior E terior	Floor	Space ype	oom o	dditional rea escription	L	Control Quantit y	E istin Control	echnolo y	Su - echnolo y	Lamp ype	otal Lamps	Fi ture ype	Linear Fluorescent Fi ture Lens	Fi ture Mountin	Fi ture Quantity	Fi ture Count	Fi ture ei ht	nnual ours	E istin nnual k h
1	Dalton Canyon - Girl Scout C	Interior	1	Kitchen		Kitchen	-	1	Light Switch	Linear luorescent	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 luorescent	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 luorescent	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 luorescent	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:
ureau eritas
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BV CONTACT:
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Progra anager

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BV PROJECT #:

DATE OF REPORT:
ece ber

ON SITE DATE:
No e ber

Bureau Veritas
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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

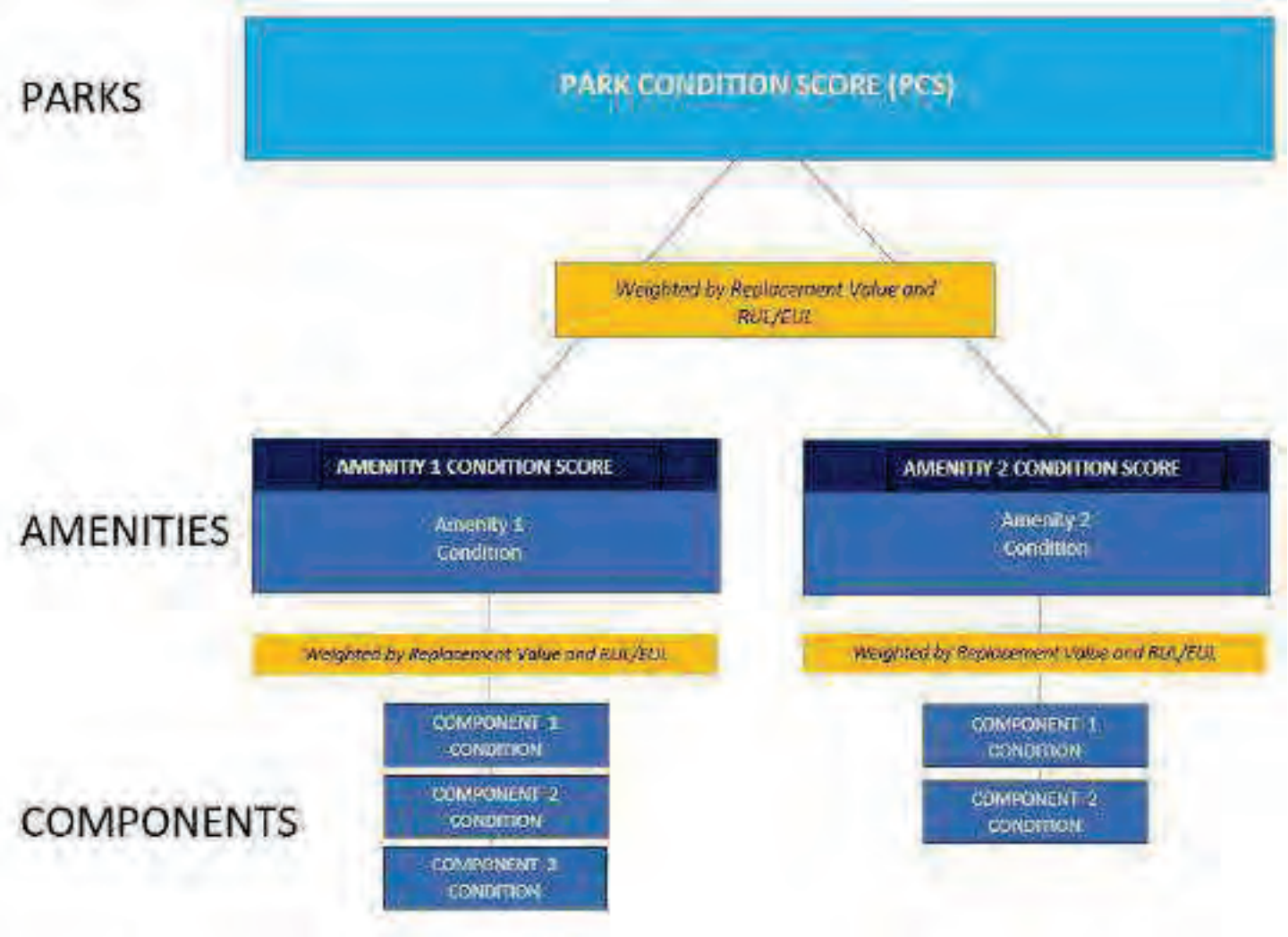
2.1. Prioritization Methodology

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	*Total SF*	*Cost/SF*
$ 198,800	*0*	*$ 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.	

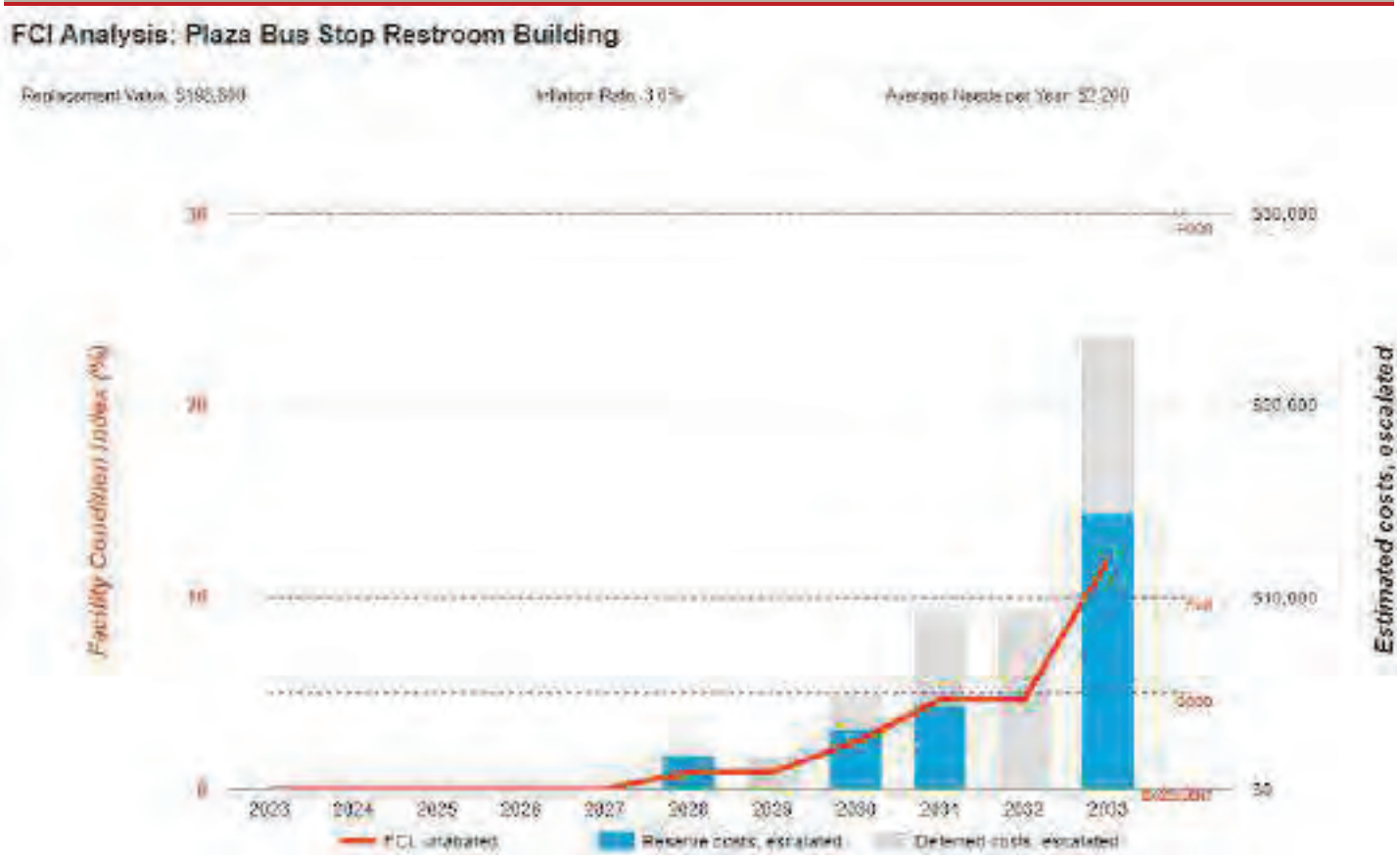
Restroom Building: Systems Expenditure Forecast

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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14. Appendices

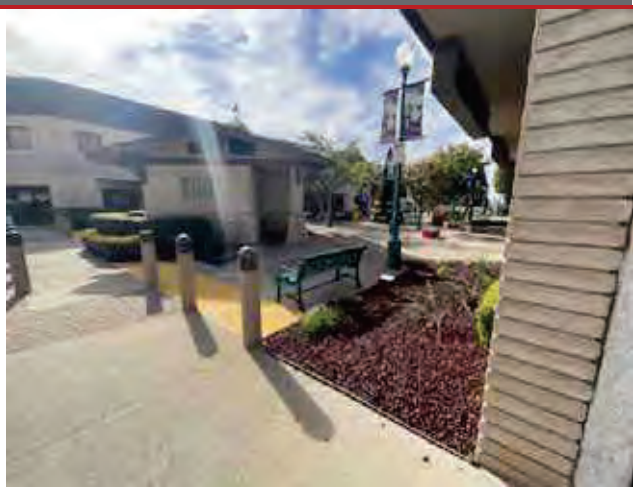
Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves

Appendix A:
Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION

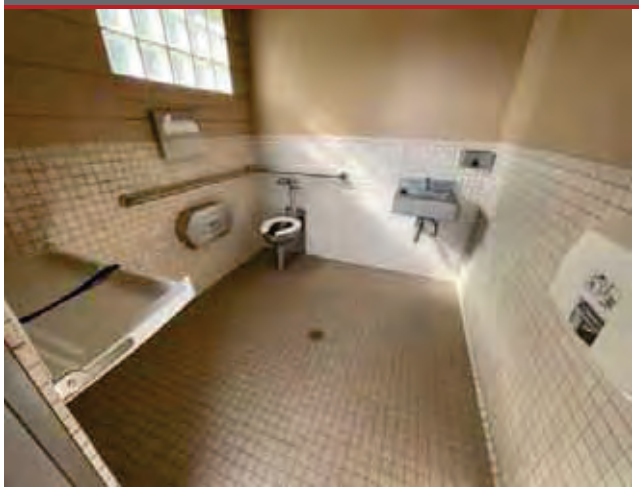


5 - SEATING AREA



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



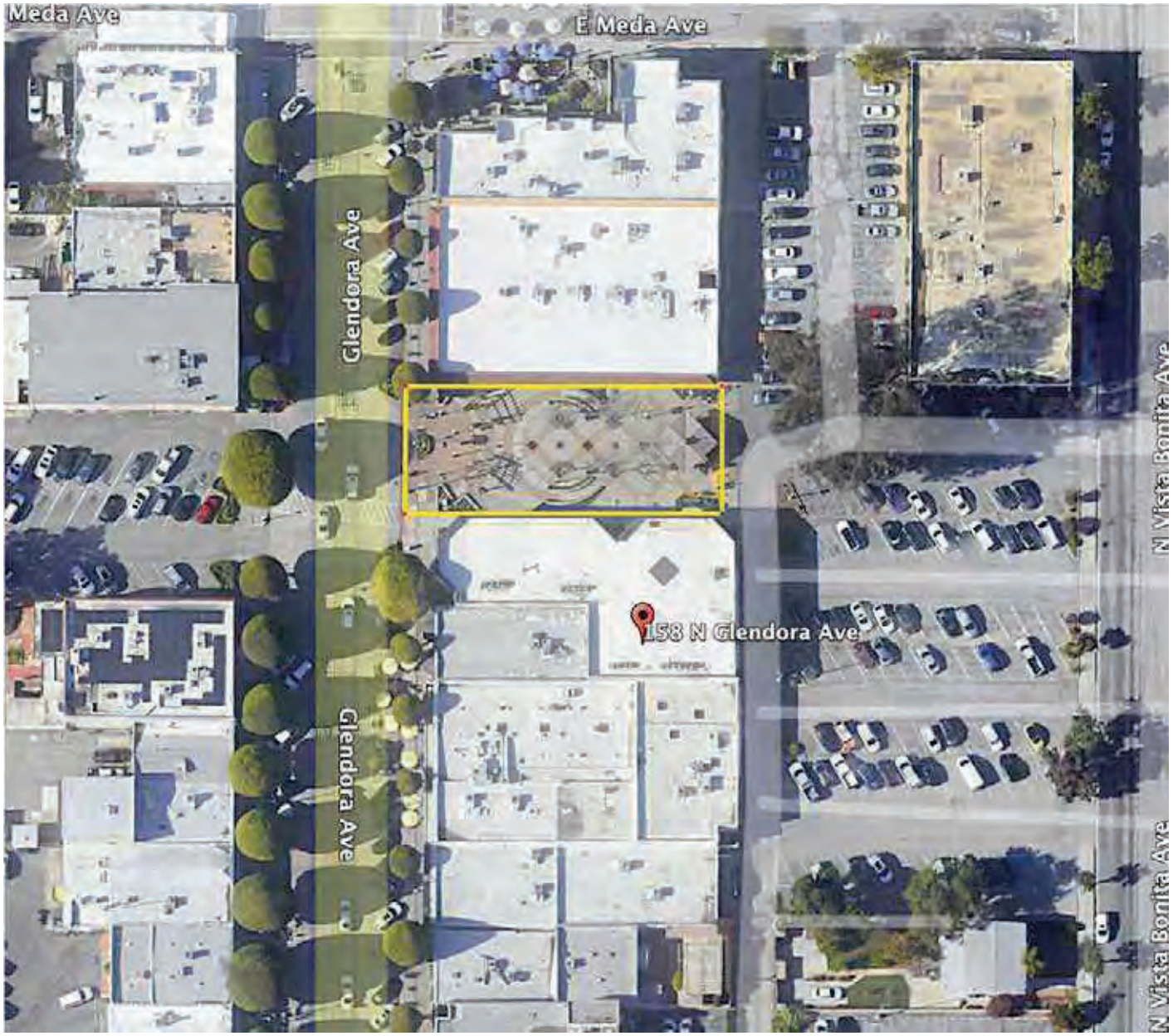
17 - ACCESSIBLE PATH



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

N

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	7049598
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 PROJECT #:

DATE OF REPORT:
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ON SITE DATE:
No e ber

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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

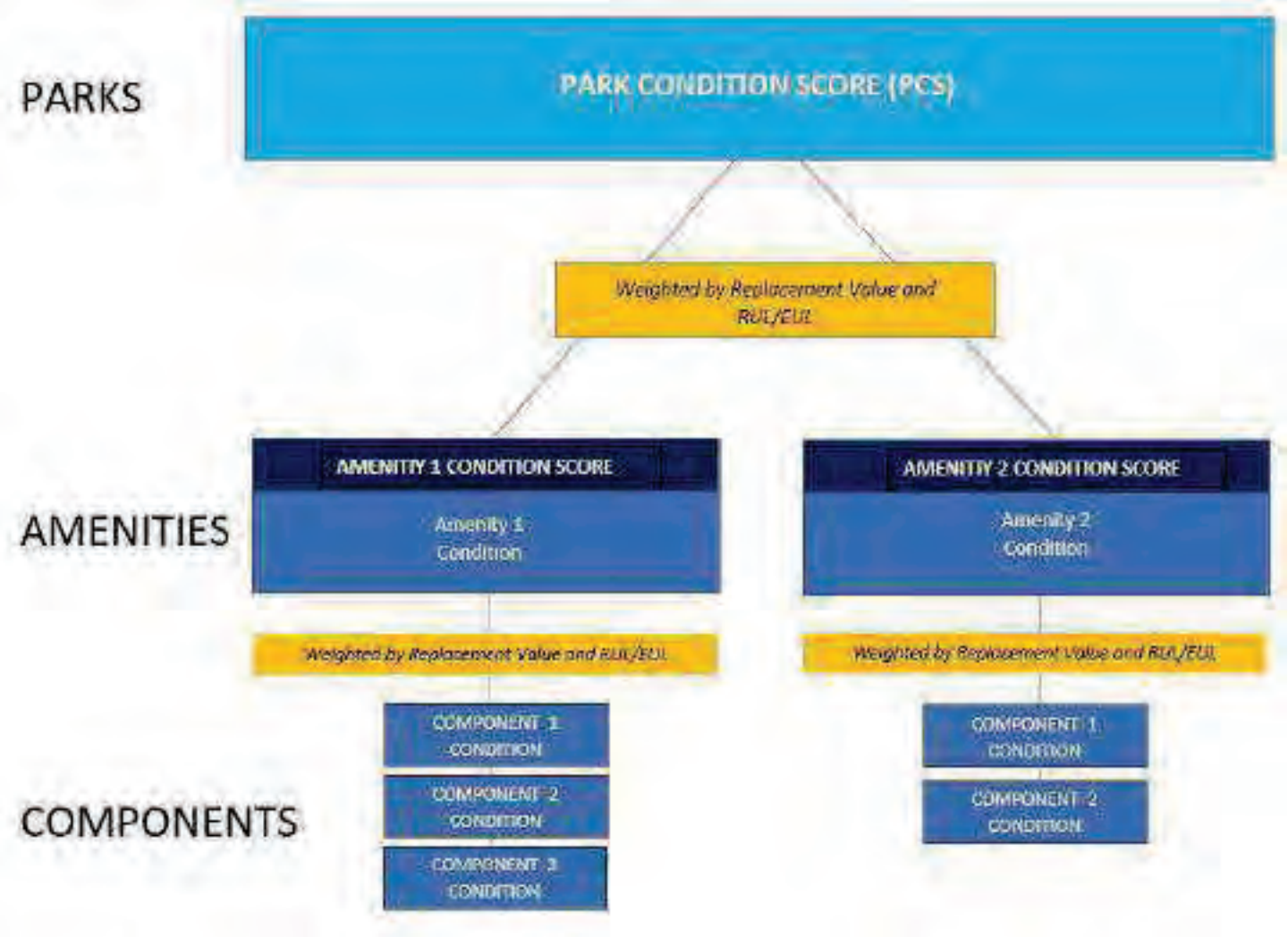
B-1. Prioritization Methodology

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:



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

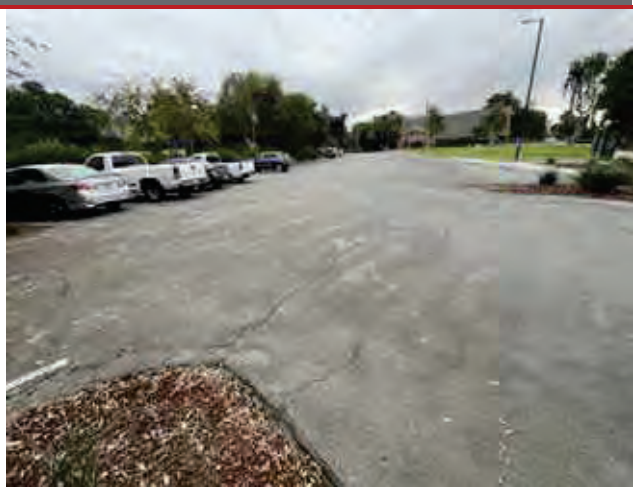
Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Observation GPS Map Links

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



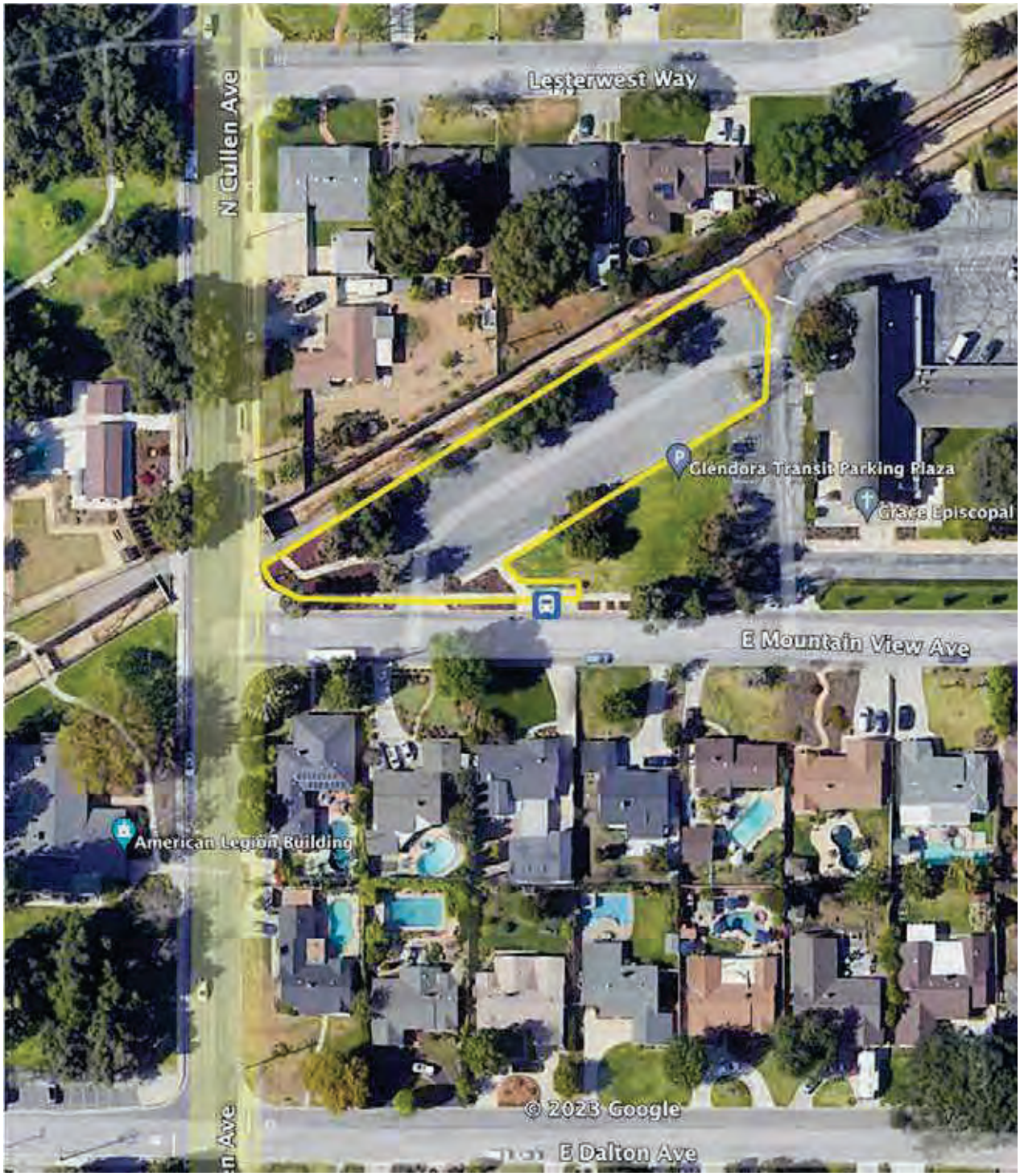
11 - TRASH RECEPTACLE



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	-117.858991	https://www.google.com/maps?q=34.138005,-117.858991	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	5068.44	5068.44.002421			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:
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BV CONTACT:
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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

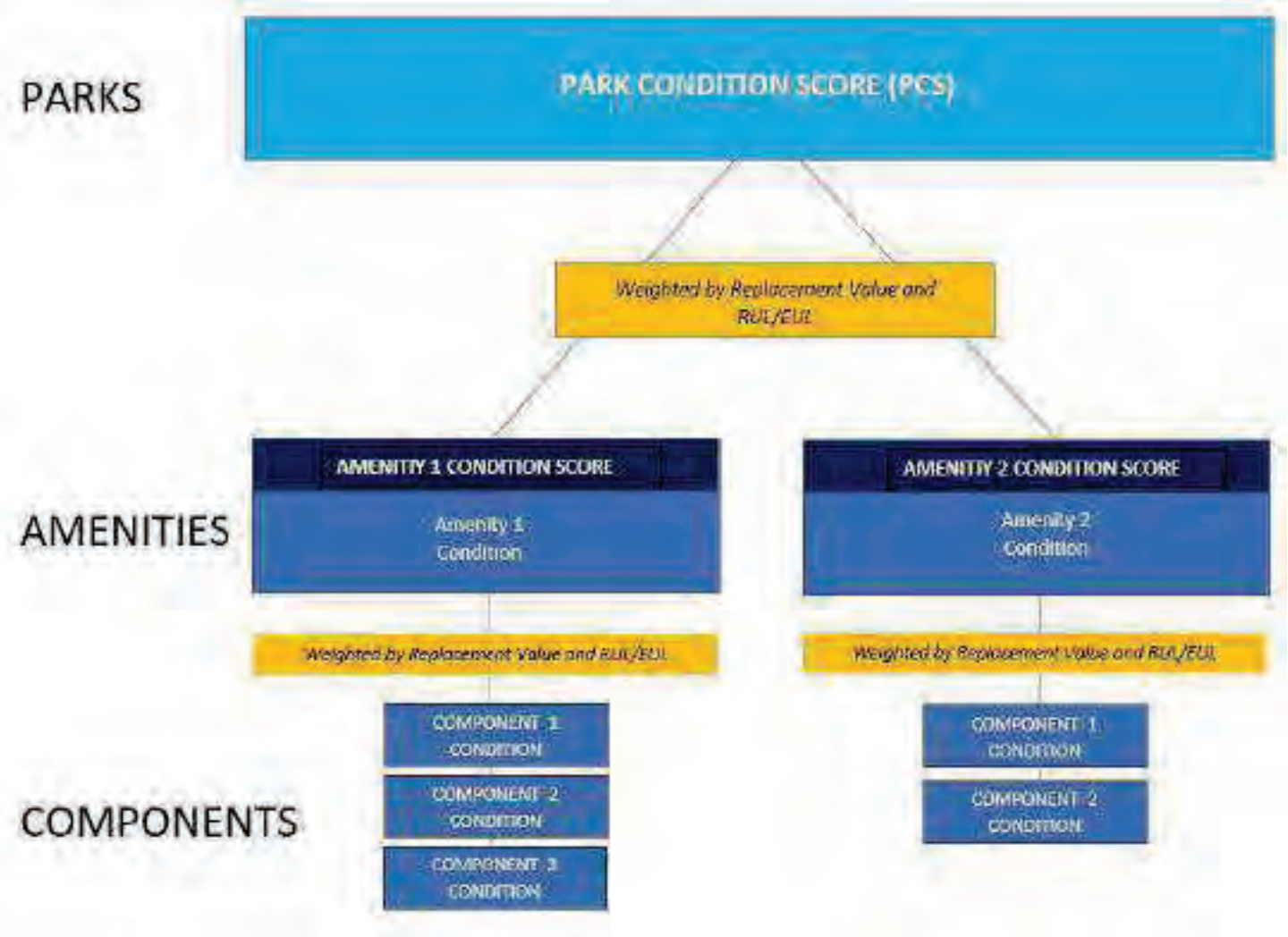
B-1. Prioritization Methodology

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:

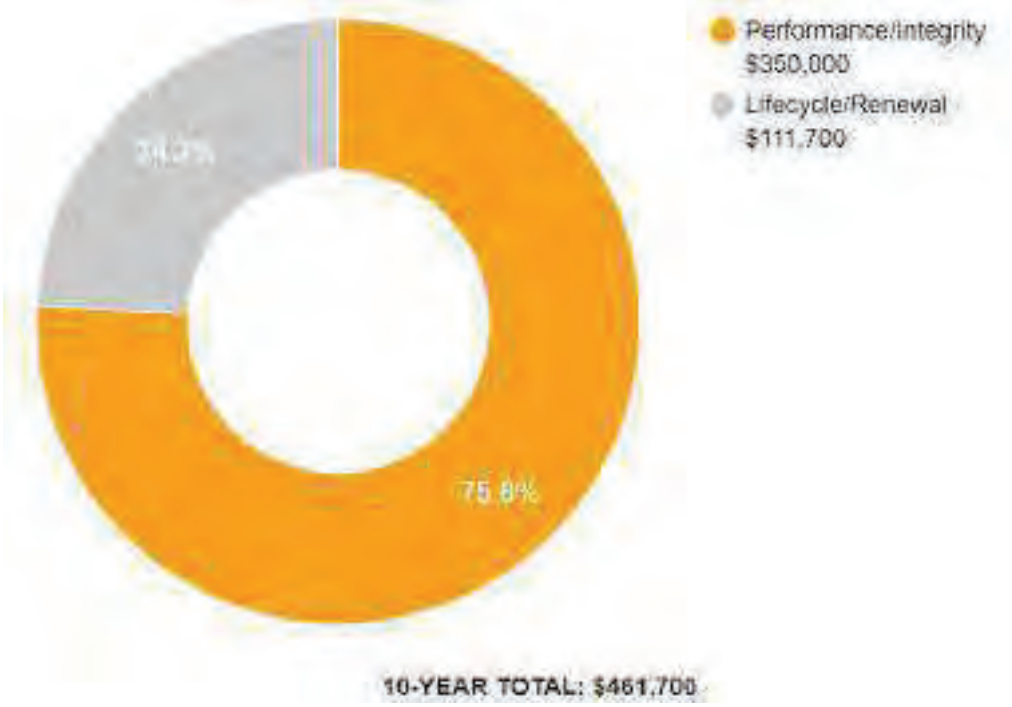
City Baseball Field at Manooshian	OVERALL CONDITION SCORE: 23	TOTAL ACRES: REPLACEMENT VALUE: $ 386,790 REMAINING VALUE: $ 89,231 SAFETY ISSUES: 0 FAILED COMPONENTS: 0
Baseball diamonds	COND. SCORE: 39	REPLACEMENT VALUE: $ 193,240 REMAINING VALUE: $ 75,511
General Site	COND. SCORE: 7	REPLACEMENT VALUE: $ 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

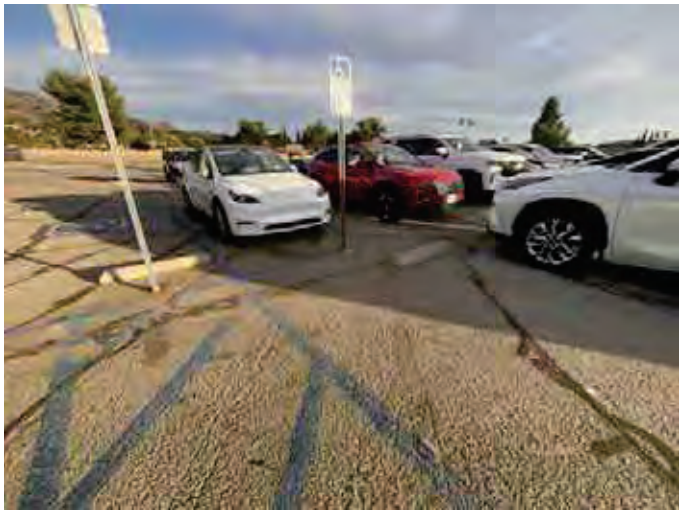
General Information

– **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,
Project Manager

Reviewed by:



Mary Venable,
Program Manager
Mary.venable@bureauveritas.com
800.733.0660 x7292719

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

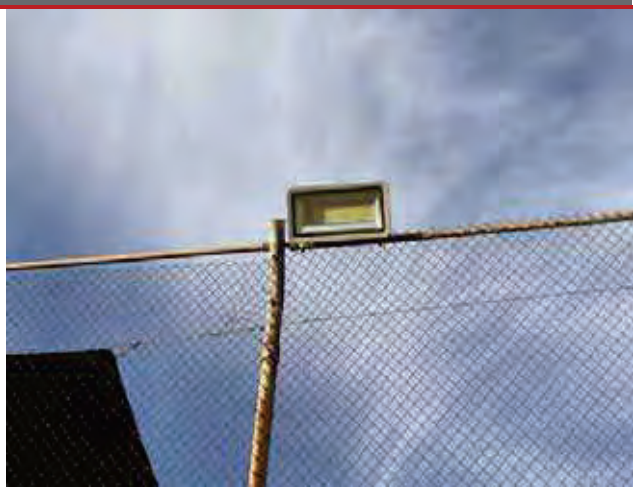


6 - BACKSTOP CHAIN-LINK FENCE

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

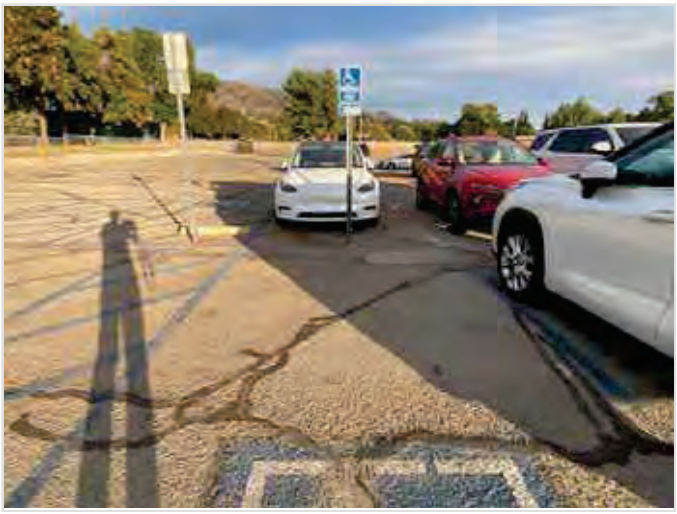
	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	
2	Have any ADA improvements been made to the property since original construction? Describe.			X	
3	Has building management reported any accessibility-based complaints or litigation?			X	

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	Asset CALC ID
Bleachers	Fixed Steel Frame, Aluminum Benches (per Seat)	Replace	Site	Fair	34.148844	-117.84385 18	https://www.google.com/maps?q=+34.148844,-117.8438518	Lifecycle/Renewal	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	14	25	11		300	129.96	38988.0	024 24		City Baseball Field at Manoa shian	7049642
Fences & Gates	Fence, Chain Link 4'	Replace	Site	Fair	34.148273	-117.8483 31	https://www.google.com/maps?q=+34.148273,-117.848331	Lifecycle/Renewal	Fences & Gates, Fence, Chain Link 4', Replace	30	40	10		360	19.494	7017.84			City Baseball Field at Manoa shian	7049641
Sports Apparatus	Baseball, Foul Pole	Replace	Site	Fair	34.148309	-117.8483 51	https://www.google.com/maps?q=+34.148309,-117.848351	Lifecycle/Renewal	Sports Apparatus, Baseball, Foul Pole, Replace	15	25	10		2	1624.5	3249			City Baseball Field at Manoa shian	7049634
Parking Lots	Pavement, Asphalt	Mill & Overlay	Site	Poor	34.148469	-117.84763 8	https://www.google.com/maps?q=+34.148469,-117.847638	Performance/Integrity	Parking lots, Pavement, Asphalt, Mill & Overlay	23	25	2		49000	3.7935	185734.5			City Baseball Field at Manoa shian	7049626
Backflow Preventer	Domestic Water	Replace	Site	Fair	34.148877	-117.84791 4	https://www.google.com/maps?q=+34.148877,-117.847914	Lifecycle/Renewal	Backflow Preventer, Domestic Water, 2 IN, Replace	24	30	6		1	3465.6	3465.6	024 23		City Baseball Field at Manoa shian	7049629
Site Light Pole	20' Height, w/o Base or Fixtures	Replace/Install	Site	Fair	34.148908	-117.84818 5	https://www.google.com/maps?q=+34.148908,-117.848185	Lifecycle/Renewal	Site Light Pole, 20' Height, w/o Base or Fixtures, Replace/Install	25	40	15		6	2490.9	14945.4			City Baseball Field at Manoa shian	7049631
Ancillary Building	CMU, Basic/Minimal	Replace	Building Exterior	Fair	34.148874	-117.8484 81	https://www.google.com/maps?q=+34.148874,-117.848481	Lifecycle/Renewal	Ancillary Building, CMU, Basic/Minimal, Replace	18	35	17		500	64.98	3249.0			City Baseball Field at Manoa shian	7049635
Fences & Gates	Fence, Chain Link 6'	Replace	Site	Fair	34.148446	-117.8484 14	https://www.google.com/maps?q=+34.148446,-117.848414	Lifecycle/Renewal	Fences & Gates, Fence, Chain Link 6', Replace	25	40	15		260	22.743	5911.18			City Baseball Field at Manoa shian	7049625
Sports Apparatus	Player/Dugout Benches, 12' Length	Replace	Site	Fair	34.148585	-117.8483 95	https://www.google.com/maps?q=+34.148585,-117.848395	Lifecycle/Renewal	Sports Apparatus, Player/Dugout Benches, 12' Length, Replace	9	15	6		2	974.7	1949.4			City Baseball Field at Manoa shian	7049638
Bleachers	Fixed Steel Frame, Aluminum Benches (per Seat)	Replace	Site	Fair	34.148939	-117.8482 11	https://www.google.com/maps?q=+34.148939,-117.848211	Lifecycle/Renewal	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	14	25	11		250	129.96	32490.0	24 25		City Baseball Field at Manoa shian	7049632
Exterior Fixture w/ Lamp	any type, w/ LED Replacement	Replace	Building Exterior	Fair	34.148973	-117.8484 14	https://www.google.com/maps?q=+34.148973,-117.848414	Lifecycle/Renewal	Light Fixture - Exterior Building	12	20	8		3	649.8	1949.4			City Baseball Field at Manoa shian	7049628
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Site	Fair	34.148504	-117.8479 78	https://www.google.com/maps?q=+34.148504,-117.847978	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 400 W, Replace/Install	12	20	8		1	7164.4	7164.4			City Baseball Field at Manoa shian	7049637
Sports Apparatus	Baseball, Backstop Chain Link	Replace	Site	Fair	34.148301,033090116	-117.8483 4875743675	https://www.google.com/maps?q=+34.148301,033090116,-117.8483 4875743675	Lifecycle/Renewal	Sports Apparatus, Baseball, Backstop Chain Link, Replace	12	20	8		1	541.5	541.5			City Baseball Field at Manoa shian	7140384
Sports Apparatus	Baseball/Football, Protective Netting	Replace	Site	Fair	34.148625	-117.8483 40	https://www.google.com/maps?q=+34.148625,-117.848340	Lifecycle/Renewal	Sports Apparatus, Baseball/Football, Protective Netting, Replace	9	15	6		2400	4.332	10396.8			City Baseball Field at Manoa shian	7049631
Outdoor Spectator Seating	Bleachers, Aluminum Benches (per Seat)	Replace	Site	Fair	34.148752	-117.84774 4	https://www.google.com/maps?q=+34.148752,-117.847744	Lifecycle/Renewal	Bleachers, Aluminum Benches (per Seat), Replace	21	25	4		180	129.96	23392.8			City Baseball Field at Manoa shian	7049627
Bike Rack	Portable 6-10 Bikes	Replace	Site	Fair	34.148771	-117.84765 8	https://www.google.com/maps?q=+34.148771,-117.847658	Lifecycle/Renewal	Bike Rack, Portable 6-10 Bikes, Replace	12	15	3		1	541.5	541.5			City Baseball Field at Manoa shian	7049636
Parking Lots	Pavement, Asphalt	Seal & Stripe	Site	Poor	34.148469	-117.84763 8	https://www.google.com/maps?q=+34.148469,-117.847638	Performance/Integrity	Parking lots, Pavement, Asphalt, Mill & Overlay	5	5	0		49000	0.4873 5	23880.15			City Baseball Field at Manoa shian	7189804
Flagpole	Metal	Replace	Site	Fair	34.148482	-117.84792 7	https://www.google.com/maps?q=+34.148482,-117.847927	Lifecycle/Renewal	Flagpole, Metal, Replace	19	30	11		1	2707.5	2707.5			City Baseball Field at Manoa shian	7049633
Roofing	Metal	Replace	Roof	Fair	34.148780	-117.8487 19	https://www.google.com/maps?q=+34.148780,-117.848719	Lifecycle/Renewal	Metal Roof	23	40	17		500	140.79	70395			City Baseball Field at Manoa shian	7049640
Exterior Door	Steel, Standard	Replace	Building Exterior	Fair	34.148917	-117.84843 0	https://www.google.com/maps?q=+34.148917,-117.848430	Lifecycle/Renewal	Exterior Door Steel	23	40	17		2	649.8	1299.6			City Baseball Field at Manoa shian	7049643
Sports Apparatus	Scoreboard, Electronic Standard	Replace	Site	Fair	34.148373	-117.8480 61	https://www.google.com/maps?q=+34.148373,-117.848061	Lifecycle/Renewal	Sports Apparatus, Scoreboard, Electronic Standard, Replace	15	25	10		1	866 4	866 4			City Baseball Field at Manoa shian	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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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

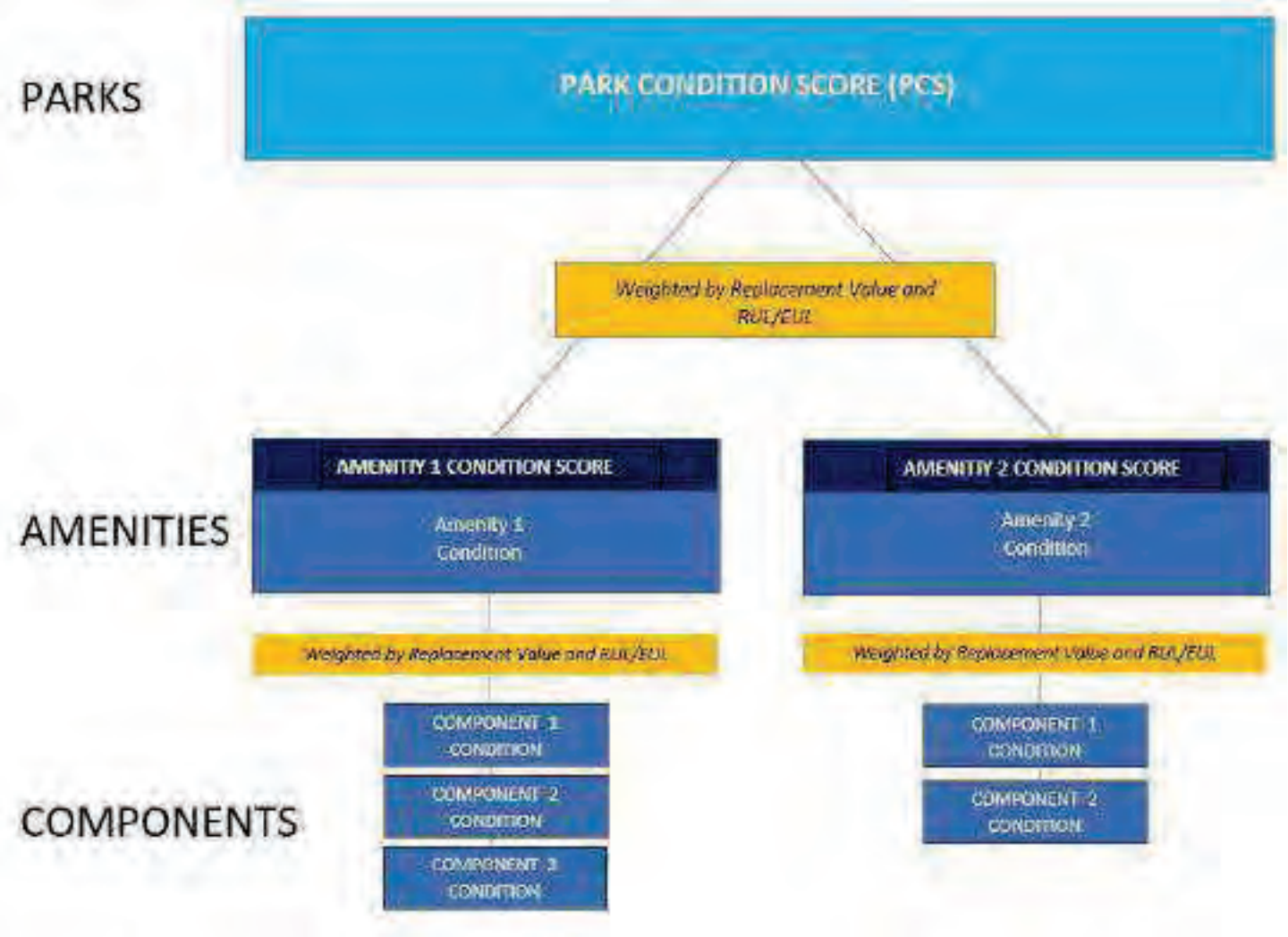
B-1. Prioritization Methodology

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)

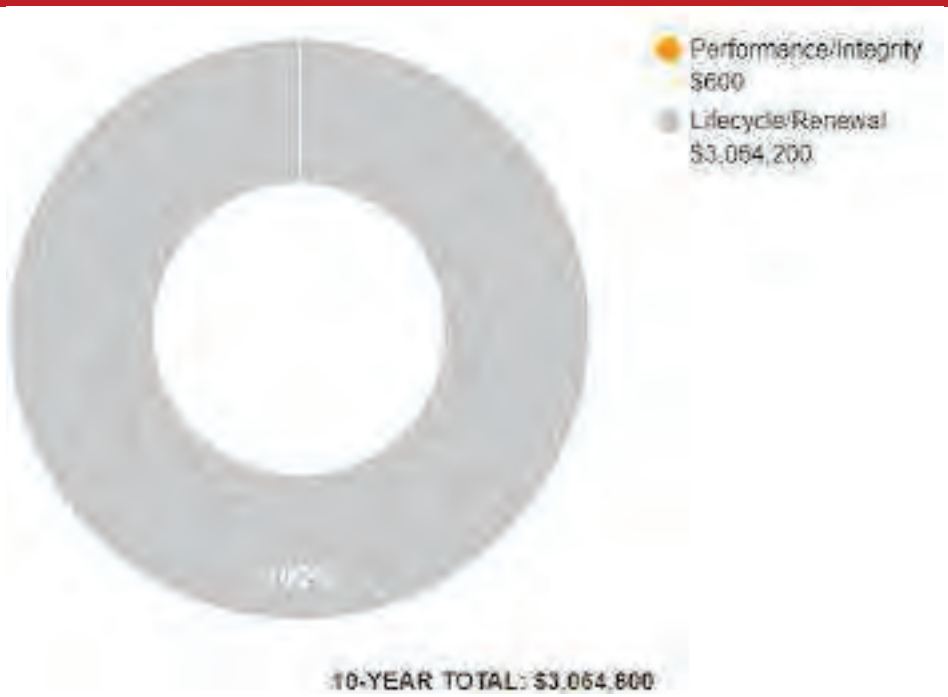
Each line item in the cost database is assigned a Plan Type, which is the primary reason for the recommended replacement, repair, or other corrective action. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the best fit, typically 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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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 H: Equipment Inventory

Appendix A:
Photographic Record

Photographic Overview





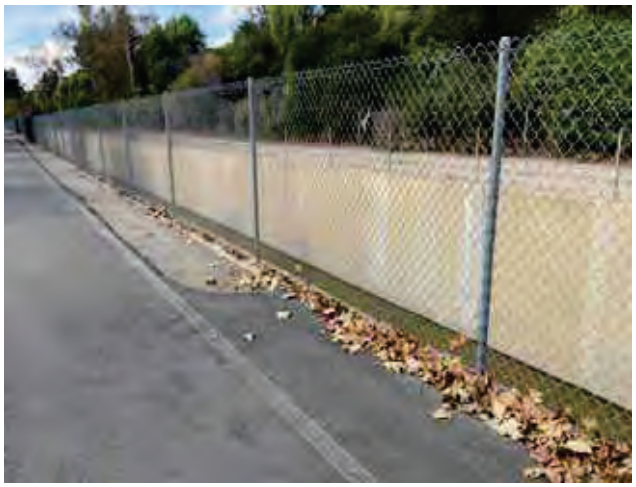
2 - SIGNAGE



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

BUREAU VERITAS

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

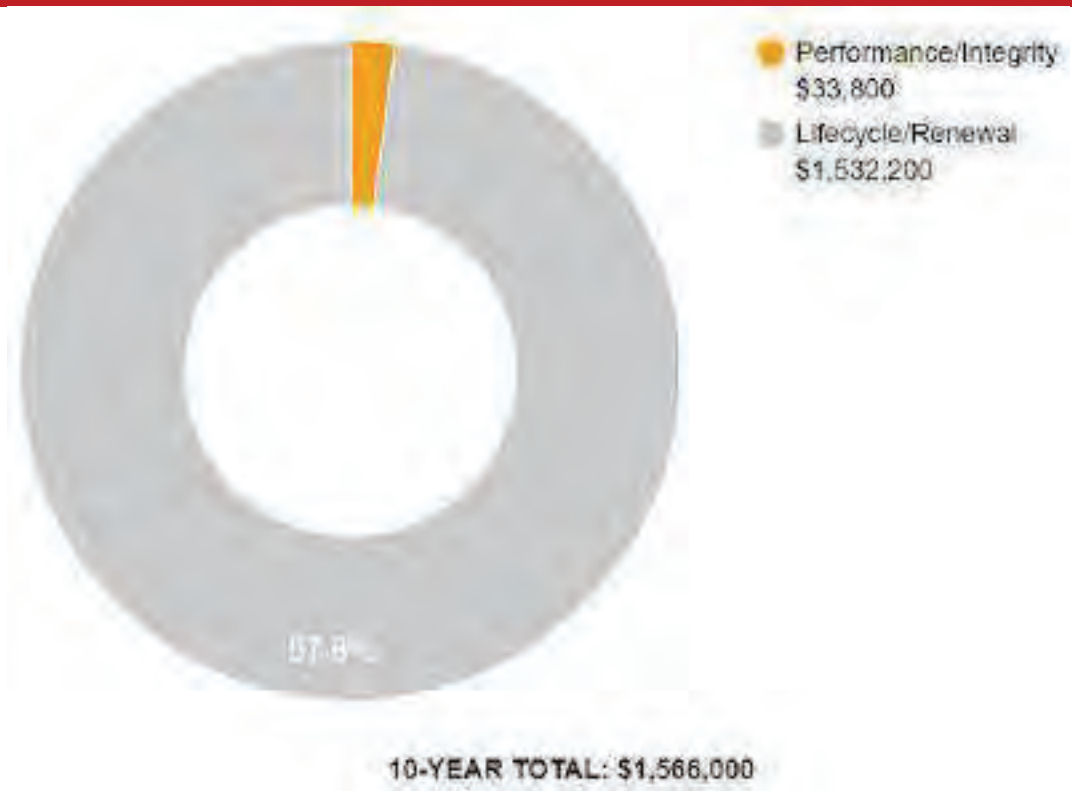
Plan Types

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	☐	☒	--

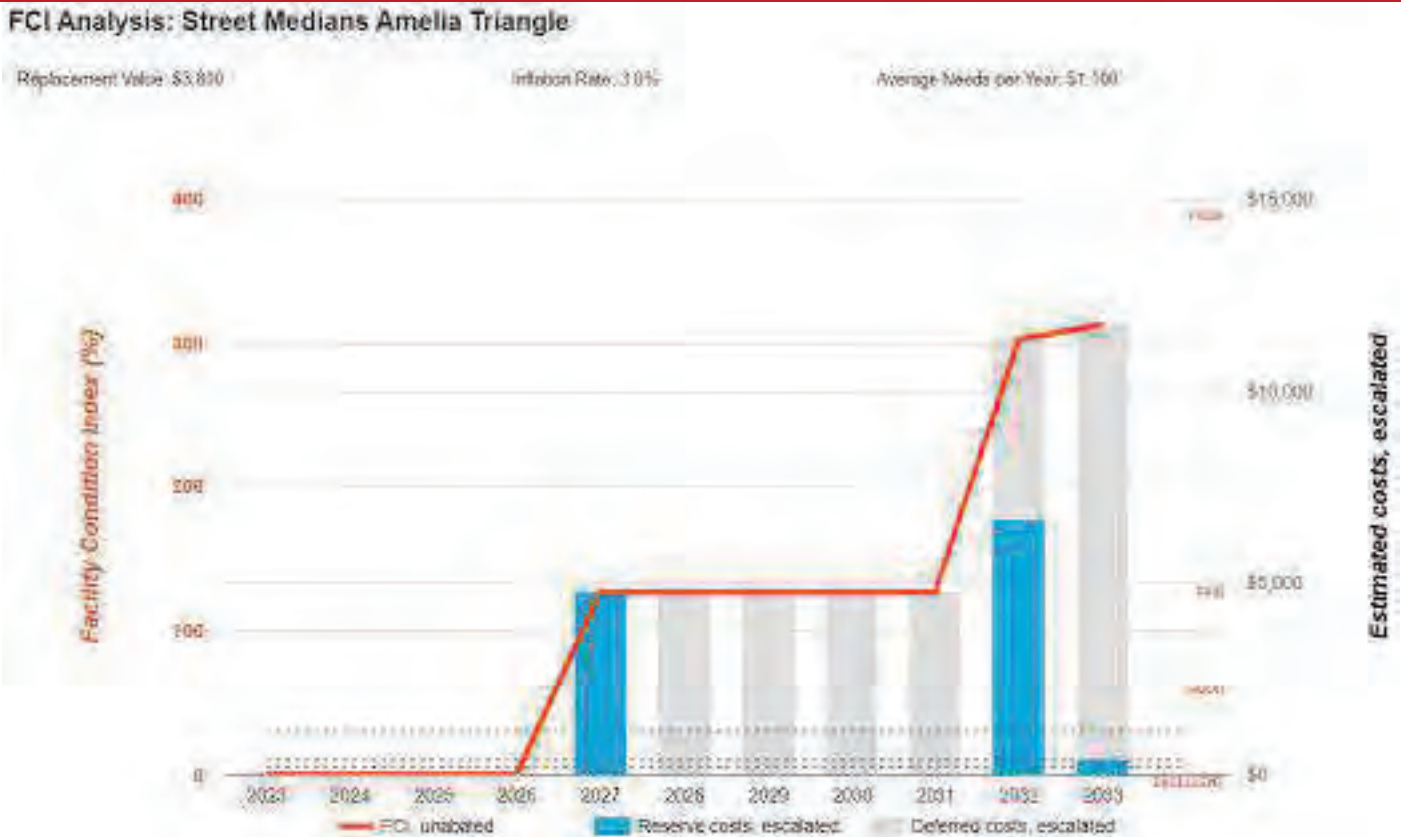
Site 1: Systems Expenditure Forecast

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.

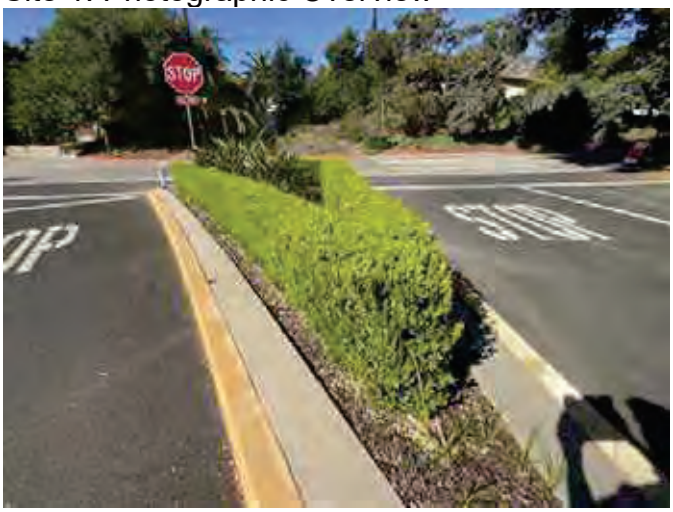
Needs by Year with Unaddressed FCI Over Time



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	☐	☒	--

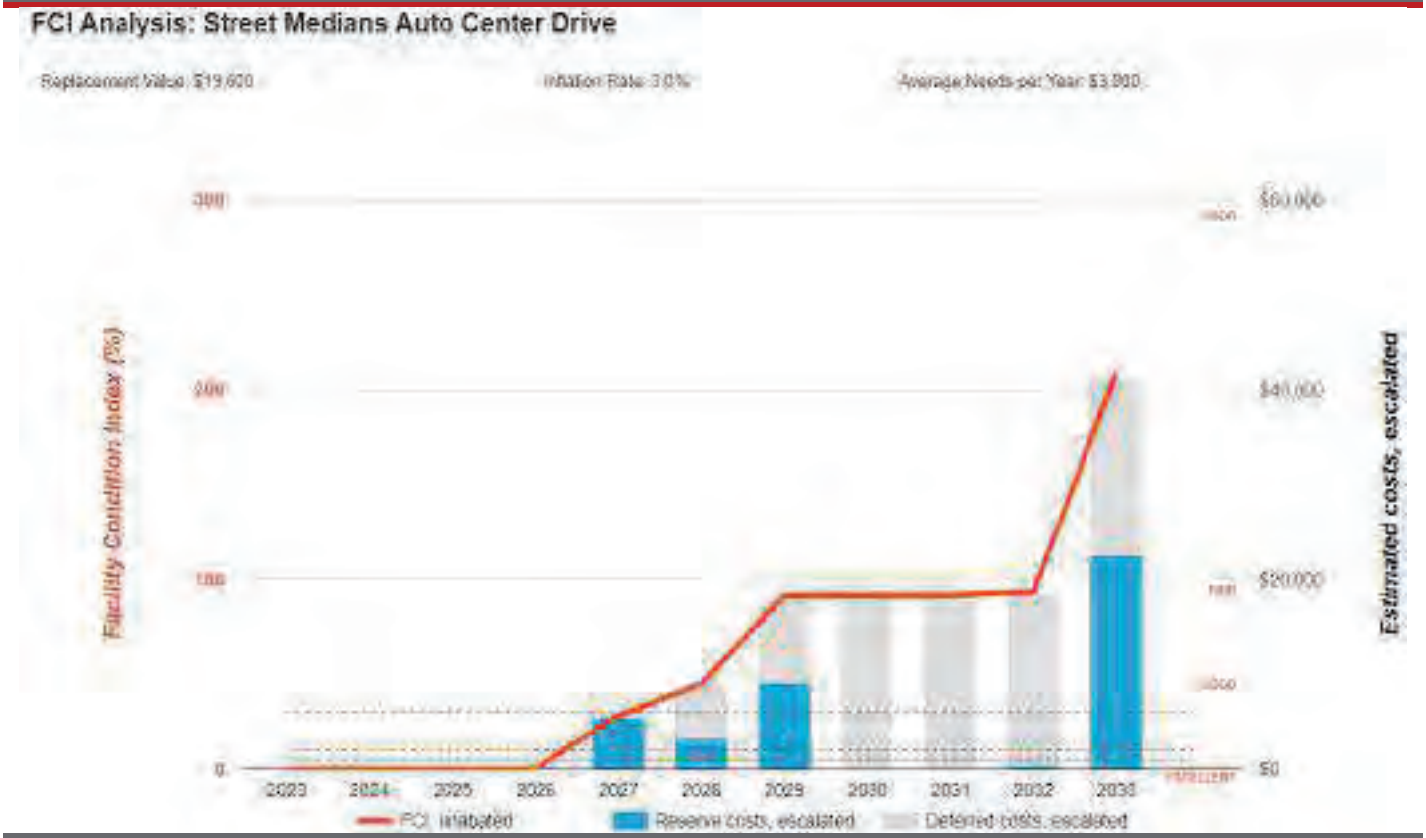
Site 2: Systems Expenditure Forecast

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



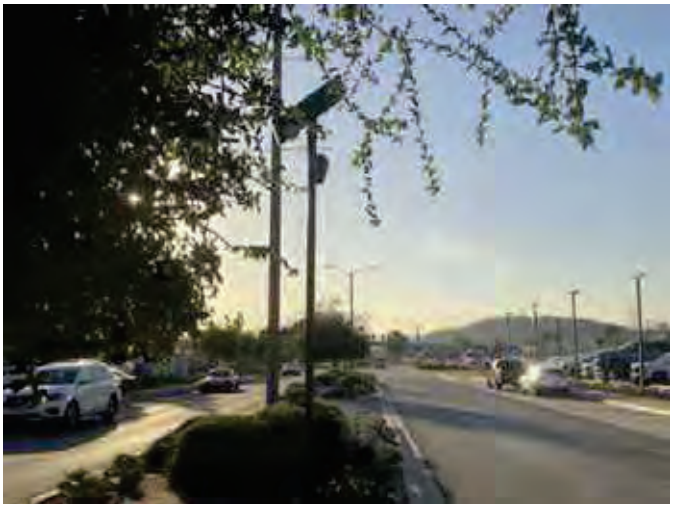
3 – MEDIAN OVERVIEW



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	☐	☒	--

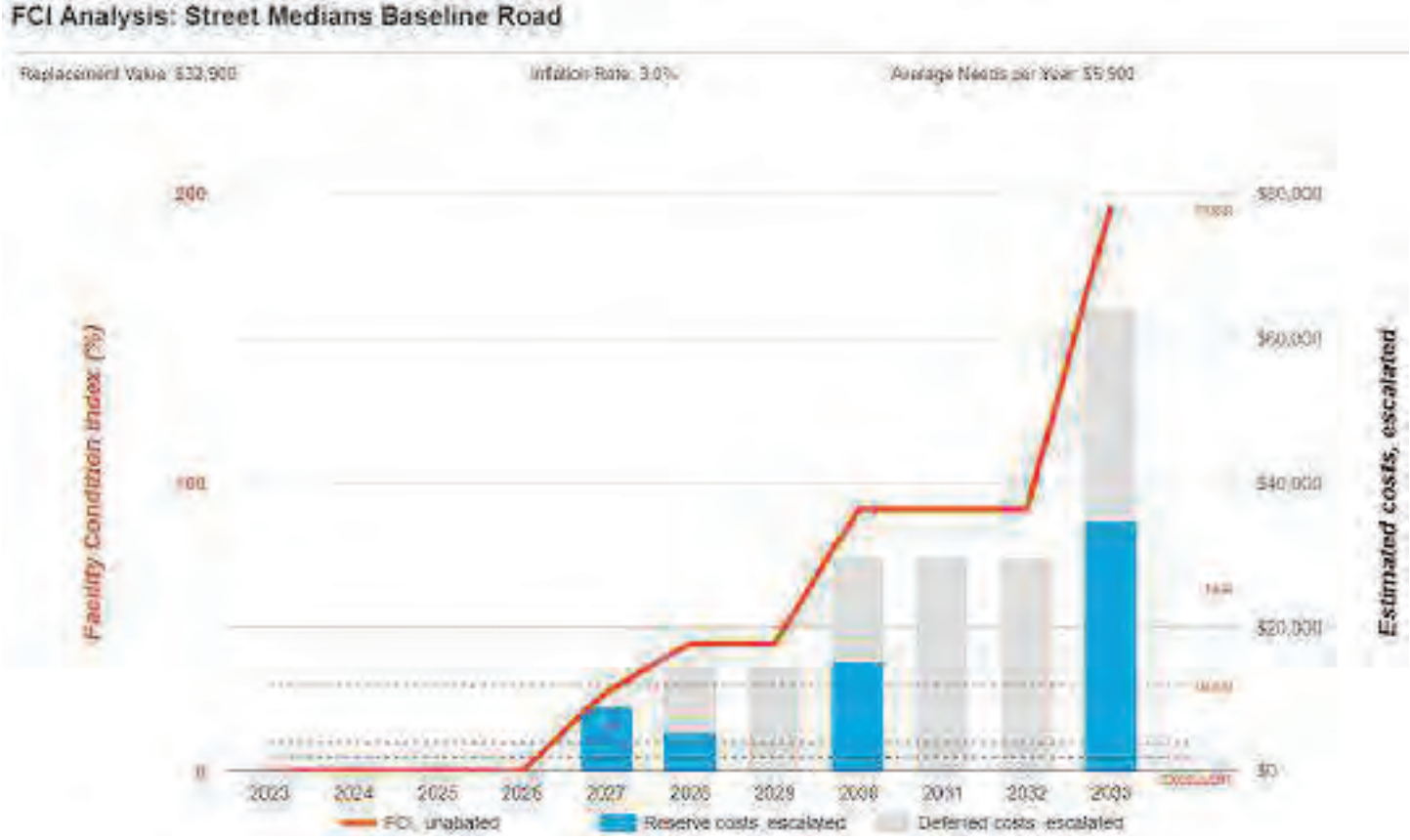
Site 3: Systems Expenditure Forecast

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	☐	☒	--

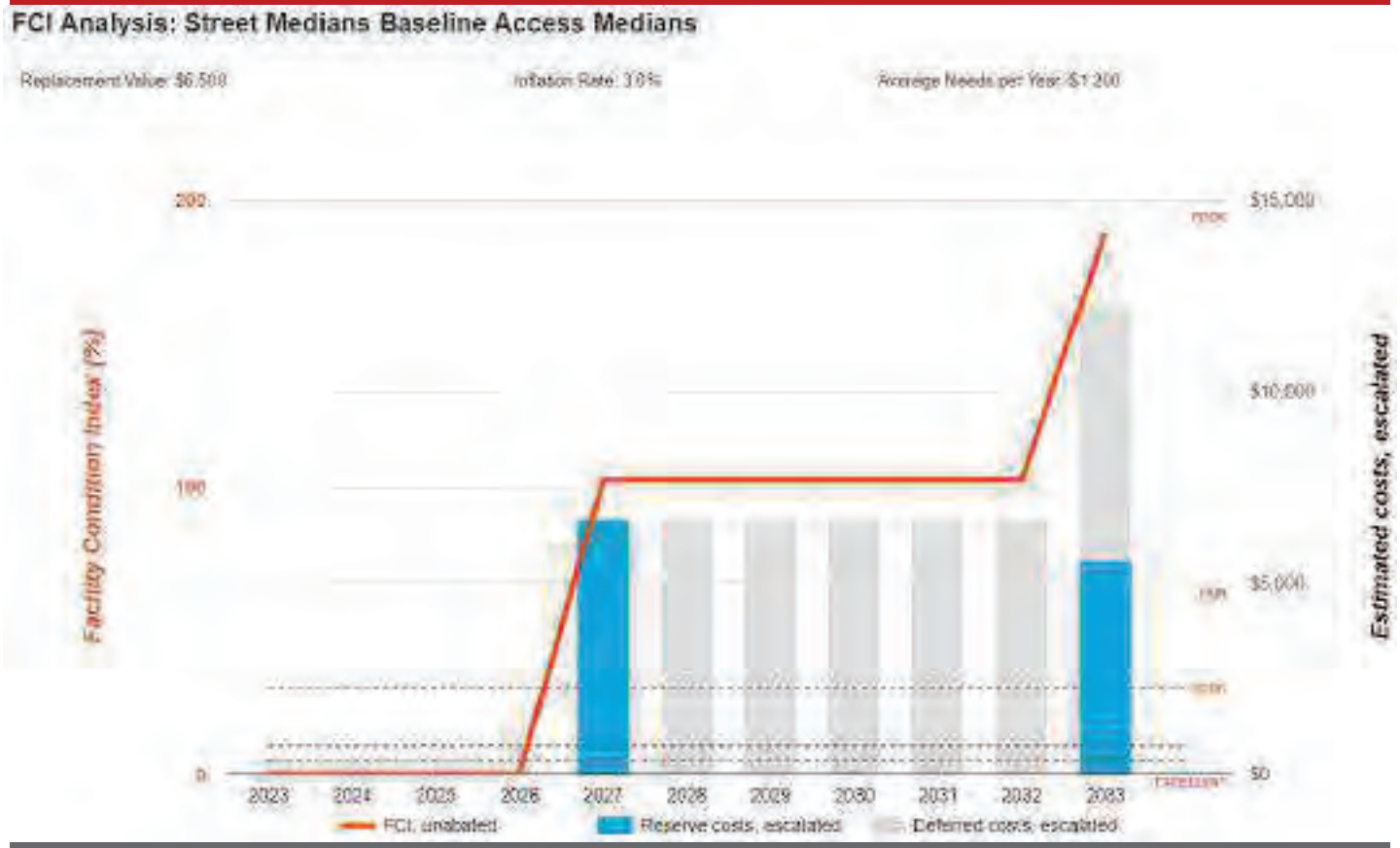
Site 4: Systems Expenditure Forecast

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	☐	☒	--

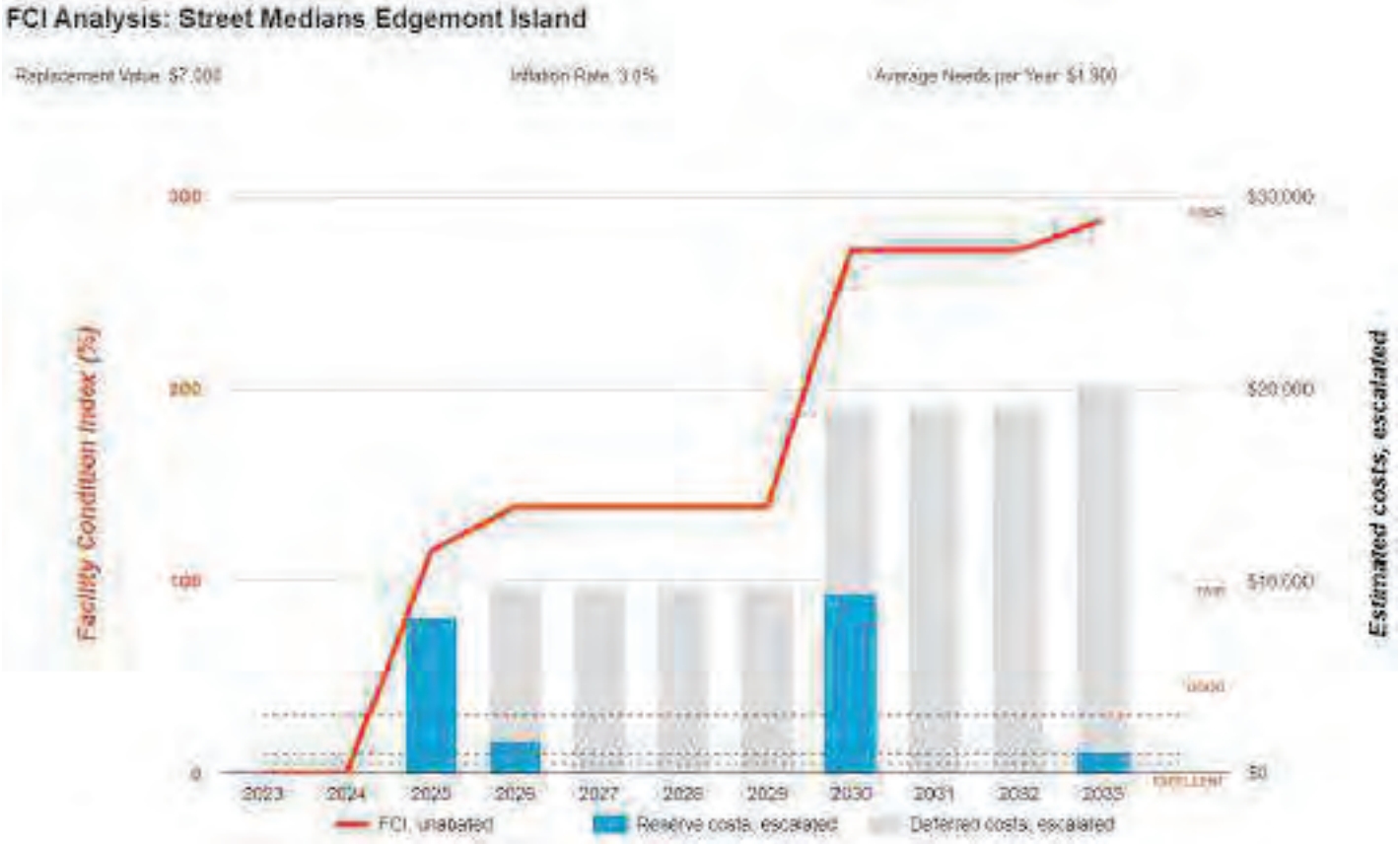
Site 5: Systems Expenditure Forecast

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	☐	☒	--

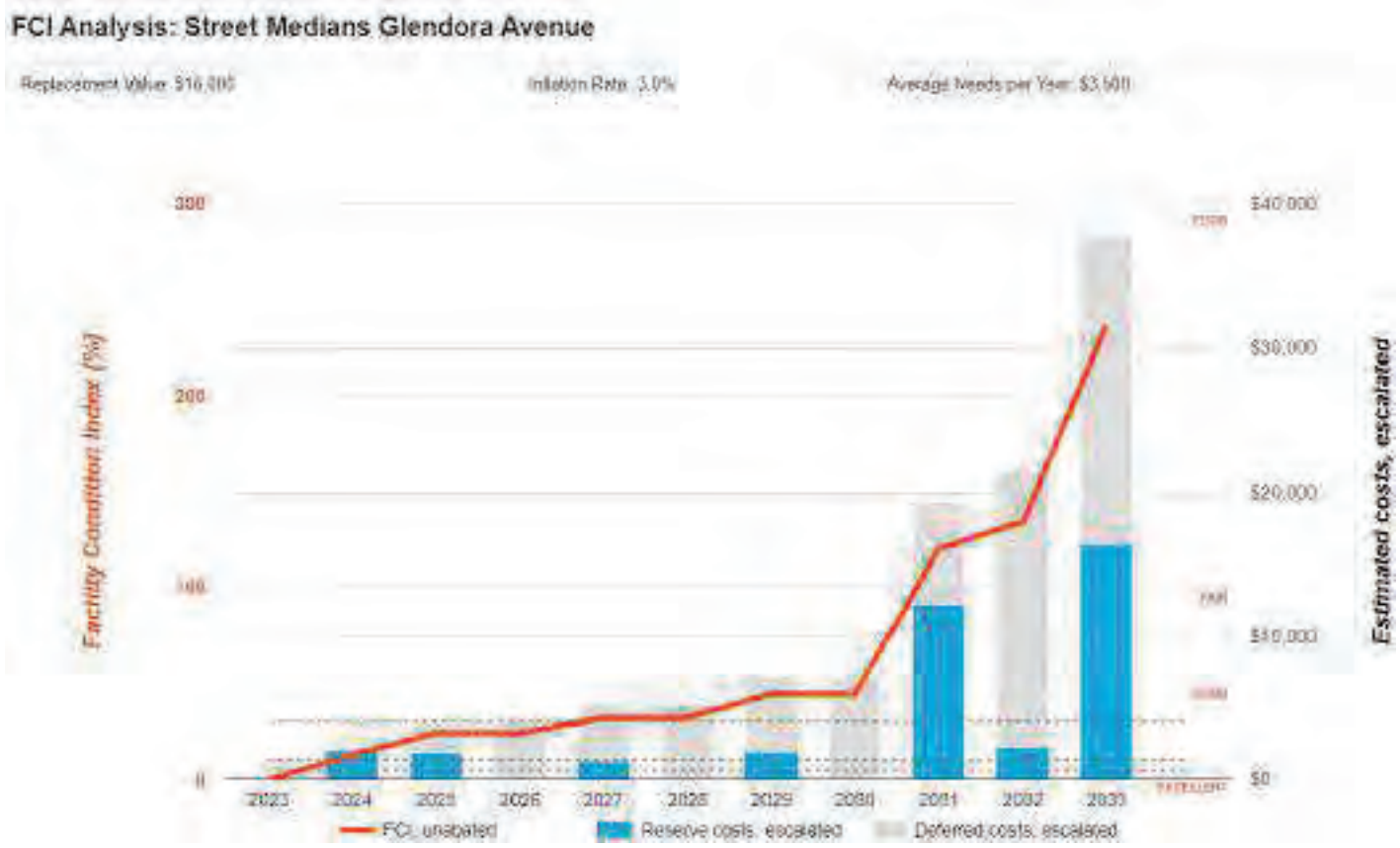
Site 6: Systems Expenditure Forecast

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	☐	☒	--

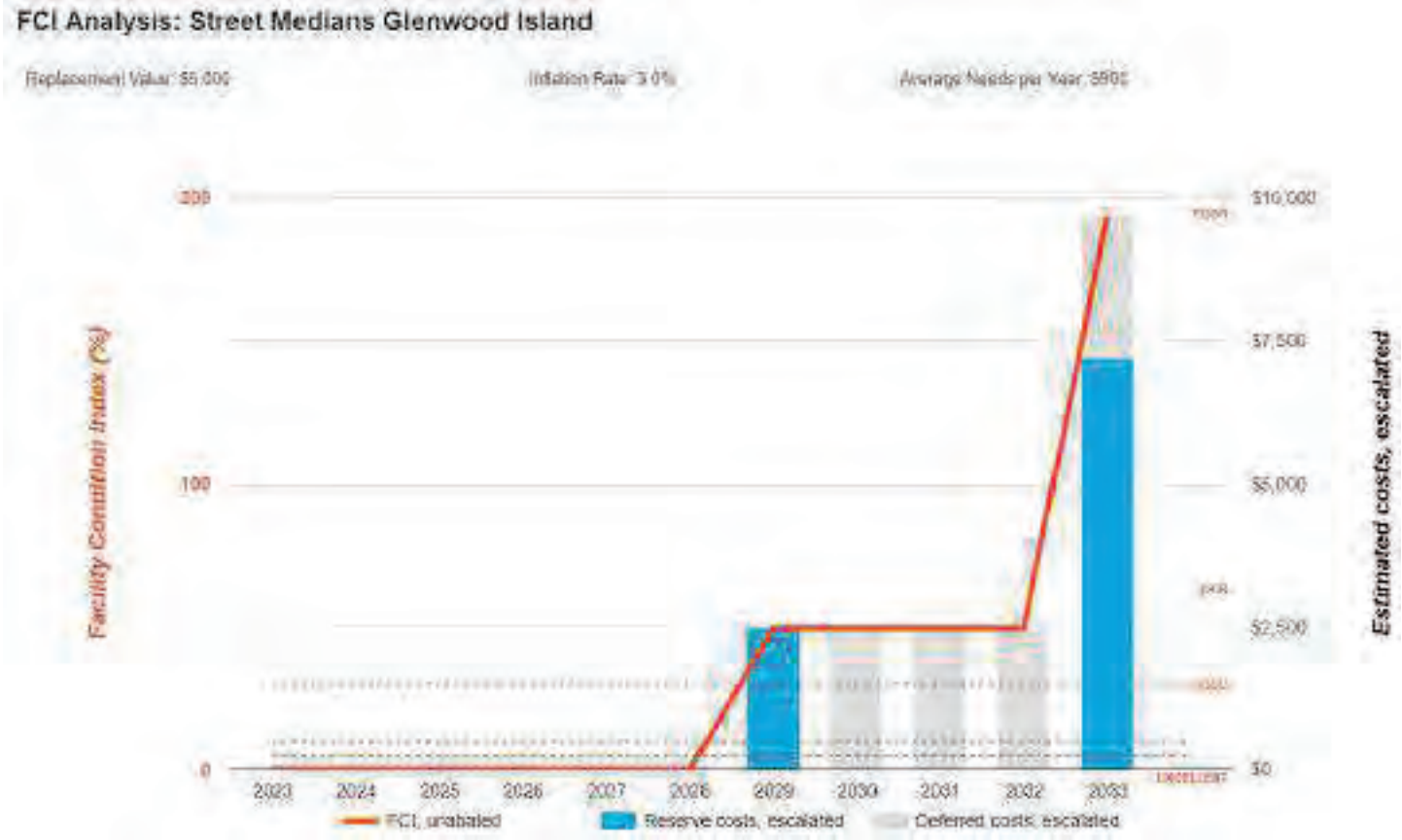
Site 7: Systems Expenditure Forecast

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	☐	☒	--

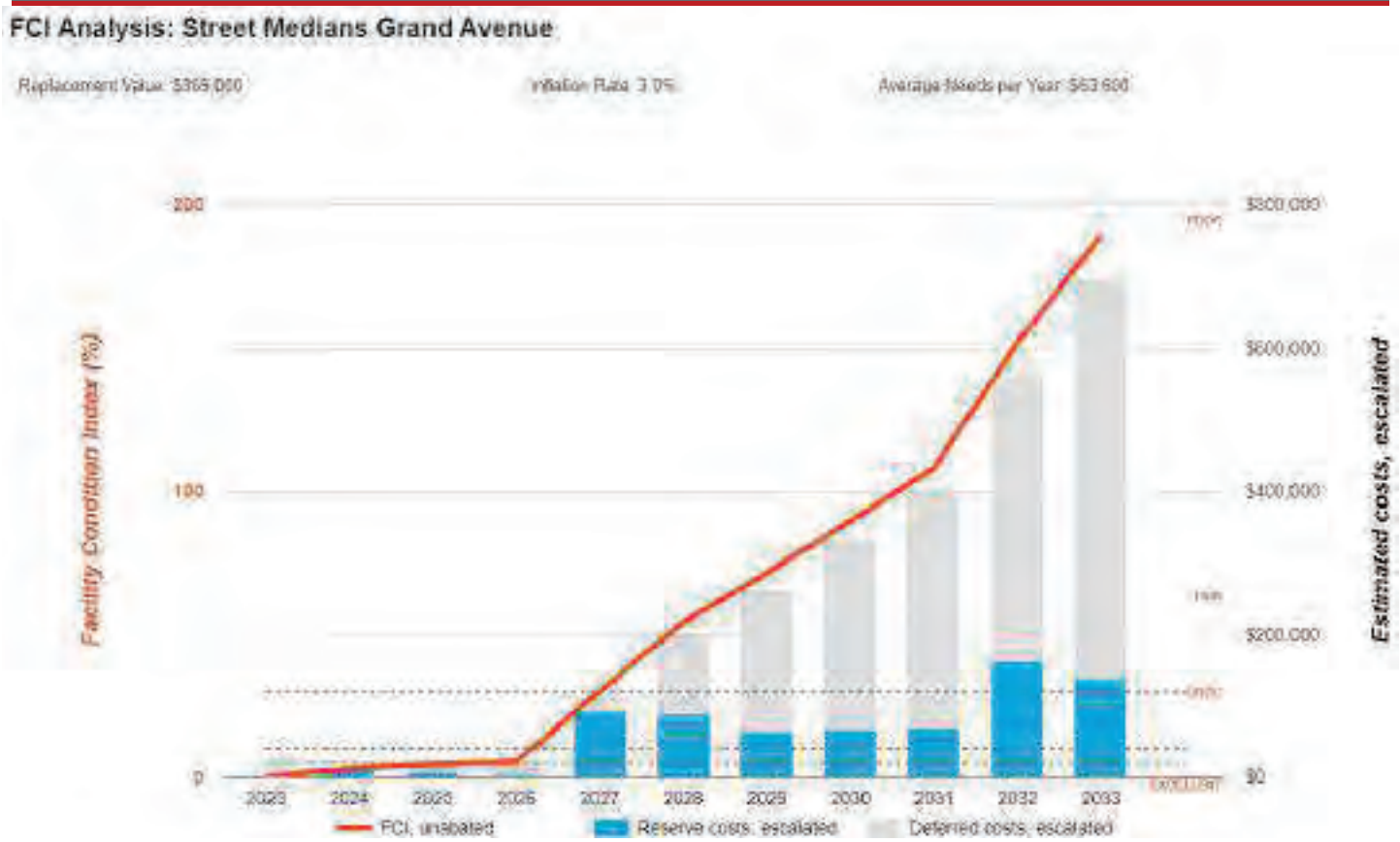
Site 8: Systems Expenditure Forecast

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	☐	☒	--

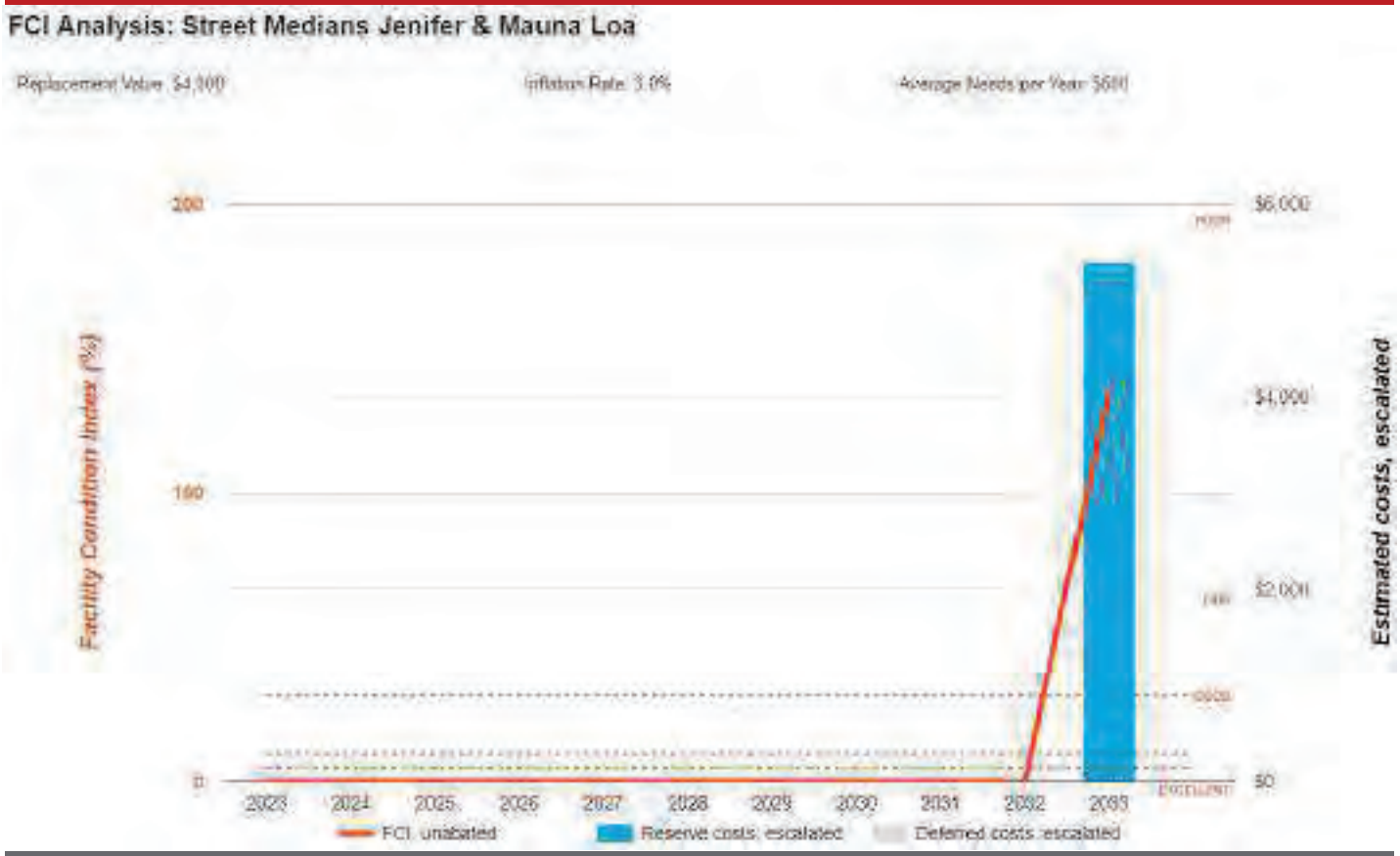
Site 9: Systems Expenditure Forecast

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	☐	☒	--

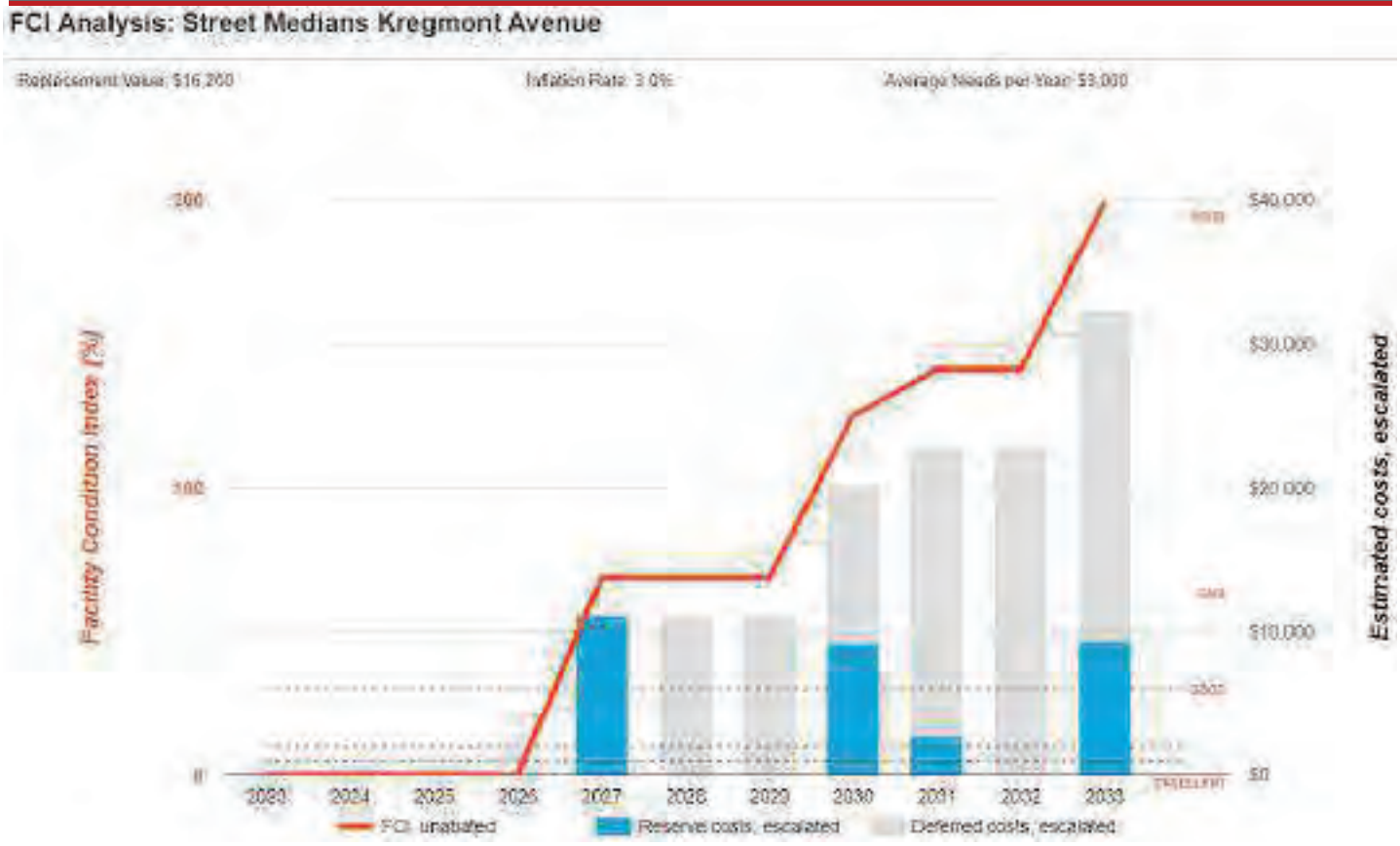
Site 10: Systems Expenditure Forecast

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	☐	☒	--

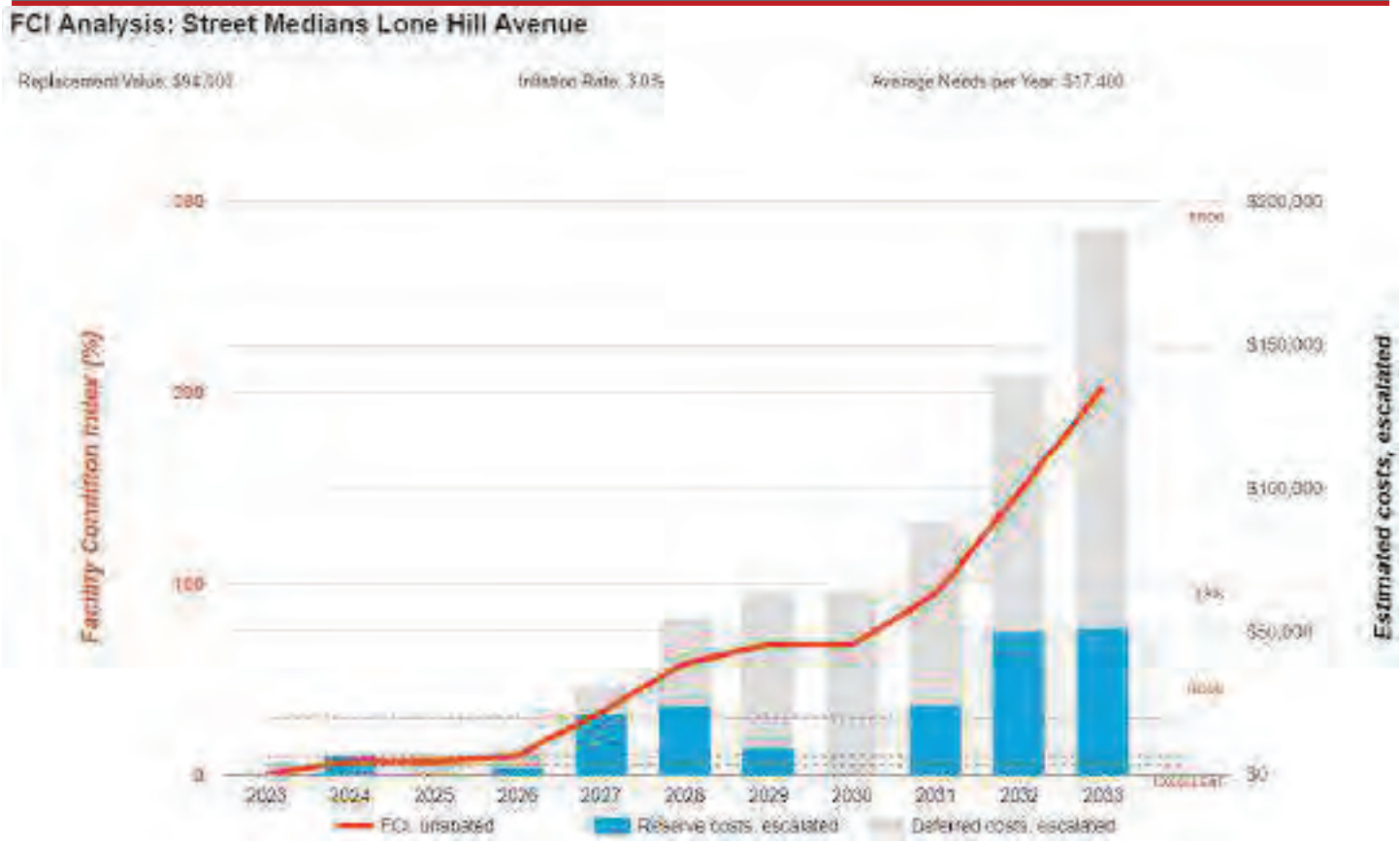
Site 11: Systems Expenditure Forecast

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	☐	☒	--

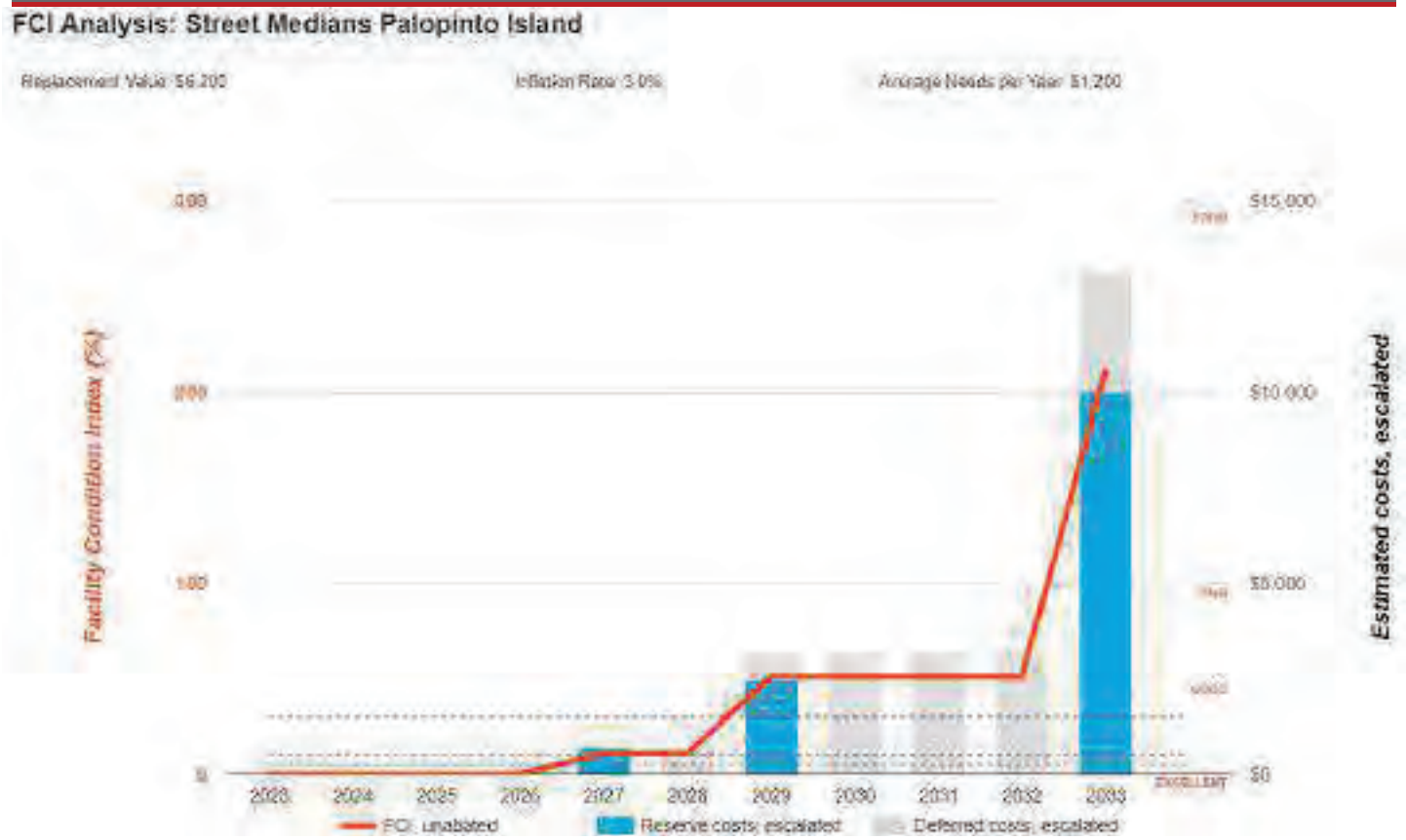
Site 12: Systems Expenditure Forecast

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	☐	☒	--

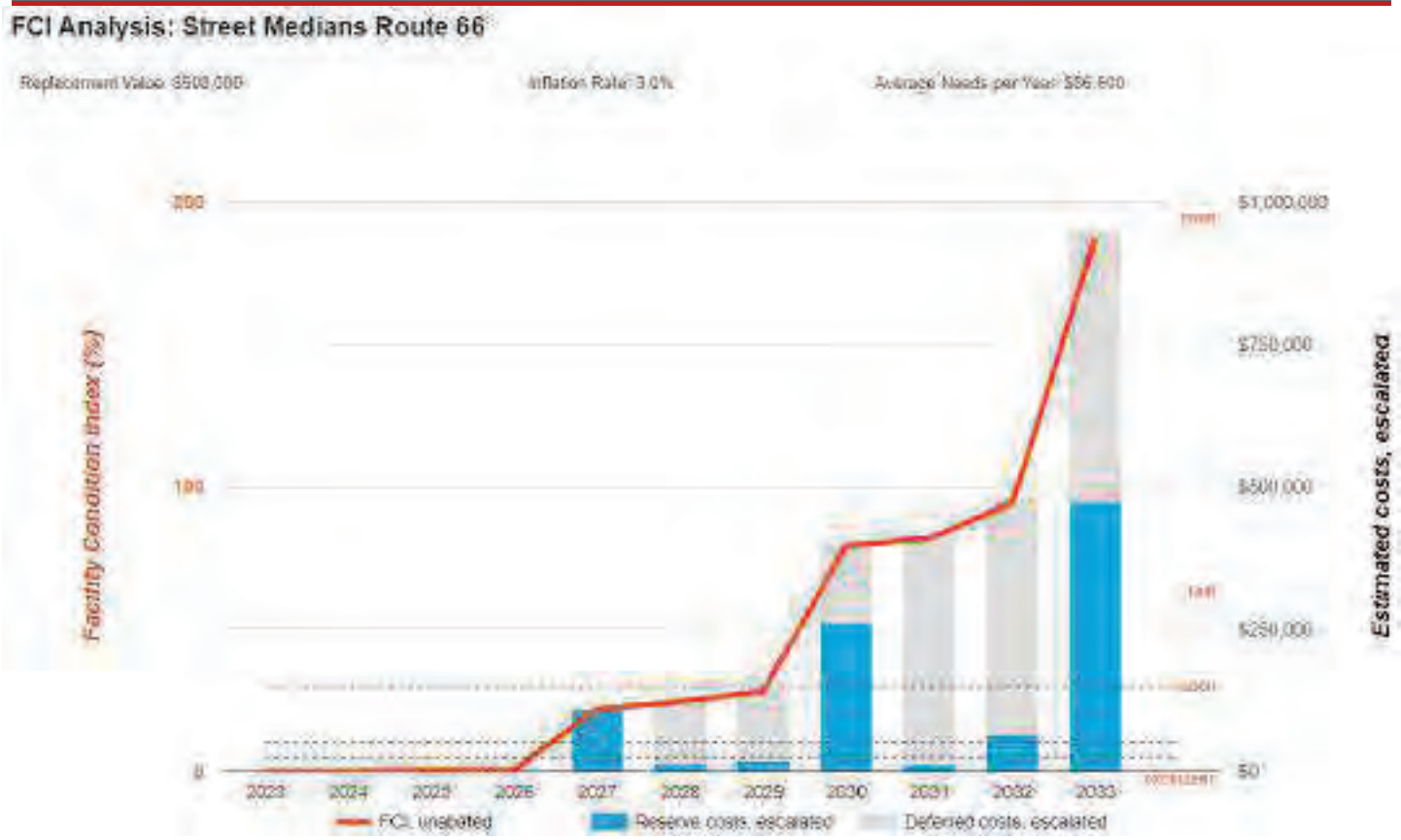
Site 13: Systems Expenditure Forecast

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	☐	☒	--

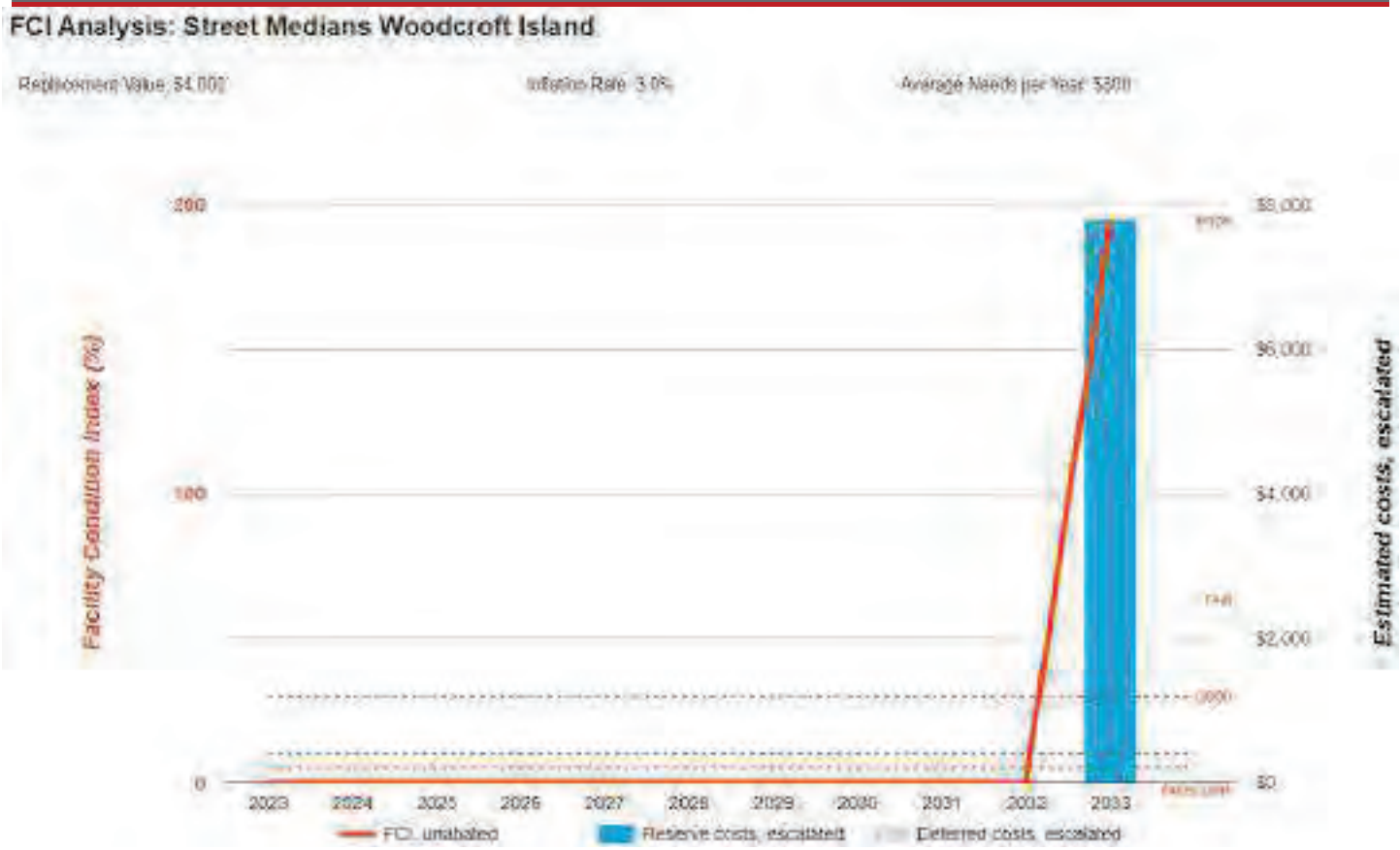
Site 14: Systems Expenditure Forecast

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.

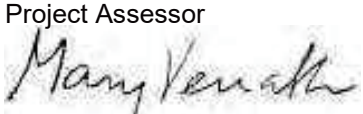
The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry 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

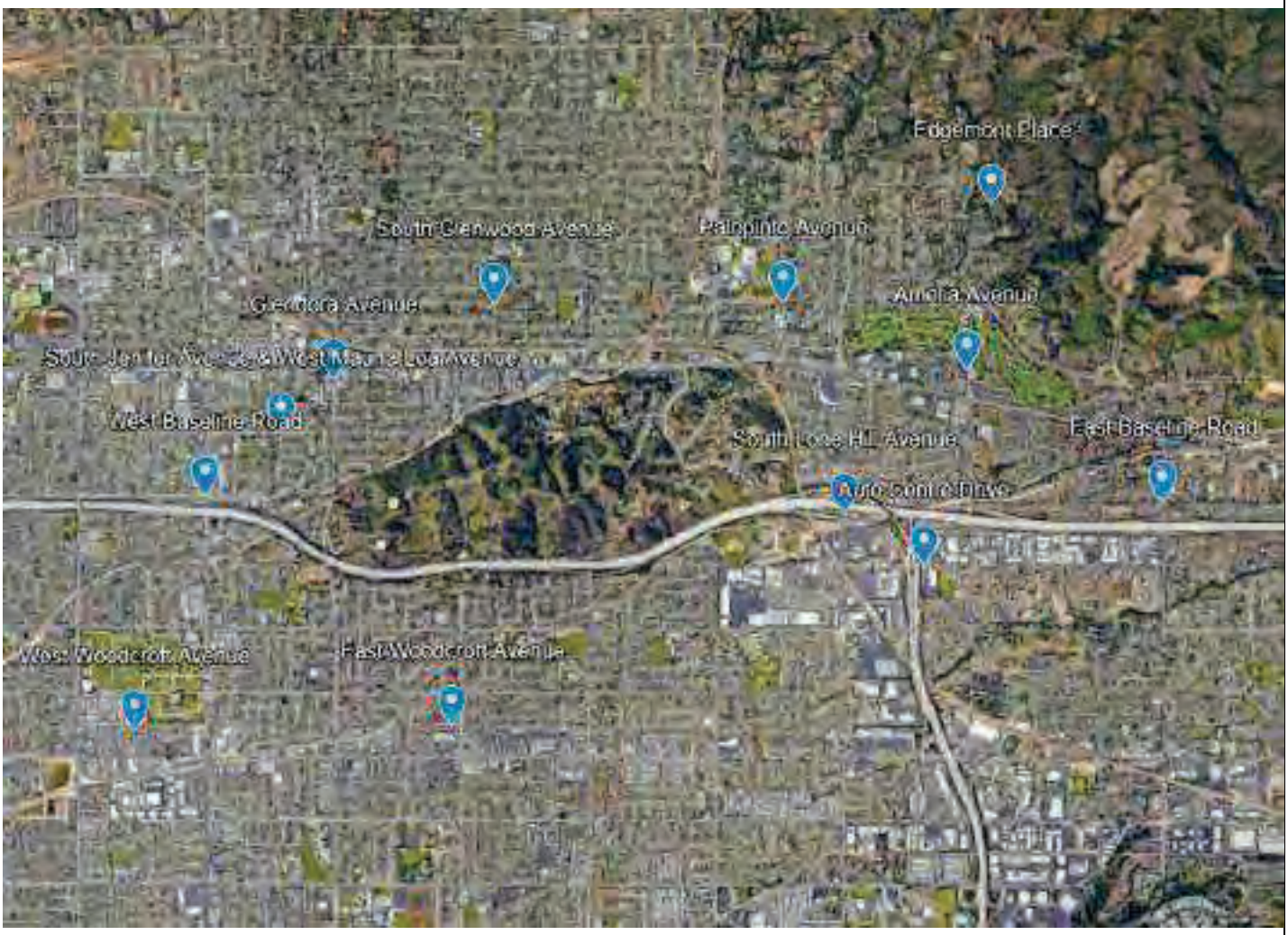
Appendix A: Site Plan

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	7009639
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	7009836
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	7009673
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	7009558
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	7009576
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



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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	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											$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



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	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**

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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

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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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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

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

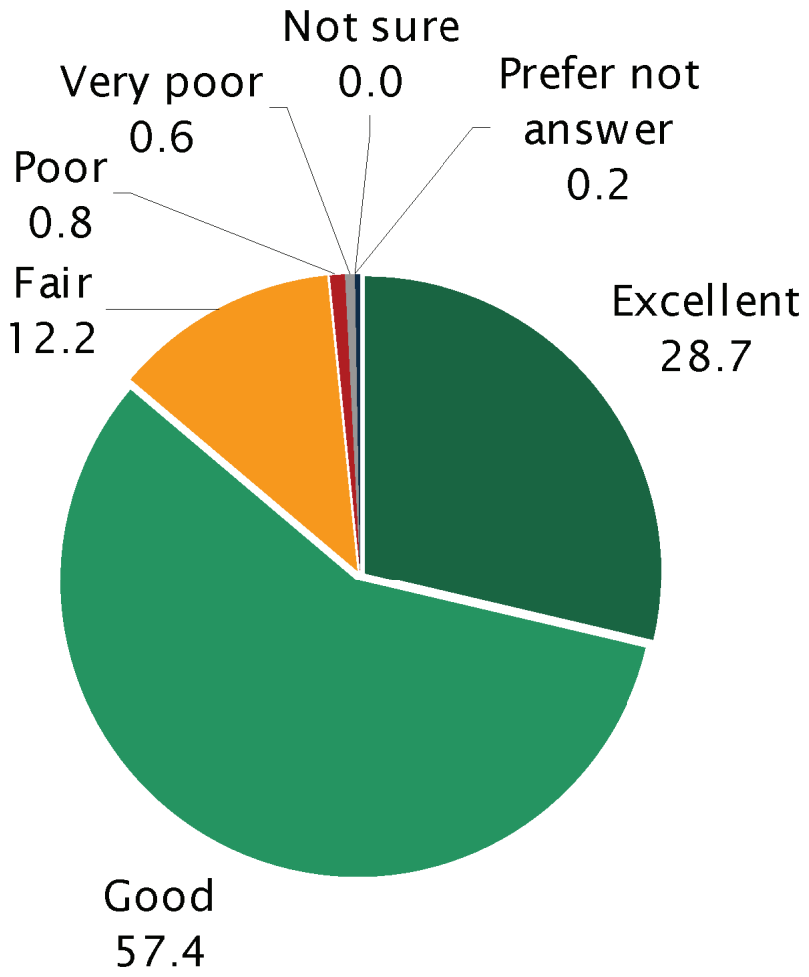
- Determine if a bond measure is feasible
- Identify how to create a measure consistent with community priorities
- Gather information needed for communications & outreach

TRUENORTH RESEARCH

METHODOLOGY OF STUDY

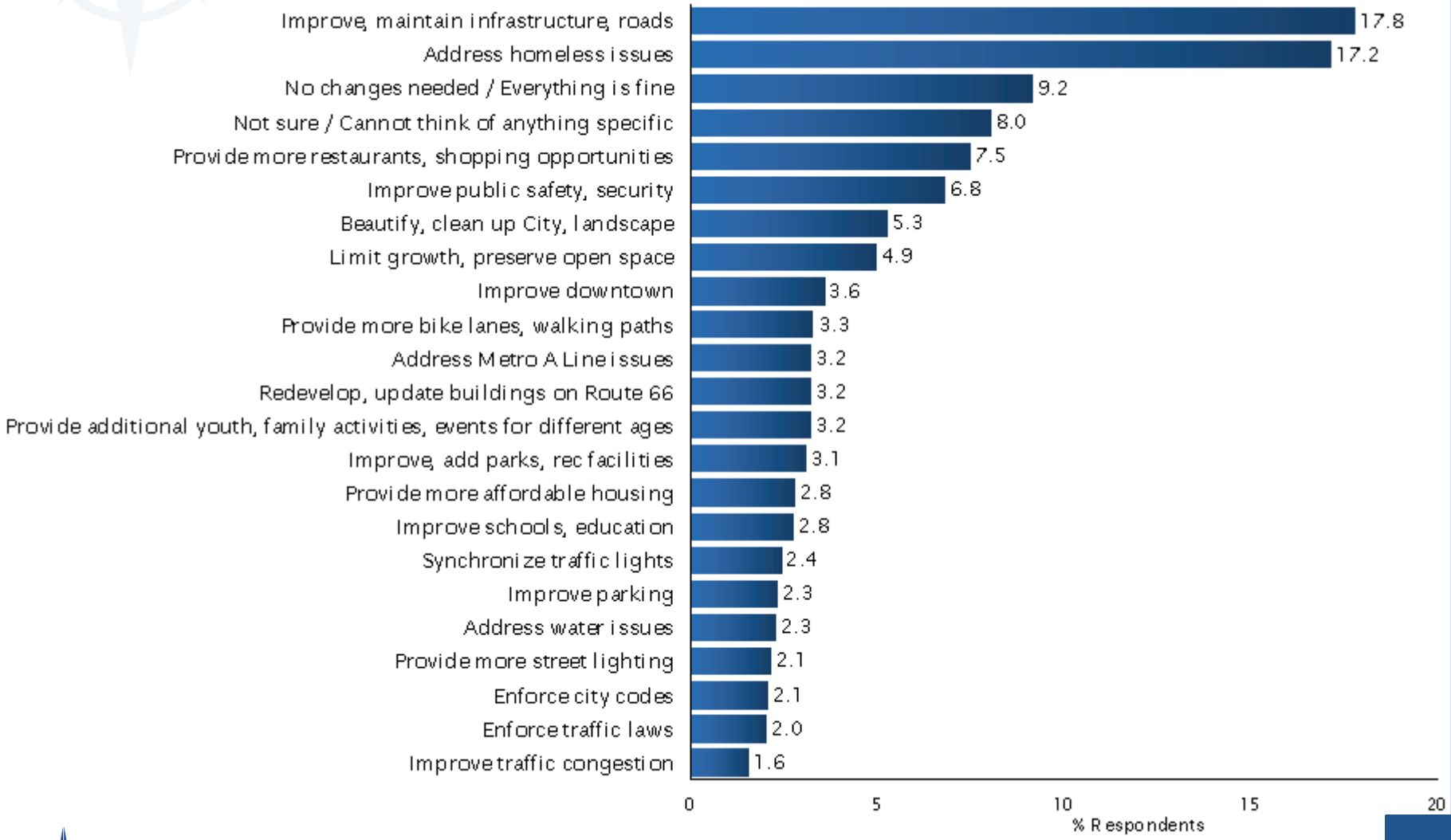
- **How did we select voters to survey?**
  - Stratified & Clustered Random Sample of likely voters (2024) using age, gender, partisanship, household party type, and sub-geographies
  - Ensures balanced, representative sample of likely voters
- **How did we recruit participation?**
  - Personalized email, 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



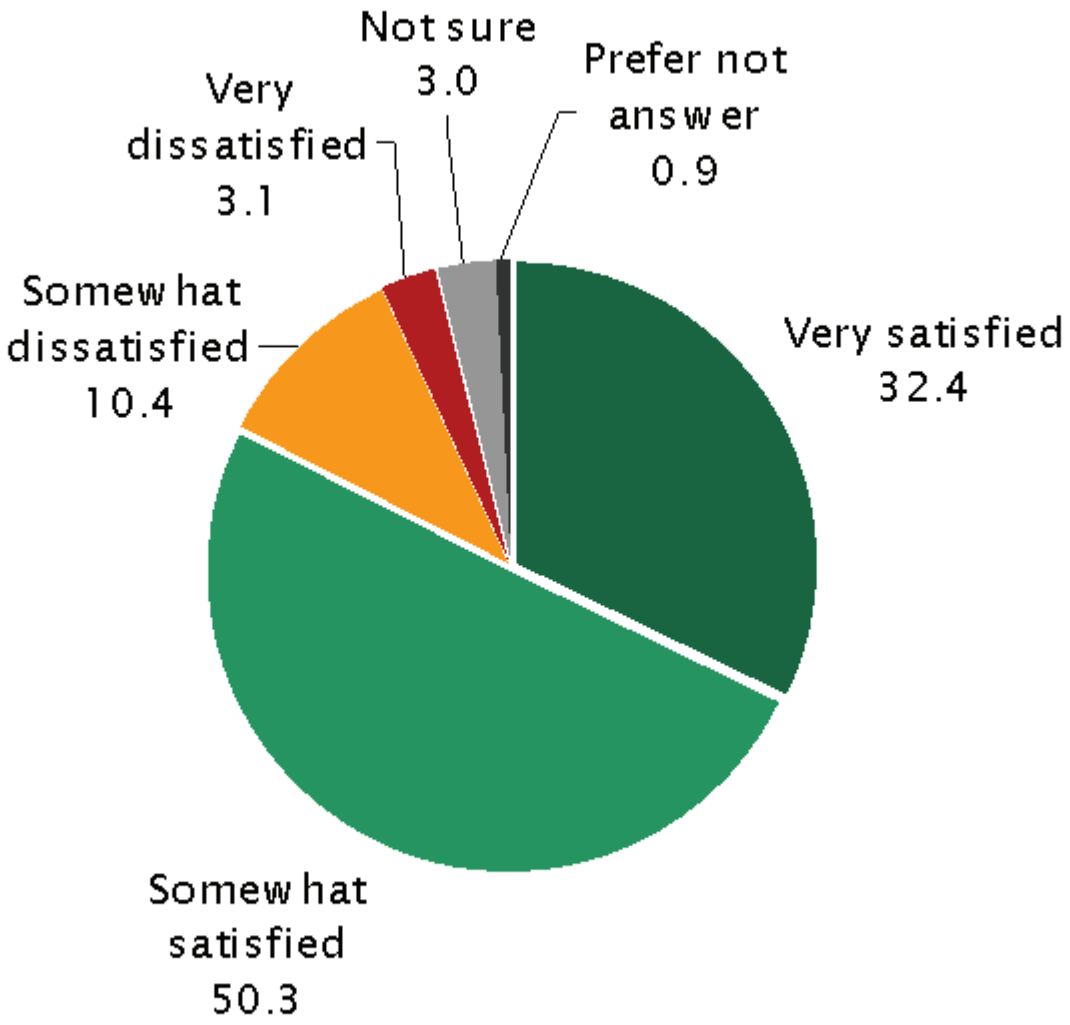
TRUENORTH RESEARCH

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

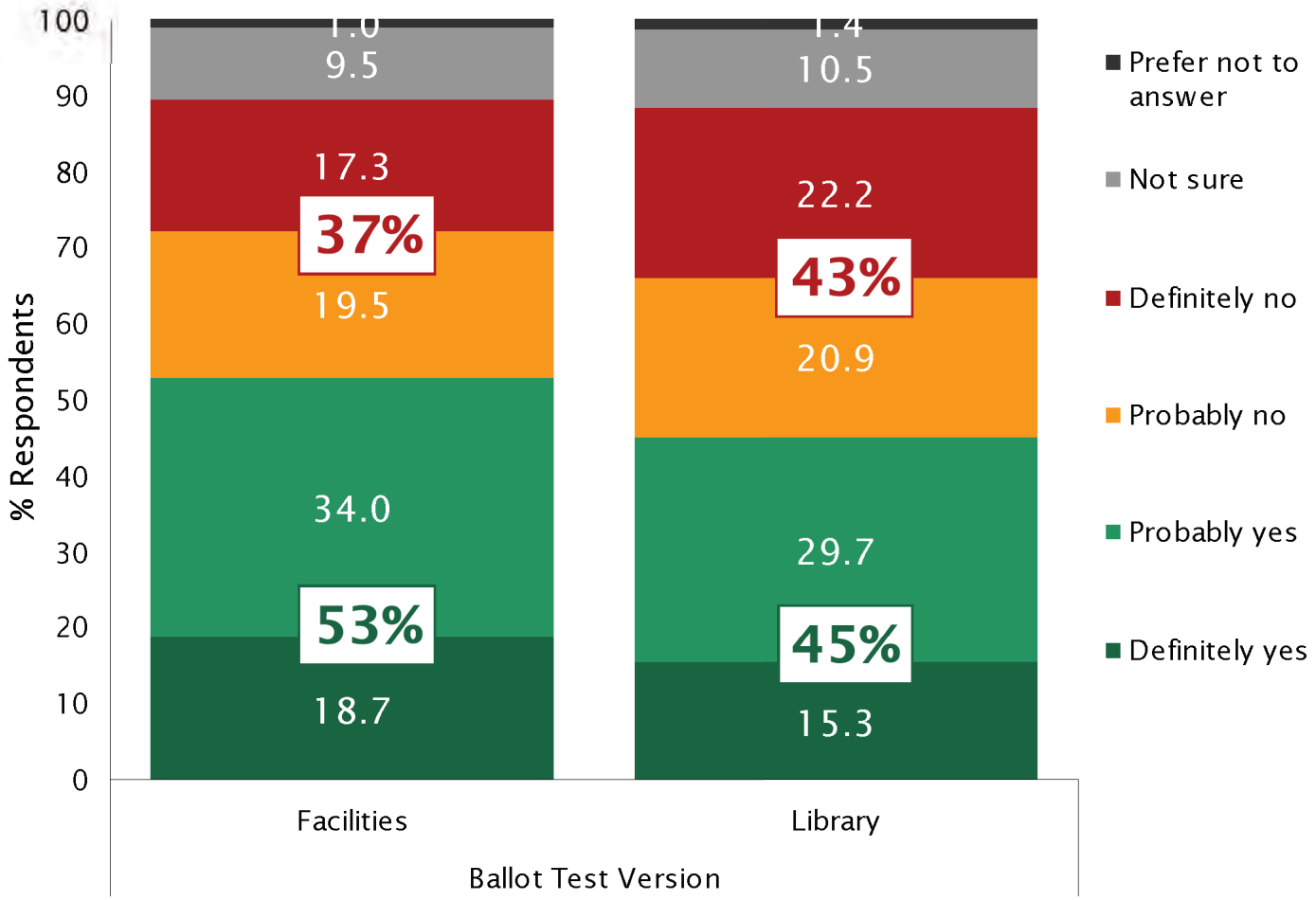
In order to:

- 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

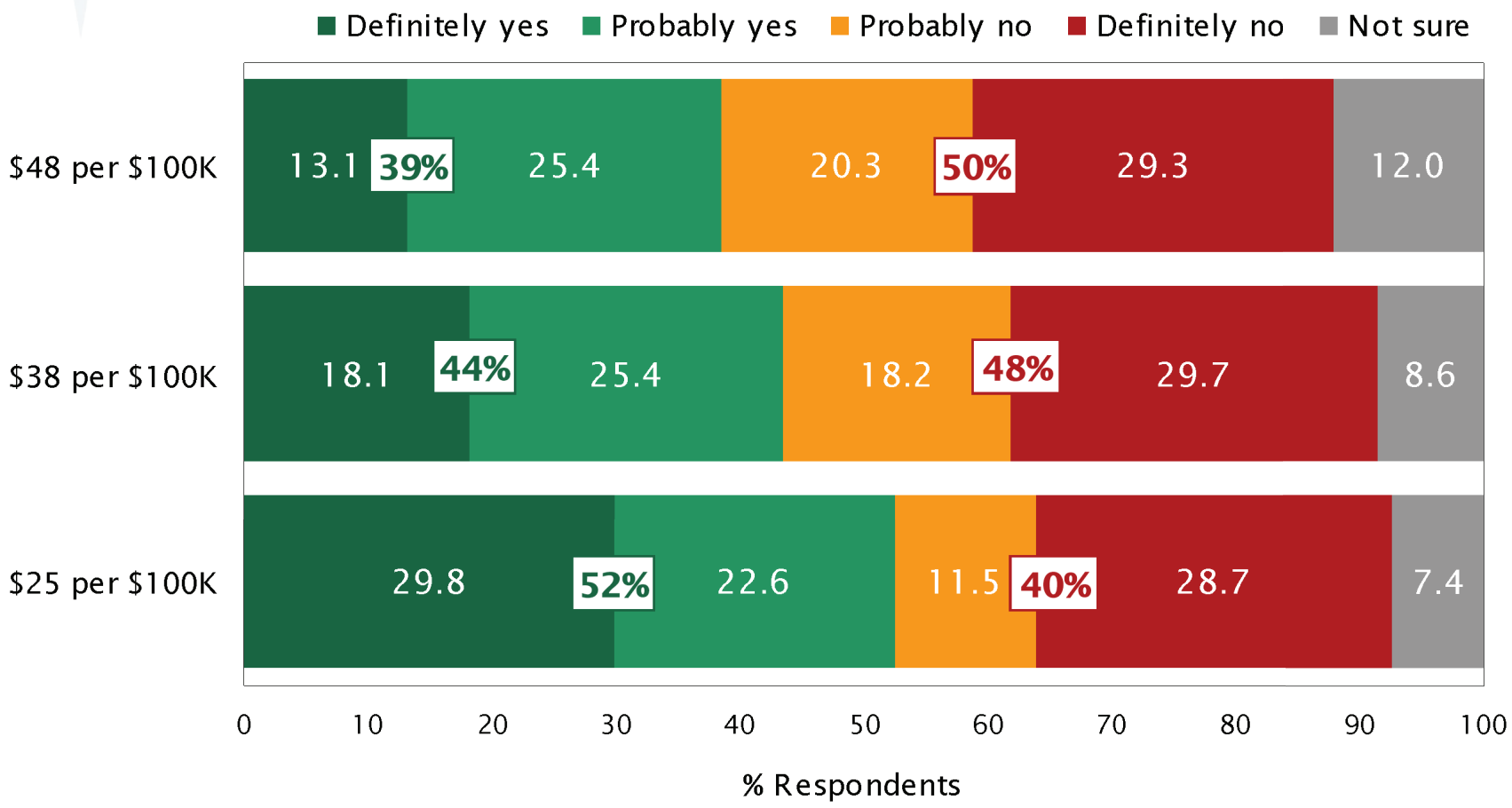
Shall the City of Glendora's measure authorizing $70 million in bonds at legal rates be adopted, levying 25 dollars per 100 thousand dollars assessed value (4 million dollars annually) while bonds are outstanding, with citizen oversight and all money locally controlled?

TRUENORTH RESEARCH

INITIAL BALLOT TEST

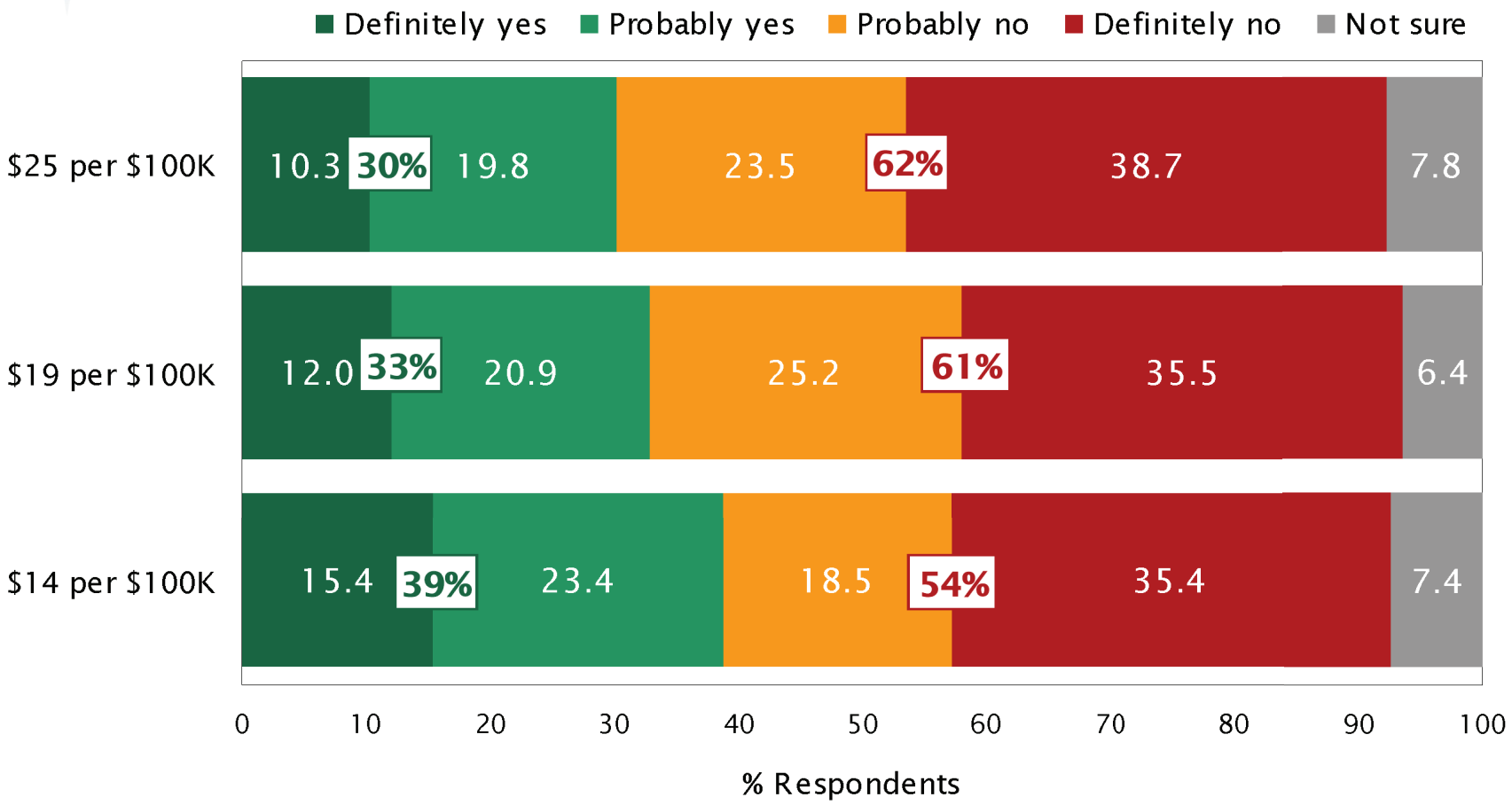


TAX THRESHOLD: FACILITIES

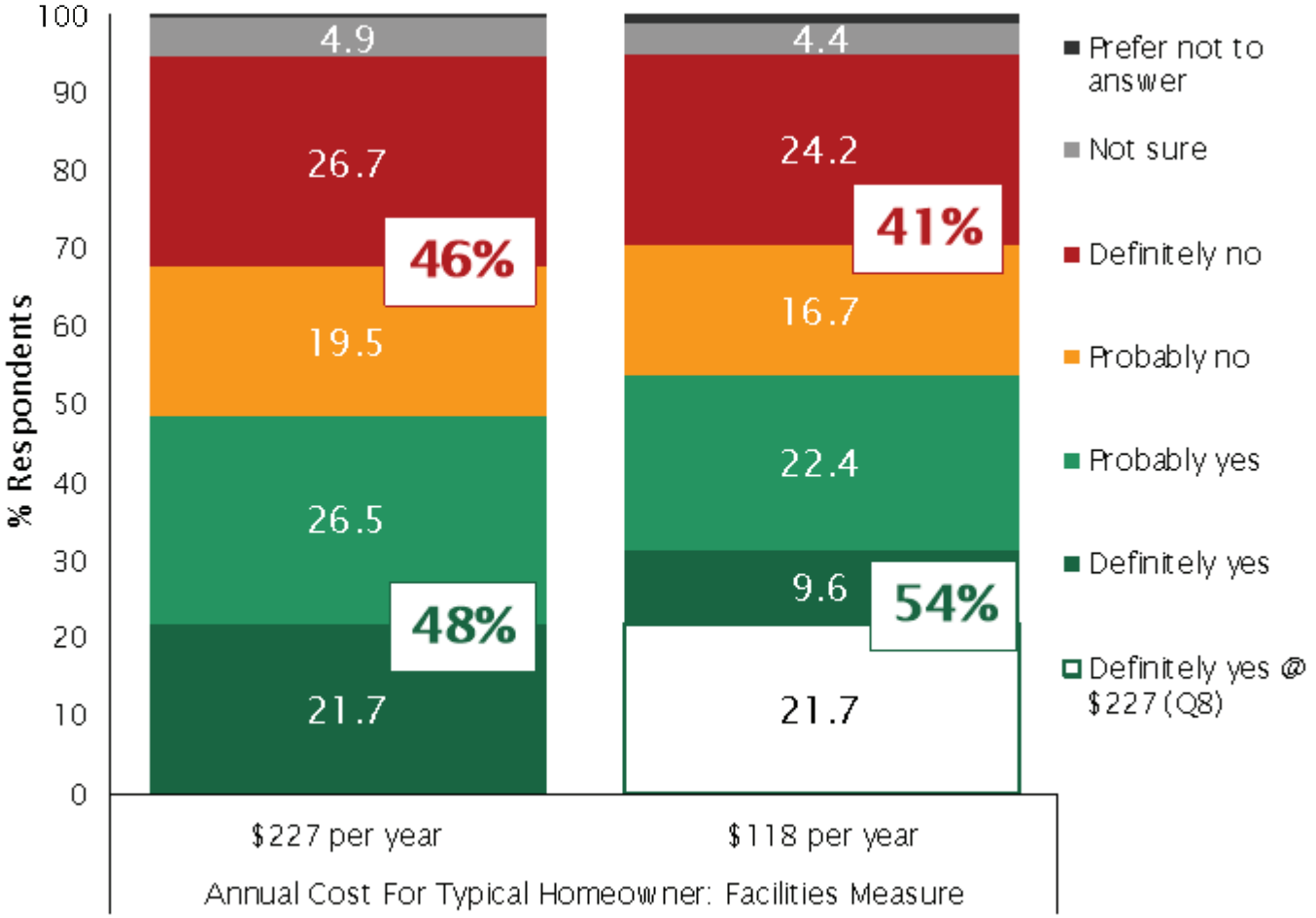


TRUENORTH RESEARCH

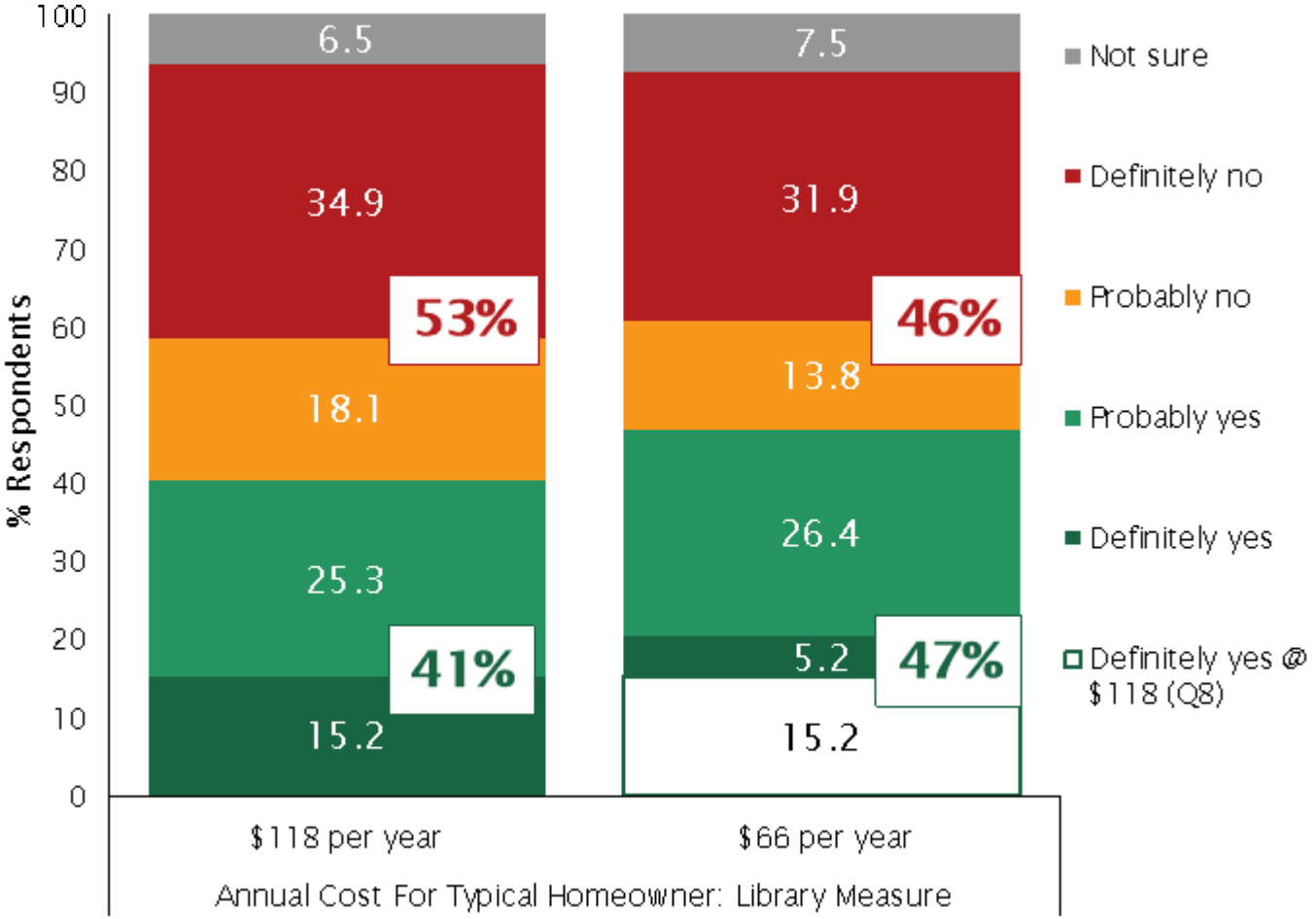
TAX THRESHOLD: LIBRARY



ANNUAL COST FOR HOMEOWNER: FACILITIES

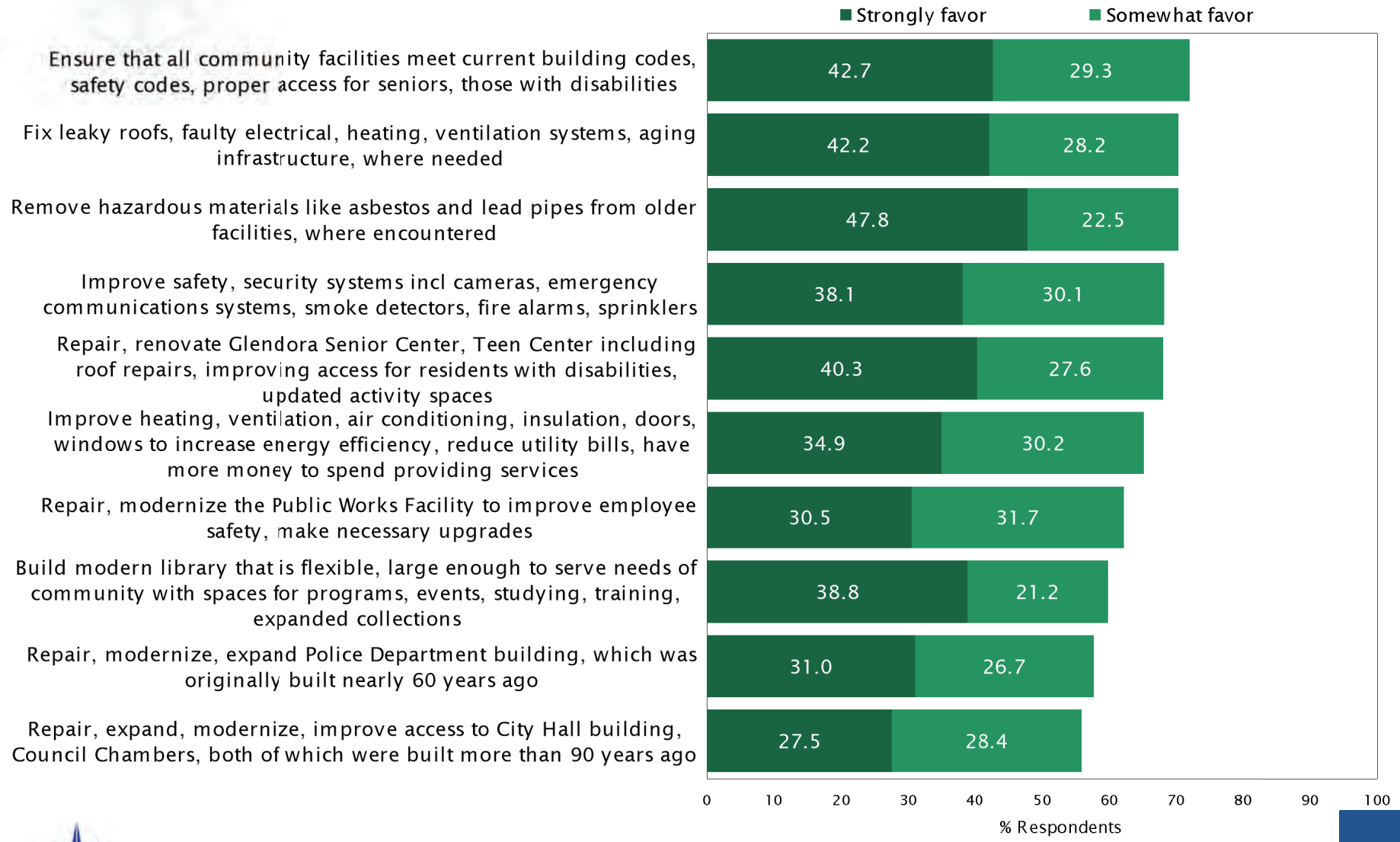


ANNUAL COST FOR HOMEOWNER: LIBRARY



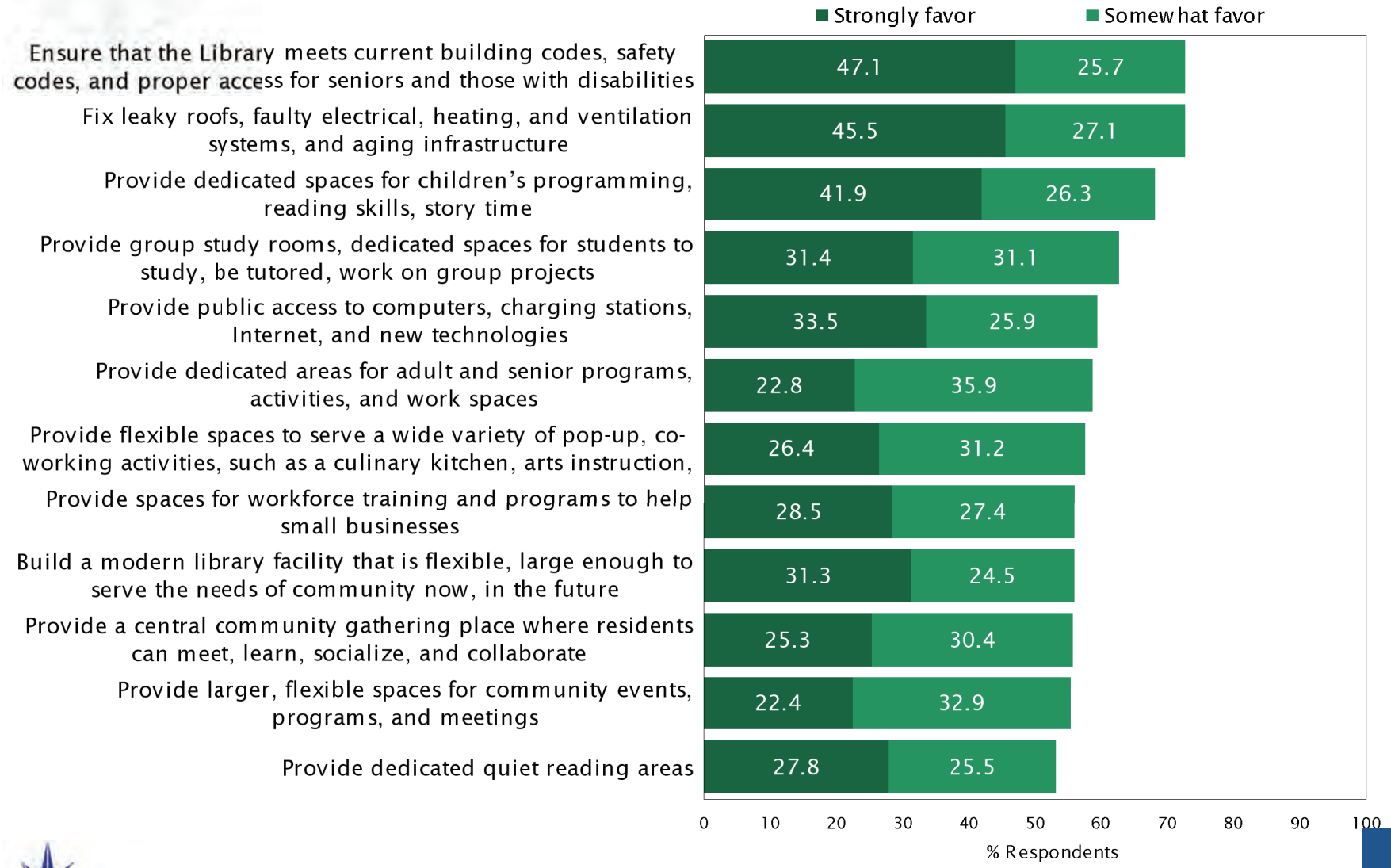
TRUENORTH RESEARCH

PROJECTS & IMPROVEMENTS: FACILITIES



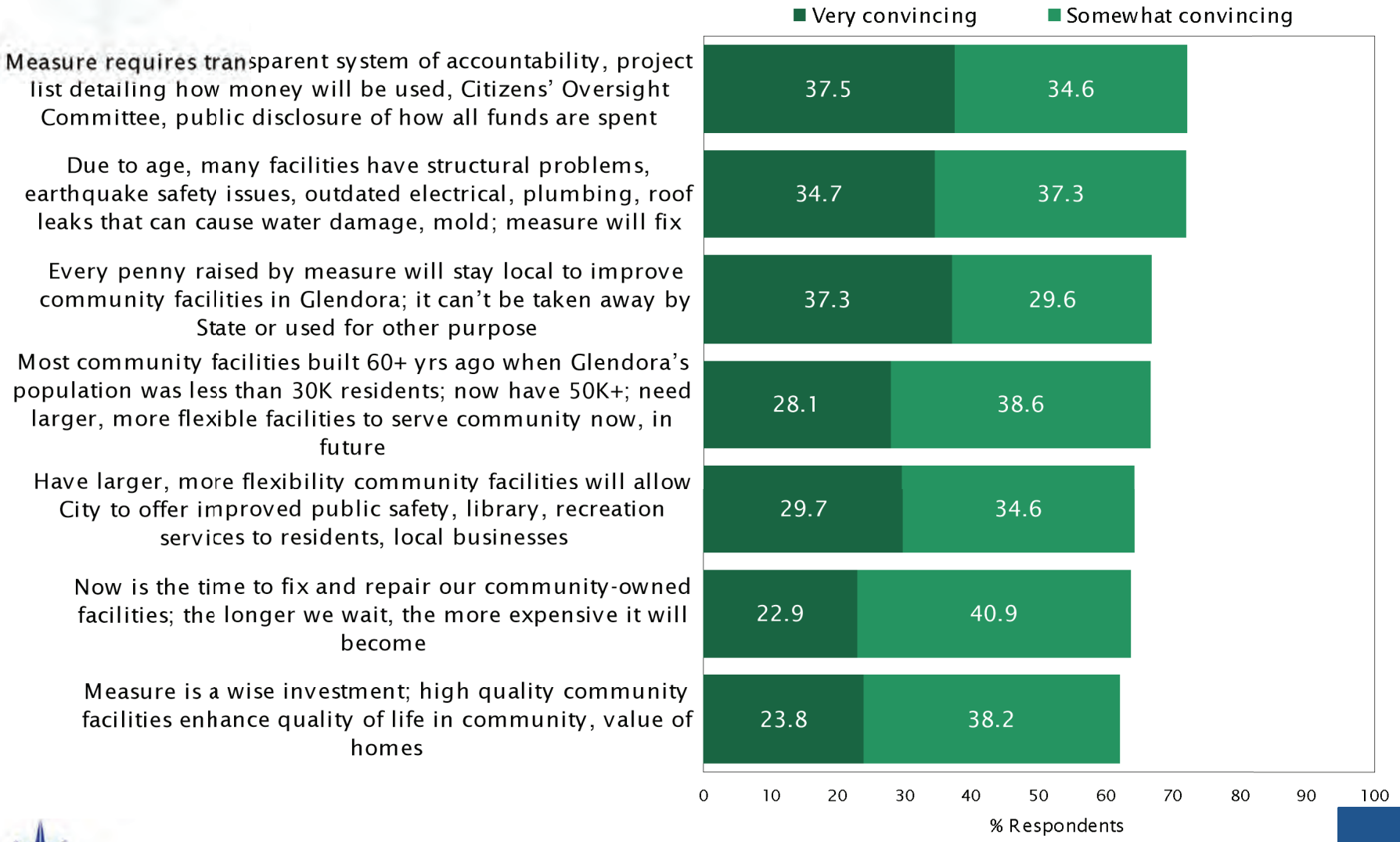
TRUENORTH RESEARCH

PROJECTS & IMPROVEMENTS: LIBRARY



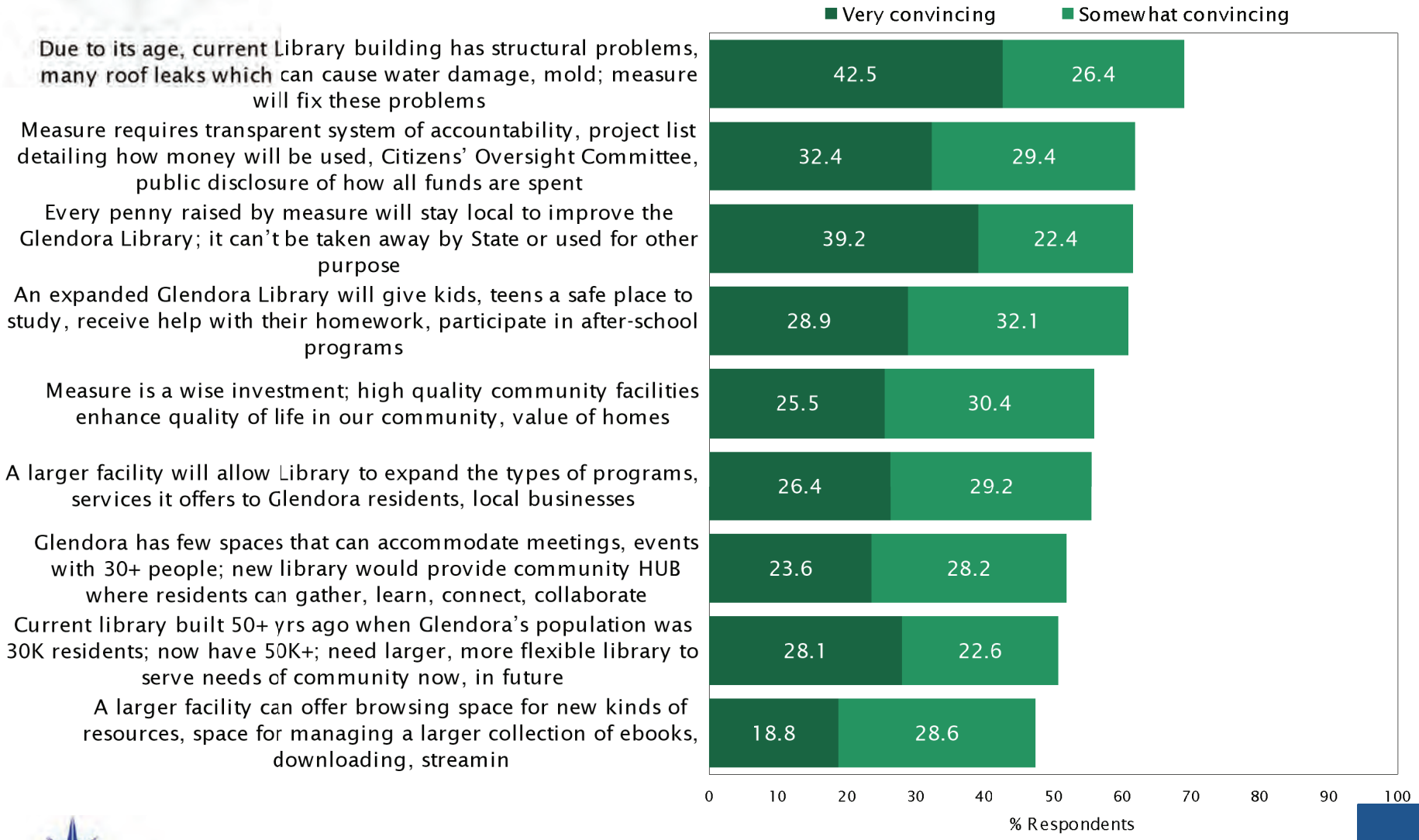
TRUENORTH RESEARCH

POSITIVE ARGUMENTS: FACILITIES



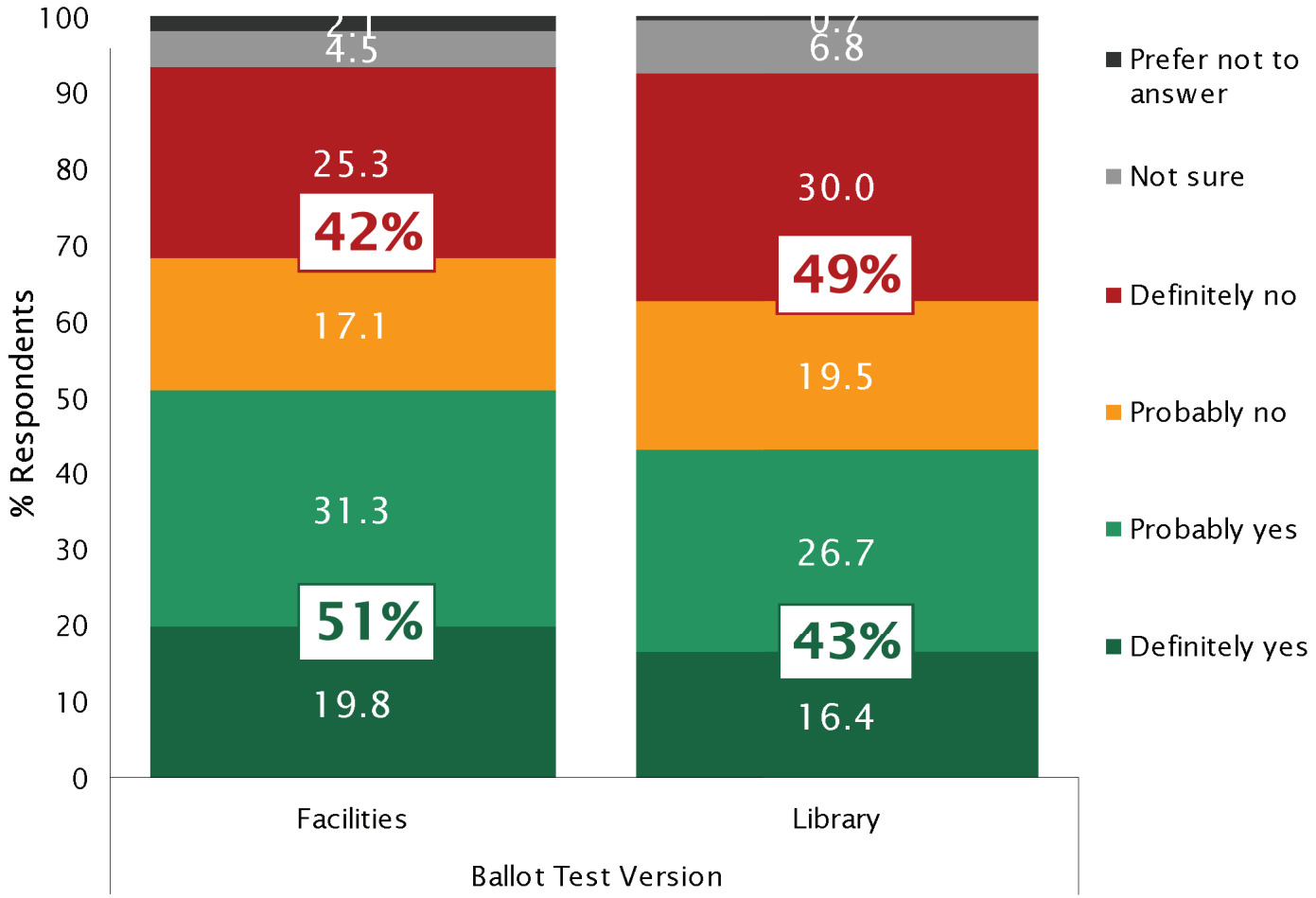
TRUENORTH RESEARCH

POSITIVE ARGUMENTS: LIBRARY



TRUENORTH RESEARCH

INTERIM BALLOT TEST



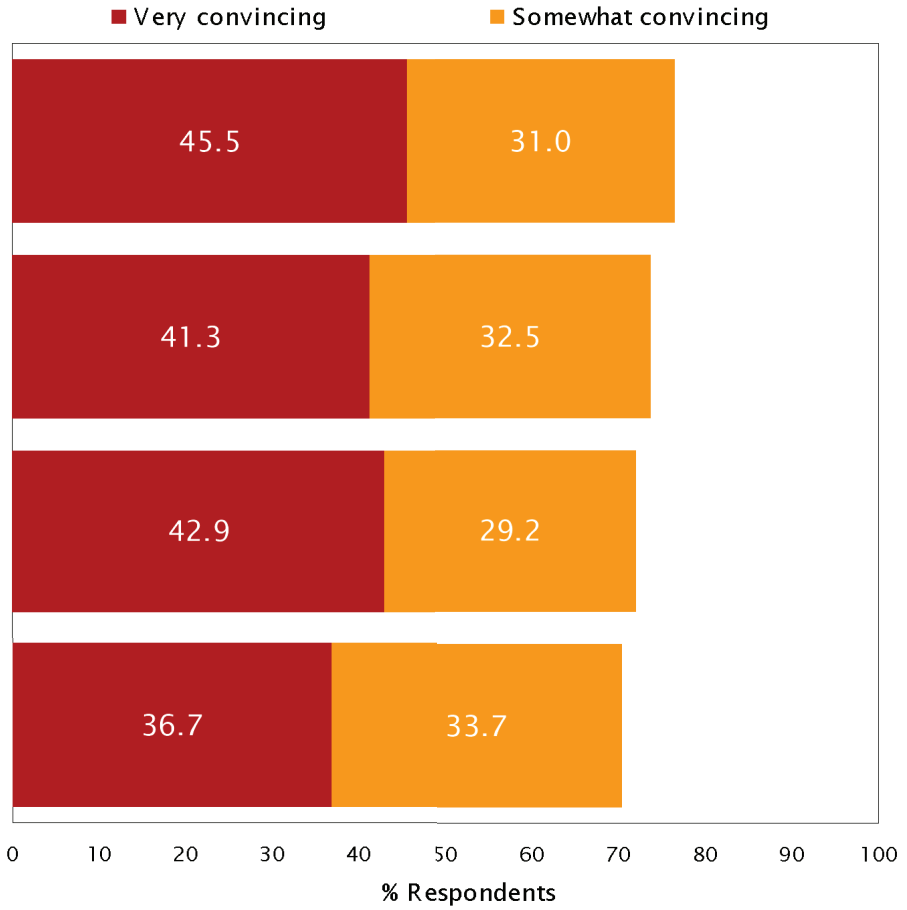
NEGATIVE ARGUMENTS: FACILITIES

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

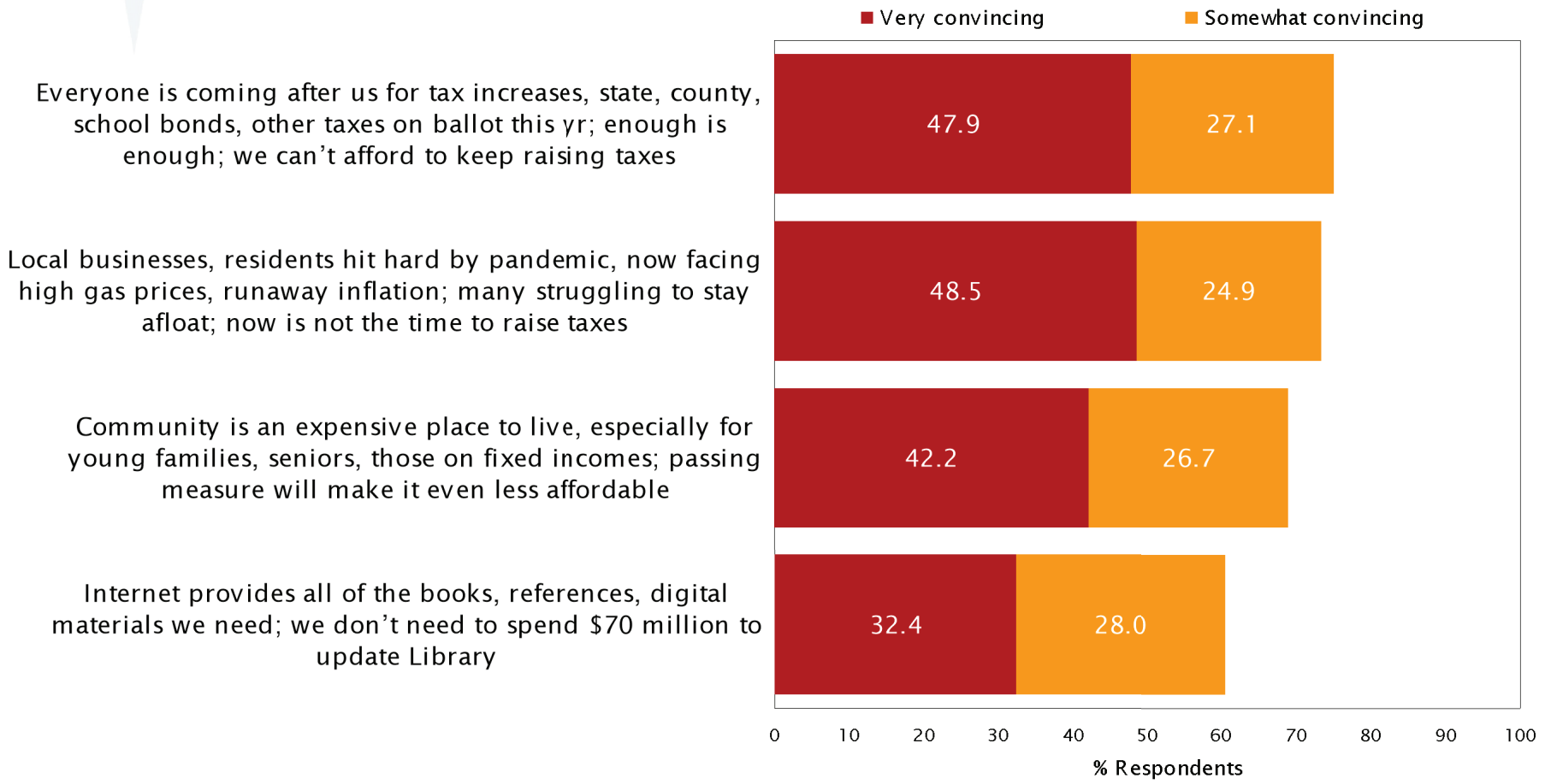
Local businesses, residents hit hard by pandemic, now facing high gas prices, runaway inflation; many struggling to stay afloat; now is not time to raise taxes

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



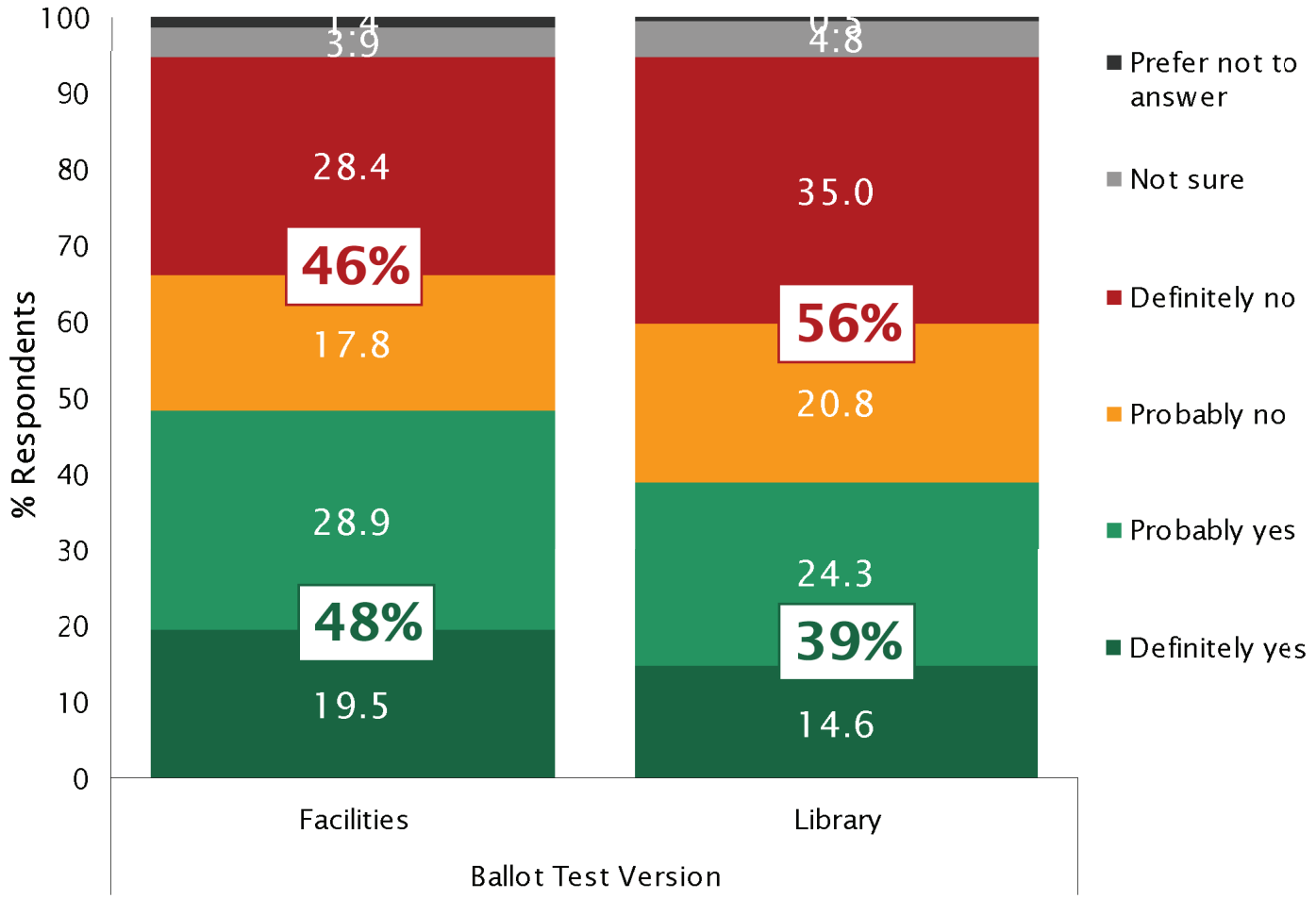
TRUENORTH RESEARCH

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?

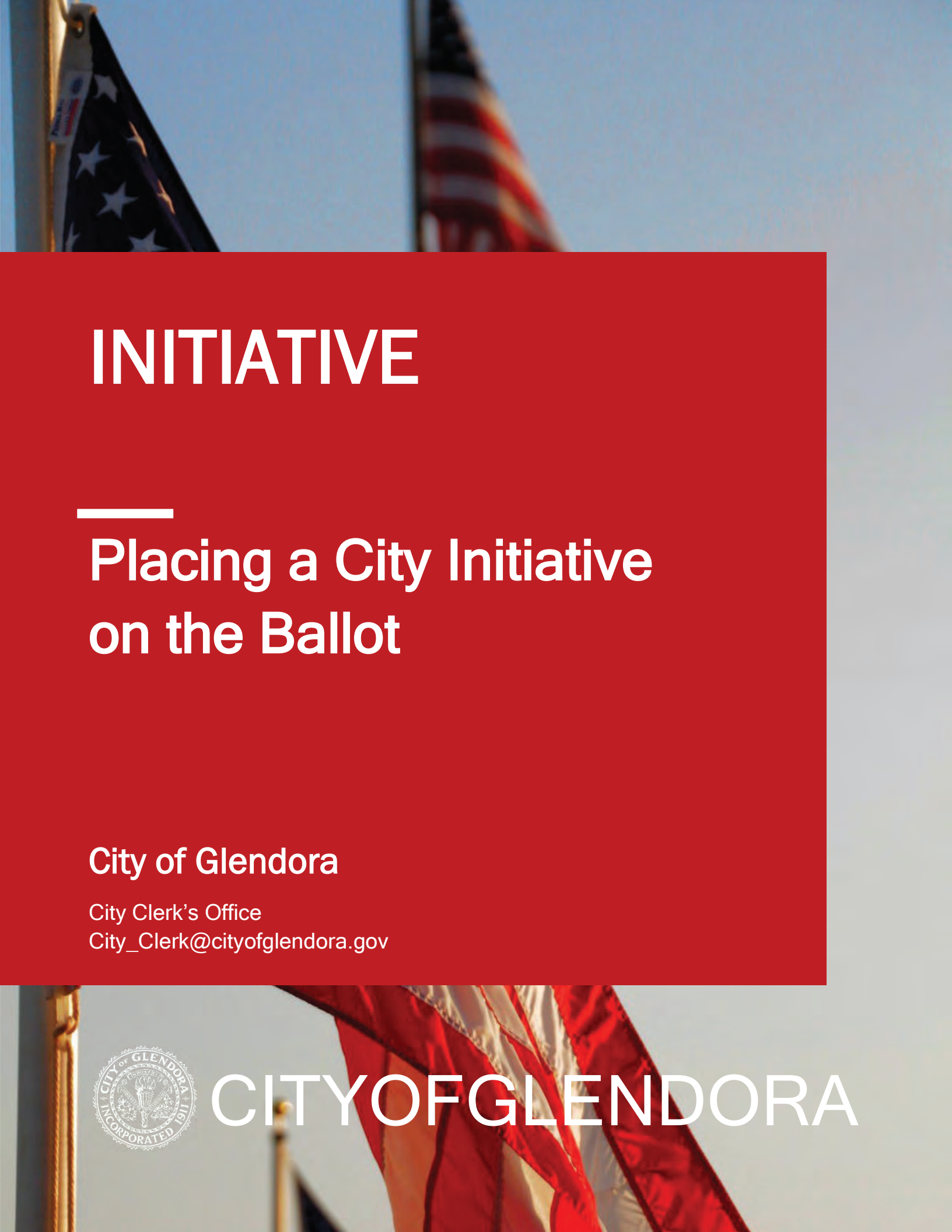
The number of signatures required to qualify a County initiative measure for the ballot is the number not less than 10% of all votes cast in the County for all candidates for Governor at the last gubernatorial election preceding the publication of the NOI. Note that the minimum signature threshold varies 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: o Notice of Intent o Request for preparation of a Title and Summary o 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**

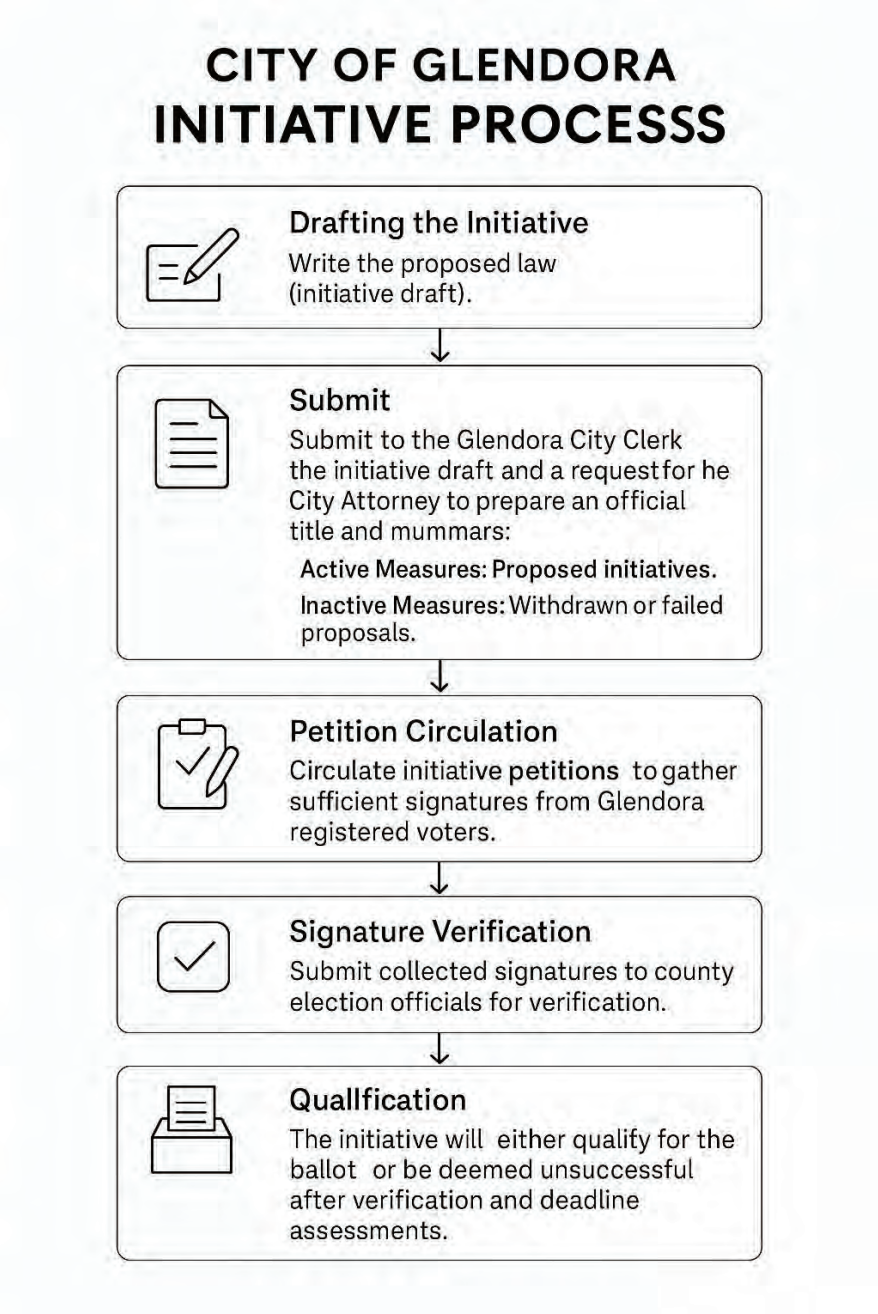
📌 Direct Link: Proponents Statement of Acknowledgement

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

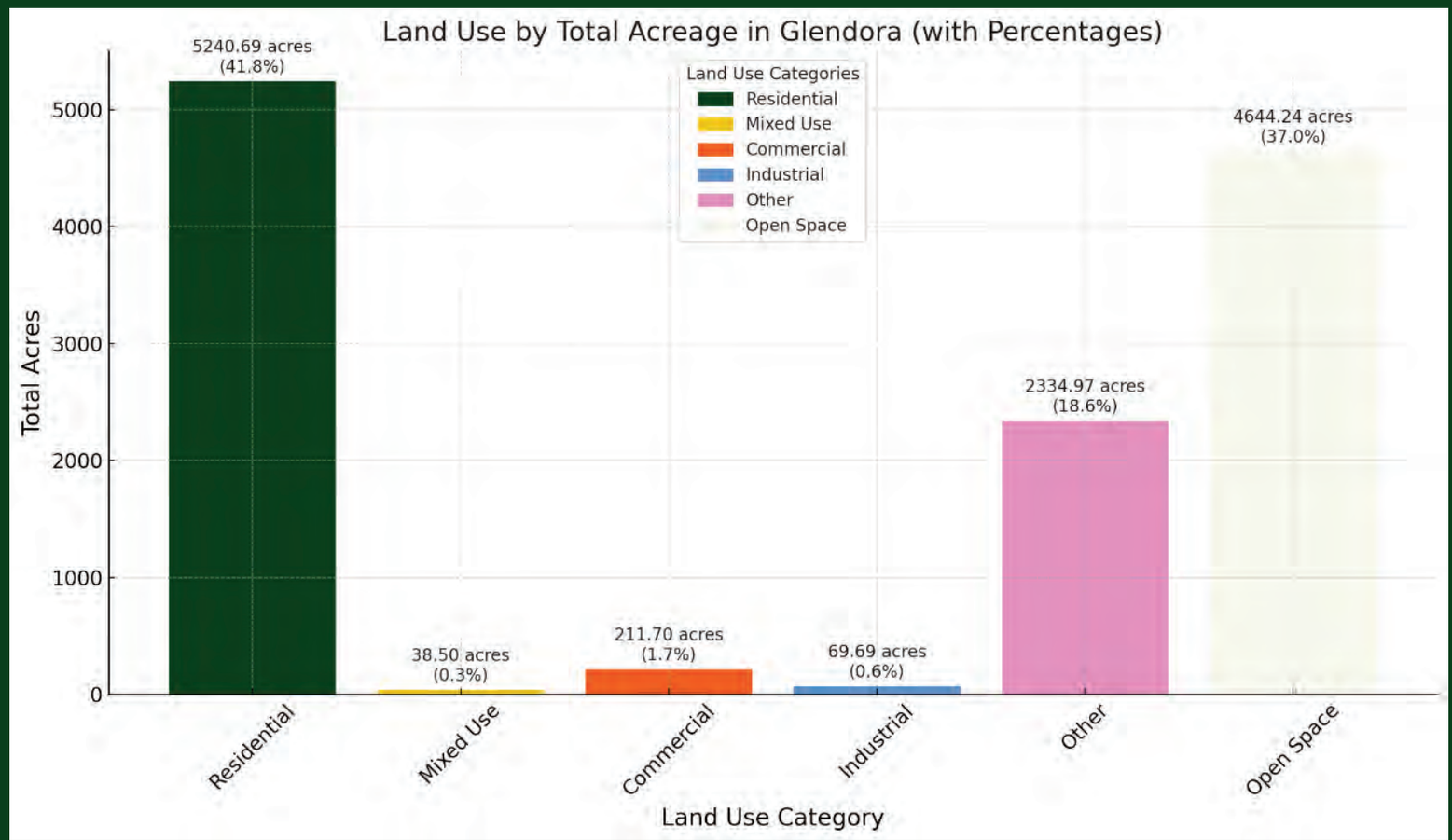
90%+ OF HOUSING IS SINGLE-FAMILY

- Limited commercial corridors; underperforming shopping centers
- Recent planning tools: Housing Element, General Plan Update, Station Area Vision

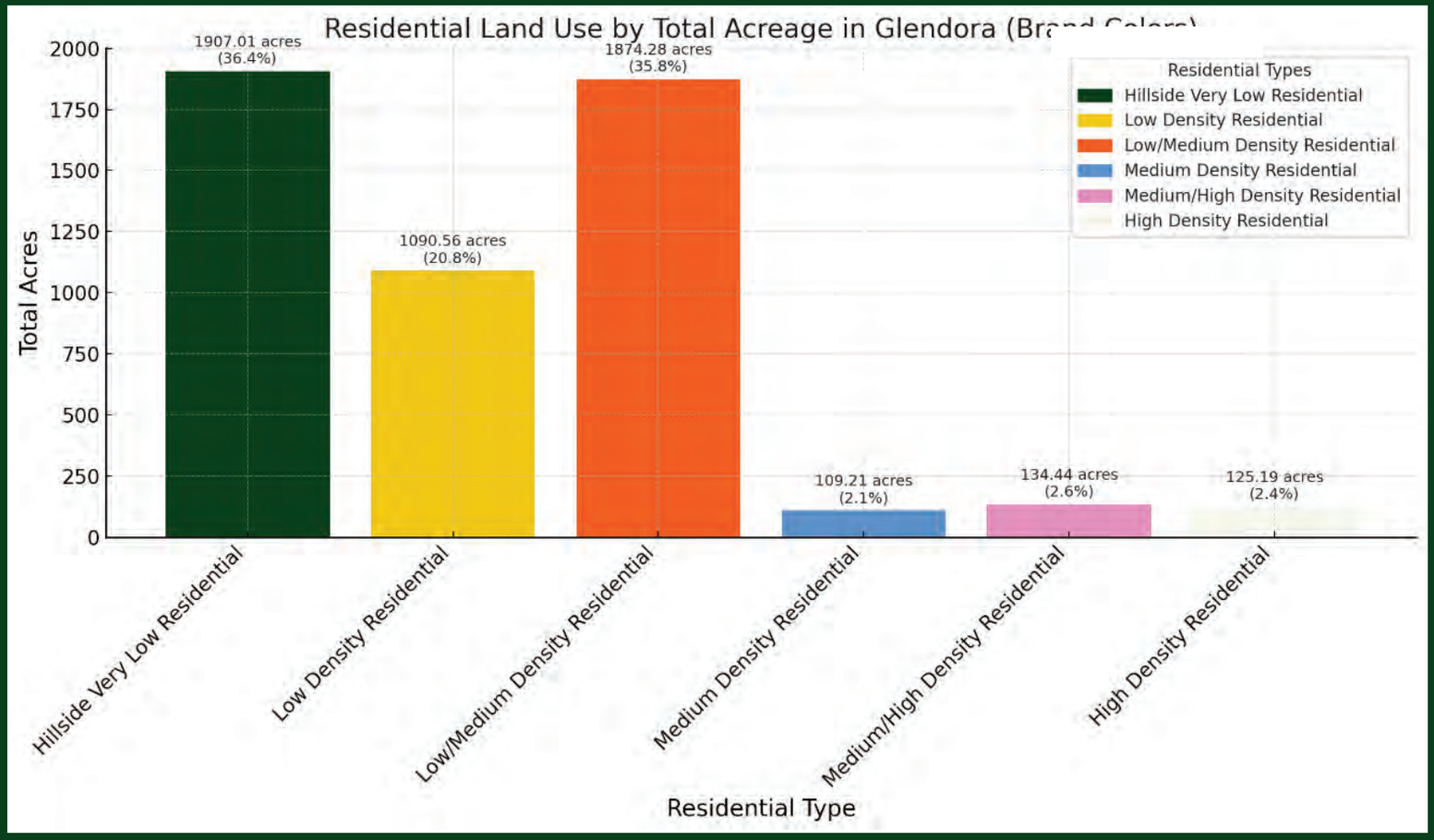
FISCALIZATION OF LAND USE POST PROP 13

- 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

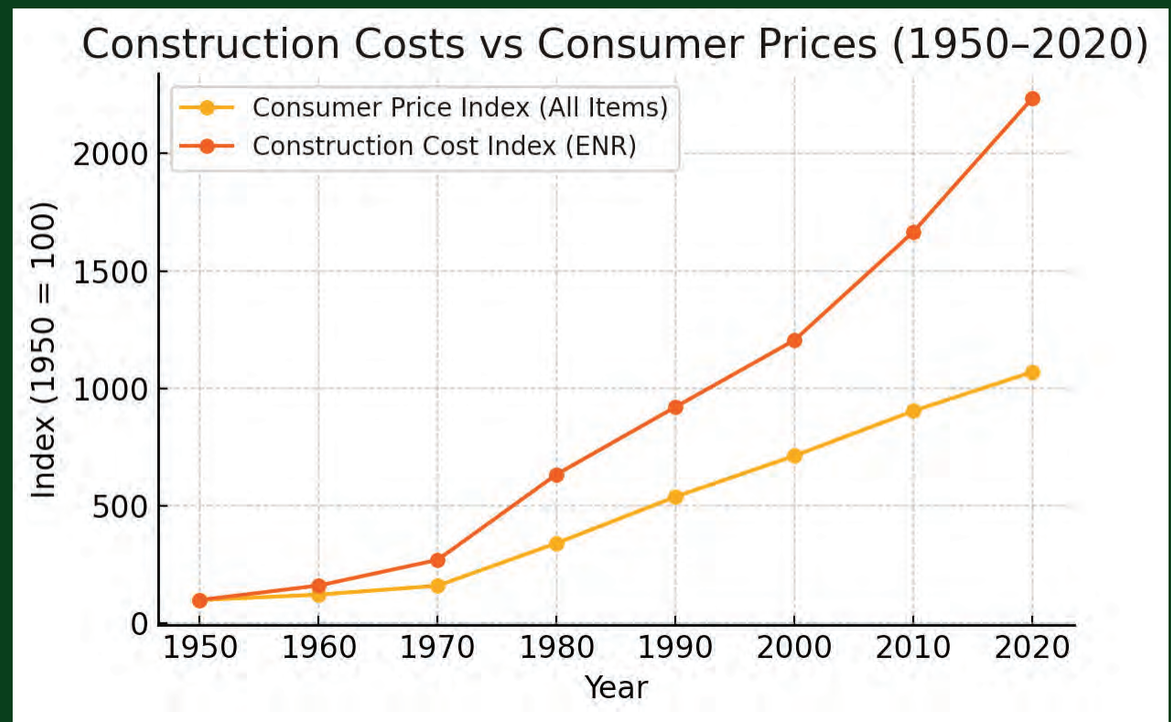
- 2020-2024: $50M invested
- 2025-2030: 76 projects planned, totaling $108M
- Funded through Measures E/Z, Grants ($60M+), Water Assessment, Federal and Local funds
- Notable investments include Finkbiner Park, Louie Pompei Park, Bennett Ave Water Project, Bender/Carter Project, School Site Intersections, and Library Structural Analysis

COST ESCALATION TRENDS

SHARE RISE IN PROJECT EXPENSES

CPI VS CONSTRUCTION CPI

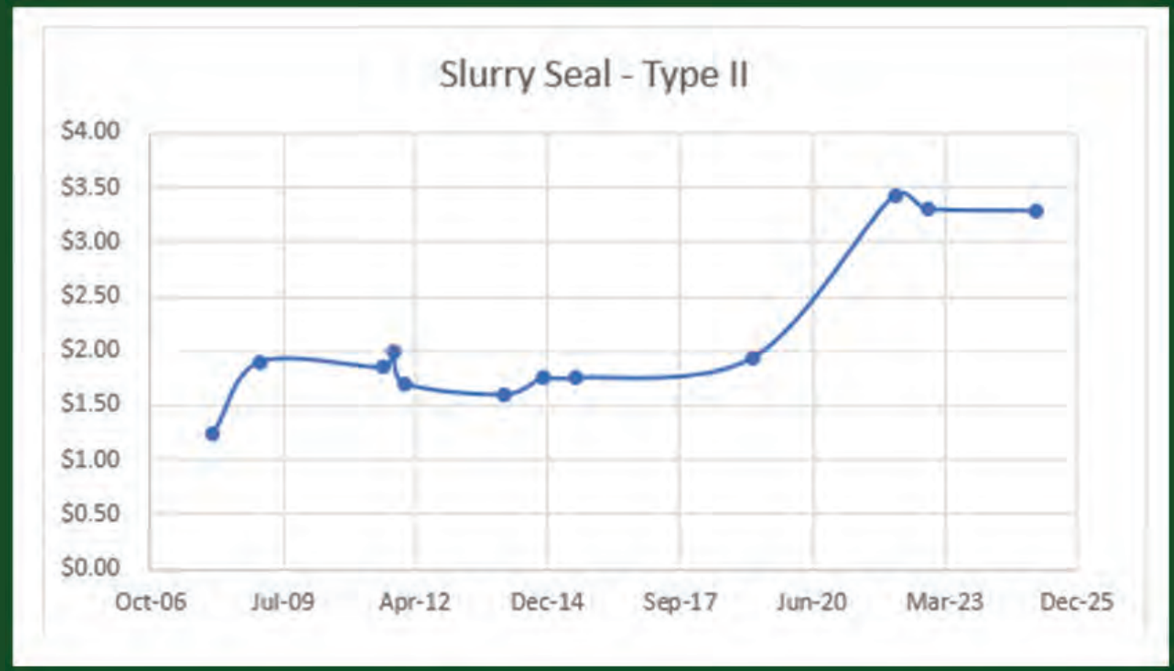
- Construction cost indices have increased about 22–25x since 1950
- General CPI has risen around 12x since 1950
- This divergence is very impactful ⟶ initial growth vs replacement/rehab



COST ESCALATION TRENDS

SHARE RISE IN PROJECT EXPENSES

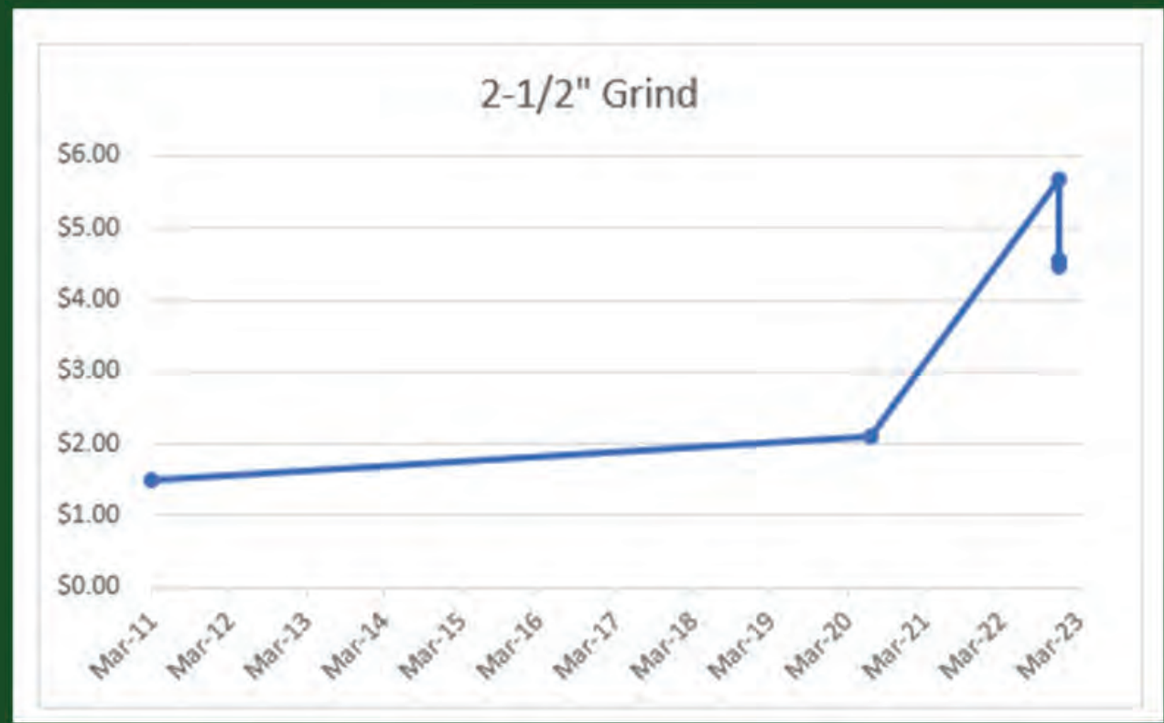
SLURRY SEAL: $2.00 → $3.30/SQ YD (60%+ INCREASE SINCE 2020)



COST ESCALATION TRENDS

SHARE RISE IN PROJECT EXPENSES

2.5” GRIND & OVERLAY: $2.10 → $5.00/SQ FT (OVER 100% INCREASE SINCE 2020)

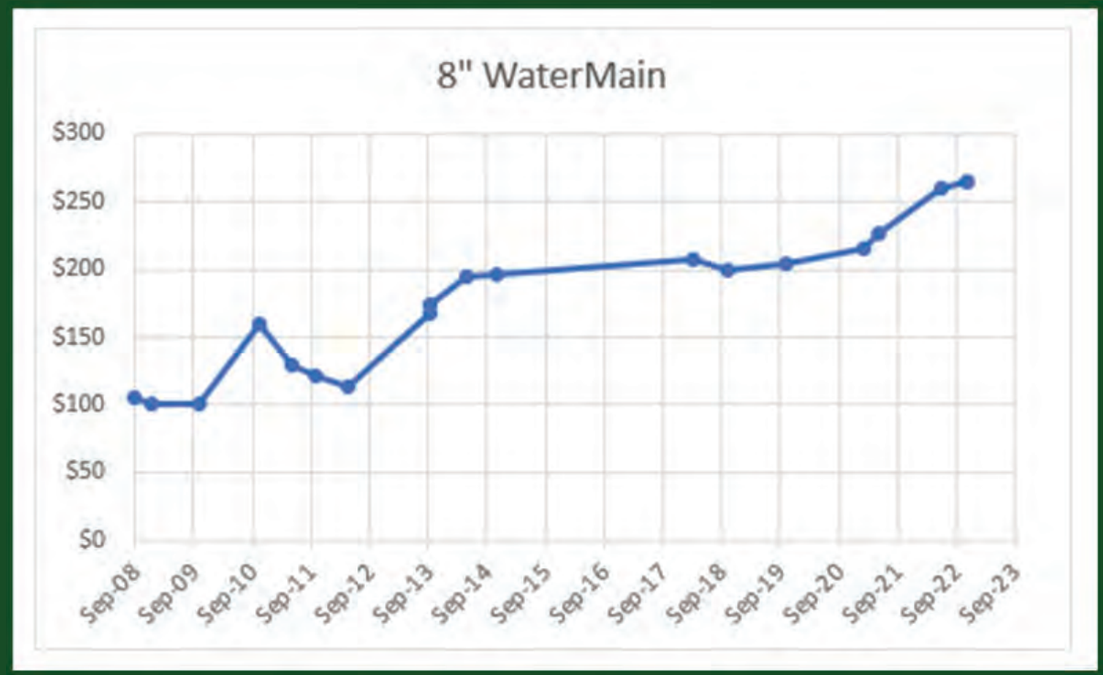


COST ESCALATION TRENDS

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

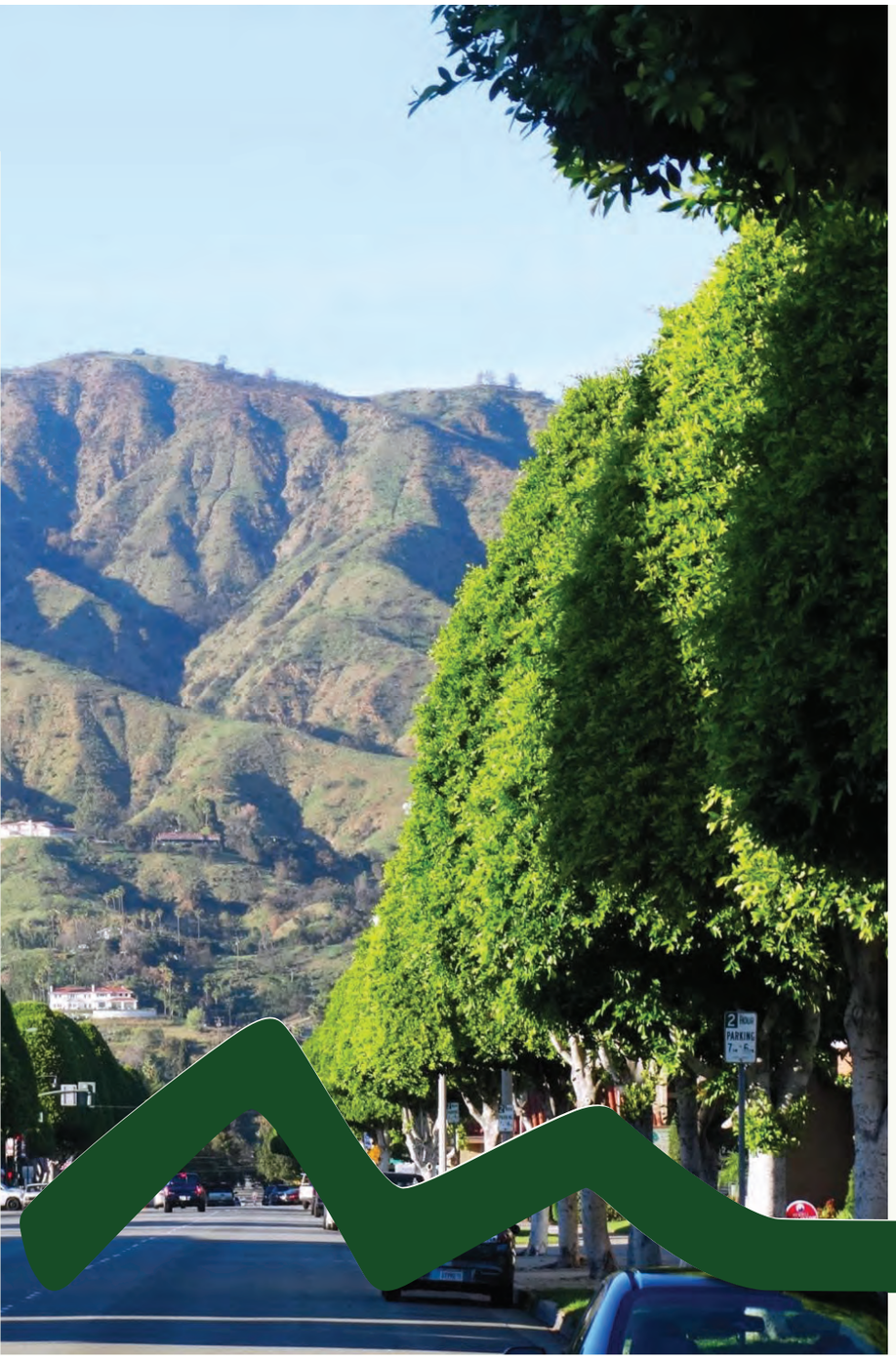
FUTURE OUTLOOK

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.

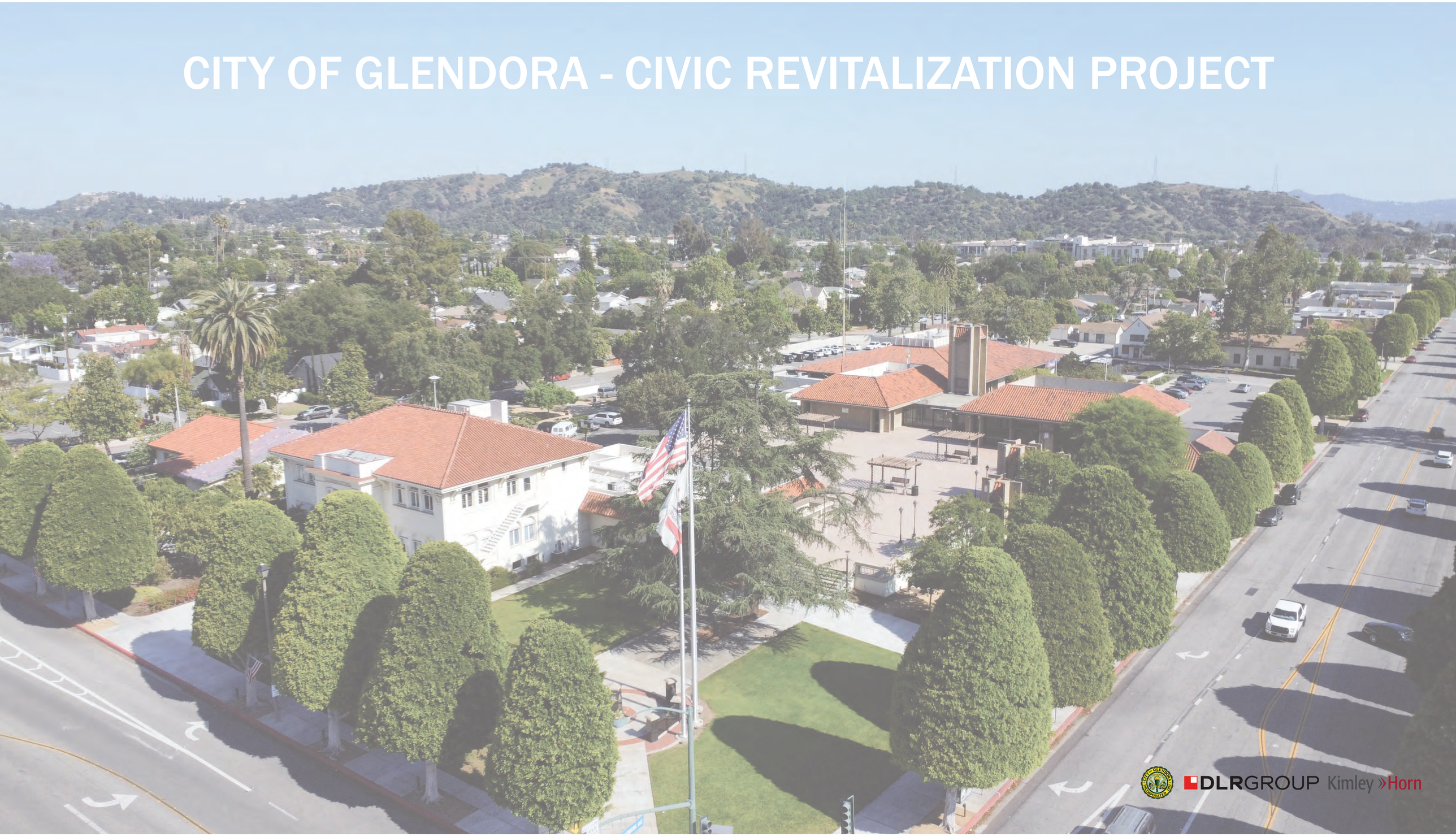
ENVIRONMENTAL DETERMINATION
CEQA is not applicable to the recommendations included in this agenda item.

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

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

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



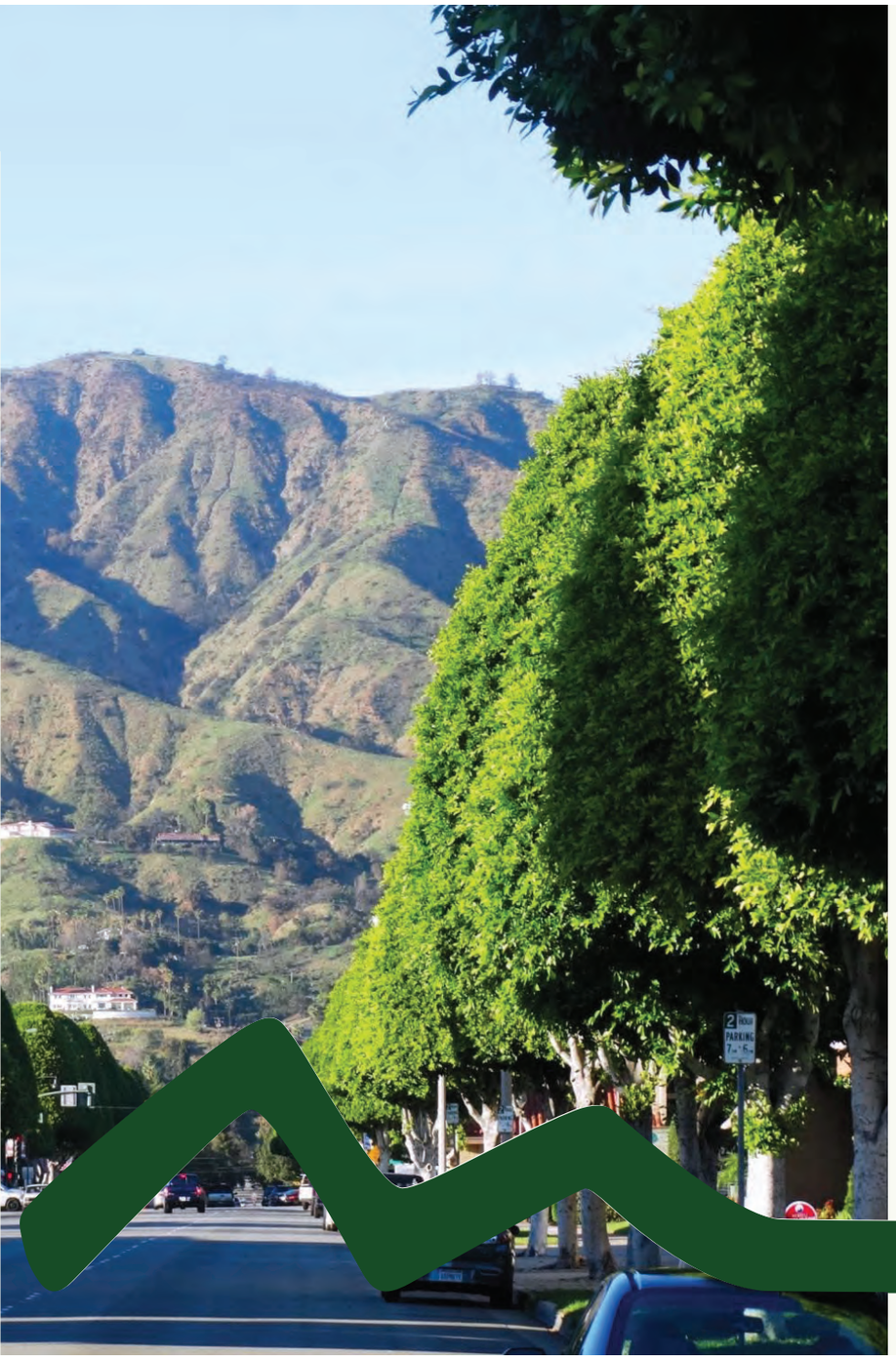
Glendora



Glendora

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



DLRGROUP Kimley»Horn | CITY OF GLENDORA - CIVIC CENTER REVITALIZATION PROJECT



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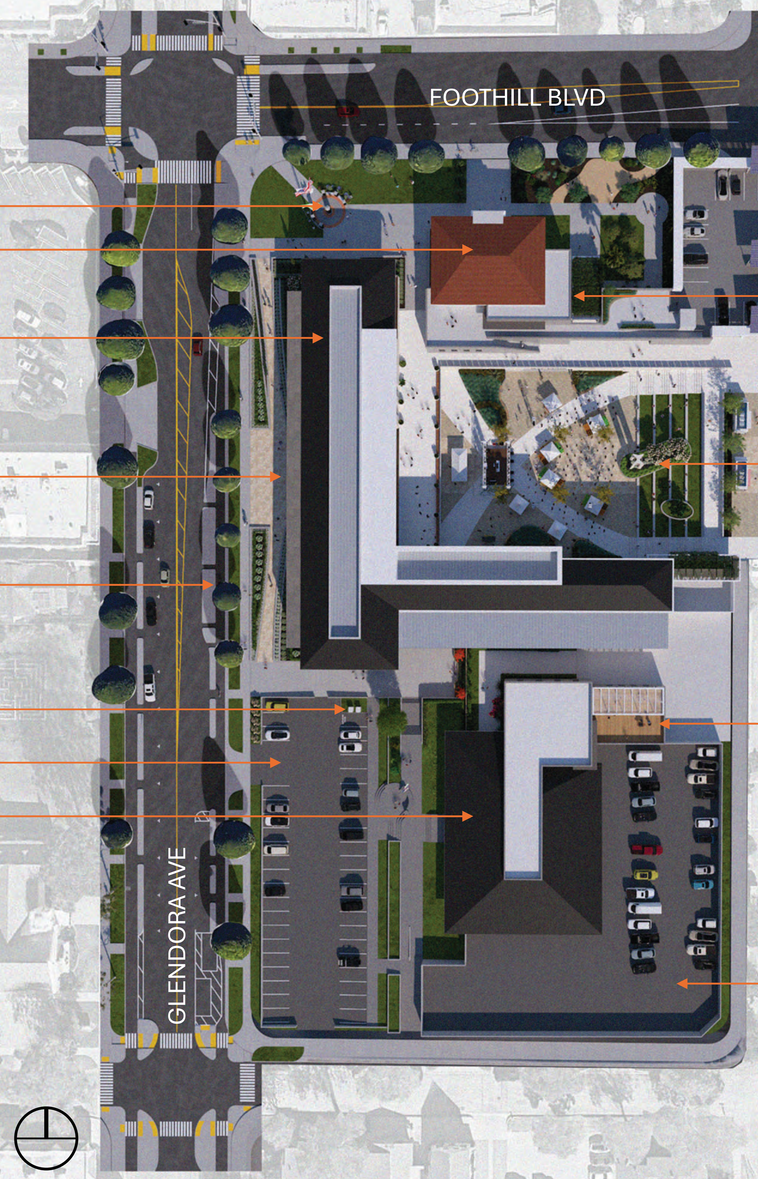
LIBRARY


LIBRARY



DLRGROUP Kimley»Horn | CITY OF GLENDORA - CIVIC CENTER REVITALIZATION PROJECT

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

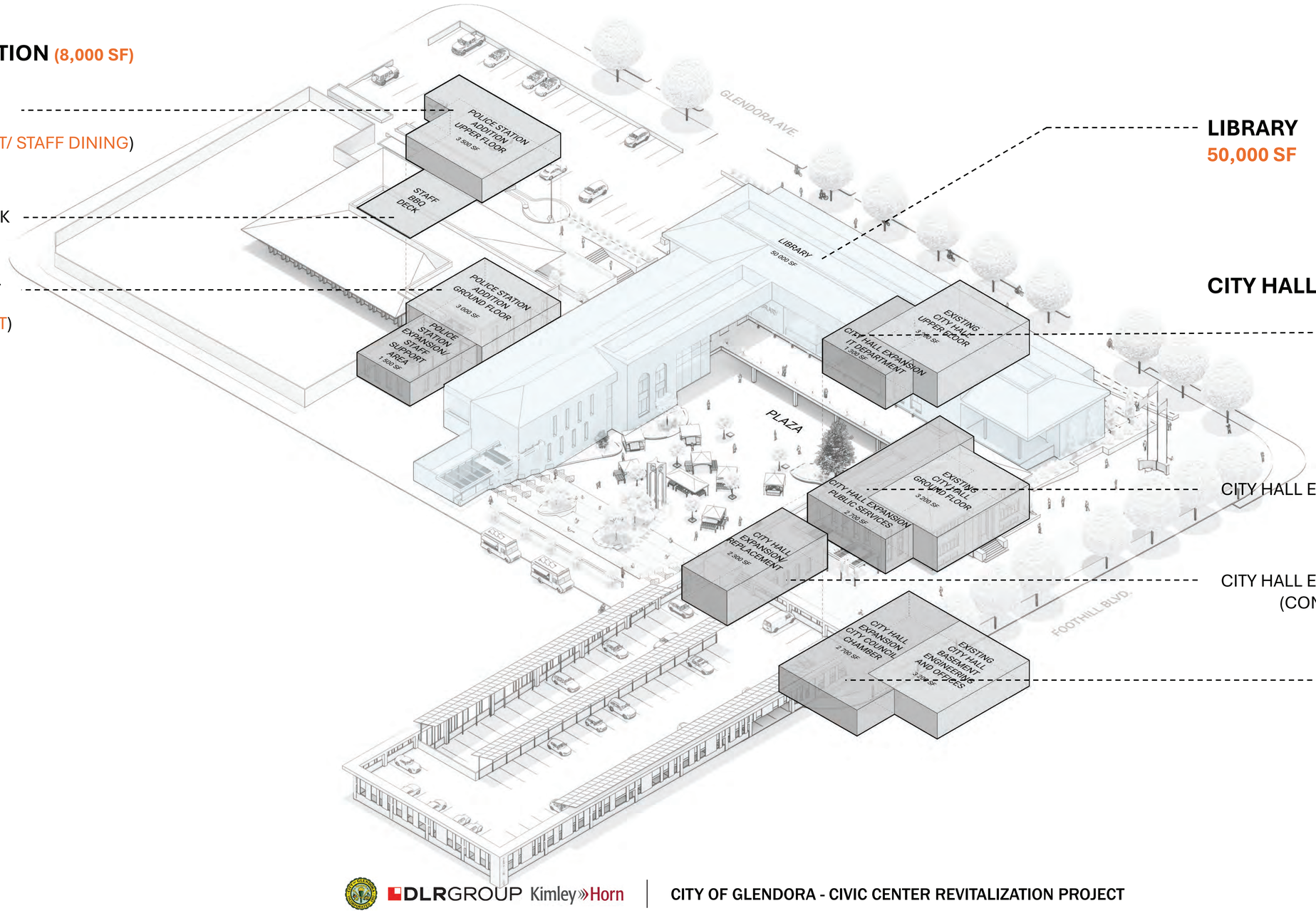
LIBRARY – CITY HALL EXPANSION/REPLACEMENT – POLICE STATION ADDITION

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

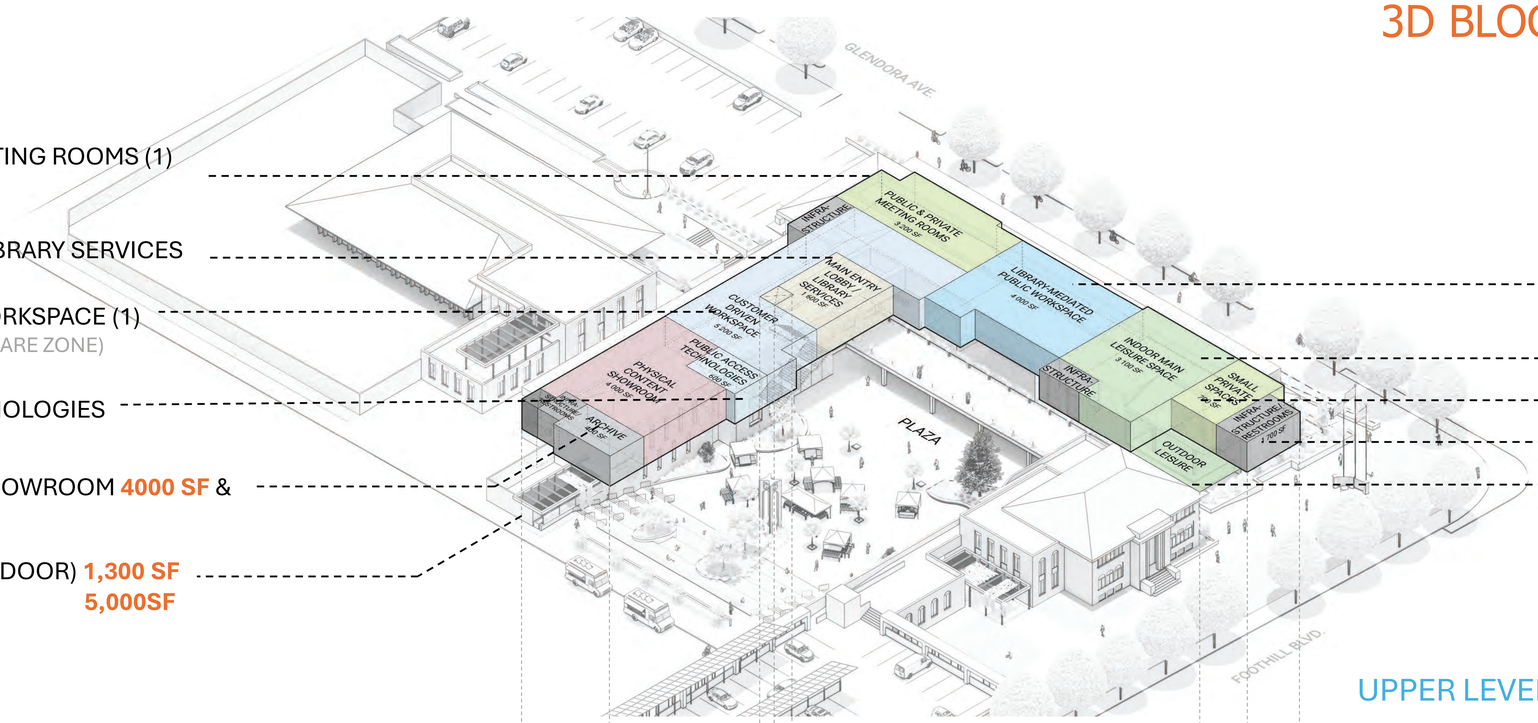
MAIN ENTRY LOBBY / LIBRARY SERVICES
1,600 SF

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**



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’)

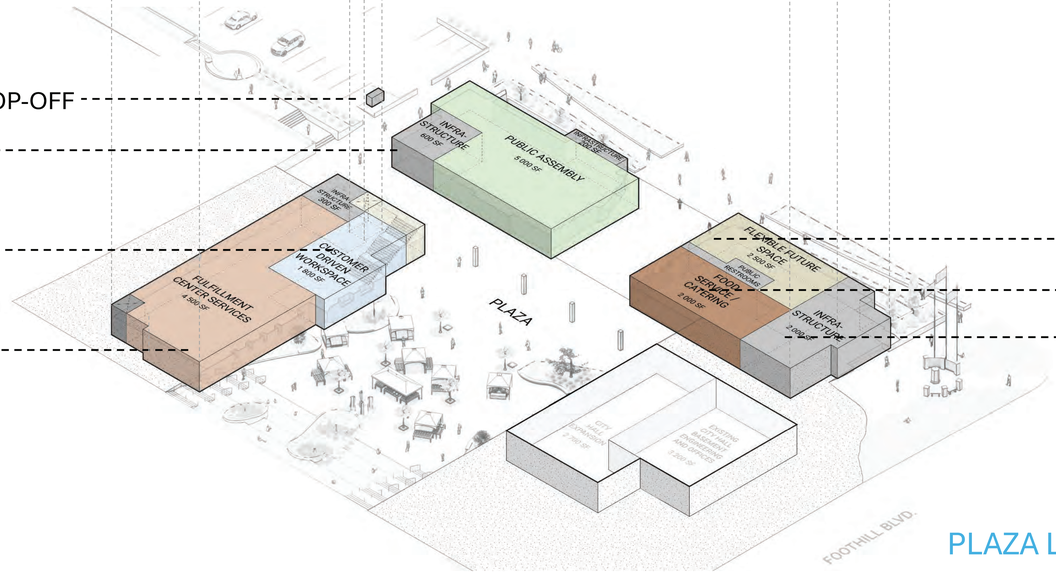
PUBLIC ASSEMBLY
5,000 SF

BOOK DROP-OFF

INFRASTRUCTURE **600 SF**

CUSTOMER DRIVEN WORKSPACE (2)
(WORK STUDY ZONE)
1,800 SF

FULFILLMENT CENTER SERVICES
4,500 SF



FLEXIBLE FUTURE SPACE **2,500 SF**

FOOD SERVICE / CATERING **2,000 SF**

INFRASTRUCTURE **2,000 SF**

PLAZA LEVEL (-4’)

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: [signature] Date: 12/11/25

Proponents Approval of Authorized Representative (each Proponent must sign):

Name: JAMES NAKANO Signature: [signature] Date: 12/11/25

Name: Joseph Cina Signature: [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

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

WE HAVE BEEN HERE BEFORE

- **January 1963 Civic Center Visioning Plan: AWA Architects**

  - Focused on current and future community needs

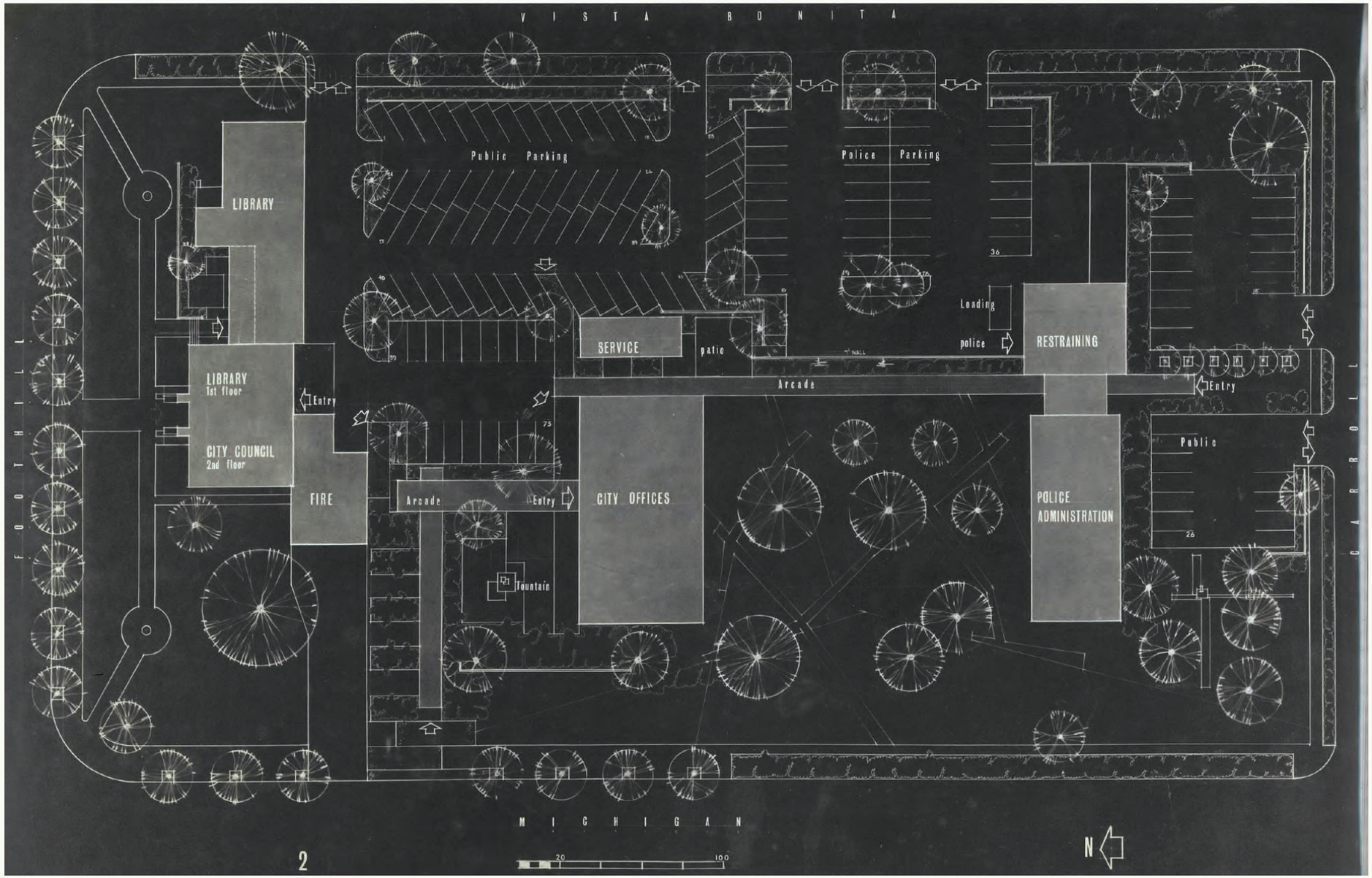
  - Identified significant City Hall structural issues

- **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

WE HAVE BEEN HERE BEFORE



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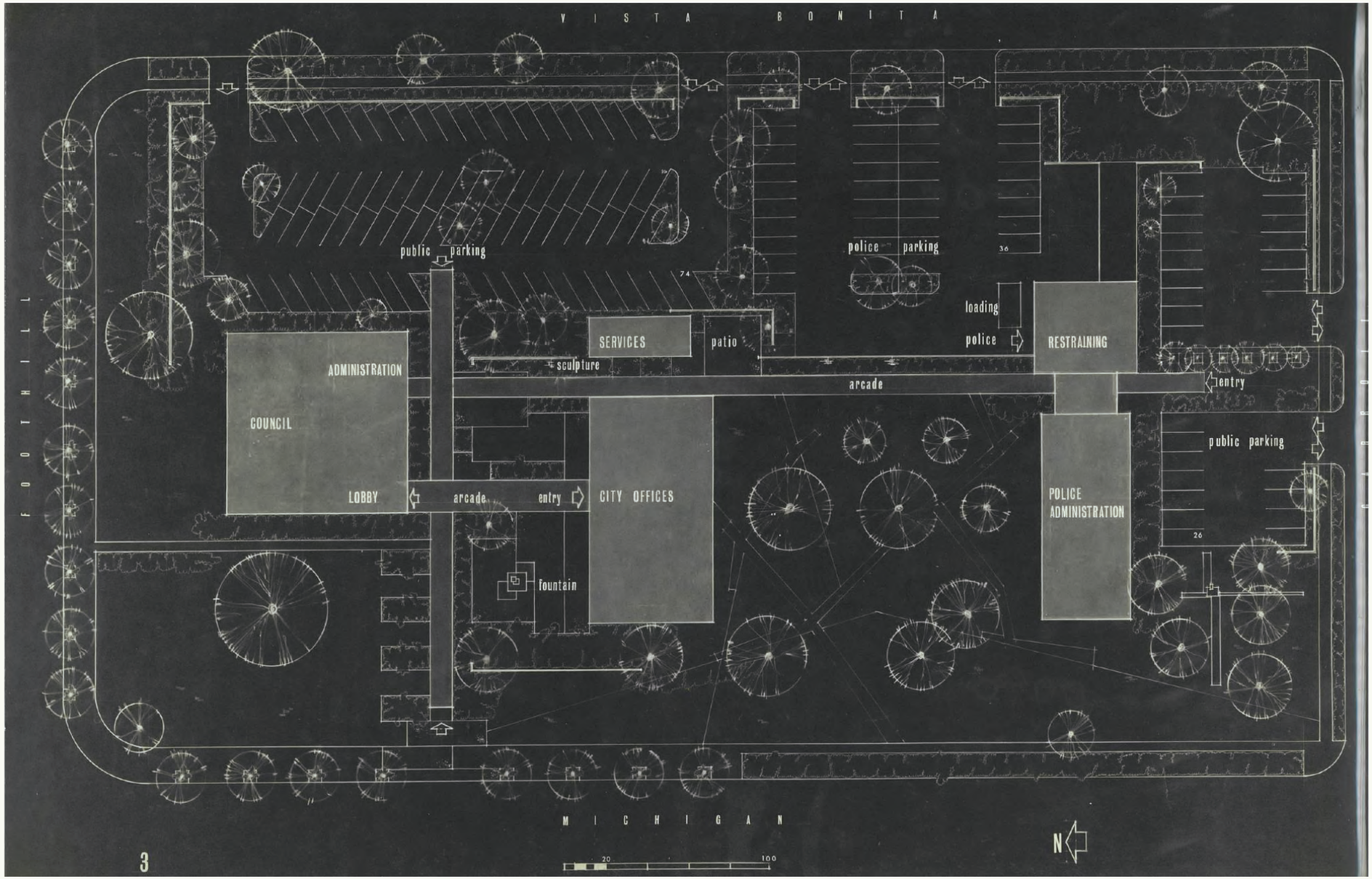

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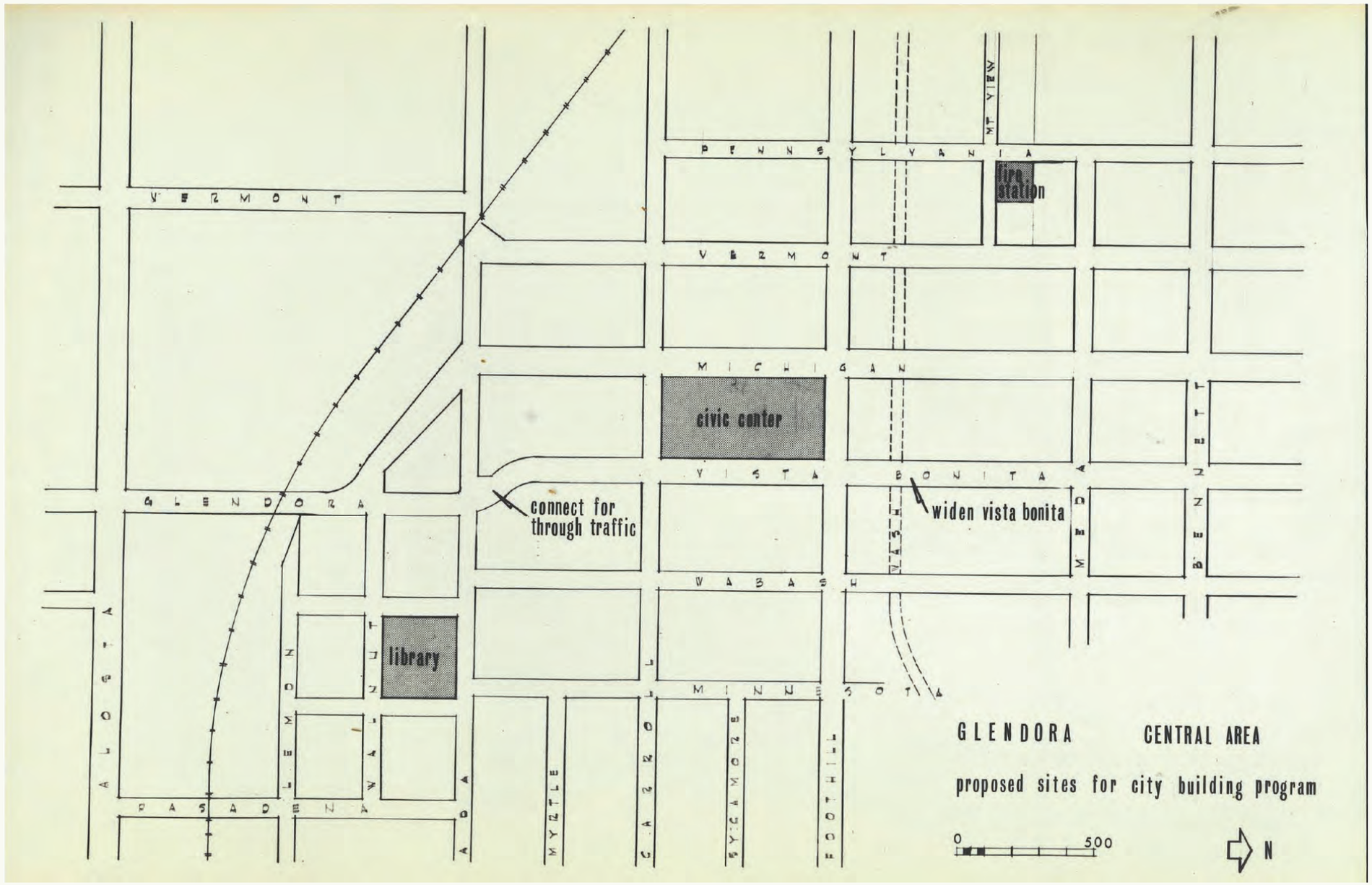

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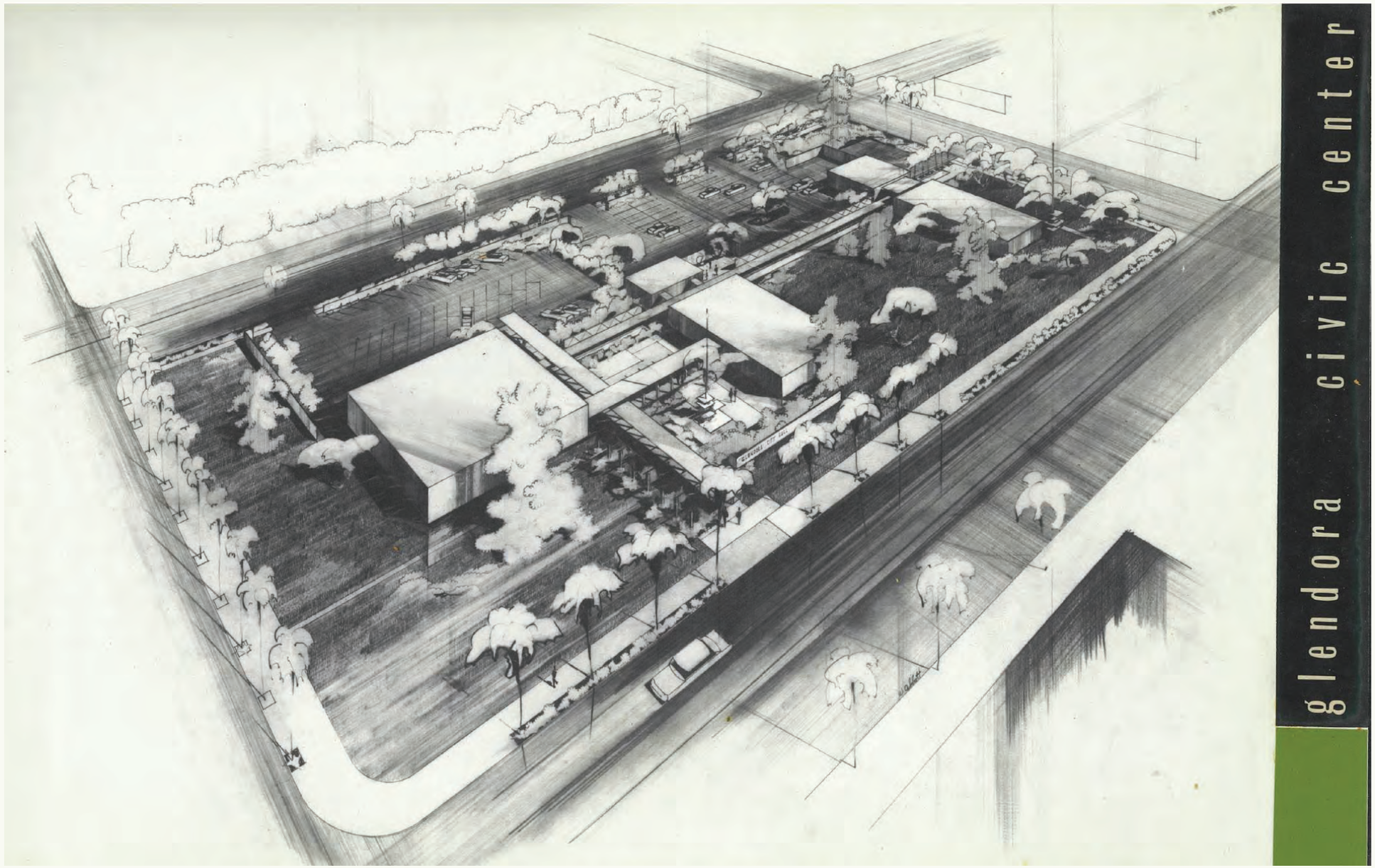


WE HAVE BEEN HERE BEFORE

- **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)**

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**

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**

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."

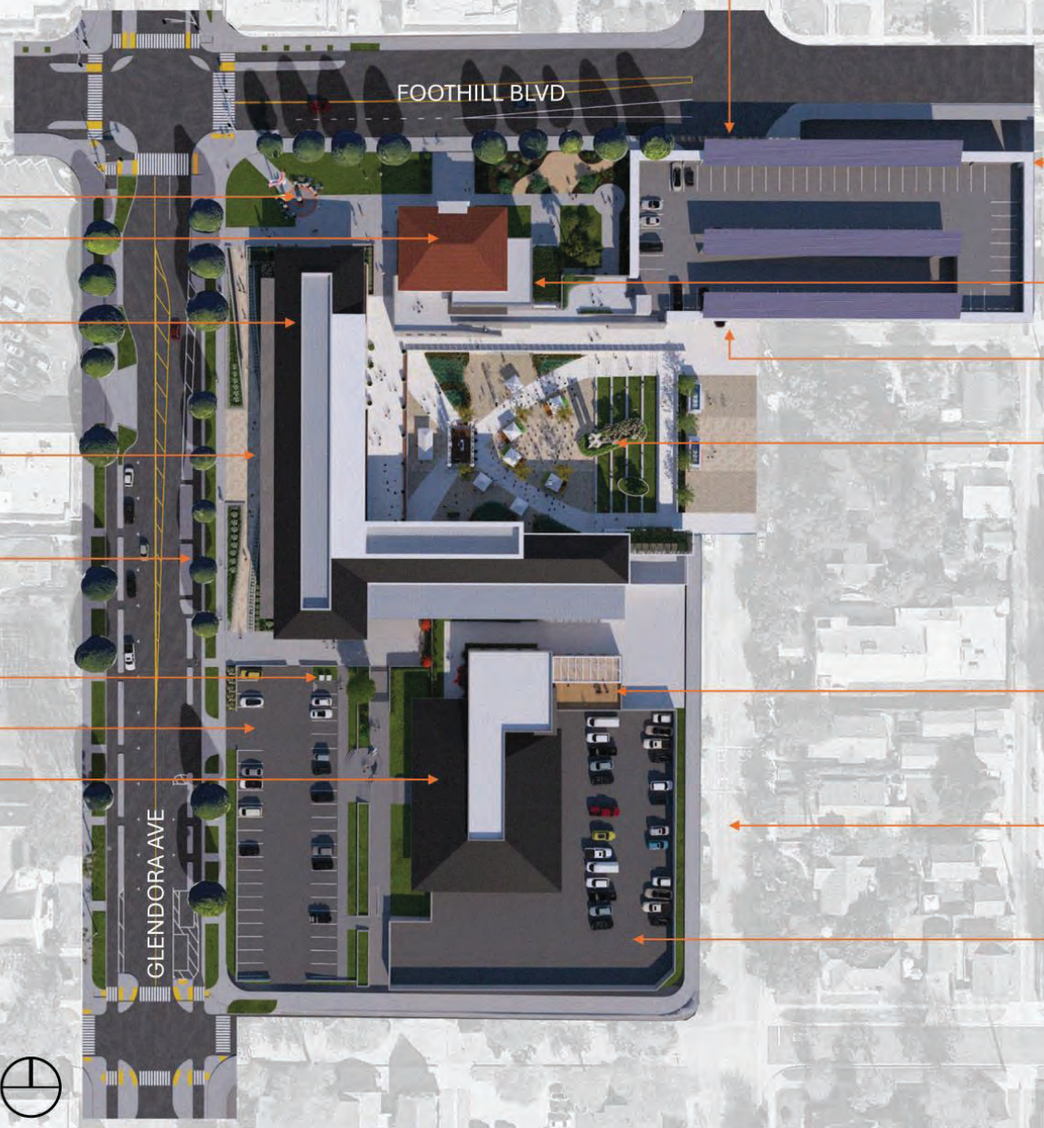
CIVIC CENTER CITY COUNCIL FEEDBACK

- **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

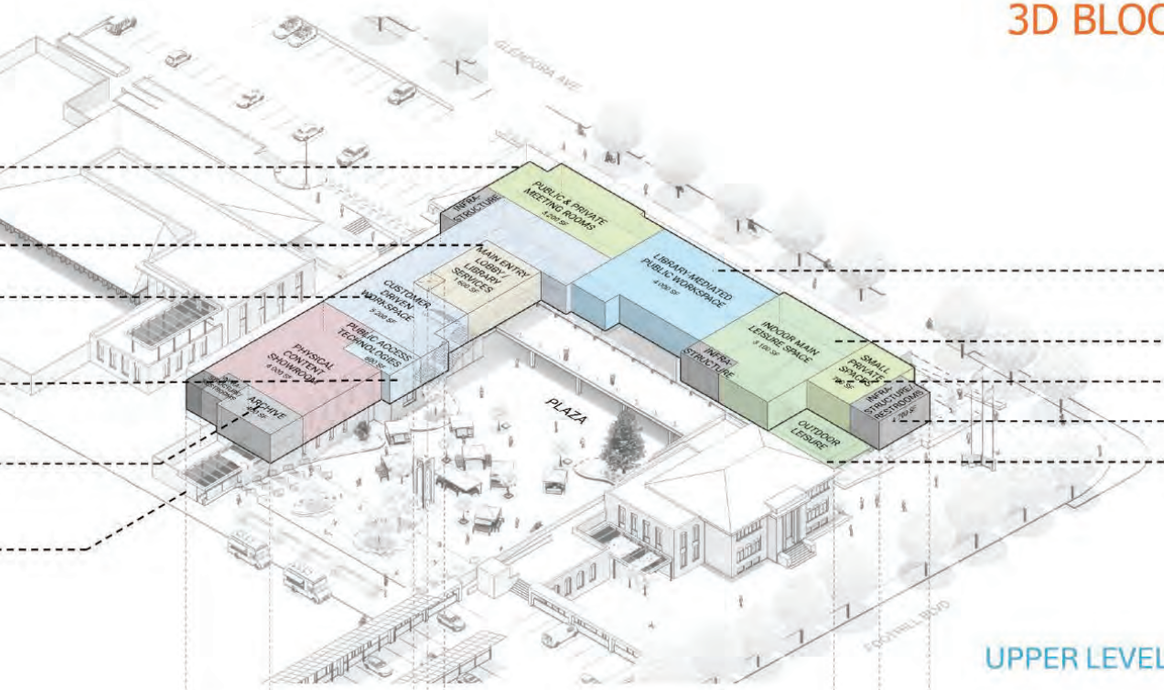
MAIN ENTRY LOBBY / LIBRARY SERVICES
1,600 SF

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**



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**

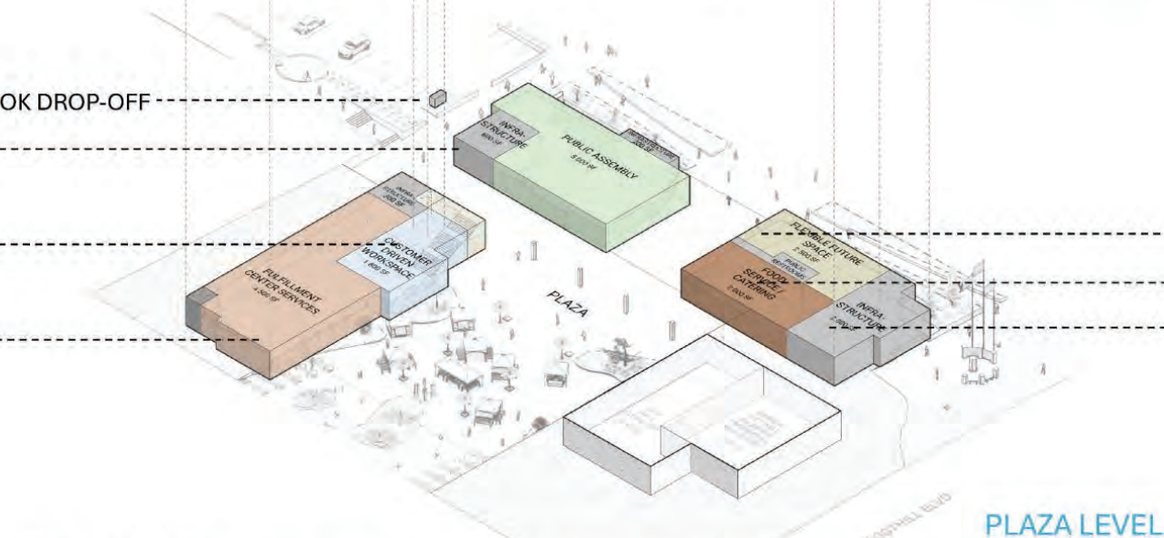
PUBLIC ASSEMBLY
5,000 SF

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**

PROJECT PROGRAM DISTRIBUTION DIAGRAM

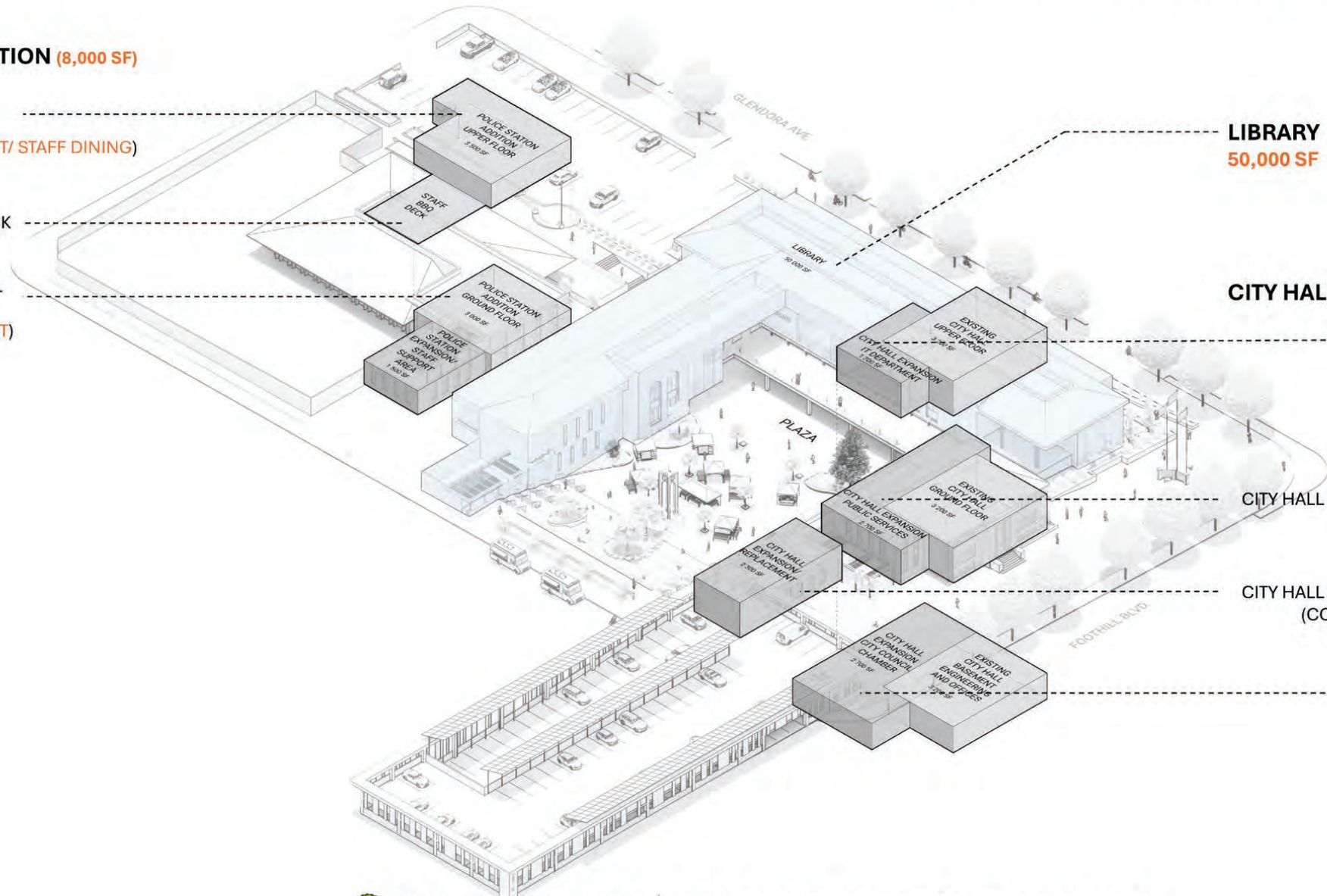
LIBRARY – CITY HALL EXPANSION/REPLACEMENT – POLICE STATION ADDITION

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



DLRGROUP Kimley»Horn | CITY OF GLENDORA - CIVIC CENTER REVITALIZATION PROJECT


LIBRARY


RARY


LIBRARY



DLRGROUP Kimley»Horn | CITY OF GLENDORA - CIVIC CENTER REVITALIZATION PROJECT

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

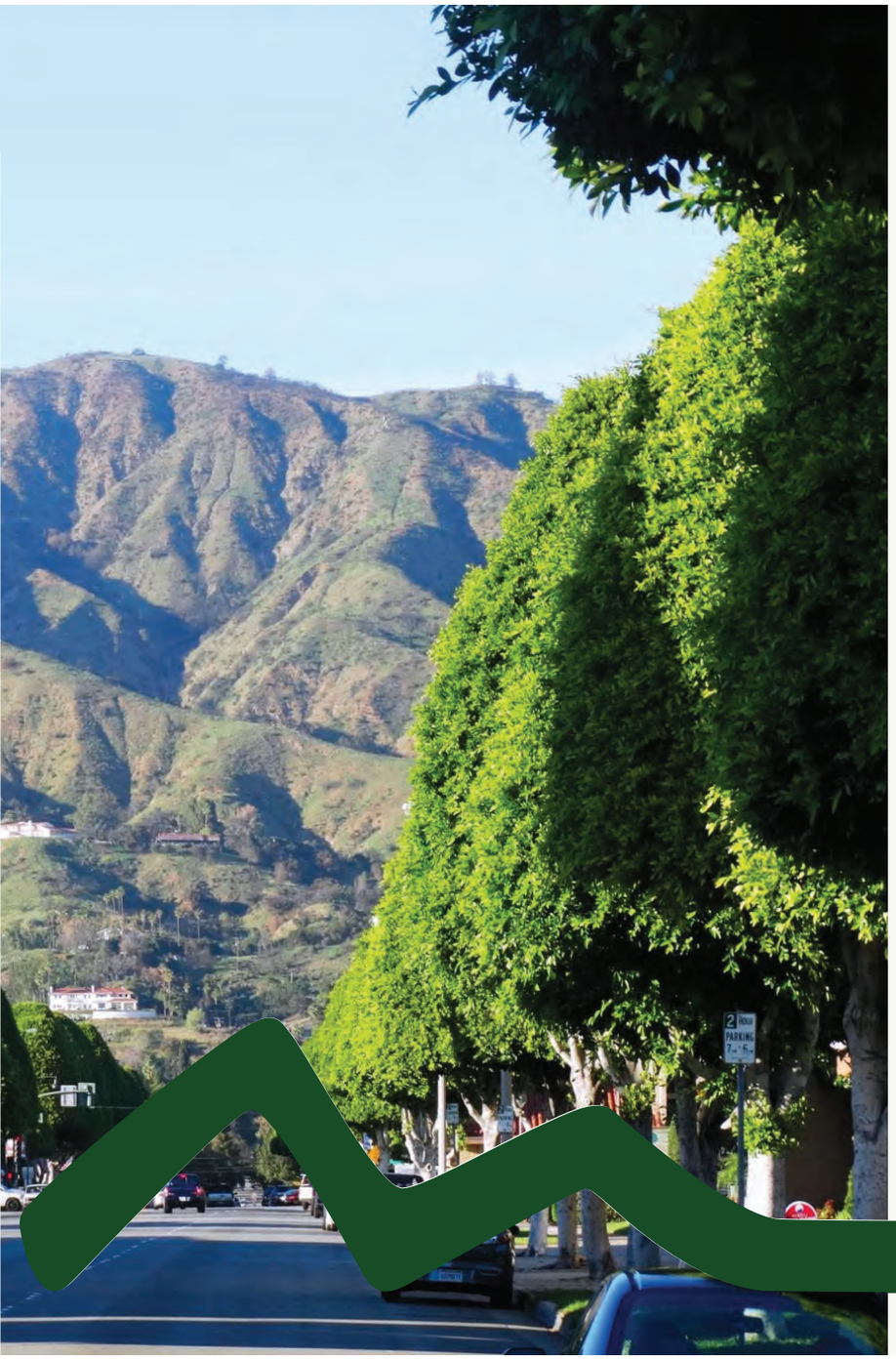
  - Police, Public Works, and Community & Economic Development represent approximately 70% of all General Fund and Measure E/Z funds

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:**	**February 24, 2026**
FROM:	**City Manager**	**DISTRICT(S):**	**Citywide**
SUBJECT:	**Use of One-Time Funds**		

RECOMMENDATION
That the City Council:

1. Receive an overview on one-time funding opportunities; and
2. Provide direction, as needed.

STRATEGIC FOCUS AREAS
Goal 3 - New + Revitalized Facilities
Goal 4 - Sustainable Infrastructure

EXECUTIVE SUMMARY
Over the past decade, Glendora restored its financial stability by addressing a $3–$4 million structural deficit through voter-approved sales tax measures, pension restructuring, and stronger reserve and capital funding policies. These reforms earned the City a AAA bond rating and enabled targeted investments in infrastructure, public safety, and homelessness response aligned with community priorities. With the recent passage of Measure Z and a continued focus on long-term planning, the City remains committed to fiscal discipline while carefully balancing limited resources against ongoing service and infrastructure needs.

At the January 13, 2026, staff committed to returning to the City Council with a broader conversation regarding one-time uses of available resources during or after the mid-year budget update. This discussion will outline existing one-time funds, document how the City has prepared for future fiscal challenges, and provide examples of how those funds could be utilized. For the past seven years, the City Council has supported a transparent, policy driven dialogue that reflects the City Council's continued commitment to thoughtful decision making and its ongoing work alongside staff to strengthen Glendora's financial foundation, address decades of differed maintenance, and improve the community for years to come.

LEGISLATIVE HISTORY / PREVIOUS ACTIONS
At the January 13, 2026, staff committed to returning to the City Council with a broader conversation regarding one-time uses of available resources during or after the mid-year budget update.

On February 24, 2026, the City Council received the FY 2025-2026, mid-year budget update (same meeting this this agenda item).

DISCUSSION

During the city facility and infrastructure discussion on January 13, 2026, staff committed to returning to the City Council with a broader conversation regarding one-time uses of available resources in concert with the mid-year budget update. This discussion will outline existing one-time funds, provide context on how the City has prepared for future fiscal challenges, and provide examples of how those funds could be utilized. These examples, will represent policy decisions/direction of the City Council.

For the better part of a decade, the City of Glendora has undertaken a deliberate and disciplined transformation of its fiscal policies, allowing the City to confront long-standing challenges, while positioning the organization for long-term stability. In fiscal years 2017-18 and 2018-19, the City projected General Fund deficits exceeding $1 million annually. As leadership transitioned and deeper analysis was conducted, it became clear that the structural imbalance was far more significant, at closer to $3–$4 million per year. Recognizing the seriousness of the situation, the City had already convened a citizen advisory committee to evaluate paths to financial sustainability, including land sales, operational efficiencies, service reductions, outsourcing and potential revenue enhancements.

The committee ultimately recommended that the City Council place a local sales tax measure on the ballot. While the typical local measure is 1.0%, Los Angeles County's Measure H had already claimed 0.25%, limiting the City's available rate. In 2019, the City Council placed Measure E, a 0.75% sales tax, before the voters, and the measure was approved. Concurrently, the City issued a Pension Obligation Bond (POB), generating annual savings of more than $1 million and significantly improving long-term pension cost predictability.

With the passage of Measure E and the issuance of the POB, the City Council directed staff to modernize Glendora's fiscal framework. Updated fiscal policies were adopted that aligned with the City's strategic plan and reflected a commitment to weathering an uncertain economic future. These changes included strengthening the General Fund Reserve, establishing a discretionary capital projects fund/reserve, shoring up internal service funds (e.g. Fleet, Technology, etc.) and intentionally setting aside resources for future pension obligations. Together, these policies represented foundational change by acknowledging both the scale of past under-investment and the need for sustained discipline in future years to address infrastructure demands, service expectations, and the uncertain fiscal landscape in California. These foundational changes would allow the City time to make significant policy decisions during recessions without immediate impacts to services, and the possibility to address certain facility needs during emergencies.

The results of this fiscal stewardship have been significant. Glendora earned an AAA bond rating for its General Fund, an achievement shared by fewer than 20 cities statewide, validating the City Council's long-term approach to financial governance. In the years that followed, the City continued its stewardship of taxpayer money. The City made significant investments in technology and modernized its operations, eliminating duplicative functions, restructuring departments to better serve the public, and expanding strategic use of the private sector in hard to recruit service areas. At the same time, the City undertook comprehensive assessments of its infrastructure systems, including water, parks/trails, trees, streets, facilities, and technology (infrastructure studies).

Guided by the principle that "what gets funded gets done," the City has relied on scientifically valid community surveys, foundational infrastructure studies, and City Council direction to shape multi-year strategic plans. These plans are directly integrated into the annual budget and departmental work programs, ensuring alignment between community priorities, fiscal decisions, and staff efforts. The outcomes have been measurable and, in many respects, historic. For the first time in decades, overall street conditions improved from one decade to the next, albeit minimal. Chronic vacancy challenges have been mitigated, with targeted investments in public safety, recreation and human services, public works, and water—each directly tied to community quality of life and safety concerns.

Nowhere is this philosophy more evident than in the City's recent investments in public safety and homelessness response. Community feedback consistently identified emergency responsiveness, neighborhood safety, and visible homelessness impacts as top priorities. In response, the City Council made intentional, ongoing investments in people and systems. These investments include additional sworn police officers, added dispatch personnel to improve response times, enhanced emergency operations and preparedness capacity, and the creation and expansion of a Community Impact Team focused on proactive engagement and community problem solving. The City has also increased funding for service providers and regional partnerships to address homelessness through outreach, case management, and supportive services, enforcement, and clean-up. Together, these investments reflect a shift from reactive responses to a more coordinated, data informed, and professional approach aligned with community expectations.

Despite this progress, significant challenges remain. The impacts of homelessness, increasing state mandates, loss of local control, insurance, and the absence of a permanent funding source for capital improvements continue to place pressure on City finances. While Glendora has made generational investments in infrastructure over the past five to seven years, decades of under-investment cannot be reversed overnight. These efforts have been strengthened by the successful pursuit of tens of millions of dollars in grants and state and federal appropriations, supporting projects ranging from parks and first/last-mile improvements to school site traffic safety and signalized intersections.

Recognizing the importance of keeping local dollars local, the City Council placed Measure Z on the November 2024 ballot, a 0.25% sales tax measure designed to preserve local revenue capacity and offset prior countywide tax measures. Glendorans understood and supported this need, with affirmative election results materially above those of Measure E. Measure Z reflects the City Council's continued commitment to fiscal sustainability and local control, by keeping funds local and ensuring that Glendora remains positioned to fund essential services and community priorities in an increasingly constrained fiscal environment.

That same forward looking mindset is reflected in the City's current Strategic Plan, adopted in early 2025. The plan continues to direct staff to actively pursue additional and diversified revenue opportunities, including potential development in the South Hills area, strategic economic development investments, and redevelopment opportunities at underutilized sites owned by other governmental agencies and the City itself. Many of these actions were originally recommended to the City Council during the citizen committee meetings in 2018 and 2019. These efforts underscore the ongoing work of the City Council and staff to responsibly grow the City's revenue base while remaining consistent with the City Council's other long-term planning goals.

Due to the City's fiscal reforms, the City has some capacity to consider one-time investments; resources that would not exist without the foundational changes made years earlier. However, these same resources are needed to address competing priorities, including streets, parks, city facilities and long-term financial resilience.

Discretionary One-Time Funding Breakdown

The General Fund, Pension Stabilization Fund, Measures E/Z Fund, GUSD JUA Fund, and Capital Projects Fund are discretionary funding sources for the City. Staff evaluated each fund, taking note of:

- Fund balance/ reserve levels;
- Ability of re-prioritization of capital projects;
- One-time funding from property sales;
- Future development opportunities of other local agencies; and
- Options for strategic use of amounts set aside for pension and other post-employment benefit costs.

Attachment A to this report provides a detailed analysis of one-time funding opportunities. The report is broken down by two-year budget cycle (FY 2025-2027, FY 2027-2029, and FY 2029-2031) and by major category (e.g. fund balance/reserves, reallocation of CIP, property development, pension/OPEB reserves, etc.).

Available Fund Balance/Use of Reserves

Currently, the City has approximately $18.3 million in the General Fund Reserve. The General Fund reserve policy requires a minimum of 30% to maximum of 45% of prior year operational expenditures; currently the City maintains a 40% reserve level. The reserve policy range represents the ability to fund approximately 3 to 6 months of General Fund operations in the absence of any other revenue received. The amount of General Fund reserve in excess of the minimum (30%) is approximately $4.58 million. In addition to the General Fund, the City's has an estimated $2.28 million in fund balance in the Measures E/Z fund that can be used for discretionary purposes. During the FY 2027-2029 and FY 2029-2031 two year budget cycles, staff anticipates additional Measures E/Z fund balance of $569,000 and $260,000 respectively.

The use of General Fund reserves and Measures E/Z fund balance can impact the City's bond rating and operational flexibility during an economic downturn. Without reserves at certain levels, future borrowing costs may be higher and the City may have to look at more immediate/significant service cuts to the community in lieu of targeted use of reserves during major emergencies or economic downturns. Ample reserves allows the City Council time to make targeted, policy oriented service reductions when needed.

Reallocation of CIP

Staff has identified an opportunity for the City Council to reallocate approximately $1.9 million of existing projects to other priorities, if needed. Currently, the City's discretionary capital projects fund has approximately $1 million in projects aimed at the civic center (e.g. Council chamber remodel/expansion, civic center roofing, etc.).

The City and Glendora Unified School District (GUSD) have a long history of partnering on community assets (e.g. middle school parks, high school pool, etc.). GUSD has a current pool renovation project, in which the City has contributed $600,000 to the $4 million dollar project. Additionally, the City Council approved an additional contribution of up to $900,000 that is dependent on the City's financial performance through June 30, 2027.

As the City's civic center project is not underway and the GUSD pool project came in under budget ($5.8 million down to $4 million), funding may be reallocated. The City Council may also want to explore the use of the $900,000 pool project funding, to leverage the recent $1.2 million federal appropriate the City helped GUSD secure for the Sandburg Middle School track and lighting project. The future project area at Sandburg Middle School operates as a City park after 4pm.

Disposition/Sale of City Owned Properties

The sale of the San Jose site provided the City with $3.99 million. The City Council previously allocated $1 million of these proceeds to achieve initiatives in the City's strategic and economic development action plans (8/27/2024), leaving $2.99 million for future use. Additionally, staff anticipates an estimated $2.1 million to be received by June 30, 2027 for the sale of the Dale site. This funding will be dependent upon approval of a development in accordance with the City's standards and actions by the Planning Commission and City Council.

With the sale of San Jose and Dale project sites, staff anticipates a total of approximately $5.1 million available within the next 16 months, with approximately $3 million available now.

Pension/OPEB Reserves

Through the direction and approval of the City Council, staff have set up Section 115 Trusts and Reserves for future pension liabilities, including CalPERS unfunded accrued liability (UAL), future pension obligation bond (POB) payments, and

Below is a summary of the totals included on Attachment A and described above.

One-Time Discretionary Funding By Two-Year Budget Cycle	Totals FY 2025-27	FY 2027-29	FY 2029-31
Available Fund Balance/Reserves	$ 6,860,000	$ 569,000	$ 260,000
Reallocation of CIP	$ 1,900,000	$ -	$ -
Property Sales	$ 5,120,000	$ 4,000,000	$ 4,000,000
Pension Set Aside	$ 13,820,000	$ 240,000	$ 180,000
OPEB Set Aside	$ 4,080,000	$ 80,000	$ 60,000
Grand Totals	**$ 31,780,000**	**$ 4,889,000**	**$ 4,500,000**

Future Policy Considerations

Due to the City's fiscal reforms, over the past seven years the City has created capacity to consider one-time investments; resources that would not exist without the foundational changes made years earlier. However, these same resources are needed to address competing priorities, including streets, parks, city facilities and long-term financial resilience. The City's current strategic plan includes action items to quantify facility needs and identify funding opportunities for streets and city facilities. Below are examples of policy areas the City Council may need to take into consideration when discussing one-time use of discretionary funds:

- Strategic use of one-time funds for street improvements to bridge existing gap of $3-3.5 million to raise PCI from a 63 to a 70 over the next seven years.
- Possible targeted use of one-time funds now, back-filled with future funding opportunities (e.g. sale of property, development of local agency owned property). This policy direction could be used for either streets or city facilities.
- Pay-down of future POB obligations in 2029 to free up $1.5 million in cash flow savings that could be used for another priority (e.g. streets).
- Prioritization of city facility needs (e.g. public works yard, library, roofing needs, etc.).
- Impacts on operational flexibility and services to the community during economic downturns, without ability to use general fund or pension reserves.
- Impacts on future liabilities with more or less funding for street/sidewalk projects.
- Impacts of bond ratings and future borrowing costs with the use of reserves.

The City Council is well versed in the need to utilize one-time funding in the most efficient manner possible. For example, in May 2023, the City Council received a report estimating approximately $8 million in needs, subject to further study (e.g. waterproofing, footings, etc.), for moderate repairs to the Library, including plumbing, electrical, mechanical, and structural upgrades. When a potential grant opportunity requiring a significant City match of up to $4 million was ultimately unavailable, the City Council and Library Board unanimously concluded that committing $8–$10+ million for a repair project with no guarantee of resolving underlying facility issues was not the most prudent course at that time. This decision was not a reflection of the Library's importance, but rather an example of the careful fiscal policy trade-offs required when limited resources must address multiple critical needs. As the City reviews the opportunities and costs for a significant civic center renovation aimed to address decades of issues for future generations of Glendorans, the City Council has continued to evaluate the needs of many infrastructure challenges, including streets, the Library and the City's public works yard - the use of one-time funding will assist with that analysis.

Other Financial Information

This report focuses on the use of one-time discretionary funding sources. In full acknowledgment that governmental or "fund" accounting can be difficult to understand, staff developed two additional attachments to this report. Attachment C covers the City's investment portfolio and Attachment D addresses how the various city funding sources must be used. As always, the goal is to provide information to those who would like to educate themselves on City finances in the most transparent and easy to understand method possible.

FISCAL IMPACT

There is no fiscal impact associated with the recommendations in this report. As City Council direction on the use of one-time funds is provided, staff will evaluate the fiscal impact of each policy decision on the City. Generally, impacts from the use of one-time funding are:

- Limited operational flexibility during future economic downturns (impacts on service delivery);
- Diminished ability to address one-time infrastructure issues;
- Downgrade of bond rating (increased borrowing costs);

ENVIRONMENTAL DETERMINATION

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

Prepared By:	Kyle Johnson, Finance Director/City Treasurer
Concurs With:	Not Applicable
Reviewed By:	Marie Ricci, Deputy 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_Discretionary_One-time_Funding_FINAL.pdf

B. Presentation.pdf

C_Cash_and_Investment_Pool_Explained_FINAL.pdf

D_Budget_Explained_FINAL.pdf

Anticiapted One-Time Discretionary Funding Opportunities

Attachment A

Category: One-Time Discretionary Funding	101 General Fund			102 Pension			103 Measures E/Z			105 GUSD JUA			301 Capital Projects			Totals		
	FY 2025-27	*FY 2027-29*	*FY 2029-31*	*FY 2025-27*	*FY 2027-29*	*FY 2029-31*	*FY 2025-27*	*FY 2027-29*	*FY 2029-31*	*FY 2025-27*	*FY 2027-29*	*FY 2029-31*	*FY 2025-27*	*FY 2027-29*	*FY 2029-31*	*FY 2025-27*	*FY 2027-29*	*FY 2029-31*
Available Fund Balance/Reserve																$ 6,860,000	$ 569,000	$ 260,000
In Excess of Policy [1]							$ 2,280,000	$ 569,000	$ 260,000									
45%																		
30%	$ 4,580,000																	
Reallocation of CIP																$ 1,900,000	$ -	$ -
Reprioritization of Projects													$ 1,000,000					
GUSD Pool [2]										$ 900,000								
Property Sales																$ 5,120,000	$ 4,000,000	$ 4,000,000
San Jose [3]	$ 2,990,000																	
Dale [4]	$ 2,130,000																	
Other Local Agency Development [5]		$ 4,000,000	$ 4,000,000															
Pension Set Aside																$ 13,820,000	$ 240,000	$ 180,000
Section 115 Trust [6]				$ 6,090,000														
Reserve [7]				$ 7,730,000	$ 240,000	$ 180,000												
OPEB Set Aside																$ 4,080,000	$ 80,000	$ 60,000
Section 115 Trust [6]	$ 2,060,000																	
Reserve [7]	$ 2,020,000	$ 80,000	$ 60,000															
Grand Totals	**$ 13,780,000**	**$ 4,080,000**	**$ 4,060,000**	**$ 13,820,000**	**$ 240,000**	**$ 180,000**	**$ 2,280,000**	**$ 569,000**	**$ 260,000**	**$ 900,000**	**$ -**	**$ -**	**$ 1,000,000**	**$ -**	**$ -**	**$ 31,780,000**	**$ 4,889,000**	**$ 4,500,000**

NOTES

1	The General Fund reserve policy is a minimum of 30% to maximum of 45% of prior year operational expenditures. Total of $4.6 million is the amount in excess of the reserve minimum (30%). The amount in the Measure E/Z fund balance is available in it's entirety ($2.3 million). The City's Reserve Policy provides the City Council time to make decisions in economic downturns or funding loss from the State of California without significant impacts to service delivery to the community. Further this funding provides a stabilization to meet debt requirements, which partially resulted in the City's AAA bond ratings. Per the existing financial policies of the City Council, when General Fund revenues exceed expenditures it allows the City to set aside monies in reserve, future capital projects, stabilization of CalPERS pension/OPEB costs, as well as general liabilities, worker's compensation, fleet maintenance and technology costs. More specifically, when revenues exceed expenditures, the City's financial policies allocated that amount at the following percentages 50% to the Capital Projects Fund, 30% to the PERS Rate Stabilization Fund, 10% to OPEB Section 115 Trust (held in General Fund) and 10% to Internal Service Funds.
2	The City and Glendora Unified School District (GUSD) have a long history of partnering on community assets (e.g. middle school parks, high school pool, etc.). GUSD has a current pool renovation project, in which the CIty has contributed $600,000 to the $3.9 million dollar project. Additionally, the City Council approved an additional contribution of up to $900,000 that is dependent on the City's financial performance through June 30, 2027.
3	The sale of the San Jose site provided the City with $3.99 million. The City Council previously allocated $1 million of these proceeds to achieve initiatives in the City's strategic and economic development action plans (8/27/2024).
4	Staff anticipated an estimated $2.1 million to be received by June 30, 2027 for the sale of the Dale site. This funding will be dependent upon approval of a development in accordance with the City's standards and actions by the Planning Commission and City Council.
5	Amounts represent possible funding received through sale and development of land owned other local agencies over the next five years.
6	These funds are generally restructured and may only be used to pay for CalPERS retirement costs (Pension) or reimburse qualifying retired employees' medical premiums (OPEB). The monies may be accessed by the City to pay for specific liabilities, requiring certification of the expense. Currently, the City's CalPERS unfunded accrued liability (UAL) is $21.7 million, which is anticipated to be reduced to $10.3 million next year with CalPERS better than anticipated asset returns. Additionally, the City has an other post employment benefits (OPEB) liability of approximately $5.6 million. Finally, the City has an outstanding pension obligation bond principal amount of approximately $51 million.
7	These funds are generally restricted. Currently, these funds have been set aside for investment in the Section 115 Trusts as cash on hand/liquidity allows through the City Council Adopted General Fund Reserve Policy. The monies may be accessed immediately by the City until they are invested in the Section 115 Trusts, at which time they may only be used to offset future/current pension liabilities. See note 6 with respect to pension and OPEB liabilities outstanding.

ONE-TIME FUNDING

FISCAL YEAR 2025-2026

CITY MANAGER'S OFFICE / FINANCE DEPARTMENT
CITY COUNCIL MEETING: FEBRUARY 24, 2026
KYLE JOHNSON, FINANCE DIRECTOR
ADAM RAYMOND, CITY MANAGER

EXECUTIVE SUMMARY

- Glendora has restored financial stability over the last seven years
  - Addressed $3–$4M structural deficit
  - Voter-approved Measures E & Z
  - Pension restructuring (POB)
  - Significantly strengthened reserve, liability and capital funding policies
  - Modernized city/departmental operations
  - Earned AAA bond rating

EXECUTIVE SUMMARY

- Results have been significant
  - Generational investments in infrastructure
  - Improved street conditions (PCI upward trend, albeit small), reversing decades of decline
  - Significant investments in public safety, homelessness
  - Reduced chronic vacancies
  - Major investments in technology
  - $50+ million in grant revenues (e.g. Finkbiner stormwater, intersections, first/last mile)

LEGISLATIVE HISTORY

- January 13, 2026 – Staff committed to broader one-time funding discussion
- February 24, 2026 – Mid-Year Budget Update

EXECUTIVE SUMMARY

- Glendora has restored financial stability over the last seven years
  - Addressed $3–$4M structural deficit
  - Voter-approved Measures E & Z
  - Pension restructuring (POB)
  - Strengthened reserves and capital funding policies
  - Earned AAA bond rating

ONE-TIME FUNDING DISCUSSION

Category: One-Time Discretionary Funding	101 General Fund		
	FY 2025-27	FY 2027-29	FY 2029-31
Available Fund Balance/Reserve			
In Excess of Policy [1]			
45%			
30%	$ 4,580,000		
Reallocation of CIP			
Reprioritization of Projects			
GUSD Pool [2]			
Property Sales			
San Jose [3]	$ 2,990,000		
Dale [4]	$ 2,130,000		
Other Local Agency Development [5]		$ 4,000,000	$ 4,000,000
Pension Set Aside			
Section 115 Trust [6]			
Reserve [7]			
OPEB Set Aside			
Section 115 Trust [6]	$ 2,060,000		
Reserve [7]	$ 2,020,000	$ 80,000	$ 60,000
Grand Totals	**$13,780,000**	**$ 4,080,000**	**$ 4,060,000**

Note	Description
1	The General Fund reserve policy is a minimum of 30% to maximum of 45% of prior year operational expenditures. Total of $4.6 million is the amount in excess of the reserve minimum (30%). When revenues exceed expenditures, the City's financial policies allocated that amount at the following percentages 50% to the Capital Projects Fund, 30% to the PERS Rate Stabilization Fund, 10% to OPEB Section 115 Trust (held in General Fund) and 10% to Internal Service Funds.
3	The sale of the San Jose site provided the City with $3.99 million. The City Council previously allocated $1 million of these proceeds to achieve initiatives in the City's strategic and economic development action plans (8/27/2024).
4	Staff anticipated an estimated $2.1 million to be received by June 30, 2027 for the sale of the Dale site. This funding will be dependent upon approval of a development in accordance with the City's standards and actions by the Planning Commission and City Council.
5	Amounts represent possible funding received through sale and development of land owned other local agencies over the next five years.
6	These funds are generally restructured and may only be used to pay for CalPERS retirement costs (Pension) or reimburse qualifying retired employees' medical premiums (OPEB). The monies may be accessed by the City to pay for specific liabilities, requiring certification of the expense. Currently, the City's CalPERS unfunded accrued liability (UAL) is $21.7 million, which is anticipated to be reduced to $10.3 million next year with CalPERS better than anticipated asset returns. Additionally, the City has an other post employment benefits (OPEB) liability of approximately $5.6 million. Finally, the City has an outstanding pension obligation bond principal amount of approximately $51 million.
7	These funds are generally restricted. Currently, these funds have been set aside for investment in the Section 115 Trusts as cash on hand/liquidity allows through the City Council Adopted General Fund Reserve Policy. The monies may be accessed immediately by the City until they are invested in the Section 115 Trusts, at which time they may only be used to offset future/current pension liabilities. See note 6 with respect to pension and OPEB liabilities outstanding.

ONE-TIME FUNDING DISCUSSION

One-Time Discretionary Funding By Two-Year Budget Cycle	102 Pension FY 2025-27	FY 2027-29	FY 2029-31
Available Fund Balance			
In Excess of Policy [1]			
45%			
30%			
Reallocation of CIP			
Reprioritization of Projects			
GUSD Pool [2]			
Property Sales			
San Jose [3]			
Dale [4]			
School Site Development [5]			
Pension Set Aside			
Section 115 Trust [6]	$ 6,090,000		
Reserve [7]	$ 7,730,000	$ 240,000	$ 180,000
OPEB Set Aside			
Section 115 Trust [6]			
Reserve [7]			
Grand Totals	**$ 13,820,000**	**$ 240,000**	**$ 180,000**

Note	Description
6	These funds are generally restructured and may only be used to pay for CalPERS retirement costs (Pension) or reimburse qualifying retired employees' medical premiums (OPEB). The monies may be accessed by the City to pay for specific liabilities, requiring certification of the expense. Currently, the City's CalPERS unfunded accrued liability (UAL) is $21.7 million, which is anticipated to be reduced to $10.3 million next year with CalPERS better than anticipated asset returns. Additionally, the City has an other post employment benefits (OPEB) liability of approximately $5.6 million. Finally, the City has an outstanding pension obligation bond principal amount of approximately $51 million.
7	These funds are generally restricted. Currently, these funds have been set aside for investment in the Section 115 Trusts as cash on hand/liquidity allows through the City Council Adopted General Fund Reserve Policy. The monies may be accessed immediately by the City until they are invested in the Section 115 Trusts, at which time they may only be used to offset future/current pension liabilities. See note 6 with respect to pension and OPEB liabilities outstanding.

ONE-TIME FUNDING DISCUSSION

One-Time Discretionary Funding By Two-Year Budget Cycle	103 Measures E/Z FY 2025-27	FY 2027-29	FY 2029-31
Available Fund Balance			
In Excess of Policy [1]	$ 2,280,000	$ 569,000	$ 260,000
45%			
30%			
Reallocation of CIP			
Reprioritization of Projects			
GUSD Pool [2]			
Property Sales			
San Jose [3]			
Dale [4]			
School Site Development [5]			
Pension Set Aside			
Section 115 Trust [6]			
Reserve [7]			
OPEB Set Aside			
Section 115 Trust [6]			
Reserve [7]			
Grand Totals	**$ 2,280,000**	**$ 569,000**	**$ 260,000**

Note	Description
1	The amount in the Measure E/Z fund balance is available in it's entirety ($2.3 million).

ONE-TIME FUNDING DISCUSSION

One-Time Discretionary Funding By Two-Year Budget Cycle	105 GUSD JUA FY 2025-27	FY 2027-29	FY 2029-31
Available Fund Balance			
In Excess of Policy [1]			
45%			
30%			
Reallocation of CIP			
Reprioritization of Projects			
GUSD Pool [2]	$ 900,000		
Property Sales			
San Jose [3]			
Dale [4]			
School Site Development [5]			
Pension Set Aside			
Section 115 Trust [6]			
Reserve [7]			
OPEB Set Aside			
Section 115 Trust [6]			
Reserve [7]			
Grand Totals	**$ 900,000**	**$ -**	**$ -**

Note	Description
2	The City and Glendora Unified School District (GUSD) have a long history of partnering on community assets (e.g. middle school parks, high school pool, etc.). GUSD has a current pool renovation project, in which the CIty has contributed $600,000 to the $3.9 million dollar project. Additionally, the City Council approved an additional contribution of up to $900,000 that is dependent on the City's financial performance through June 30, 2027.

ONE-TIME FUNDING DISCUSSION

One-Time Discretionary Funding By Two-Year Budget Cycle	301 Capital Projects FY 2025-27	FY 2027-29	FY 2029-31
Available Fund Balance			
In Excess of Policy [1]			
45%			
30%			
Reallocation of CIP			
Reprioritization of Projects	$ 1,000,000		
GUSD Pool [2]			
Property Sales			
San Jose [3]			
Dale [4]			
School Site Development [5]			
Pension Set Aside			
Section 115 Trust [6]			
Reserve [7]			
OPEB Set Aside			
Section 115 Trust [6]			
Reserve [7]			
Grand Totals	**$ 1,000,000**	**$ -**	**$ -**

Notes

Reprioritization of discretionary capital project funding, largely consisting of future civic center projects (e.g. roof replacement, council chamber expansion, etc.).

ONE-TIME FUNDING DISCUSSION

One-Time Discretionary Funding By Two-Year Budget Cycle	Totals FY 2025-27	FY 2027-29	FY 2029-31
Available Fund Balance	$ 6,860,000	$ 569,000	$ 260,000
In Excess of Policy [1]			
45%			
30%			
Reallocation of CIP	$ 1,900,000	$ -	$ -
Reprioritization of Projects			
GUSD Pool [2]			
Property Sales	$ 5,120,000	$ 4,000,000	$ 4,000,000
San Jose [3]			
Dale [4]			
School Site Development [5]			
Pension Set Aside	$ 13,820,000	$ 240,000	$ 180,000
Section 115 Trust [6]			
Reserve [7]			
OPEB Set Aside	$ 4,080,000	$ 80,000	$ 60,000
Section 115 Trust [6]			
Reserve [7]			
Grand Totals	**$ 31,780,000**	**$ 4,889,000**	**$ 4,500,000**

FUTURE POLICY CONSIDERATIONS

- Examples of policy areas the City Council may need to take into consideration when discussing one-time use of discretionary funds:
  - Strategic use of one-time funds for street improvements to bridge existing gap of $3-3.5 million to raise PCI from a 63 to a 70 over the next seven years.
  - Possible targeted use of one-time funds now, backfilled with future funding opportunities (e.g. Sale of property, development of local agency owned property). This policy direction could be used for either streets or city facilities.
  - Pay-down of future POB obligations in 2029 to free up $1.5 million in cash flow savings that could be used for another priority (e.g. Streets).

FUTURE POLICY CONSIDERATIONS

- Examples of policy areas the City Council may need to take into consideration when discussing one-time use of discretionary funds:
  - Prioritization of city facility needs (e.g. public works yard, library, roofing needs, etc.).
  - Impacts on operational flexibility and services to the community during economic downturns, without ability to use general fund or pension reserves.
  - Impacts on future liabilities with more or less funding for street/sidewalk projects.
  - Impacts of bond ratings and future borrowing costs with the use of reserves.

OTHER FINANCIAL INFORMATION

- Government “fund” accounting is difficult to understand
    - Attachment C – Overview of City’s investment portfolio and what funding is for
    - Attachment D – Overview of the various funding sources and what is discretionary and what is not

RECOMMENDATIONS

THAT THE CITY COUNCIL:

1. RECEIVE AN OVERVIEW ON ONE-TIME FUNDING OPPORTUNITIES; AND
2. PROVIDE DIRECTION, AS NEEDED.

Why the City's $125 Million Cash and Investment Balance Isn't a Giant Piggy Bank

Executive Summary

The City of Glendora maintains approximately $125 million in pooled cash and investments. While that number may sound like unrestricted money available for any purpose, the vast majority of those funds are legally restricted, contractually committed, or reserved for specific uses.

Government fund accounting requires that dollars collected for one purpose (such as water, gas tax, grants, or development fees) may only be used for that specific purpose.

In practical terms, the City's cash pool operates like a collection of labeled envelopes rather than a single checking account.

- Most funds already have assigned jobs (infrastructure projects, utility operations, debt payments, grants, and emergency reserves).
- Only a portion of the total represents flexible General Fund resources used for core services like police, public works, development, parks, and libraries.
- Fund accounting can feel unusual and overly complex, but it exists to ensure transparency, legal compliance, fiscal stability, and protection of taxpayer dollars.

It's One Vault, But Many 'Envelopes'

The $125 million is pooled together for investment purposes (*to maximize interest earnings*). Internally, it is divided into separate funds, each with its own legal purpose.

Think of it like having a mortgage account, a college fund, a car repair fund, and a 'don't touch or the auditors (IRS in personal/business world) will appear' fund — all at the same bank. Many dollars are legally restricted:

- Gas tax revenue – Must be used for streets and transportation.
- Water fees – Must be used for water systems.
- Risk management funds – Must be used for future liabilities.
- Grant funds – Must be used exactly as specified by the grant.
- Debt proceeds – Must be used for legally approved projects.

Using these funds for anything else is not just discouraged — it is illegal.

Some Money Is Already Spoken For

- Funds may already be committed to contracts approved by the City Council.
- Capital projects underway have funding set aside.
- Required reserves must be maintained for financial stability.
- Some balances represent liabilities already owed (pensions, invoices, deposits).

Cities Must Maintain Reserves

- Emergencies, natural disasters, and economic downturns happen.
- Maintaining reserves protects the City's credit rating.
- Strong reserves help avoid sudden service cuts or tax increases.

Spending reserves simply because cash exists would be like spending your emergency savings because your checking account looks full. Likewise, a full checkbook does not indicate cash/savings exists or are available to be spent.

Why Fund Accounting Feels So Confusing

- Businesses focus on profit.
- Families can focus on cash flow and savings.
- Governments focus on legal purpose and public accountability.

Instead of one checking account, cities manage dozens of funds that must balance independently. It may feel rigid, but this structure ensures transparency, accountability, and compliance with law.

What Is Actually Flexible?

Only a portion of the total cash pool represents General Fund dollars that can support core services such as:

- Police
- Parks
- Library
- Development
- General City operations

Even those funds must cover ongoing operational costs, not one-time wish lists.

Timing Matters: Revenues and Expenses Don't Arrive Together

Another important piece of the puzzle is timing. The City operates year-round, but revenues do not all arrive evenly throughout the year.

- Property tax revenue is typically received in installments (primarily December and April).
- Sales tax receipts are received monthly but based on prior activity.
- Grant funds are often reimbursed after the City has already spent the money.
- Utility revenues fluctuate based on usage and billing cycles.

This means the City must carefully manage cash flow to ensure bills, payroll, and contract payments are made on time, even when major revenues have not yet arrived.

In many cases, especially with state and federal grants, the City must front the money for a project and then submit documentation to receive reimbursement. So, while a grant may be awarded for a project, the cash almost never arrives before the expenses occur.

Due to these timing differences, maintaining adequate cash balances is critical. The presence of cash in the investment pool does not mean the funds are surplus, it often means the City is responsibly managing timing differences between when money is received and when it must be spent.

Bottom Line

When you hear that the City has $125 million in the bank, it does not mean the City has $125 million available for discretionary spending.

It means the City responsibly manages multiple legally restricted and purpose-driven funds, which have timing challenges with revenues and expenses, in an organized, accountable, and carefully monitored way to protect the community's financial stability.

City of Glendora
Where Does the $125 Million Go?
(And Why We Can't Just Spend It on Whatever We Want)

How Glendora Actually Builds a Budget (Hint: It's Not Guesswork)

Before we talk about funding sources, restrictions, and why we can't repave every street tomorrow, it's important to understand Glendora does not budget one year at a time and hope for the best. Sound financial management requires:

- Multi-year financial planning
- Ongoing financial monitoring
- Frequent financial reporting
- Prompt corrective action when necessary
- Long-term financial health strategies

In other words, we do not steer the City by looking only through the rearview mirror.

Glendora adopts a two-year budget to provide greater certainty for the City Council, departments, employees, and the public regarding ongoing funding and staffing for programs and services.

Even more importantly, we include a Five-Year Financial Projection for:

- The General Fund
- Measures E/Z
- The Water Fund(s)

This allows the City to evaluate the long-term impact of policy decisions during the budget process. If a decision creates structural imbalance three years from now, we see it coming. And ideally, we fix it before it becomes tomorrow's headline.

Layered on top of that are our guiding documents, which include but are not limited to:

- Community Surveys
- City Council Strategic Plans
- Pavement Condition Index (PCI)
- Parks Master Plan
- Water Master Plan

Policy sets direction. Data sets priorities. The budget follows both.

The approximately $125 million annual budget is not a wish list. It is a structured financial response to adopted goals, infrastructure needs, and legal requirements. What gets funded, gets done.

Why We Can't Just Spend $125 Million on Anything We Want
When people hear '$125 million budget,' it can sound like a very large, very flexible piggy bank.

It is not.

The City operates roughly 60 separate funds divided into six major fund types. Think of the budget as one vault filled with dozens of labeled envelopes. Each envelope has a name, a job, and in many cases, a very strict set of rules.

Gas tax must be used for streets. Water fees must stay in water. Grant funds must follow grant rules. Debt must be paid on schedule.

Using restricted funds for unrelated purposes is not creative budgeting, it is illegal. And auditors do not accept 'but it seemed like a good idea at the time.' The City would know, we get audited by 10+ agencies on an annual basis.

The Six Fund Types (Also Known as The Envelopes)

1. General Fund, Measures E/Z and GUSD JUA – The Flexible Ones (Sort Of)
The General Fund supports police, parks, the library, public works operations, administration, and community development.

It represents approximately 45% of the City's total annual budget, or roughly $56.5 million of the $125 million total.

It is the most flexible fund — but even it is largely committed to ongoing expenses such as employees, contracts, and services to the community. The Police Department, Public Works Department and Community and Economic Development comprise approximately65% of the General Fund.

So yes, it is flexible. But it is also very, very busy.

2. Special Revenue Funds – The Rule Followers
Restricted by State law, Federal law, local ordinance, or voter approval, these funds must be used only for specific purposes such as transportation, grants, or development-related infrastructure.

They represent approximately $15.9 million, or 13% of the total budget.

They are not available for general operations — no matter how compelling the proposal.

3. Capital Project Funds – The Builders

Dedicated to long-term infrastructure improvements and major projects.

These funds help ensure we invest today without undermining tomorrow's operating stability.

4. Debt Service Funds – The Bill Payers
Used exclusively to repay bond obligations and capital lease agreements.

Debt payments are contractual commitments. They are not optional. They are not flexible. They are simply due.

5. Enterprise Fund (Water) – The Utility Business
Funded by water rates and legally restricted to water operations and infrastructure.

The Water Fund represents approximately $31.4 million, or 25% of the total annual budget.

Water customers pay for water, not for everything else.

6. Internal Service Funds – The Behind-the-Scenes Team
Support internal operations such as insurance, technology, and fleet management.

They may not get headlines, but without them, things break — both literally and financially.

Bottom Line
The City does not have $125 million available for discretionary spending.

It manages a system of legally restricted, contractually obligated, purpose-driven funds. We are guided by multi-year planning, ongoing monitoring, and long-term financial strategies.

Fund accounting may feel rigid. That is intentional.

It protects taxpayers, preserves infrastructure, supports responsible planning, and ensures today's decisions do not become tomorrow's financial problem.

STAFF REPORT

TO:	**Mayor and Council Members**	**DATE:**	**March 24, 2026**
FROM:	**City Manager**	**DISTRICT(S):**	**Citywide**
SUBJECT:	**Information on Citizen Ad-Hoc Committees, City Council Sub-Committees, and Direction on the Use of One-Time Funds**		

RECOMMENDATION

That the City Council:

1. Receive a report on citizen ad-hoc committees and city council sub-committees and provide direction, as necessary; and
2. Provide direction, as necessary, on the use of one-time funds.

STRATEGIC FOCUS AREAS

Goal 3 - New + Revitalized Facilities

Goal 4 - Sustainable Infrastructure

EXECUTIVE SUMMARY

At the January 13, 2026 City Council meeting, staff committed to returning with a broader discussion regarding the potential use of one-time resources as part of the FY 2025-26 mid-year budget update. On February 24, 2026, the City Council received a report on available one-time funding and discussed potential approaches for evaluating future capital needs and funding priorities. During the discussion, the Council considered the possibility of establishing either a citizen ad-hoc advisory group or a City Council subcommittee to further examine facility and infrastructure needs and related funding strategies. The Council ultimately voted to receive and file the report and directed staff to return with additional information regarding how such a group might be structured and what policy questions the Council may wish to consider.

This report provides background information to assist the City Council in evaluating whether to establish a citizen advisory body or a City Council subcommittee to review facility and infrastructure issues. It outlines how citizen advisory groups typically function, summarizes past examples of similar advisory committees established by the City, and provides examples from other cities that have used advisory groups to study civic facilities and infrastructure planning. The report also presents several policy considerations for the City Council related to governance structure, potential membership qualifications, and the scope of work should the Council choose to establish a group to further evaluate the City's facilities, infrastructure needs, and potential use of one-time funding.

LEGISLATIVE HISTORY / PREVIOUS ACTIONS

At the January 13, 2026 City Council meeting, during a comprehensive city facility and civic center discussion, staff committed to returning to the City Council with a broader conversation regarding one-time uses of available resources with the mid-year budget update for FY 2025-26.

On February 24, 2026, the City Council received a report on one-time funding. During City Council discussion following the presentation, the City Council discussed the possibility to creating a citizen ad-hoc or city council sub-committee to discuss capital related matters. Ultimately, the City Council moved to receive and file the report on one-time funding and staff pledged to return to City Council with an item on a possible capital improvement ad-hoc/sub-committee on March 24, 2026.

DISCUSSION

On February 24, 2026, in response to direction form the City Council in January 2026, staff presented a report on one-time funding. The City Council did not provide direction for the use of one-time funding; a copy of the staff report and all exhibits can be found at Attachment A.

Additionally, during the City Council discussion that followed the presentation on one-time funding, the City Council discussed the possibility to creating a citizen ad-hoc or city council sub-committee to discuss facility and infrastructure related matters. Ultimately, the City Council moved to receive and file the report on one-time funding and staff pledged to return to City Council with an item on how a city council sub-committee or citizen ad-hoc group may operate and what policy questions the City Council may wish to consider.

This report provides a general overview of citizen ad-hoc groups and city council sub-committees, including prior City Council actions on these matters over the past ten years. Additionally, the report will include policy questions/direction the City Council may need to address in order to move forward with use of one-time funds, or the establishment of group to further study the City's facilities/infrastructure and related funding challenges.

What Are Citizen Advisory/Ad-Hoc Groups in Cities?

Citizen advisory groups (often called advisory boards, commissions, ad-hoc committees, or task forces) are bodies composed primarily of residents that:

- Study specific issues or policy areas;
- Gather input, research, and community feedback;
- Provide recommendations to the City Council (or staff) on policies, plans, or programs; and
- Do not have significant decision-making authority; they are advisory in nature, not legislative.

These groups vary widely in scope. Currently, the City has several ongoing committees/boards including the Planning Commission, Water Commission, Library Board, Recreations and Human Services Commission, and the Business Improvement District Board.

Can Council Members Serve on Citizen Advisory Bodies?

As a general rule, council members cannot serve as voting members or active participants of advisory boards, commissions, or committees that are appointed by the City Council. This is to avoid conflicts with the City Council's role in policy making and oversight. Advisory groups exist to provide independent advice. Allowing city council members to vote would blur the line between legislative policy decision-making (Council) and citizen advisory input.

While not common, some cities have appointed city council liaison(s) for citizen advisory boards, commissions, task forces, etc. including, but not limited to, San Ramon, Dublin, and Beverly Hills. In these cities, appointment of a liaison is done in conjunction with other City Council assignments.

Has the City Council Previously Appointed a Citizen Advisory Body Outside of the City's Standing Board and Commissions?

From time to time, the City Council has appointed various citizen advisory committees/groups. The establishment of these groups requires significant staff resources in order to provide the information and support necessary. Over the past ten years, the City Council has created two such citizen advisory groups, including a citizen ad-hoc committee on revenue and expenditures and an ad-hoc citizen advisory group on antique streetlights.

<u>Citizen Ad-Hoc Committee: Revenue Options and Expenditures (April 2018 through December 2020)</u>

During a strategic planning workshop on January 25, 2018, the City Council and Executive Team discussed the ongoing concern that current revenue sources and longer-term projections would not keep pace with the anticipated expenditure trends. It was anticipated the City would begin experiencing multi-million dollar shortfalls in FY 2018-19 and beyond.

As part of the discussion, the City Council discussed the possibility of seeking community input by the creation of a citizen's advisory panel; it was established that then Mayor Thompson and former Council Member Nelson would explore the issue further. On April 10, 2018, then Mayor Thompson and former Council Member Nelson formally presented an agenda item recommending the creation of an ad-hoc citizen's advisory committee to evaluate the following:

- *Why there may be a [revenue] problem.*
- *How and/or what might be recommended to create new revenue sources.*
- *Are there other ways to address the "problem."*

It was recommended that the committee be comprised of between 15-21 persons with a diverse background; however, a financial background, especially with public entities should be highly valued. The ad-hoc group was open to city residents and city business owners, the vast majority of the appointments were ultimately residents.

Each city council member appointed two members to the panel. The remaining seats of the panel were selected similar to the appointment process for the City's commissions/boards. Additionally, the Council determined that the citizen ad-hoc committee would have an appointed chair and vice-chair; the primary staff liaison was the Finance Director and Community Development Director.

On May 16, 2018, 20 members were appointed to the Ad-Hoc Citizen's Advisory Committee by the City Council; Michael Holmes was appointed as the Committee Chair and Cliff Hamlow was appointed the Vice-Chair.

The first meeting was held on June 7, 2018. The group met approximately twice per month through early September 2018. Based upon information gathered, the committee was unanimous in its decision to present a preliminary report to the city council on September 11, 2018, recommending that the City should immediately take steps to conduct a special election for a sales and use tax initiative in November 2018. A final report was delivered to the City Council in November 2019.

On December 8, 2020, the City Council held a follow-up agenda item on the November 2019 Final Report as part of the City's 2020-2023 Strategic Plan. The final report included, but was not limited to historical staffing levels, outsourcing opportunities, land sales, and revenue measures. The ad-hoc committee was comprehensive in its efforts to understand and address the City's current and historical funding challenges; several of the additional items in the report (e.g. San Jose, South Hills, and outsourcing) have been topics of conversation and action since the issuance of the report in 2019. The City Council noted the option for the group to be reengaged, if needed in the future. A copy of the Final Report from November 2019, can be found at Attachment B.

<u>Ad-Hoc Antique Streetlights Citizen Committee (May 2022 through June 2023)</u>

On May 10, 2022, the City Council authorized staff to develop an ad-hoc process for a group of no more than 11 people to begin a feasibility dialogue around the restoration of the City's antique streetlights. Additionally, the group was tasked with the creation of an antique streetlight maintenance assessment district. To assist the process and formation of an assessment district, the City Council authorized staff to engage an engineering firm, bringing the total funded project budget to $1,629,950 ($1,500,000 from Senator Portantino and $129,650 in discretionary capital funds).

On June 14, 2022, the City Council discussed and approved the creation of an Ad-Hoc Antique Streetlight Citizen's Advisory Panel (Ad-Hoc Panel), with a mission to:

"*Engage residents in a dialogue to determine the interest and feasibility of renovating the antique streetlights, and potential support for the creation of an antique streetlight maintenance assessment district*."

On August 23, 2022, the City Council appointed nine applicants as members of the Ad-Hoc Antique Streetlight Citizen's Advisory Panel, directed that one seat would be open for a representative from the Glendora Historical Society, and appointed Patrick Hollanders as Chair (with direction to have the Vice Chair chosen by the ad-hoc committee).

The ad-hoc committee met on six occasions in 2022 (September 8 and 29, October 20, November 10, and December 1 and 21). Each of the Ad-Hoc Antique Street Light's meetings was open to the public, broadcast virtually (via Zoom), with agendas and supporting materials published to a project webpage created on the City's website. The webpage also included information on the schedule of meetings, historical information on the antique streetlights, the timeline of City Council actions related to the antique streetlights, as well as responses to the questions posed by members of the ad-hoc committee.

On January 24, 2023, the City Council was provided an update on the antique streetlight project, which included testimony and recommendations of the Ad-Hoc Antique Streetlight Citizen Committee. After debate, the City Council directed staff to re-evaluate the project, meet with the City's consultants and past bidders, look at timelines, and come back to the City Council with possible options moving forward.

On March 28, 2023, the City Council directed staff to move forward with the formation of the antique streetlight district during the current fiscal year. In order to stay within the $100 to $200 per year recommendation of the ad-hoc committee for the first two or three years, the project required a General Fund or Measure E/Z loan to the proposed district for approximately $601,000 at 0% interest over 30-years; this was on top of the $1.63 million the City already allocated to the project.

On April 11, 2023, the City Council adopted a resolution to call for a vote on the establishment of an antique streetlight district and confirmed that if the vote failed, the antique streetlights would be removed. The vote occurred on June 13, 2023, with 65% of the vote opposing the establishment of a new district. This was the third failure to establish a district, following up on efforts in 2007 and 2008.

Ultimately, the antique streetlights were removed in 2023. In subsequent years, utilizing funds already set aside for the antique streetlights, staff has worked to salvage and refurbish as many lights as possible for use in a future project along Glendora Avenue (Foothills to the A-Line station).

Can Council Members serve on a City Council Ah-Hoc Committee?

The City Council may form sub-committees or sub-groups that include one or two council members at the City Council's direction. In order to avoid Brown Act violations, no more than two council members can serve on a city council ad-hoc committee at one time.

Note that an ad-hoc committee is differentiated from a standing committee, in that it is not permanent, but rather temporary, formed to address a specific short term task or project, and dissolves once the issue is addressed or completed.

Has the City Council Previously Appointed a Council Sub-Committee?

The City Council recently appointed Mayor Pro Tem Davis and Councilmember Allawos to a sub-committee that focused on the 1762 Dale Rd. affordable housing project with Mercy Housing. The group was appointed in mid 2025 and provided their insight to the City Council in early 2026. Meeting cadence for both council members, staff and Mercy Housing, was typically monthly.

The City Council used the sub-committees insight during project negotiations associated with the exclusive negotiating agreement (ENA) with Mercy (Phase 1). This insight assisted with the City Council's direction on the project, funding options, housing mix, and community engagement. This included visiting other Mercy developments and participating in community meetings. Staff anticipates the Mercy Housing project at 1762 Dale will continue moving through the development process, with hearing at the Planning Commission and City Council over the next 12-18 months.

Examples of Citizen Advisory Groups Focused on Facilities & Infrastructure

Generally, cities that appoint limited duration citizen ad-hoc or city council sub-committees do so for reasons unique to each City. While topics may be consistent across certain cities (e.g., pensions, infrastructure, etc.), the issues cities face are often as unique as the cities themselves. Below are two examples of cities that have established advisory groups to assist cities with civic centers and city facilities.

Rancho Palos Verdes – Civic Center Advisory Committee

The Rancho Palos Verdes Civic Center Advisory Committee (CCAC) was created by the City Council in March 2017 to help guide development of a long-term plan for the City's Civic Center campus at Upper Point Vicente Park. The seven member committee was formed following a 2016 citywide survey that showed resident interest in improving or redeveloping the aging civic facilities. Comprised of resident appointees serving in an advisory role, the CCAC provides recommendations to the City Council on the design, program, and financial considerations associated with redevelopment of the Civic Center site.

The committee generally meets monthly in public meetings (which generally adhere to Brown Act regulations), where members review conceptual designs, evaluate potential civic and community facilities, and discuss financing and implementation strategies. Meetings often include presentations from consultants and staff, along with opportunities for public input and community engagement. Through these meetings and workshops, the CCAC helped shape the proposed program and layout for a redeveloped Civic Center campus, including City Hall facilities, community spaces, and park amenities. The City Council approved the Civic Center Master Plan program framework in October 2019, establishing the foundation for future design and implementation.

The Civic Center project faces several ongoing challenges and policy considerations. The existing civic buildings date largely to the 1950s Nike missile site, creating issues related to aging infrastructure, ADA compliance, and functional limitations for modern municipal operations. At the same time, the City must balance community expectations for new civic and recreational amenities with the financial realities of a major capital project, including funding strategies, project scope, and potential phasing. Determining an affordable and achievable redevelopment plan while maintaining public support remains the central issue for the committee and City Council as planning continues.

Hermosa Beach – Civic Facilities Project Advisory Group

The Hermosa Beach Civic Facilities Project Advisory Group was formed by the City Council in February 2024 to assist the City Manager in evaluating options for addressing the City's aging municipal facilities. The group was established after the Council identified significant concerns with the condition and functionality of several civic facilities, including City Hall, the Police Department building, and the Public Works maintenance yard. The advisory group's role was to review facility needs, analyze potential redevelopment options, and provide strategic guidance to the City Manager and City Council on possible approaches to replacing or renovating the City's civic infrastructure.

The group consisted of approximately a dozen volunteer community members selected by the City Manager for their professional experience in areas such as municipal management, construction, engineering, finance, planning, and community leadership. Rather than forming a formal Brown Act committee, the City structured the advisory group as an informal working group, allowing members to collaborate and review technical information outside of traditional public meeting requirements. The advisory group met several times over the course of roughly eight months, during which members reviewed prior facility assessments, toured existing civic buildings, evaluated operational needs, and discussed financing strategies and potential redevelopment scenarios.

Through this process, the advisory group developed several key recommendations for the City Council. The group concluded that replacement of the Public Works maintenance yard should be the City's highest near-term priority, citing operational limitations and safety concerns at the existing facility. For the broader civic campus, the group identified several potential approaches, including renovating and expanding existing facilities, constructing a new consolidated civic center at a different site, or pursuing a phased hybrid approach that would combine renovation with selective new construction. The group also recommended that the City pursue one major civic facilities project at a time and continue additional cost analysis and community outreach before making final decisions on long-term civic center redevelopment.

Draft City Council Policy Considerations

Historically, the City Council has provided specific direction to citizen ad-hoc committees and City Council sub-committees to review and provide recommendations to the City Council. If established, the work plan, and financial guardrails of such a group will determine the amount of staff resources, use of consultants, and timeline. In order to assist the City Council with discussion on this topic, staff have developed a list of draft policy considerations for the City Council (Attachment C).

The draft decision matrix is organized by policy question. Each policy questions is broken down by options for City Council consideration and what implications those options have on the policy directive to staff. Below is an excerpt from the decision matrix that may be used by the City Council:

Step	Policy Question	Options for Council Consideration	Policy Implicatio
1	Does the City Council wish to establish a group to study the City's facilities and/or infrastructure needs?	A. Yes – establish a review group B. No – continue review through regular and additional Council meetings C. Combination – City Council makes certain decisions now and established a review group to study specific issues/topics	Establishing a group may allo analysis and community input the timeline. Handling within C maintains speed and direct po The City Council may also est workshop schedule to discuss item (e.g., every third Tuesday month).
2	If yes, what structure should the group have?	A. Citizen Ad-Hoc Committee B. City Council Subcommittee C. Combination – Citizen Ad-Hoc Committee with City Council liaison(s)	Citizen Committee may increa engagement and provide addi technical input. City Council Subcommittee al direct Council oversight and fa coordination with staff. A Cou Subcommittee could meet wit from time to time to solicit inpu recommendations.
2A	If Citizen Ad-Hoc Committee: What qualifications should applicants possess?	Experience in: • Large-scale infrastructure projects • Public Contracts / Prevailing Wage • Transportation / streets • Engineering or construction management • Finance / capital planning • Project management • Community representation	Establishing qualifications ens expertise while maintaining co representation.

FISCAL IMPACT

There is no fiscal impact associated with the recommendations in this report. As City Council direction on the use of one-time funds is provided, staff will evaluate the fiscal impact of each policy decision on the City. Generally, impacts from the use of one-time funding are:

- Limited operational flexibility during future economic downturns (impacts on service delivery);
- Diminished ability to address one-time infrastructure issues; and

- Downgrade of bond rating (increased borrowing costs).

If the City Council moves forward with a city council sub-committee or a citizen ad-hoc committee, fiscal impacts associated with staff time, consultants, etc. will be contingent upon the work plan set by the City Council.

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_February_24_2026_Staff_Report_and_Attachments.pdf
B. Final Citizens Ad Hoc Committee Report 2019.pdf
C. City Council Decision Matrix_Facilities Committee.pdf
D_Presentation.pdf

STAFF REPORT

TO:	**Mayor and Council Members**	**DATE:**	**February 24, 2026**
FROM:	**City Manager**	**DISTRICT(S):**	**Citywide**
SUBJECT:	**Use of One-Time Funds**		

RECOMMENDATION
That the City Council:

1. Receive an overview on one-time funding opportunities; and
2. Provide direction, as needed.

STRATEGIC FOCUS AREAS
Goal 3 - New + Revitalized Facilities
Goal 4 - Sustainable Infrastructure

EXECUTIVE SUMMARY
Over the past decade, Glendora restored its financial stability by addressing a $3–$4 million structural deficit through voter-approved sales tax measures, pension restructuring, and stronger reserve and capital funding policies. These reforms earned the City a AAA bond rating and enabled targeted investments in infrastructure, public safety, and homelessness response aligned with community priorities. With the recent passage of Measure Z and a continued focus on long-term planning, the City remains committed to fiscal discipline while carefully balancing limited resources against ongoing service and infrastructure needs.

At the January 13, 2026, staff committed to returning to the City Council with a broader conversation regarding one-time uses of available resources during or after the mid-year budget update. This discussion will outline existing one-time funds, document how the City has prepared for future fiscal challenges, and provide examples of how those funds could be utilized. For the past seven years, the City Council has supported a transparent, policy driven dialogue that reflects the City Council's continued commitment to thoughtful decision making and its ongoing work alongside staff to strengthen Glendora's financial foundation, address decades of differed maintenance, and improve the community for years to come.

LEGISLATIVE HISTORY / PREVIOUS ACTIONS
At the January 13, 2026, staff committed to returning to the City Council with a broader conversation regarding one-time uses of available resources during or after the mid-year budget update.

On February 24, 2026, the City Council received the FY 2025-2026, mid-year budget update (same meeting this this agenda item).

DISCUSSION

During the city facility and infrastructure discussion on January 13, 2026, staff committed to returning to the City Council with a broader conversation regarding one-time uses of available resources in concert with the mid-year budget update. This discussion will outline existing one-time funds, provide context on how the City has prepared for future fiscal challenges, and provide examples of how those funds could be utilized. These examples, will represent policy decisions/direction of the City Council.

For the better part of a decade, the City of Glendora has undertaken a deliberate and disciplined transformation of its fiscal policies, allowing the City to confront long-standing challenges, while positioning the organization for long-term stability. In fiscal years 2017-18 and 2018-19, the City projected General Fund deficits exceeding $1 million annually. As leadership transitioned and deeper analysis was conducted, it became clear that the structural imbalance was far more significant, at closer to $3–$4 million per year. Recognizing the seriousness of the situation, the City had already convened a citizen advisory committee to evaluate paths to financial sustainability, including land sales, operational efficiencies, service reductions, outsourcing and potential revenue enhancements.

The committee ultimately recommended that the City Council place a local sales tax measure on the ballot. While the typical local measure is 1.0%, Los Angeles County's Measure H had already claimed 0.25%, limiting the City's available rate. In 2019, the City Council placed Measure E, a 0.75% sales tax, before the voters, and the measure was approved. Concurrently, the City issued a Pension Obligation Bond (POB), generating annual savings of more than $1 million and significantly improving long-term pension cost predictability.

With the passage of Measure E and the issuance of the POB, the City Council directed staff to modernize Glendora's fiscal framework. Updated fiscal policies were adopted that aligned with the City's strategic plan and reflected a commitment to weathering an uncertain economic future. These changes included strengthening the General Fund Reserve, establishing a discretionary capital projects fund/reserve, shoring up internal service funds (e.g. Fleet, Technology, etc.) and intentionally setting aside resources for future pension obligations. Together, these policies represented foundational change by acknowledging both the scale of past under-investment and the need for sustained discipline in future years to address infrastructure demands, service expectations, and the uncertain fiscal landscape in California. These foundational changes would allow the City time to make significant policy decisions during recessions without immediate impacts to services, and the possibility to address certain facility needs during emergencies.

The results of this fiscal stewardship have been significant. Glendora earned an AAA bond rating for its General Fund, an achievement shared by fewer than 20 cities statewide, validating the City Council's long-term approach to financial governance. In the years that followed, the City continued its stewardship of taxpayer money. The City made significant investments in technology and modernized its operations, eliminating duplicative functions, restructuring departments to better serve the public, and expanding strategic use of the private sector in hard to recruit service areas. At the same time, the City undertook comprehensive assessments of its infrastructure systems, including water, parks/trails, trees, streets, facilities, and technology (infrastructure studies).

Guided by the principle that "what gets funded gets done," the City has relied on scientifically valid community surveys, foundational infrastructure studies, and City Council direction to shape multi-year strategic plans. These plans are directly integrated into the annual budget and departmental work programs, ensuring alignment between community priorities, fiscal decisions, and staff efforts. The outcomes have been measurable and, in many respects, historic. For the first time in decades, overall street conditions improved from one decade to the next, albeit minimal. Chronic vacancy challenges have been mitigated, with targeted investments in public safety, recreation and human services, public works, and water—each directly tied to community quality of life and safety concerns.

Nowhere is this philosophy more evident than in the City's recent investments in public safety and homelessness response. Community feedback consistently identified emergency responsiveness, neighborhood safety, and visible homelessness impacts as top priorities. In response, the City Council made intentional, ongoing investments in people and systems. These investments include additional sworn police officers, added dispatch personnel to improve response times, enhanced emergency operations and preparedness capacity, and the creation and expansion of a Community Impact Team focused on proactive engagement and community problem solving. The City has also increased funding for service providers and regional partnerships to address homelessness through outreach, case management, and supportive services, enforcement, and clean-up. Together, these investments reflect a shift from reactive responses to a more coordinated, data informed, and professional approach aligned with community expectations.

Despite this progress, significant challenges remain. The impacts of homelessness, increasing state mandates, loss of local control, insurance, and the absence of a permanent funding source for capital improvements continue to place pressure on City finances. While Glendora has made generational investments in infrastructure over the past five to seven years, decades of under-investment cannot be reversed overnight. These efforts have been strengthened by the successful pursuit of tens of millions of dollars in grants and state and federal appropriations, supporting projects ranging from parks and first/last-mile improvements to school site traffic safety and signalized intersections.

Recognizing the importance of keeping local dollars local, the City Council placed Measure Z on the November 2024 ballot, a 0.25% sales tax measure designed to preserve local revenue capacity and offset prior countywide tax measures. Glendorans understood and supported this need, with affirmative election results materially above those of Measure E. Measure Z reflects the City Council's continued commitment to fiscal sustainability and local control, by keeping funds local and ensuring that Glendora remains positioned to fund essential services and community priorities in an increasingly constrained fiscal environment.

That same forward looking mindset is reflected in the City's current Strategic Plan, adopted in early 2025. The plan continues to direct staff to actively pursue additional and diversified revenue opportunities, including potential development in the South Hills area, strategic economic development investments, and redevelopment opportunities at underutilized sites owned by other governmental agencies and the City itself. Many of these actions were originally recommended to the City Council during the citizen committee meetings in 2018 and 2019. These efforts underscore the ongoing work of the City Council and staff to responsibly grow the City's revenue base while remaining consistent with the City Council's other long-term planning goals.

Due to the City's fiscal reforms, the City has some capacity to consider one-time investments; resources that would not exist without the foundational changes made years earlier. However, these same resources are needed to address competing priorities, including streets, parks, city facilities and long-term financial resilience.

Discretionary One-Time Funding Breakdown

The General Fund, Pension Stabilization Fund, Measures E/Z Fund, GUSD JUA Fund, and Capital Projects Fund are discretionary funding sources for the City. Staff evaluated each fund, taking note of:

- Fund balance/ reserve levels;
- Ability of re-prioritization of capital projects;
- One-time funding from property sales;
- Future development opportunities of other local agencies; and
- Options for strategic use of amounts set aside for pension and other post-employment benefit costs.

Attachment A to this report provides a detailed analysis of one-time funding opportunities. The report is broken down by two-year budget cycle (FY 2025-2027, FY 2027-2029, and FY 2029-2031) and by major category (e.g. fund balance/reserves, reallocation of CIP, property development, pension/OPEB reserves, etc.).

Available Fund Balance/Use of Reserves

Currently, the City has approximately $18.3 million in the General Fund Reserve. The General Fund reserve policy requires a minimum of 30% to maximum of 45% of prior year operational expenditures; currently the City maintains a 40% reserve level. The reserve policy range represents the ability to fund approximately 3 to 6 months of General Fund operations in the absence of any other revenue received. The amount of General Fund reserve in excess of the minimum (30%) is approximately $4.58 million. In addition to the General Fund, the City's has an estimated $2.28 million in fund balance in the Measures E/Z fund that can be used for discretionary purposes. During the FY 2027-2029 and FY 2029-2031 two year budget cycles, staff anticipates additional Measures E/Z fund balance of $569,000 and $260,000 respectively.

The use of General Fund reserves and Measures E/Z fund balance can impact the City's bond rating and operational flexibility during an economic downturn. Without reserves at certain levels, future borrowing costs may be higher and the City may have to look at more immediate/significant service cuts to the community in lieu of targeted use of reserves during major emergencies or economic downturns. Ample reserves allows the City Council time to make targeted, policy oriented service reductions when needed.

Reallocation of CIP

Staff has identified an opportunity for the City Council to reallocate approximately $1.9 million of existing projects to other priorities, if needed. Currently, the City's discretionary capital projects fund has approximately $1 million in projects aimed at the civic center (e.g. Council chamber remodel/expansion, civic center roofing, etc.).

The City and Glendora Unified School District (GUSD) have a long history of partnering on community assets (e.g. middle school parks, high school pool, etc.). GUSD has a current pool renovation project, in which the City has contributed $600,000 to the $4 million dollar project. Additionally, the City Council approved an additional contribution of up to $900,000 that is dependent on the City's financial performance through June 30, 2027.

As the City's civic center project is not underway and the GUSD pool project came in under budget ($5.8 million down to $4 million), funding may be reallocated. The City Council may also want to explore the use of the $900,000 pool project funding, to leverage the recent $1.2 million federal appropriate the City helped GUSD secure for the Sandburg Middle School track and lighting project. The future project area at Sandburg Middle School operates as a City park after 4pm.

Disposition/Sale of City Owned Properties

The sale of the San Jose site provided the City with $3.99 million. The City Council previously allocated $1 million of these proceeds to achieve initiatives in the City's strategic and economic development action plans (8/27/2024), leaving $2.99 million for future use. Additionally, staff anticipates an estimated $2.1 million to be received by June 30, 2027 for the sale of the Dale site. This funding will be dependent upon approval of a development in accordance with the City's standards and actions by the Planning Commission and City Council.

With the sale of San Jose and Dale project sites, staff anticipates a total of approximately $5.1 million available within the next 16 months, with approximately $3 million available now.

Pension/OPEB Reserves

Through the direction and approval of the City Council, staff have set up Section 115 Trusts and Reserves for future pension liabilities, including CalPERS unfunded accrued liability (UAL), future pension obligation bond (POB) payments, and

Below is a summary of the totals included on Attachment A and described above.

One-Time Discretionary Funding By Two-Year Budget Cycle	Totals FY 2025-27	FY 2027-29	FY 2029-31
Available Fund Balance/Reserves	$ 6,860,000	$ 569,000	$ 260,000
Reallocation of CIP	$ 1,900,000	$ -	$ -
Property Sales	$ 5,120,000	$ 4,000,000	$ 4,000,000
Pension Set Aside	$ 13,820,000	$ 240,000	$ 180,000
OPEB Set Aside	$ 4,080,000	$ 80,000	$ 60,000
Grand Totals	**$ 31,780,000**	**$ 4,889,000**	**$ 4,500,000**

Future Policy Considerations

Due to the City's fiscal reforms, over the past seven years the City has created capacity to consider one-time investments; resources that would not exist without the foundational changes made years earlier. However, these same resources are needed to address competing priorities, including streets, parks, city facilities and long-term financial resilience. The City's current strategic plan includes action items to quantify facility needs and identify funding opportunities for streets and city facilities. Below are examples of policy areas the City Council may need to take into consideration when discussing one-time use of discretionary funds:

- Strategic use of one-time funds for street improvements to bridge existing gap of $3-3.5 million to raise PCI from a 63 to a 70 over the next seven years.
- Possible targeted use of one-time funds now, back-filled with future funding opportunities (e.g. sale of property, development of local agency owned property). This policy direction could be used for either streets or city facilities.
- Pay-down of future POB obligations in 2029 to free up $1.5 million in cash flow savings that could be used for another priority (e.g. streets).
- Prioritization of city facility needs (e.g. public works yard, library, roofing needs, etc.).
- Impacts on operational flexibility and services to the community during economic downturns, without ability to use general fund or pension reserves.
- Impacts on future liabilities with more or less funding for street/sidewalk projects.
- Impacts of bond ratings and future borrowing costs with the use of reserves.

The City Council is well versed in the need to utilize one-time funding in the most efficient manner possible. For example, in May 2023, the City Council received a report estimating approximately $8 million in needs, subject to further study (e.g. waterproofing, footings, etc.), for moderate repairs to the Library, including plumbing, electrical, mechanical, and structural upgrades. When a potential grant opportunity requiring a significant City match of up to $4 million was ultimately unavailable, the City Council and Library Board unanimously concluded that committing $8–$10+ million for a repair project with no guarantee of resolving underlying facility issues was not the most prudent course at that time. This decision was not a reflection of the Library's importance, but rather an example of the careful fiscal policy trade-offs required when limited resources must address multiple critical needs. As the City reviews the opportunities and costs for a significant civic center renovation aimed to address decades of issues for future generations of Glendorans, the City Council has continued to evaluate the needs of many infrastructure challenges, including streets, the Library and the City's public works yard - the use of one-time funding will assist with that analysis.

Other Financial Information

This report focuses on the use of one-time discretionary funding sources. In full acknowledgment that governmental or "fund" accounting can be difficult to understand, staff developed two additional attachments to this report. Attachment C covers the City's investment portfolio and Attachment D addresses how the various city funding sources must be used. As always, the goal is to provide information to those who would like to educate themselves on City finances in the most transparent and easy to understand method possible.

FISCAL IMPACT

There is no fiscal impact associated with the recommendations in this report. As City Council direction on the use of one-time funds is provided, staff will evaluate the fiscal impact of each policy decision on the City. Generally, impacts from the use of one-time funding are:

- Limited operational flexibility during future economic downturns (impacts on service delivery);
- Diminished ability to address one-time infrastructure issues;
- Downgrade of bond rating (increased borrowing costs);

ENVIRONMENTAL DETERMINATION

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

Prepared By:	Kyle Johnson, Finance Director/City Treasurer
Concurs With:	Not Applicable
Reviewed By:	Marie Ricci, Deputy 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_Discretionary_One-time_Funding_FINAL.pdf

B. Presentation.pdf

C_Cash_and_Investment_Pool_Explained_FINAL.pdf

D_Budget_Explained_FINAL.pdf

Anticiapted One-Time Discretionary Funding Opportunities

Attachment A

Category: One-Time Discretionary Funding	101 General Fund			102 Pension			103 Measures E/Z			105 GUSD JUA			301 Capital Projects			Totals		
	FY 2025-27	*FY 2027-29*	*FY 2029-31*	*FY 2025-27*	*FY 2027-29*	*FY 2029-31*	*FY 2025-27*	*FY 2027-29*	*FY 2029-31*	*FY 2025-27*	*FY 2027-29*	*FY 2029-31*	*FY 2025-27*	*FY 2027-29*	*FY 2029-31*	*FY 2025-27*	*FY 2027-29*	*FY 2029-31*
Available Fund Balance/Reserve																$ 6,860,000	$ 569,000	$ 260,000
In Excess of Policy [1]							$ 2,280,000	$ 569,000	$ 260,000									
45%																		
30%	$ 4,580,000																	
Reallocation of CIP																$ 1,900,000	$ -	$ -
Reprioritization of Projects													$ 1,000,000					
GUSD Pool [2]										$ 900,000								
Property Sales																$ 5,120,000	$ 4,000,000	$ 4,000,000
San Jose [3]	$ 2,990,000																	
Dale [4]	$ 2,130,000																	
Other Local Agency Development [5]		$ 4,000,000	$ 4,000,000															
Pension Set Aside																$ 13,820,000	$ 240,000	$ 180,000
Section 115 Trust [6]				$ 6,090,000														
Reserve [7]				$ 7,730,000	$ 240,000	$ 180,000												
OPEB Set Aside																$ 4,080,000	$ 80,000	$ 60,000
Section 115 Trust [6]	$ 2,060,000																	
Reserve [7]	$ 2,020,000	$ 80,000	$ 60,000															
Grand Totals	**$ 13,780,000**	**$ 4,080,000**	**$ 4,060,000**	**$ 13,820,000**	**$ 240,000**	**$ 180,000**	**$ 2,280,000**	**$ 569,000**	**$ 260,000**	**$ 900,000**	**$ -**	**$ -**	**$ 1,000,000**	**$ -**	**$ -**	**$ 31,780,000**	**$ 4,889,000**	**$ 4,500,000**

NOTES

1	The General Fund reserve policy is a minimum of 30% to maximum of 45% of prior year operational expenditures. Total of $4.6 million is the amount in excess of the reserve minimum (30%). The amount in the Measure E/Z fund balance is available in it's entirety ($2.3 million). The City's Reserve Policy provides the City Council time to make decisions in economic downturns or funding loss from the State of California without significant impacts to service delivery to the community. Further this funding provides a stabilization to meet debt requirements, which partially resulted in the City's AAA bond ratings. Per the existing financial policies of the City Council, when General Fund revenues exceed expenditures it allows the City to set aside monies in reserve, future capital projects, stabilization of CalPERS pension/OPEB costs, as well as general liabilities, worker's compensation, fleet maintenance and technology costs. More specifically, when revenues exceed expenditures, the City's financial policies allocated that amount at the following percentages 50% to the Capital Projects Fund, 30% to the PERS Rate Stabilization Fund, 10% to OPEB Section 115 Trust (held in General Fund) and 10% to Internal Service Funds.
2	The City and Glendora Unified School District (GUSD) have a long history of partnering on community assets (e.g. middle school parks, high school pool, etc.). GUSD has a current pool renovation project, in which the CIty has contributed $600,000 to the $3.9 million dollar project. Additionally, the City Council approved an additional contribution of up to $900,000 that is dependent on the City's financial performance through June 30, 2027.
3	The sale of the San Jose site provided the City with $3.99 million. The City Council previously allocated $1 million of these proceeds to achieve initiatives in the City's strategic and economic development action plans (8/27/2024).
4	Staff anticipated an estimated $2.1 million to be received by June 30, 2027 for the sale of the Dale site. This funding will be dependent upon approval of a development in accordance with the City's standards and actions by the Planning Commission and City Council.
5	Amounts represent possible funding received through sale and development of land owned other local agencies over the next five years.
6	These funds are generally restructured and may only be used to pay for CalPERS retirement costs (Pension) or reimburse qualifying retired employees' medical premiums (OPEB). The monies may be accessed by the City to pay for specific liabilities, requiring certification of the expense. Currently, the City's CalPERS unfunded accrued liability (UAL) is $21.7 million, which is anticipated to be reduced to $10.3 million next year with CalPERS better than anticipated asset returns. Additionally, the City has an other post employment benefits (OPEB) liability of approximately $5.6 million. Finally, the City has an outstanding pension obligation bond principal amount of approximately $51 million.
7	These funds are generally restricted. Currently, these funds have been set aside for investment in the Section 115 Trusts as cash on hand/liquidity allows through the City Council Adopted General Fund Reserve Policy. The monies may be accessed immediately by the City until they are invested in the Section 115 Trusts, at which time they may only be used to offset future/current pension liabilities. See note 6 with respect to pension and OPEB liabilities outstanding.

ONE-TIME FUNDING

FISCAL YEAR 2025-2026

CITY MANAGER'S OFFICE / FINANCE DEPARTMENT
CITY COUNCIL MEETING: FEBRUARY 24, 2026
KYLE JOHNSON, FINANCE DIRECTOR
ADAM RAYMOND, CITY MANAGER

EXECUTIVE SUMMARY

- Glendora has restored financial stability over the last seven years
  - Addressed $3–$4M structural deficit
  - Voter-approved Measures E & Z
  - Pension restructuring (POB)
  - Significantly strengthened reserve, liability and capital funding policies
  - Modernized city/departmental operations
  - Earned AAA bond rating

EXECUTIVE SUMMARY

- Results have been significant
  - Generational investments in infrastructure
  - Improved street conditions (PCI upward trend, albeit small), reversing decades of decline
  - Significant investments in public safety, homelessness
  - Reduced chronic vacancies
  - Major investments in technology
  - $50+ million in grant revenues (e.g. Finkbiner stormwater, intersections, first/last mile)

LEGISLATIVE HISTORY

- January 13, 2026 – Staff committed to broader one-time funding discussion
- February 24, 2026 – Mid-Year Budget Update

EXECUTIVE SUMMARY

- Glendora has restored financial stability over the last seven years
  - Addressed $3–$4M structural deficit
  - Voter-approved Measures E & Z
  - Pension restructuring (POB)
  - Strengthened reserves and capital funding policies
  - Earned AAA bond rating

ONE-TIME FUNDING DISCUSSION

Category: One-Time Discretionary Funding	101 General Fund		
	FY 2025-27	FY 2027-29	FY 2029-31
Available Fund Balance/Reserve			
In Excess of Policy [1]			
45%			
30%	$ 4,580,000		
Reallocation of CIP			
Reprioritization of Projects			
GUSD Pool [2]			
Property Sales			
San Jose [3]	$ 2,990,000		
Dale [4]	$ 2,130,000		
Other Local Agency Development [5]		$ 4,000,000	$ 4,000,000
Pension Set Aside			
Section 115 Trust [6]			
Reserve [7]			
OPEB Set Aside			
Section 115 Trust [6]	$ 2,060,000		
Reserve [7]	$ 2,020,000	$ 80,000	$ 60,000
Grand Totals	**$13,780,000**	**$ 4,080,000**	**$ 4,060,000**

Note	Description
1	The General Fund reserve policy is a minimum of 30% to maximum of 45% of prior year operational expenditures. Total of $4.6 million is the amount in excess of the reserve minimum (30%). When revenues exceed expenditures, the City's financial policies allocated that amount at the following percentages 50% to the Capital Projects Fund, 30% to the PERS Rate Stabilization Fund, 10% to OPEB Section 115 Trust (held in General Fund) and 10% to Internal Service Funds.
3	The sale of the San Jose site provided the City with $3.99 million. The City Council previously allocated $1 million of these proceeds to achieve initiatives in the City's strategic and economic development action plans (8/27/2024).
4	Staff anticipated an estimated $2.1 million to be received by June 30, 2027 for the sale of the Dale site. This funding will be dependent upon approval of a development in accordance with the City's standards and actions by the Planning Commission and City Council.
5	Amounts represent possible funding received through sale and development of land owned other local agencies over the next five years.
6	These funds are generally restructured and may only be used to pay for CalPERS retirement costs (Pension) or reimburse qualifying retired employees' medical premiums (OPEB). The monies may be accessed by the City to pay for specific liabilities, requiring certification of the expense. Currently, the City's CalPERS unfunded accrued liability (UAL) is $21.7 million, which is anticipated to be reduced to $10.3 million next year with CalPERS better than anticipated asset returns. Additionally, the City has an other post employment benefits (OPEB) liability of approximately $5.6 million. Finally, the City has an outstanding pension obligation bond principal amount of approximately $51 million.
7	These funds are generally restricted. Currently, these funds have been set aside for investment in the Section 115 Trusts as cash on hand/liquidity allows through the City Council Adopted General Fund Reserve Policy. The monies may be accessed immediately by the City until they are invested in the Section 115 Trusts, at which time they may only be used to offset future/current pension liabilities. See note 6 with respect to pension and OPEB liabilities outstanding.

ONE-TIME FUNDING DISCUSSION

One-Time Discretionary Funding By Two-Year Budget Cycle	102 Pension FY 2025-27	FY 2027-29	FY 2029-31
Available Fund Balance			
In Excess of Policy [1]			
45%			
30%			
Reallocation of CIP			
Reprioritization of Projects			
GUSD Pool [2]			
Property Sales			
San Jose [3]			
Dale [4]			
School Site Development [5]			
Pension Set Aside			
Section 115 Trust [6]	$ 6,090,000		
Reserve [7]	$ 7,730,000	$ 240,000	$ 180,000
OPEB Set Aside			
Section 115 Trust [6]			
Reserve [7]			
Grand Totals	**$ 13,820,000**	**$ 240,000**	**$ 180,000**

Note	Description
6	These funds are generally restructured and may only be used to pay for CalPERS retirement costs (Pension) or reimburse qualifying retired employees' medical premiums (OPEB). The monies may be accessed by the City to pay for specific liabilities, requiring certification of the expense. Currently, the City's CalPERS unfunded accrued liability (UAL) is $21.7 million, which is anticipated to be reduced to $10.3 million next year with CalPERS better than anticipated asset returns. Additionally, the City has an other post employment benefits (OPEB) liability of approximately $5.6 million. Finally, the City has an outstanding pension obligation bond principal amount of approximately $51 million.
7	These funds are generally restricted. Currently, these funds have been set aside for investment in the Section 115 Trusts as cash on hand/liquidity allows through the City Council Adopted General Fund Reserve Policy. The monies may be accessed immediately by the City until they are invested in the Section 115 Trusts, at which time they may only be used to offset future/current pension liabilities. See note 6 with respect to pension and OPEB liabilities outstanding.

ONE-TIME FUNDING DISCUSSION

One-Time Discretionary Funding By Two-Year Budget Cycle	103 Measures E/Z FY 2025-27	FY 2027-29	FY 2029-31
Available Fund Balance			
In Excess of Policy [1]	$ 2,280,000	$ 569,000	$ 260,000
45%			
30%			
Reallocation of CIP			
Reprioritization of Projects			
GUSD Pool [2]			
Property Sales			
San Jose [3]			
Dale [4]			
School Site Development [5]			
Pension Set Aside			
Section 115 Trust [6]			
Reserve [7]			
OPEB Set Aside			
Section 115 Trust [6]			
Reserve [7]			
Grand Totals	**$ 2,280,000**	**$ 569,000**	**$ 260,000**

Note	Description
1	The amount in the Measure E/Z fund balance is available in it's entirety ($2.3 million).

ONE-TIME FUNDING DISCUSSION

One-Time Discretionary Funding By Two-Year Budget Cycle	105 GUSD JUA FY 2025-27	FY 2027-29	FY 2029-31
Available Fund Balance			
In Excess of Policy [1]			
45%			
30%			
Reallocation of CIP			
Reprioritization of Projects			
GUSD Pool [2]	$ 900,000		
Property Sales			
San Jose [3]			
Dale [4]			
School Site Development [5]			
Pension Set Aside			
Section 115 Trust [6]			
Reserve [7]			
OPEB Set Aside			
Section 115 Trust [6]			
Reserve [7]			
Grand Totals	**$ 900,000**	**$ -**	**$ -**

Note	Description
2	The City and Glendora Unified School District (GUSD) have a long history of partnering on community assets (e.g. middle school parks, high school pool, etc.). GUSD has a current pool renovation project, in which the CIty has contributed $600,000 to the $3.9 million dollar project. Additionally, the City Council approved an additional contribution of up to $900,000 that is dependent on the City's financial performance through June 30, 2027.

ONE-TIME FUNDING DISCUSSION

One-Time Discretionary Funding By Two-Year Budget Cycle	301 Capital Projects FY 2025-27	FY 2027-29	FY 2029-31
Available Fund Balance			
In Excess of Policy [1]			
45%			
30%			
Reallocation of CIP			
Reprioritization of Projects	$ 1,000,000		
GUSD Pool [2]			
Property Sales			
San Jose [3]			
Dale [4]			
School Site Development [5]			
Pension Set Aside			
Section 115 Trust [6]			
Reserve [7]			
OPEB Set Aside			
Section 115 Trust [6]			
Reserve [7]			
Grand Totals	**$ 1,000,000**	**$ -**	**$ -**

Notes

Reprioritization of discretionary capital project funding, largely consisting of future civic center projects (e.g. roof replacement, council chamber expansion, etc.).

ONE-TIME FUNDING DISCUSSION

One-Time Discretionary Funding By Two-Year Budget Cycle	Totals FY 2025-27	FY 2027-29	FY 2029-31
Available Fund Balance	$ 6,860,000	$ 569,000	$ 260,000
In Excess of Policy [1]			
45%			
30%			
Reallocation of CIP	$ 1,900,000	$ -	$ -
Reprioritization of Projects			
GUSD Pool [2]			
Property Sales	$ 5,120,000	$ 4,000,000	$ 4,000,000
San Jose [3]			
Dale [4]			
School Site Development [5]			
Pension Set Aside	$ 13,820,000	$ 240,000	$ 180,000
Section 115 Trust [6]			
Reserve [7]			
OPEB Set Aside	$ 4,080,000	$ 80,000	$ 60,000
Section 115 Trust [6]			
Reserve [7]			
Grand Totals	**$ 31,780,000**	**$ 4,889,000**	**$ 4,500,000**

FUTURE POLICY CONSIDERATIONS

- Examples of policy areas the City Council may need to take into consideration when discussing one-time use of discretionary funds:
  - Strategic use of one-time funds for street improvements to bridge existing gap of $3-3.5 million to raise PCI from a 63 to a 70 over the next seven years.
  - Possible targeted use of one-time funds now, backfilled with future funding opportunities (e.g. Sale of property, development of local agency owned property). This policy direction could be used for either streets or city facilities.
  - Pay-down of future POB obligations in 2029 to free up $1.5 million in cash flow savings that could be used for another priority (e.g. Streets).

FUTURE POLICY CONSIDERATIONS

- Examples of policy areas the City Council may need to take into consideration when discussing one-time use of discretionary funds:
  - Prioritization of city facility needs (e.g. public works yard, library, roofing needs, etc.).
  - Impacts on operational flexibility and services to the community during economic downturns, without ability to use general fund or pension reserves.
  - Impacts on future liabilities with more or less funding for street/sidewalk projects.
  - Impacts of bond ratings and future borrowing costs with the use of reserves.

OTHER FINANCIAL INFORMATION

- Government “fund” accounting is difficult to understand
    - Attachment C – Overview of City’s investment portfolio and what funding is for
    - Attachment D – Overview of the various funding sources and what is discretionary and what is not

RECOMMENDATIONS

THAT THE CITY COUNCIL:

1. RECEIVE AN OVERVIEW ON ONE-TIME FUNDING OPPORTUNITIES; AND
2. PROVIDE DIRECTION, AS NEEDED.

Why the City's $125 Million Cash and Investment Balance Isn't a Giant Piggy Bank

Executive Summary

The City of Glendora maintains approximately $125 million in pooled cash and investments. While that number may sound like unrestricted money available for any purpose, the vast majority of those funds are legally restricted, contractually committed, or reserved for specific uses.

Government fund accounting requires that dollars collected for one purpose (such as water, gas tax, grants, or development fees) may only be used for that specific purpose.

In practical terms, the City's cash pool operates like a collection of labeled envelopes rather than a single checking account.

- Most funds already have assigned jobs (infrastructure projects, utility operations, debt payments, grants, and emergency reserves).
- Only a portion of the total represents flexible General Fund resources used for core services like police, public works, development, parks, and libraries.
- Fund accounting can feel unusual and overly complex, but it exists to ensure transparency, legal compliance, fiscal stability, and protection of taxpayer dollars.

It's One Vault, But Many 'Envelopes'

The $125 million is pooled together for investment purposes (*to maximize interest earnings*). Internally, it is divided into separate funds, each with its own legal purpose.

Think of it like having a mortgage account, a college fund, a car repair fund, and a 'don't touch or the auditors (IRS in personal/business world) will appear' fund — all at the same bank. Many dollars are legally restricted:

- Gas tax revenue – Must be used for streets and transportation.
- Water fees – Must be used for water systems.
- Risk management funds – Must be used for future liabilities.
- Grant funds – Must be used exactly as specified by the grant.
- Debt proceeds – Must be used for legally approved projects.

Using these funds for anything else is not just discouraged — it is illegal.

Some Money Is Already Spoken For

- Funds may already be committed to contracts approved by the City Council.
- Capital projects underway have funding set aside.
- Required reserves must be maintained for financial stability.
- Some balances represent liabilities already owed (pensions, invoices, deposits).

Cities Must Maintain Reserves

- Emergencies, natural disasters, and economic downturns happen.
- Maintaining reserves protects the City's credit rating.
- Strong reserves help avoid sudden service cuts or tax increases.

Spending reserves simply because cash exists would be like spending your emergency savings because your checking account looks full. Likewise, a full checkbook does not indicate cash/savings exists or are available to be spent.

Why Fund Accounting Feels So Confusing

- Businesses focus on profit.
- Families can focus on cash flow and savings.
- Governments focus on legal purpose and public accountability.

Instead of one checking account, cities manage dozens of funds that must balance independently. It may feel rigid, but this structure ensures transparency, accountability, and compliance with law.

What Is Actually Flexible?

Only a portion of the total cash pool represents General Fund dollars that can support core services such as:

- Police
- Parks
- Library
- Development
- General City operations

Even those funds must cover ongoing operational costs, not one-time wish lists.

Timing Matters: Revenues and Expenses Don't Arrive Together

Another important piece of the puzzle is timing. The City operates year-round, but revenues do not all arrive evenly throughout the year.

- Property tax revenue is typically received in installments (primarily December and April).
- Sales tax receipts are received monthly but based on prior activity.
- Grant funds are often reimbursed after the City has already spent the money.
- Utility revenues fluctuate based on usage and billing cycles.

This means the City must carefully manage cash flow to ensure bills, payroll, and contract payments are made on time, even when major revenues have not yet arrived.

In many cases, especially with state and federal grants, the City must front the money for a project and then submit documentation to receive reimbursement. So, while a grant may be awarded for a project, the cash almost never arrives before the expenses occur.

Due to these timing differences, maintaining adequate cash balances is critical. The presence of cash in the investment pool does not mean the funds are surplus, it often means the City is responsibly managing timing differences between when money is received and when it must be spent.

Bottom Line

When you hear that the City has $125 million in the bank, it does not mean the City has $125 million available for discretionary spending.

It means the City responsibly manages multiple legally restricted and purpose-driven funds, which have timing challenges with revenues and expenses, in an organized, accountable, and carefully monitored way to protect the community's financial stability.

City of Glendora
Where Does the $125 Million Go?
(And Why We Can't Just Spend It on Whatever We Want)

How Glendora Actually Builds a Budget (Hint: It's Not Guesswork)

Before we talk about funding sources, restrictions, and why we can't repave every street tomorrow, it's important to understand Glendora does not budget one year at a time and hope for the best. Sound financial management requires:

- Multi-year financial planning
- Ongoing financial monitoring
- Frequent financial reporting
- Prompt corrective action when necessary
- Long-term financial health strategies

In other words, we do not steer the City by looking only through the rearview mirror.

Glendora adopts a two-year budget to provide greater certainty for the City Council, departments, employees, and the public regarding ongoing funding and staffing for programs and services.

Even more importantly, we include a Five-Year Financial Projection for:

- The General Fund
- Measures E/Z
- The Water Fund(s)

This allows the City to evaluate the long-term impact of policy decisions during the budget process. If a decision creates structural imbalance three years from now, we see it coming. And ideally, we fix it before it becomes tomorrow's headline.

Layered on top of that are our guiding documents, which include but are not limited to:

- Community Surveys
- City Council Strategic Plans
- Pavement Condition Index (PCI)
- Parks Master Plan
- Water Master Plan

Policy sets direction. Data sets priorities. The budget follows both.

The approximately $125 million annual budget is not a wish list. It is a structured financial response to adopted goals, infrastructure needs, and legal requirements. What gets funded, gets done.

Why We Can't Just Spend $125 Million on Anything We Want
When people hear '$125 million budget,' it can sound like a very large, very flexible piggy bank.

It is not.

The City operates roughly 60 separate funds divided into six major fund types. Think of the budget as one vault filled with dozens of labeled envelopes. Each envelope has a name, a job, and in many cases, a very strict set of rules.

Gas tax must be used for streets. Water fees must stay in water. Grant funds must follow grant rules. Debt must be paid on schedule.

Using restricted funds for unrelated purposes is not creative budgeting, it is illegal. And auditors do not accept 'but it seemed like a good idea at the time.' The City would know, we get audited by 10+ agencies on an annual basis.

The Six Fund Types (Also Known as The Envelopes)

1. General Fund, Measures E/Z and GUSD JUA – The Flexible Ones (Sort Of)
The General Fund supports police, parks, the library, public works operations, administration, and community development.

It represents approximately 45% of the City's total annual budget, or roughly $56.5 million of the $125 million total.

It is the most flexible fund — but even it is largely committed to ongoing expenses such as employees, contracts, and services to the community. The Police Department, Public Works Department and Community and Economic Development comprise approximately65% of the General Fund.

So yes, it is flexible. But it is also very, very busy.

2. Special Revenue Funds – The Rule Followers
Restricted by State law, Federal law, local ordinance, or voter approval, these funds must be used only for specific purposes such as transportation, grants, or development-related infrastructure.

They represent approximately $15.9 million, or 13% of the total budget.

They are not available for general operations — no matter how compelling the proposal.

3. Capital Project Funds – The Builders

Dedicated to long-term infrastructure improvements and major projects.

These funds help ensure we invest today without undermining tomorrow's operating stability.

4. Debt Service Funds – The Bill Payers
Used exclusively to repay bond obligations and capital lease agreements.

Debt payments are contractual commitments. They are not optional. They are not flexible. They are simply due.

5. Enterprise Fund (Water) – The Utility Business
Funded by water rates and legally restricted to water operations and infrastructure.

The Water Fund represents approximately $31.4 million, or 25% of the total annual budget.

Water customers pay for water, not for everything else.

6. Internal Service Funds – The Behind-the-Scenes Team
Support internal operations such as insurance, technology, and fleet management.

They may not get headlines, but without them, things break — both literally and financially.

Bottom Line
The City does not have $125 million available for discretionary spending.

It manages a system of legally restricted, contractually obligated, purpose-driven funds. We are guided by multi-year planning, ongoing monitoring, and long-term financial strategies.

Fund accounting may feel rigid. That is intentional.

It protects taxpayers, preserves infrastructure, supports responsible planning, and ensures today's decisions do not become tomorrow's financial problem.

City of Glendora

Ad-Hoc Citizen's Advisory Committee
Revenue Options and Expenditures
of the City's General Fund
Final Report to the City Council

Committee Chair
Michael Holmes

Committee Vice-Chair
Cliff Hamlow

Committee Members

Sandra Blaydow
William Bresee
Timothy Cremins
John Doan
Rukshan Fernando
Anita Gutierrez
Linda Hermann
Bob Kuhn
Jennifer Leos
James Martindale
Gene Morrill
Gene Murabito
Wendy Seyfert
Joseph Ward
Tomoko Toland
Brian Ursettie
Margaux Viera
Carol Ann Walls-Sandell

November 2019

V.5.4

BACKGROUND

This Report is submitted by the City of Glendora's Ad Hoc Committee (Committee). Each volunteer-resident member of the Committee was appointed by the City Council to review, study, and ask questions regarding the city's near- and long-term financial viability. And, where practical, make specific recommendations regarding revenue enhancement and expense reductions.

The City of Glendora offers exceptional housing, award-winning schools and a dynamic 'small town' business climate, along with fiscally-minded governance all of which are strong factors in the ongoing success of the City's local economy.

The City has a long tradition of strong, local fiscal management including maintaining a high level of service with a fairly low tax burden (when compared to neighboring cities).[1] Unfortunately, many cities in California are struggling to maintain basic services as funding pressure, through increased structural costs for pensions, regulatory mandates, and general cost increases have outpaced revenues.

Expense Reductions

The City has been in the forefront of expense reductions including a decrease in staffing levels by 23% since 2009 (which included a reduction in staffing of the Police Department by 14%).[2] The City has been diligent in its efforts to reduce pension related expenditures, for example, by implementing lower benefit levels for new employee pension plans before it was required by the Public Employees' Pension Reform Act ("PEPRA").[3] PEPRA resulted in further reductions of pension benefits for new employees. The intent of these expense reductions was to:

1. Maintain a structurally balanced budget in which recurring revenues equal or exceed recurring expenditures. This process provides financial stability for the city in the long-term.
2. A budget that is not structurally balanced is one balanced through the use of one-time resources such as fund balance, asset lease proceeds or borrowing and/or using non-recurring, one-time revenues. Such methods portend financial difficulties and is **not** a sustainable practice; and,
3. Maintain the core services of public safety, utilities, street and road maintenance, community services, and, to keep public areas accessible and available.

Even with these staffing reductions, service levels have remained fairly consistent across all departments. However, without a definitive course of future action, the city's financial future remains uncertain.

Please note: all footnote links referenced in this report were verified and active as of October 18, 2019.

[1] See: http://www.cityofglendora.org/home/showdocument?id=23120.

[2] For example see past articles regarding how Glendora proposed to reduce costs, https://patch.com/california/glendora/city-proposes-layoffs-program-cuts-to-cover-1-million-deficit and https://www.sgvtribune.com/2011/06/21/glendora-budget-proposal-includes-layoffs-seeks-714000-in-cuts/

[3] For background on PEPRA, please see: https://www.calpers.ca.gov/page/about/laws-legislation-regulations/public-employees-pension-reform-act.

Seeking a Solution—Creation of the Ad Hoc Committee (*Citizen's Advisory Panel*)
As a matter of regular practice for many years, the City Council, City Manager, and Department Heads meet periodically to review and update the city's Strategic Plan. During such a meeting on January 25, 2018, this group discussed the ongoing concern that current revenue sources and longer-term projections would not keep pace with the anticipated expenditure trends.[4]

This Strategic Planning Group, led by the City Council, discussed the possibility of seeking community input by the creation of a citizen's advisory panel; it was established that then Mayor Thompson and Councilmember Nelson would further explore this issue. On April 10, 2018, Mayor Thompson and Councilmember Nelson formally presented to the city council an agenda item recommending the creation of an Ad-Hoc Citizen's Advisory Committee to evaluate the following:[5]

- *Why there may be a [revenue] problem.*
- *How and/or what might be recommended to create new revenue sources.*
- *Are there other ways to address the "problem."*
- *The committee summarized it this way, "Increase Revenues and Reduce Expenditures."*

It was recommended that the committee be comprised of between 15-21 persons with a diverse background. However, a financial background, especially with public entities should be highly valued. It would be open to city residents and city business owners.

Each Councilmember would appoint two members to the panel. The remaining seats of the panel (5 to 11) would be from the public at-large and be selected similar to the appointment process for Commissions/Boards. The City Council would appoint a Chair and Vice-Chair of the Ad-hoc Committee and the primary staff liaison would be the Finance Director.

The City Council voted unanimously to adopt the recommendations of this agenda item.[6]

SELECTION OF MEMBERS
After the agenda item was approved, the city began soliciting applications from members of the community who wished to serve on the committee.[7] This subsequently resulted in the City Council appointing, on May 16, 2018, twenty members to the Ad-Hoc Citizen's Advisory Committee. Michael Holmes was appointed as the Committee Chair and Cliff Hamlow as the Vice-Chair.

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[4] See City of Glendora's Strategic Planning Retreat (http://www.cityofglendora.org/home/showdocument?id=21645), where [see pages 7 of 9] the three-year goal under "Maintain Financial Stability" was to "Develop and recommend to the City Council for consideration the appointment of a Citizen's Advisory Panel to report on possible new revenue sources to address funding needs."
[5] See the May 16, 2018, City of Glendora Council Agenda: http://www.cityofglendora.org/home/showdocument?id=24727.
[6] Ibid.
[7] For example, see this ad in the Glendora City News dated May 1, 2018: https://glendoracitynews.com/2018/05/01/applicants-wanted-for-glendora-financial-ad-hoc-committee/

OVERVIEW OF COMMITTEE MEETINGS

The first meeting was held on June 7, 2018.[8] Mayor Thompson attended and spoke at the beginning of the meeting. In response to a question from the committee, he clarified that the committee could also evaluate **cost saving items as well as revenue sources**.[9] (emphasis added) Over the next eleven months, the committee met a total of eleven times which included a tour of various city owned properties.

Committee Chair Holmes ran the meetings. Finance Director June Overholt attended all the meetings to present information and data, answer questions and serve as a resource to the committee. City Manager Jeffers and subsequently City Manager Raymond attended selected meetings to serve as a resource. Agendas and minutes were kept of each meeting and posted on the city's website.[10]

UNDERSTANDING THE FINANCIAL CONCERNS

From the meetings, the data, and the discussions that followed, the committee learned that:[11, 12]

- Since 2009, a number of City positions have been eliminated.
- The city had outsourced more than twenty different types of services to save costs.
- City fees are evaluated on an annual basis as a part of the budget process.
- Department heads (police chief, public works directors, etc.) are held accountable for the finances of their department.
- Rising pension costs are probably the most significant expense issue the city faces.[13] The committee learned that:
  - ✓ Glendora was one of the first cities to add a second pension tier for new employees. This results in cost savings over time.
  - ✓ All members of city employment groups now contribute a greater share of their paychecks to help pay for pension cost.
  - ✓ In 2013, the state of California enacted the *Public Employees' Pension Employee Reform Act* (PEPRA).[14] This law revised benefits for new employees and modified some potential benefits of current employees. This is projected over time to result in significant cost savings across the state and for the city of Glendora. However, the manner in which pension costs are calculated, the city will not realize the benefits of these lower costs for another ten to fifteen years.[15]

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[8] Subsequent meetings were held in 2018 on: Jun 20, Jul 11, Jul 25, Aug 16, Aug 29, Sep 6, Sep 12, Oct 24, and April 10, 2019.
[9] The Committee's meetings, agendas, minutes and presentations may be found at: http://www.cityofglendora.org/departments/government/boards-commissions-and-committees/ad-hoc-committee. Plus, Mayor Thompson's input was included in personal notes taken and various recollections at the same meeting.
[10] See: http://www.cityofglendora.org/departments/government/boards-commissions-and-committees/ad-hoc-committee
[11] There are excellent City of Glendora financial and budgetary resources found here: http://www.cityofglendora.org/departments-services/finance/finance-reports
[12] For example, in documents provided by the City, full time equivalent employment (FTE's) for FY 2009 were 316.64 positions, while the proposed budget for FY 2019 showed 245.26 FTE's—a 22.5% staffing reduction over approximately ten years. See: http://www.cityofglendora.org/home/showdocument?id=23243 (page 30).
[13] Op. cit. (see: foot note 11 within the referenced document)
[14] For a summary of the PEPRA go to https://www.calpers.ca.gov/docs/forms-publications/summary-pension-act.pdf. According to PERS: "The improvement in funded status has generally reduced the risk that plans will fall to low funding levels. However, employer contribution levels are climbing and this is potentially increasing financial stress on some employers. When combined with some of the environmental changes discussed in the report, this is an area of concern for the future. In addition to the overall level of the contributions, **sudden sharp increases in employer contribution rates remain a concern as well. The greatest risk to the system continues to be the ability of employers to make their required contributions.** However, with few exceptions, employers are currently up-to-date with their contribution requirements." [emphasis added]
[15] For a detailed primer on the City's history with CalPERS and its ongoing funding obligations, please see: http://www.cityofglendora.org/home/showdocument?id=23245

Current and Future Revenue Challenges

The committee discussed and/or received many detailed presentations from city staff, a private consulting company, and from committee members who had conducted their own research on a variety of topics. In addition:

- The Committee received and discussed an overview of the City of Glendora's organizational structure, which included detailed financial data on the different types of funding—along with various restrictions imposed by the state and federal governments,
- The FY 2018-19 budget (which at the time of our meetings was being discussed and reviewed by the City Council), and, projected revenue and deficit forecasts.
- The Committee received a detailed overview of the city's future budget challenges.
- Current and projected pension costs were studied in great detail, particularly how amortization calculations and the projected impacts of unfunded pension liabilities impact city revenues.
- The Committee reviewed the city's General Fund key revenue sources consisting of: Property Tax and Sales Tax.
- The Committee also studied Capital Improvement Funding, the impacts of deferred maintenance—both in streets, public facilities (property and buildings), vehicles and equipment—and related expenses to individual departments.
- Potential Revenue and Expense reductions were also reviewed and prioritized. This included recommendations for citywide cost saving activities and potential service delivery changes.
- The committee learned about the city's anticipated revenue concerns—and was presented a benchmark, the 'Great Recession,' for comparison.[16] Starting after 2008, the city's revenues have recovered and were generally increasing each year. However, *expenditures were increasing at a much greater rate* and the city was facing a $500,000 budget shortfall in fiscal year 2019. This was projected to increase to more than $2,000,000 by FY 22-23 and will continue for the next ten to fifteen years until the shortfall begins decreasing.[17] The primary causes of this budgetary "structural deficit" are:
  - ✓ Rising employee pension costs. Changes in CalPERS "discount" (also known as the "assumed rate of return") rate doubles the City's costs and revisions with a *reduction* in the amortization period;
  - ✓ Loss of redevelopment funding due to state legislative action;
  - ✓ Increasing state and federal mandates with no additional funding being provided for implementation;[18]
  - ✓ Reliance on special revenues for operating costs (like asset forfeiture).
  - ✓ Fundamental changes in the retail economic environment due to a significant increase in online sales and subsequent loss of sales tax revenue
  - ✓ Natural and cyclical economic fluctuations;
  - ✓ Employee Negotiations;
  - ✓ Ongoing infrastructure needs: deferred maintenance of the streets and public facilities; and
  - ✓ Reliance on special revenues for operating costs such as asset forfeiture, franchise fees, permits, fees, etc.

[16] According to the Federal Reserve, "the Great Recession began in December 2007 and ended in June 2009, which makes it the longest recession since World War II." See: https://www.federalreservehistory.org/essays/great_recession_of_200709

[17] For a complete background and overview of the projected budget deficit, please see the materials from the June 7, 2019, Ad Hoc Citizens Advisory Committee found here: http://www.cityofglendora.org/home/showdocument?id=23243

[18] See: http://www.cityofglendora.org/home/showdocument?id=23319, specifically on page 19, for a discussion regarding "California Ballot Initiatives Influencing Local Government Finances."

We also learned that Glendora is not unique in this predicament. A significant number of cities in California are experiencing almost identical budget issues.[19]

BASIS FOR THE COMMITTEE'S RECOMMENDATIONS

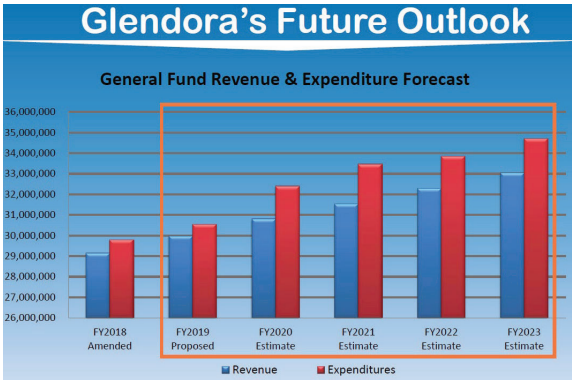
Options

1. Focus on issues that would ***significantly*** increase revenues and/or ***reduce*** costs. The projected annual budget deficit was in the $500,000 (FY 2019 to nearly $2,000,000 range estimated by FY 2023].[20] The chart below indicates the projected structural imbalance in the City's General Fund.

	Actual FY 16-17	Amended FY 17-18	ESTIMATE FY 18-19	ESTIMATE FY 19-20	ESTIMATE FY 20-21	ESTIMATE FY 21-22	ESTIMATE FY 22-23
Total Revenues	30,861,831	29,147,522	30,101,731	30,396,761	31,116,306	31,855,501	32,615,657
Total Expense	29,846,566	29,776,431	30,440,563	32,285,833	33,339,182	33,712,352	34,563,703
Operating Surplus or (Deficit)	$ 1,015,265	$ (628,909)	$ (338,832)	$ (1,889,073)	$ (2,222,876)	$ (1,856,851)	$ (1,948,046)
Budget Surplus goal = 1.0% of Exp.	243,369	266,255	285,730	286,955	313,336	324,709	335,635
Net Surplus/(Deficit)	*771,896*	*(895,145)*	*(624,563)*	*(2,176,028)*	*(2,536,212)*	*(2,181,560)*	*(2,283,680)*
Beginning Available Fund Balance		12,306,072	11,677,163	11,338,331	9,449,258	7,226,382	5,369,531
Ending Available Fund Balance		**11,677,163**	**11,338,331**	**9,449,258**	**7,226,382**	**5,369,531**	**3,421,486**
Working Cap. Reserve (45% of exp.)		11,981,471	12,857,859	12,912,975	14,100,128	14,611,905	15,103,564
Above/(Below) Maximum Reserve goal		*(304,289)*	*(1,519,528)*	*(3,463,717)*	*(6,873,746)*	*(9,242,374)*	*(11,682,078)*

For example, the suggestion of minor revenue increases, such as doubling a $10 fee, would not solve the budget issue.

2. Conduct a broad, higher level view if there appeared to be the potential of a significant revenue increase or cost savings, and then, recommend that the city council take steps to explore the issue in greater detail.



The reason is that some solutions would require significant resources in staff time, expenses, and community input that were outside the scope and the time commitment of the Committee's assignment.

For example, if the Committee recommended the sale of a city park (a one-time revenue increase) so it could be replaced, for example, with a residential development (accompanied by an on-going increase in property tax revenue); many other factors would come into play. For example: Does the community want this? Town hall meetings/surveys would need to be done. What is the environmental impact? A study would need to be commissioned. Are there utility (i.e., water, electric issues)? What is the potential for lawsuits? What is the cost / impact to the infrastructure (streets, sewers, etc.) vs the property tax increase? How are police, fire, and school services affected, etc.?

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[19] See for example: https://www.cnbc.com/2018/06/27/californias-fiscal-risks-despite-largest-surplus-in-more-than-decade.html, https://californiapolicycenter.org/californias-most-financially-stressed-cities-and-counties/, and https://www.calpers.ca.gov/docs/forms-publications/annual-review-funding-2018.pdf

[20] See: http://www.cityofglendora.org/home/showdocument?id=23243 and http://sirepub.ci.glendora.ca.us/sirepub/cache/2/ylghxpg2mmhdy52qtvkzxoyc/340754090220191124372 95.PDF

The committee determined to pursue a broader scope of recommendations and not focus one issue.

SEEKING SOLUTIONS—EXPENSE REDUCTIONS

Pension Bond Refinancing

- Pension costs were studied in detail and how amortization calculations and the projected impacts of unfunded pension liabilities impact city revenues.
- The committee learned that the city could take steps to issue a bond that would pay off the city's unfunded pension liability to CalPERS. The creation of the bond would lower the amount of money the city pays due to the difference in interest rates (this is comparable to refinancing a home mortgage at a lower interest rate).
- As the committee was meeting, the city council was taking action to issue a pension bond.[21]

➢ ***The committee concurred with this course of action.***

Contracting-Out City Services

The committee reviewed and discussed very basic information on potential cost savings for outsourcing the City's Police Department to the Los Angeles County Sheriff's Department. The committee also received information on potential cost savings for the possibility of outsourcing the library to the Los Angeles County Library system. In addition, we noted that some local cities outsource Public Works and Community Services.

Outsourcing

Item	Pros	Cons
Glendora Police Department and the Los Angeles County Sheriff's Department[22]	• Possible reduction in budget costs due to consolidation of services with Los Angeles County, i.e., economies of scale (personnel, vehicles, equipment, training, facilities) • "Fix" the cost of services • The availability of additional resources	• Less local control over police-led efforts and initiatives • Decreased staffing levels • Turnover in personnel • Unable to control rising costs because the county oversees contract negations. • The cost versus the services provided can vary greatly • Clarity of reporting—allegiance to County or City? • Long-time city sentiment recognizes the good job the Glendora PD is doing[23] • Lack of community engagement • Prioritization of calls • Response times

[21] The City Council authorized issuing POBs [Pension Obligation Bonds] to address the City's $57.5 million unfunded accrued liability ("UAL") for employee pensions provided through the California Public Employees' Pension System ("CalPERS"). See the City Council agenda item, dated March 12, 2019 at: http://www.cityofglendora.org/home/showdocument?id=25033. There was excellent news in conjunction with this subsequent bond sale in August 2019, as the city obtained a 'AAA' bond rating from Standard and Poor's on the proposed Pension Obligation Bonds! **Glendora is now among one of fifteen cities with debt outstanding that have achieved this credit rating in California.** S&P specifically noted "the local economy, the financial performance of the City, and City management with particular focus on financial policies and practices, as major factors in determining the credit rating." See: https://www.standardandpoors.com/en_AU/web/guest/article/-/view/type/HTML/id/2281522

[22] For a very rough cost analysis and using the Los Angeles County Sheriff's contract with the city of San Dimas, see the notes from the committee meeting of July 25, 2018, p. 33, at http://www.cityofglendora.org/home/showdocument?id=23323.

[23] See a list of community surveys which rate police (emergency) services at: http://www.cityofglendora.org/departments-services/city-manager/glendora-community-survey-results. Consistently, the surveys indicate that local residents note that providing police services is the most or among the most important of the City of Glendora services.

City Library[24]	Potential reductions in overall costs (please note, the actual savings have yet to be identified and/or quantified)	• Outsourcing could lead to reduced service • Underserving of populations more difficult to reach • It was suggested that the City currently operates its library at less cost than the County
Community Services and Public Works	Potential reductions in overall costs (please note, the actual savings have yet to be identified and/or quantified)	Outsourcing could lead to reduced service

The committee felt strongly that any consideration for outsourcing would require significant study, by the City Council, and community input.

➢ ***It is recommended that the City Council and city staff recognize that the city <u>may have</u> potential cost savings by outsourcing any of these four departments.***

SEEKING SOLUTIONS—REVENUE INCREASES

The Committee also received information on legislation and court cases relating to sales and use tax, and additional revenue enhancement options. An excellent presentation was made by Mr. Lloyd de Llamas, of HDL, a firm that specializes in public agency revenue management services including sales tax, property tax, lodging tax, business license and tax, and tax, economic development.[25] With the background from Mr. de Llamas and city staff, the committee discussed three potential revenue sources—i.e., tax increases—that could potentially bring in between $1,000,000 and $5,000,000 in additional annual revenue. Any of these revenue sources would assist in reducing the projected structural budget deficit that the city is facing.

Each of these options would require voter approval, to pass as prescribed by state law.[26]

1. <u>Property (Parcel) Tax Increase</u>
   The committee had several concerns with this:
   A) Property owners would bear the cost of this. Renters would not; and
   B) Based upon when a property was last sold, property tax obligations could vary significantly amongst neighbors who owned properties of comparable value. It was also noted that the Glendora Unified School District has proposed several property tax measures in recent years; the last one failed.[27] This was indicative that the Glendora community may **<u>not</u>** be supportive of another property tax measure.

Calculation	Amount
Total Parcels	16,157
Government Owned	(4)
Exempt	(486)
Total Taxable Parcels	15,667
If Tax is $32	$501,344
If Tax is $64	$1,002,688
If Tax is $128	$2,005,376
If Tax is $256	$4,010,752

[24] For additional background on the outsourcing the library, see: http://www.cityofglendora.org/home/showdocument?id=23323
[25] For background and the expertise of Mr. de Llamas and his firm, refer to: https://www.hdlcompanies.com/
[26] For example, a *Parcel Tax* requires a 2/3's voter approval. A *Transaction (Sales)* Tax, requires at least a 50% plus 1 vote, a *User Utility Tax* requires at least a 50% plus 1 vote. For additional background, see: http://www.cityofglendora.org/home/showdocument?id=24470
[27] See https://www.sgvtribune.com/2017/11/08/after-measure-gg-fails-glendora-unified-will-regroup-to-find-new-funding/ and https://ballotpedia.org/Glendora_Unified_School_District,_Bond_Issue,_Measure_GG_(November_2017). For this to pass a 55% supermajority was required for approval. The final vote was: 2,763 **NO** [52.89%] and 2,461 **YES** [47.11%].

2. Utility Tax

This would affect both property owners and renters. However, utilities are a necessity and increases in utility prices would negatively affect low-income households and seniors on fixed incomes. However, this remains a viable source of potential revenues:

Glendora Quick Analysis on UUT

	1%		UUT 8%	UUT 6%	UUT 4%
UUT-Television(Cable)	96,000		768,000	576,000	384,000
UUT - Water	218,500		1,748,000	1,311,000	874,000
UUT - Suburban	20,000		160,000	120,000	80,000
UUT-Telephone/Mobile			-	-	-
UUT-Electric	441,563		3,532,501	2,649,375	1,766,250
UUT-Gas	90,000		720,000	540,000	360,000
Total UUT Revenue	**770,063**		**6,928,501**	**5,196,375**	**3,464,250**
Approximately 13,500 Water Accounts		Annual Impact	513.22	384.92	256.61
		Monthly Impact	42.77	32.08	21.38

3. Sales Tax Increase

This would apply equally and is based upon how much you purchase or lease of tangible personal property. Real property and services are excluded—it is charged only when sold to the end user. In Glendora, 85% of the sales tax revenue is generated by 5% of businesses. The committee also learned that due primarily to the Glendora Marketplace, Diamond Ridge, and Wal Mart retail centers, that more than 50% of sales tax revenue is collected from non-residents who shop in Glendora. In essence, non-residents would be helping to pay for city services while they were shopping in Glendora.[28]

The committee also learned that the state sales tax rate is set by state law at 10.25% and cannot be increased under current law.[29, 30] The last tax increase was Los Angeles County's "Measure H" to support the homeless.[31] The Measure H increase is estimated to generate about $1,500,000 from the city of Glendora, yet, Los Angeles County controls the money and Glendora receives approximately $100,000 each year![32]

Conclusions Related to Revenue Enhancements:

The committee determined that the sales tax increase (No. 3 above) was the best option:

- It is a tax paid regionally and not borne entirely by the City's residents.
- This tax has a statutory cap of 10.25%. Currently, the tax is set at 9.5%. This leaves an opportunity for a 0.75% increase.
- A proposed increase would be competitive with what other local cities have done or are proposing to implement.
- If a sales tax increase was approved by local voters, **all the revenue would stay with the city under local control**.

[28] For an excellent overview of the sales tax process in California and its impacts to Glendora see the July 25, 2018 Ad Hoc Committee meeting presentation at: http://www.cityofglendora.org/home/showdocument?id=23323

[29] https://en.wikipedia.org/wiki/Sales_and_use_taxes_in_California

[30] See: http://www.westerncity.com/article/primer-california-city-revenues-part-two-major-city-revenues

[31] See: here. A **yes** vote was a vote in favor of authorizing a 0.25 percent county sales tax for 10 years in order to fund homeless services and prevention. A 2/3 vote (66.7%) was required for the approval of Measure H and the measure passed with 69.34% of the vote cast.

[32] For comprehensive detail on the city's revenue stream, see: http://www.cityofglendora.org/home/showdocument?id=23120

Sales Tax Description	Rate
Sate of CA - General Fund	3.6875%
State of CA - General Fund	0.2500%
State of CA - Local Public Safety	0.5000%
State of CA - Local Health and Social Services	0.5000%
State of CA - Local Revenue Fund	1.0625%
Local Agency (Country Transpiration Fund)	0.2500%
Local Agency (City of Glendora)	1.0000%
Statewide Base Sales and Use Tax Rate	*7.2500%*
Los Angeles County Measure H Homeless (LACH) - 10/1-2017	0.2500%
Los Angeles County Metro Transportation Authority (LAMT) - 7/1/2009	0.5000%
Los Angles County Traffic Improvement Plan (LAMA) - 7/1/2017	0.5000%
Los Angeles County Transportation Commission (LACT) - 7/1/2017	0.5000%
Los Angeles County Transportation Commission (LATC) - 4/1/1991	0.5000%
Existing District Tax Additions To Sales Tax Rate	*2.2500%*
Base Sales Tax Charged Throughout Los Angeles County	*9.5000%*
Ad-Hoc Committee Recommended Increase	0.7500%
***Total Proposed Local Sales Tax Rate**	**10.2500%**
Note: California has a minimum sales tax of 7.25 percent (state mandate). Counties, municipalities, and districts are allowed to increase the sales tax in specific jurisdictions up to a combined total of 10.25 percent. In Glendora, the County of Los Angeles has already taken 2.25% of the allowable 3% threshold.	

As the committee was meeting, we learned that eleven cities in Los Angeles County had placed sales tax increase initiatives on the Nov 2018 ballot. However, it was too late for a Glendora ballot initiative to be placed on the Nov 2018 ballot; but the committee learned that the city could place, within the prescribed process, a sales tax increase on the ballot as early as March 2019. If Glendora waited for the November 2019 election, it could possibly compete with state and county initiatives that would 'override' Glendora's initiative if both were approved.

- ***Based upon this information, the committee was unanimous in its decision to present a preliminary report to the city council on Sep. 11, 2018 recommending that while the committee was still in-progress, the city should immediately take steps to conduct a special election for a sales tax initiative.***[33]

The city council subsequently chose to follow this course of action and the sales tax initiative (Measure E) was passed by the voters on March 5, 2019. The estimated revenue increase each year is estimated at $3.7M to $4M in Year-1 and $5M after being fully implemented.[34]

[33] http://www.cityofglendora.org/residents/online-videos (after accessing this site, you will then need to search for the Tuesday, Sep. 11, 2018 City Council meeting). More specifically, the action directed the City Attorney to prepare legislation for the September 25, 2018, City Council meeting to place a measure on the March 2019 ballot to seek a three-quarter cent increase in the City's sales (transaction) tax rate, from 9.5% to 10.25%; and, recommend the Ad-Hoc Citizens Advisory Committee continue to work with City staff on identifying expenditure efficiencies and other potential revenue enhancements.

[34] See: https://ballotpedia.org/Glendora,_California,_Measure_E,_General_Sales_Tax_(March_2019)

POTENTIAL DEVELOPMENT OF CITY-OWNED PARCELS

The committee inquired about the potential for one-time revenue increases by selling 'excess' city property. A summary of the discussion is provided below:

Potential Development	Pros	Cons
Glen Oaks Golf Course[35]	• A significant source of one-time revenue, roughly estimated at $12.5 million for the sale of the of the land, for example, to a developer. • Also, it is anticipated that the annual property tax revenue, if the property were developed into a residential development for example, would exceed the current leasing income.[36]	• The city would lose a public golf course, an activity that many find as a positive community attribute and the development would significantly alter the neighborhood, which may or may not be welcome. • The golf courses' open space and aesthetic qualities would be significantly altered by a large-scale development.
"San Jose tract" (just north of the current city yard)[37]	• Source of one-time revenue and recurring property taxes if it was sold and replaced by residential development. • It is estimated that some 30+ single-family residential homes could be built on this property.	• There are the concerns associated with any proposed development to vacant land and local impacts on the nearby residents, traffic flow, etc.
South Hills Wilderness Park[38]	• Significant source of one-time revenue and recurring property taxes if it was sold and replaced by residential development. • Large enough that some development could take place and yet still retain its general "open space" nature.	• There are concerns associated with any development like this and local impacts on the nearby residents. • Open space and zoning issues.
Carlyle E. Linder Equestrian Park[39]	• A source of one-time revenue and recurring property taxes if it was sold and replaced by residential development.	• There are concerns associated with any development like this and local impacts on the nearby residents. • Open space and zoning issues.

➢ ***It is recommended that the City Council and city staff recognize that the city has potential sources of one-time and ongoing (annual property tax) revenues depending on how the properties are utilized.***

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[35] See: http://www.cityofglendora.org/home/showdocument?id=7230, specifically Section 3.2, page 3. "Glen Oaks Municipal Golf Course, located at the southwest corner of Glendora Avenue and Dawson Avenue provides a three-par, nine-hole golf course with night lighting, driving range and a putting practice green. A golf pro shop, coffee shop, community meeting room, restrooms are also located on-site, comprising approximately 19.79 acres. Glen Oaks Golf Course is under the same lease and shares facilities with the adjacent Dawson Park."

[36] The lease, with PW Golf Management initiated in 2009, was extended for an additional five years commencing July 1, 2019. The lessee, it appears from the documentation, is responsible for improvements and upkeep. The city's staff report dated April 24, 2019, notes 18.68 acres which differs from the "Open Space" report by a little more than an acre (see footnote no. 30 in that report). Also, refer to the April 24, 2019, City Council agenda's staff report and supporting documentation.

[37] The so-named "San Jose Tract," is adjacent to the city yards and is approximately five acres in size and could accommodate up to 30 single family homes (from personal notes taken at the Aug. 16, 2018, Ad Hoc meeting with the information provided by city staff).

[38] Op. cit.: p. 7. The South Hills Wilderness Area, designated as an open space, is comprised of 248.5 acres located north of the 210 Freeway, east of Glendora Avenue, West of Los Cerritos and south of Route 66. South Hills Park and the undeveloped northern terminus of Bonnie Cove Avenue provide access to the trail system of the South Hills Wilderness Park.

[39] Ibid, p. 4. "Carlyle E. Linder Equestrian Park, located on Glendora Mountain Road and Boulder Springs Drive, is a 2.11-acre equestrian facility with a riding rink [and] training rink..." The Equestrian Park provides access to the primary equestrian trailhead for Big Dalton Wilderness Park."

COMMITTEE RECOMMENDATIONS

Summary of Recommendations:

1. The committee concurred with the City Council's course of action issuing *Pension Obligation Bonds* to address the City's unfunded accrued liability [see page 7].

2. It is recommended that the City Council and city staff recognize that the city may have potential cost savings by outsourcing any of these four departments: *Community Services, Library, Police,* and, *Public Works* [see page 8].

3. Based upon this information, the committee was unanimous in its decision to present a preliminary report to the city council on Sep. 11, 2018 recommending that while the committee was still meeting, the city should immediately take steps to conduct a special election for a sales tax initiative. [See page 10; *approved by the Council and approval granted by the citizens of Glendora on March 5, 2019*]

4. The City Council is accountable to manage the City's finances in a prudent manner; the committee recommends that the Council consider appointing a group of representative residents to review from time to time the expenditures of Measure E revenues. This advisory group would sunset after five years [see pages 8-10].

5. It is recommended that the City Council and city staff recognize that the city has potential sources of one-time and ongoing (annual property tax) revenues depending on how the properties are developed [see page 11].

Measure E Follow-up

The committee met after Measure E passed. While Measure E is a significant source of revenue for the city and will balance the structural deficit, the city still faces potential and significant financial issues.[40] These include:

- ✓ Infrastructure costs such as the streets being in need of repair/maintenance. In order to meet the best practices of street maintenance, some $60,000,000 would be needed.
- ✓ The city faces a potential cost in the millions due to federal waste water compliance laws.
- ✓ The economy will eventually go into a recession and that will affect sales tax revenues.

[40] The ballot question for "Measure E" asked: "*To maintain existing City services including public safety, youth/adult programs, fix streets/potholes, address quality of life issues, maintain library services, address rising pension costs, implement technology projects, and improve the financial health of the City, shall the Measure be adopted approving an ordinance enacting a three-quarters percent (0.75%) transactions and use tax providing approximately $5,000,000 annually in general revenue, to be levied until ended by the voters with all funds staying local, for Glendora?*" The vote was taken on March 5, 2019). The measure, to pass, required a majority of votes cast. With the final: "YES:" 3,524 [53.67%] to "NO:" 3,042 [46.33%]. See: https://www.lavote.net/ElectionResults/Text/3983

IN SUMMARY

Like many surrounding cities, the City of Glendora takes a measure of civic pride in its ability to exercise prudent fiscal management and local control to maintain and enhance the quality of life for all Glendora residents, businesses, and those that work here and frequent our retail establishments.

The City of Glendora's AD Hoc Committee has undertaken an in-depth budgeting overview, long-range financial planning, and, resource allocations discussions with city staff and outside experts. During our discussions, the Committee discussed a variety of topics, expenditure reductions, revenue enhancements, and potential outsourcing of city services. In the end, we could not guarantee that the services and benefits enjoyed by the residents could be maintained.

Also, the committee:

- Reviewed the budget and available fiscal resources—and how those resources are allocated to the city from the federal, state, the county governments and from local residents and local businesses.
- Reviewed and assessed current, past and future expenditures and revenues. This was done to identify or consider possible re-allocation or reduction of these revenues and expenditures.
- The Committee acknowledges the City's past practices of strong fiscal management including maintaining a high level of service with a fairly low city tax burden on the community compared to neighboring cities. Past actions include a reduction in staffing levels by 23% since 2009, which included a reduction in staffing of the Police Department by 14%. The City has been diligent in its efforts to reduce pension related expenditures, by implementing lower benefit levels for new employee pension plans before it was required by the Public Employees' Pension Reform Act. PEPRA resulted in further reductions of pension benefits for new employees. Even with staffing reductions, service levels have remained fairly consistent across all departments.
- Had extensive in-depth discussions, with information provided by the city and outside experts, to ensure that our requests and questions were properly covered and that our ideas for solutions to City financial issues have the proper foundational support.
- The Ad Hoc Committee was committed to provide the City Council and the residents with strong fiscal recommendations to help keep our City financially solvent and better positioned to react to external conditions not created or largely controlled by the City of Glendora
- Our most significant recommendation was for the City Council to take bold action in quickly moving forward to place, what became known as Measure E, on the March 5, 2019 ballot. This measure passed—*but not by much*!
- There are several longer-term recommendations that would require more detailed study and community input as future City Councils may need to consider additional revenue sources necessary to balance the City's budget.

# # #

The Chair and Vice-Chair would like to acknowledge:

- *The many hours each committee member spent in a number of meetings, asking questions, and earnestly seeking on their own time, information, and clarification as to what was best for the future of Glendora.*
- *We could not have done it without members of the Glendora City staff for their diligent efforts to answer questions, provide data, and assist us in keeping the process moving forward.*
- *We appreciate the City Council having the foresight to recognize that this issue needed to be reviewed and that any solutions offered be coordinated in a careful and thoughtful manner.*

ATTACHMENT C

Draft City Council Decision Matrix – Infrastructure and Facilities Review Group

This decision matrix is intended to guide City Council discussion on: (1) one-time funding; and (2) whether to establish a group to study the City's facilities and infrastructure needs, and if so, how that group should be structured, scoped, and guided financially and operationally.

Step	Policy Question	Options for Council Consideration	Policy Implications
1	Does the City Council wish to establish a group to study the City's facilities and/or infrastructure needs?	A. Yes – establish a review group B. No – continue review through regular and addition Council meetings C. Combination – City Council makes certain decisions now and established a review group to study specific issues/topics	Establishing a group may allow deeper analysis and community input but extends the timeline. Handling within Council maintains speed and direct policy control. The City Council may also establish a workshop schedule to discuss a specific item (e.g. every third Tuesday of the month).
2	If yes, what structure should the group have?	A. Citizen Ad-Hoc Committee B. City Council Subcommittee C. Combination – Citizen Ad-Hoc Committee with City Council liaison(s)	Citizen Committee may increase public engagement and provide additional technical input. City Council Subcommittee allows more direct Council oversight and faster coordination with staff.
2A	If Citizen Ad-Hoc Committee: What qualifications should applicants possess?	Experience in: • Large-scale infrastructure projects • Public Contracts / Prevailing Wage • Transportation / streets • Engineering or construction management • Finance / capital planning • Project management • Community representation	Establishing qualifications ensures relevant expertise while maintaining community representation.
2B	If Council Subcommittee: Who should serve?	Two Councilmembers selected by Council consensus	Determines the level of Council leadership and responsibility for guiding the review.
3	What is the purpose and scope of the group's work?	A. Review of City facilities only B. Review facilities and streets/roads C. Conduct a comprehensive review of all major capital assets (facilities, streets/roads, water, etc.)	A broader scope increases complexity and timeline. If only facilities are selected, City Council policy direction is needed on infrastructure priorities (e.g. streets vs facilities)
3A	Should the group review previously presented information?	A. Yes – review all facilities-related information previously presented to Council, Library Board, and the public B. No – focus only on new or updated information	Reviewing prior material ensures continuity but may extend review time or the number of necessary public meetings.

ATTACHMENT C

Step	Policy Question	Options for Council Consideration	Policy Implications
4	Should the group review the adopted 2025–2027 Strategic Plan and recommend modifications to infrastructure-related priorities?	A. Yes – evaluate and recommend changes B. No – maintain Strategic Plan priorities as adopted	Provides staff clarify on alignment of infrastructure decisions with broader City Council priorities.
5	Should the group recommend prioritization among infrastructure categories (e.g., streets vs facilities)?	A. Yes – recommend prioritization B. No – provide information only; prioritization remains with Council	Prioritization recommendations may help guide funding decisions but involve policy tradeoffs.
6	What financial framework should guide the review?	A. Focus only on projects fundable immediately with available one-time funds B. Evaluate all projects in the adopted Five-Year Capital Improvement Program (CIP)	Narrow financial scope allows quicker decisions; broader review supports long-term planning, but may delay certain projects underway. Caution is advised on project delays, as recent CPI impacts are material.
7	What policy direction should guide the use of one-time funding?	Direction may include: • Reserve some funding for future street projects • Reserve funding for facility improvements • Allocate all available funding now	Determines long-term fiscal flexibility and project sequencing.
8	Is the City Council open to allocating one-time funding toward non-capital programs or initiatives?	A. Yes – allow some allocation to programs B. No – limit one-time funds to capital infrastructure projects	Clarifies whether one-time revenues should be strictly capital-focused.
8A	How much funding should be considered for use of one-time funds?	Council may specify a maximum amount or percentage of available one-time funds: A. $5 million an under (conservative) B. $5-8 million (moderate) C. $8-$12 million (moderate+) D. $12+ million (aggressive)	Establishes fiscal guardrails for policy decisions. Options A & B would allow for future financial flexibility during economic downturn and likely does not impact bond rating. Option C allows for moderate financial flexibility during economic downturns (e.g. one-year of flexibility). Option D limits flexibility on community service impacts and likely impacts bond ratings.
9	What is the desired timeline for the group's work and recommendations?	A. Short-term (3–4 months) B. Medium-term (6–9 months) C. Comprehensive review (12-24 months) D. Combination of timeframes depending on workplan of group.	Shorter timeline accelerates decisions but will limit analysis; longer timeline allows deeper evaluation. Generally, citizen ad-hoc groups have required between 9 months and two years.

ONE TIME FUNDING & ADVISORY GROUP OPTIONS

CITY MANAGER'S OFFICE
CITY COUNCIL MEETING
MARCH 24, 2026
ADAM RAYMOND, CITY MANAGER

BACKGROUND

January 13, 2026

- Council requested discussion on use of one-time funds (city facility and civic center discussion)

February 24, 2026

- Council received report on one-time funding (Mid-Year Budget Update)
  - Motion from Council to Receive and File Report
  - Staff agreed to return with information on advisory groups
  - No action taken on use of one-time funds

CITIZEN ADVISORY / AD-HOC GROUPS

Typically composed of residents who:

- Study specific issues or policy areas
- Gather input, research, and community feedback
- Provide recommendations to the City Council (or staff) on policies, plans, or programs
- Generally, do not have significant decision-making authority (advisory, not legislative)

Currently the City has several standing committees / boards:

- Planning Commission
- Water Commission
- Library Board
- Recreation and Human Services Commission
- Business Improvement District (BID) Board

These efforts require significant staffing resources, with coordinated community engagement

RECENT CITIZEN ADVISORY COMMITTEES

Revenue Options & Expenditures Committee (2018 – 2020):

- Bi-monthly meetings: All information was publicly available (20 members)
- Studied long-term fiscal challenges
- Provided recommendations on revenue and cost strategies
- Initial Recommendations in 2018 (Measure E)
- Final Report issued in November 2019 (land sales, outsourcing, revenue measure, historical staff)
- Last check-in with City Council in December 2020 (strategic plan)

RECENT CITIZEN ADVISORY COMMITTEES

Antique Streetlight Advisory Panel (2022 – 2023):

- Regular meeting intervals: All information was publicly available, and meetings were broadcast (10 members)
- Evaluated restoration feasibility
- Provided recommendations regarding assessment district (targeted annual rate, additional city contribution of money)
- Final vote on establishment of lighting district failed 35% to 65% (followed votes in 2007 and 2008)
- Antique lights will be part of future project along Glendora Avenue leverage funding (restoration, first/last mile)

CITY COUNCIL SUB-COMMITTEE

Typically composed of two council members:

- Study specific issues or policy areas;
- Gather input, research, and community feedback;
- Provide recommendations to the City Council on policies, plans, or programs; and
- Decision-making authority dependent on City Council direction for sub-committee
- Brown Act issues with more than two members assigned to sub-committee

These efforts may require significant staffing resources depending on scope and depth of review

RECENT CITY COUNCIL SUB-COMMITTEES

Dale Affordable Housing Project with Mercy Housing (2025-2026):

- Mayor Pro-Tem Davis and Councilmember Allawos
- Monthly meetings with staff and Mercy Housing
- Field trips, review of housing product types, populations served, and fiscal challenges
- Provided recommendations to City Council in furtherance of Mercy ENA (Phase I)

POTENTIAL GOVERNANCE STRUCTURES

Option 1 – Citizen Ad-Hoc Committee:

- Additional community representation
- Broader engagement and expertise (typically with new topics)

Option 2 – City Council Subcommittee:

- Two councilmembers
- Direct coordination with staff
- Faster review process (generally)

Option 3 – Hybrid Approach:

- Citizen committee with Council liaison (passive, not active engagement in meetings)

DRAFT CITY COUNCIL DECISION MATRIX

Guide City Council discussion on:

- One-time Funding
- Whether to establish a group to study the City's facilities and infrastructure needs, and if so, how that group should be structured, scoped, and guided financially and operationally

DRAFT CITY COUNCIL DECISION MATRIX

Step	Policy Question	Options for Council Consideration	Policy Implications
1	Does the City Council wish to establish a group to study the City's facilities and/or infrastructure needs?	A. Yes – establish a review group B. No – continue review through regular and addition Council meetings C. Combination – City Council makes certain decisions now and established a review group to study specific issues/topics	Establishing a group may allow deeper analysis and community input but extends the timeline. Handling within Council maintains speed and direct policy control. The City Council may also establish a workshop schedule to discuss a specific item (e.g. every third Tuesday of the month).
2	If yes, what structure should the group have?	A. Citizen Ad-Hoc Committee B. City Council Subcommittee C. Combination – Citizen Ad-Hoc Committee with City Council liaison(s)	Citizen Committee may increase public engagement and provide additional technical input. City Council Subcommittee allows more direct Council oversight and faster coordination with staff.
2A	If Citizen Ad-Hoc Committee: What qualifications should applicants possess?	Experience in: • Large-scale infrastructure projects • Public Contracts / Prevailing Wage • Transportation / streets • Engineering or construction management • Finance / capital planning • Project management • Community representation	Establishing qualifications ensures relevant expertise while maintaining community representation.
2B	If Council Subcommittee: Who should serve?	Two Councilmembers selected by Council consensus	Determines the level of Council leadership and responsibility for guiding the review.

DRAFT CITY COUNCIL DECISION MATRIX

Step	Policy Question	Options for Council Consideration	Policy Implications
3	What is the purpose and scope of the group's work?	A. Review of City facilities only B. Review facilities and streets/roads C. Conduct a comprehensive review of all major capital assets (facilities, streets/roads, water, etc.)	A broader scope increases complexity and timeline. If only facilities are selected, City Council policy direction is needed on infrastructure priorities (e.g. streets vs facilities)
3A	Should the group review previously presented information?	A. Yes – review all facilities-related information previously presented to Council, Library Board, and the public B. No – focus only on new or updated information	Reviewing prior material ensures continuity but may extend review time or the number of necessary public meetings.
4	Should the group review the adopted 2025–2027 Strategic Plan and recommend modifications to infrastructure-related priorities?	A. Yes – evaluate and recommend changes B. No – maintain Strategic Plan priorities as adopted	Provides staff clarity on alignment of infrastructure decisions with broader City Council priorities.
5	Should the group recommend prioritization among infrastructure categories (e.g., streets vs facilities)?	A. Yes – recommend prioritization B. No – provide information only; prioritization remains with Council	Prioritization recommendations may help guide funding decisions but involve policy tradeoffs.
6	What financial framework should guide the review?	A. Focus only on projects fundable immediately with available one-time funds B. Evaluate all projects in the adopted Five-Year Capital Improvement Program (CIP)	Narrow financial scope allows quicker decisions; broader review supports long-term planning but may delay certain projects underway. Caution is advised on project delays, as recent CPI impacts are material.

DRAFT CITY COUNCIL DECISION MATRIX

Step	Policy Question	Options for Council Consideration	Policy Implications
7	What policy direction should guide the use of one-time funding?	Direction may include: • Reserve some funding for future street projects • Reserve funding for facility improvements • Allocate all available funding now	Determines long-term fiscal flexibility and project sequencing.
8	Is the City Council open to allocating one-time funding toward non-capital programs or initiatives?	A. Yes – allow some allocation to programs B. No – limit one-time funds to capital infrastructure projects	Clarifies whether one-time revenues should be strictly capital-focused.
8A	How much funding should be considered for use of one-time funds?	Council may specify a maximum amount or percentage of available one-time funds: A. $5 million an under (conservative) B. $5-8 million (moderate) C. $8-$12 million (moderate+) D. $12+ million (aggressive)	Establishes fiscal guardrails for policy decisions. Options A & B would allow for future financial flexibility during economic downturn and likely does not impact bond rating. Option C allows for moderate financial flexibility during economic downturns (e.g. one-year of flexibility). Option D limits flexibility on community service impacts and likely impacts bond ratings.
9	What is the desired timeline for the group's work and recommendations?	A. Short-term (3–4 months) B. Medium-term (6–9 months) C. Comprehensive review (12-24 months) D. Combination of timeframes depending on workplan of group.	Shorter timeline accelerates decisions but will limit analysis; longer timeline allows deeper evaluation. Generally, citizen ad-hoc groups have required between 9 months and two years.

COUNCIL DIRECTION

Fiscal Impact:

- There is no fiscal impact associated with the recommendations in this report.
- As City Council direction on the use of one-time funds is provided, staff will evaluate the fiscal impact of each policy decision on the City.

RECOMMENDATION

That City Council:

1. RECEIVE A REPORT ON CITIZEN AD-HOC COMMITTEES AND CITY COUNCIL SUB-COMMITTEES AND PROVIDE DIRECTION, AS NECESSARY; AND
2. PROVIDE DIRECTION, AS NECESSARY, ON THE USE OF ONE-TIME FUNDS.

STAFF REPORT

TO:	**Mayor and Council Members**	**DATE:**	**April 28, 2026**
FROM:	**City Manager**	**DISTRICT(S):**	**Citywide**
SUBJECT:	**Workshop Framework and One-Time Funding Direction**		

RECOMMENDATION

That the City Council:

1. Provide direction on the make-up, focus, structure, and timing of the three workshops in the series;
2. Receive a presentation on available one-time funding, including total dollar amounts by category and budget cycle;
3. Provide direction on the priorities for the use of one-time funds, including but not limited to: current city facility upgrades and maintenance, streets and roads, and larger capital projects such as the Library and Corporate Yard;
4. Provide any other direction to staff as deemed appropriate.

STRATEGIC FOCUS AREAS

Goal 3: New + Revitalized Facilities
Goal 4: Sustainable Infrastructure

EXECUTIVE SUMMARY

On March 24, 2026, the City Council unanimously directed staff to conduct a series of three City Council workshops, one each month, to:

- Evaluate the use of one-time funds,
- Review current capital needs and facility conditions,
- Explore funding options including grants and private financing, and
- Consider the potential formation, scope, and structure of a future advisory committee, if needed.

Staff is seeking additional direction on the make-up, focus, structure and timing the three workshops. Additionally staff is requesting additional direction on one-time funding, including total dollar amounts priorities for the use of those funds. This direction, if provided, will allow staff to provide a more comprehensive list of options for City Council consideration during the workshops.

LEGISLATIVE HISTORY / PREVIOUS ACTIONS

Date	Action

January 13, 2026	During a comprehensive city facility and civic center discussion, staff committed to returning with a broader conversation regarding one-time uses of available resources with the mid-year budget update.
February 24, 2026	City Council received a report on one-time funding. The City Council discussed the possibility of creating a citizen ad-hoc or City Council Sub-Committee to discuss capital-related matters. The City Council voted 5–0 to receive and file the report; no direction was given on the use of one-time funds. Staff pledged to return with information on advisory groups.
March 24, 2026	Staff presented a report on citizen ad-hoc committees, City Council Sub-Committees, and direction on the use of one-time funds. A motion to immediately fund the Corporate Yard in phases did not move forward. A subsequent motion by Councilmember Thompson, seconded by Mayor Fredendall, to conduct a series of three City Council workshops (one each month) passed unanimously 5–0. The workshops are to evaluate the use of one-time funds, review current capital needs and facility conditions, explore funding options including grants and private financing, and consider the potential formation, scope, and structure of a future advisory committee, if needed.

DISCUSSION

Workshop Series Framework

Staff recommends the following framework for the three-workshop series, consistent with the City Council's March 24, 2026 direction. After reviewing the comments by the City Council and reviewing the current status of various projects with applicable departments, staff is recommending the City Council consider workshops over the next 6-7 months in order to allow for current evaluations and assessments to be completed to ensure policy decisions are made with all available information. For example, staff is currently working with MHP Structural Engineers on an update to the 2023 Library Structural Assessment and with IDS Group, Inc. and Public Works staff on possible phasing of the Public Works Yard. Staff anticipates these reviews to be completed in late summer.

As presented, the draft schedule for workshops would also allow staff adequate time between workshops to complete works associated with City Council direction provided to staff at each workshop.

Workshop	Recommended Focus
Workshop 1 *(no later than June 2026)*	1. *How We Got Here:* Overview of strategic plans, community surveys, polling, infrastructure/facility needs and related information shared with the public over the past 5 years. 2. *One-Time Funding*: a. Finalized dollar amount b. Adopted list of specific projects c. Timelines

Workshop	Recommended Focus
Workshop 2 *(no later than September 2026)*	1. *Library* a. Historical Overview b. Recap of Repairs and Structural Assessments c. Updated Structural Assessment d. Estimated Costs e. Continuation of services during a project f. Funding Options 2. *Public Works Yard* a. Historical Overview b. Update of Construction Drawings and Environmental Work c. Possible Phasing Opportunities / Service Delivery Impacts d. Funding Options *3. Follow-up from Workshop 1*
Workshop 3 *(no later than December 2026)*	1. *Funding Options* a. Grants b. Land Sales c. Issuance of Debt d. Other 2. *Potential Formation of a Future Advisory Committee* a. Scope, structure, and timing of a future citizen advisory committee *3. Follow-up from Workshops 1 & 2* *4. Next Steps*

Available One-Time Funding

On February 24, 2026, staff presented a comprehensive overview of anticipated one-time discretionary funding opportunities. The following table summarizes the available one-time funding by category and budget cycle; the amounts represent categorical totals that exist across several funds, including the General Fund, Measure E/Z, GUSD JUA, and Pension Reserve. Further, totals are additive. If no action was taken, at the end of FY 2031, estimated one-time available funds would be $41,169,000. A detailed breakdown of these amounts is included on Attachment A.

Funding Source	FY 2025–27	FY 2027–29	FY 2029–31
Available Fund Balance/Reserve	$6,860,000	$569,000	$260,000
Reallocation of CIP / Re-prioritization of Projects	$1,900,000	—	—
Property Sales	$5,120,000	$4,000,000	$4,000,000
Pension Set Aside	$13,820,000	$240,000	$180,000
OPEB Set Aside	$4,080,000	$80,000	$60,000
TOTALS	**$31,780,000**	**$4,889,000**	**$4,500,000**

Fiscal Guardrails for One-Time Funding

The March 24, 2026 staff report presented a Decision Matrix with options for the amount of one-time funding the City Council may wish to consider. The amounts below are available for use now. Generally, impacts from the use of one-time funding include: limited operational flexibility during future economic downturns; diminished ability to address one-time infrastructure issues; and potential downgrade of bond rating resulting in increased borrowing costs.

Option	Amount	Policy Implications
A – Conservative	$5 million and under	Allows for future financial flexibility during economic downturn; likely does not impact bond rating
B – Moderate	$5–$8 million	Allows for future financial flexibility during economic downturn; likely does not impact bond rating
C – Moderate+	$8–$12 million	Allows for moderate financial flexibility during economic downturns (e.g., one year of flexibility)
D – Aggressive	$12+ million	Limits flexibility on community service impacts and likely impacts bond ratings

Depending on the amount selected, staff can make recommendations on where those funds would come from, and what strategies can be used to replace them, if possible. For example, if the City Council selected $10 million in one-time funding, a possible allocation could be:

Amount	Source of Funding
$1,000,000	General Fund Reserve
$2,000,000	Measure E/Z Fund Balance
$2,100,000	San Jose Sale
$4,000,000	Pension Reserve. Direction could be given to replenish funding with a future local agency property development anticipated in the FY 2027-2029 two-year budget cycle.
$900,000	Reallocation of CIP
$10,000,000	**TOTAL**

Priority Categories for One-Time Funding

Since 2018, the City has implemented broad organizational and operational reforms to modernize service delivery, improve efficiency, and address long-standing deferred maintenance. Key changes included restructuring departments, centralizing functions, outsourcing landscape maintenance, and creating a dedicated Building Services Division. These efforts reduced costs - most notably saving over $500,000 annually in landscape services - while increasing service levels, improving coordination, and enabling a more proactive approach to maintaining parks, streets, and facilities. Staffing was strategically realigned, with total positions reduced from 18 to 16, while shifting resources toward field operations and direct service delivery, allowing the City to do more with fewer overall staff.

Savings and efficiencies were reinvested into critical infrastructure, significantly increasing funding for facilities, streets, and maintenance programs. Facilities spending grew from about $350,000 in 2018 to $1.4 million annually today, while non-major project street maintenance and pavement preservation programs expanded from approximately $15,000 in 2018 to $1,000,000 in the current budget, to improve long-term roadway conditions. Overall, the City has increased net annual maintenance-related investment by approximately $2 million annually, reflecting a deliberate policy to reinvest in core assets. While meaningful progress has been made, the City continues to face ongoing challenges related to decades of deferred maintenance.

Staff recommends the City Council discuss and provide direction, if possible, on priorities for the use of one-time funds. Based on prior City Council discussions and community input, the following categories are presented for consideration of prioritization.

Current City Facility Upgrades/Maintenance

Deferred maintenance on City facilities is estimated at approximately $50 million, with an investment of more than $250 million needed to bring facilities to levels that would provide for modern work-spaces and greater accessibility to the public. Facility Condition Assessments conducted by Bureau Veritas identified deficiencies across multiple City facilities, including roofing, exterior walls, electrical systems, HVAC, and parking lots.

The conversation on facilities needs over the past five years has been robust, and while the City has made significant strides, under investment and lack of more dedicated funding will continue to strain the City's ability to more thoroughly address its facilities.

Streets/Roads

Community surveys consistently identify streets and infrastructure among the City's most pressing challenges. The City has made generational investments in infrastructure over the past seven years, including improved street conditions with an upward Pavement Condition Index (PCI) trend, reversing decades of decline. However, decades of under-investment cannot be reversed overnight - the City Council has identified a need for an additional $3-$3.5 million in annual funding to improve streets from a PCI of 63 to a PCI of 70.

Larger Capital Projects

Library: The MHP Structural Engineers Library Structural Assessment and Visioning Study 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. In 2023 these costs were estimated at $8.5 million. Community survey results showed that residents place a high value on infrastructure investment, though a Library-only measure received comparatively lower support (45%) than a citywide facilities measure (53%). Currently, the City is working with MHP Structural Engineers on an update to the 2023 report, which will more fully incorporate past structural assessments from the 1980's and significant work done in 2003 and 2004. Additionally, the report will included updated cost estimates, including seismic/structural improvements needed for the City's emergency operations center to remain at the location. In line with City Council direction, staff is currently working with the State on a budget appropriation to help address more than 50 years of documented facility issues.

Corporate Yard: The City Corporate Yard at 1250 Vladimir Street houses the Streets, Facilities, and Fleet Divisions, with plans to relocate the Parks, Trees, and Landscape Division to the site. A facility assessment determined that existing buildings are outdated and obsolete, with inadequate restrooms and insufficient office, training, and non-existent traffic management system space. The recommendation was to demolish existing buildings and construct four new buildings totaling approximately 18,310 square feet. The grand total construction cost estimate, including bonds and escalation, was approximately $12.6 million. The City Yard Improvements are budgeted in the City's 5-year Capital Improvement Program, with $1,046,650 budgeted for FY 2025. The City Council approved a Professional Service Agreement with IDS Group, Inc. in the amount of $725,581 for design and construction documents. At this time, no funding source exists for the completion of the construction phase and staff is working to find solutions for a phased approach.

FISCAL IMPACT

There is no fiscal impact associated with the recommendations in this report. As City Council direction on the use of one-time funds is provided, staff will evaluate the fiscal impact of each policy decision on the City.

ENVIRONMENTAL DETERMINATION

There is no CEQA impacts associated with the recommendations in this report. As City Council direction on one-time funding and larger projects is provided, staff will evaluate possible CEQA impacts

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. Discretionary One-time Funding FINAL.pdf
B_PowerPoint.pdf

Anticiapted One-Time Discretionary Funding Opportunities

Attachment A

Category: One-Time Discretionary Funding	101 General Fund			102 Pension			103 Measures E/Z			105 GUSD JUA			301 Capital Projects			Totals		
	FY 2025-27	*FY 2027-29*	*FY 2029-31*	*FY 2025-27*	*FY 2027-29*	*FY 2029-31*	*FY 2025-27*	*FY 2027-29*	*FY 2029-31*	*FY 2025-27*	*FY 2027-29*	*FY 2029-31*	*FY 2025-27*	*FY 2027-29*	*FY 2029-31*	*FY 2025-27*	*FY 2027-29*	*FY 2029-31*
Available Fund Balance/Reserve																$ 6,860,000	$ 569,000	$ 260,000
In Excess of Policy [1]							$ 2,280,000	$ 569,000	$ 260,000									
45%																		
30%	$ 4,580,000																	
Reallocation of CIP																$ 1,900,000	$ -	$ -
Reprioritization of Projects													$ 1,000,000					
GUSD Pool [2]										$ 900,000								
Property Sales																$ 5,120,000	$ 4,000,000	$ 4,000,000
San Jose [3]	$ 2,990,000																	
Dale [4]	$ 2,130,000																	
Other Local Agency Development [5]		$ 4,000,000	$ 4,000,000															
Pension Set Aside																$ 13,820,000	$ 240,000	$ 180,000
Section 115 Trust [6]				$ 6,090,000														
Reserve [7]				$ 7,730,000	$ 240,000	$ 180,000												
OPEB Set Aside																$ 4,080,000	$ 80,000	$ 60,000
Section 115 Trust [6]	$ 2,060,000																	
Reserve [7]	$ 2,020,000	$ 80,000	$ 60,000															
Grand Totals	**$ 13,780,000**	**$ 4,080,000**	**$ 4,060,000**	**$ 13,820,000**	**$ 240,000**	**$ 180,000**	**$ 2,280,000**	**$ 569,000**	**$ 260,000**	**$ 900,000**	**$ -**	**$ -**	**$ 1,000,000**	**$ -**	**$ -**	**$ 31,780,000**	**$ 4,889,000**	**$ 4,500,000**

NOTES

1	The General Fund reserve policy is a minimum of 30% to maximum of 45% of prior year operational expenditures. Total of $4.6 million is the amount in excess of the reserve minimum (30%). The amount in the Measure E/Z fund balance is available in it's entirety ($2.3 million). The City's Reserve Policy provides the City Council time to make decisions in economic downturns or funding loss from the State of California without significant impacts to service delivery to the community. Further this funding provides a stabilization to meet debt requirements, which partially resulted in the City's AAA bond ratings. Per the existing financial policies of the City Council, when General Fund revenues exceed expenditures it allows the City to set aside monies in reserve, future capital projects, stabilization of CalPERS pension/OPEB costs, as well as general liabilities, worker's compensation, fleet maintenance and technology costs. More specifically, when revenues exceed expenditures, the City's financial policies allocated that amount at the following percentages 50% to the Capital Projects Fund, 30% to the PERS Rate Stabilization Fund, 10% to OPEB Section 115 Trust (held in General Fund) and 10% to Internal Service Funds.
2	The City and Glendora Unified School District (GUSD) have a long history of partnering on community assets (e.g. middle school parks, high school pool, etc.). GUSD has a current pool renovation project, in which the CIty has contributed $600,000 to the $3.9 million dollar project. Additionally, the City Council approved an additional contribution of up to $900,000 that is dependent on the City's financial performance through June 30, 2027.
3	The sale of the San Jose site provided the City with $3.99 million. The City Council previously allocated $1 million of these proceeds to achieve initiatives in the City's strategic and economic development action plans (8/27/2024).
4	Staff anticipated an estimated $2.1 million to be received by June 30, 2027 for the sale of the Dale site. This funding will be dependent upon approval of a development in accordance with the City's standards and actions by the Planning Commission and City Council.
5	Amounts represent possible funding received through sale and development of land owned other local agencies over the next five years.
6	These funds are generally restructured and may only be used to pay for CalPERS retirement costs (Pension) or reimburse qualifying retired employees' medical premiums (OPEB). The monies may be accessed by the City to pay for specific liabilities, requiring certification of the expense. Currently, the City's CalPERS unfunded accrued liability (UAL) is $21.7 million, which is anticipated to be reduced to $10.3 million next year with CalPERS better than anticipated asset returns. Additionally, the City has an other post employment benefits (OPEB) liability of approximately $5.6 million. Finally, the City has an outstanding pension obligation bond principal amount of approximately $51 million.
7	These funds are generally restricted. Currently, these funds have been set aside for investment in the Section 115 Trusts as cash on hand/liquidity allows through the City Council Adopted General Fund Reserve Policy. The monies may be accessed immediately by the City until they are invested in the Section 115 Trusts, at which time they may only be used to offset future/current pension liabilities. See note 6 with respect to pension and OPEB liabilities outstanding.

WORKSHOP SERIES DIRECTION & ONE-TIME FUNDING PRIORITIES

CITY MANAGER'S OFFICE
CITY COUNCIL MEETING
APRIL 28, 2026
ADAM RAYMOND, CITY MANAGER

RECOMMENDATION

THAT THE CITY COUNCIL:

1. Provide direction on the make-up, focus, structure, and timing of the three workshops in the series;
2. Receive a presentation on available one-time funding, including total dollar amounts by category and budget cycle;
3. Provide direction on priorities for the use of one-time funds — including current city facility upgrades and maintenance, streets and roads, and larger capital projects; and
4. Provide any other direction to staff as deemed appropriate.



EXECUTIVE SUMMARY

ON MARCH 24, 2026, COUNCIL UNANIMOUSLY DIRECTED STAFF TO CONDUCT THREE MONTHLY WORKSHOPS

- Evaluate the use of one-time funds
- Review current capital needs and facility conditions
- Explore funding options including grants and private financing
- Consider potential formation of a future advisory committee

Staff is seeking direction on workshop focus, timing, and one-time funding priorities.

LEGISLATIVE HISTORY

JANUARY 13, 2026

CIVIC CENTER DISCUSSION

Staff committed to returning with a broader conversation on one-time uses of available resources.

FEBRUARY 24, 2026

ONE-TIME FUNDING REPORT

Council received report; voted 5–0 to receive and file. No direction given on use of funds.

MARCH 24, 2026

WORKSHOP SERIES APPROVED

Council unanimously directed staff (5–0) to conduct three monthly workshops.

WORKSHOP SERIES FRAMEWORK



WORKSHOPS 1 & 2

Workshop 1 — No later than June 2026

HOW WE GOT HERE

- OVERVIEW OF STRATEGIC PLANS, COMMUNITY SURVEYS, POLLING, AND INFRASTRUCTURE/FACILITY NEEDS SHARED WITH THE PUBLIC OVER THE PAST 5 YEARS

ONE-TIME FUNDING

- FINALIZED DOLLAR AMOUNT
- ADOPTED LIST OF SPECIFIC PROJECTS
- TIMELINES

Workshop 2 — No later than September 2026

LIBRARY

- HISTORICAL OVERVIEW, RECAP OF REPAIRS, UPDATED STRUCTURAL ASSESSMENT, ESTIMATED COSTS, CONTINUATION OF SERVICES, FUNDING OPTIONS

PUBLIC WORKS YARD

- HISTORICAL OVERVIEW, UPDATE OF CONSTRUCTION DRAWINGS AND ENVIRONMENTAL WORK, POSSIBLE PHASING OPPORTUNITIES, FUNDING OPTIONS

FOLLOW-UP FROM WORKSHOP 1

WORKSHOP 3 — NO LATER THAN DECEMBER 2026

FUNDING OPTIONS

- GRANTS
- LAND SALES
- ISSUANCE OF DEBT
- OTHER OPTIONS

POTENTIAL FUTURE ADVISORY COMMITTEE

- SCOPE, STRUCTURE, AND TIMING OF A FUTURE CITIZEN ADVISORY COMMITTEE

FOLLOW-UP & NEXT STEPS

- FOLLOW-UP FROM WORKSHOPS 1 & 2
- IMPLEMENTATION NEXT STEPS

AVAILABLE ONE-TIME FUNDING

AVAILABLE ONE-TIME FUNDING

Funding Source	FY 2025–27	FY 2027–29	FY 2029–31
Available Fund Balance / Reserve	$6,860,000	$569,000	$260,000
Reallocation of CIP / Re-prioritization	$1,900,000	—	—
Property Sales	$5,120,000	$4,000,000	$4,000,000
Pension Set-Aside	$13,820,000	$240,000	$180,000
OPEB Set-Aside	$4,080,000	$80,000	$60,000
TOTALS*	**$31,780,000**	**$4,889,000**	**$4,500,000**

** Totals are additive. For example, if no action was taken, at the end of FY 2031, estimated one-time available funds would be $41,169,000*

** Totals span the General Fund, Measure E/A, GUSD JUA, and Pension Reserve. See Attachment A for detailed breakdown.*

FISCAL GUARDRAILS — FOUR OPTIONS

Lower-Risk Options

OPTION A — CONSERVATIVE (≤ $5M)

- PRESERVES FINANCIAL FLEXIBILITY DURING DOWNTURNS
- LIKELY NO BOND RATING IMPACT

OPTION B — MODERATE ($5M–$8M)

- PRESERVES FINANCIAL FLEXIBILITY DURING DOWNTURNS
- LIKELY NO BOND RATING IMPACT

Higher-Impact Options

OPTION C — MODERATE+ ($8M–$12M)

- ALLOWS MODERATE FLEXIBILITY DURING DOWNTURNS (~1 YEAR)
- LIKELY NO BOND RATING IMPACT

OPTION D — AGGRESSIVE ($12M+)

- LIMITS SERVICE FLEXIBILITY; MAY IMPACT BOND RATINGS
- MAY REDUCE FUTURE CAPACITY FOR INFRASTRUCTURE NEEDS

SAMPLE $10M ALLOCATION

EXAMPLE: $10 MILLION ALLOCATION

- ILLUSTRATIVE ONLY
- PENDING COUNCIL DIRECTION ON TARGET AMOUNT AND PRIORITIES
- PENSION RESERVE DRAW COULD BE REPLENISHED THROUGH FUTURE LOCAL-AGENCY PROPERTY DEVELOPMENT IN FY 2027–29

Amount	Source of Funding
$1,000,000	General Fund Reserve
$2,000,000	Measure E/Z Fund Balance
$2,100,000	San Jose Sale
$4,000,000	Pension Reserve
$900,000	Reallocation of CIP
$10,000,000	**TOTAL**

PRIORITY CATEGORIES



REFORM & EFFICIENCY SINCE 2018

ORGANIZATIONAL & OPERATIONAL REFORMS

- RESTRUCTURED DEPARTMENTS AND CENTRALIZED FUNCTIONS
- OUTSOURCED LANDSCAPE MAINTENANCE — SAVING $500K+ ANNUALLY
- CREATED A DEDICATED BUILDING SERVICES DIVISION
- INCREASED SERVICE LEVELS AND IMPROVED COORDINATION

STRATEGIC STAFFING REALIGNMENT

- TOTAL POSITIONS REDUCED FROM 18 TO 16
- RESOURCES SHIFTED TOWARD FIELD OPERATIONS AND DIRECT SERVICE DELIVERY
- ENABLED A MORE PROACTIVE APPROACH TO MAINTAINING PARKS, STREETS, AND FACILITIES
- *DOING MORE WITH FEWER OVERALL STAFF*

REINVESTMENT IN CORE ASSETS

FACILITIES SPENDING

- $350K IN 2018 → $1.4M ANNUALLY TODAY

STREET MAINTENANCE & PAVEMENT PRESERVATION

- NON-MAJOR PROJECT PROGRAMS GREW FROM $15K IN 2018 TO $1M IN THE CURRENT BUDGET
- TARGETED TO IMPROVE LONG-TERM ROADWAY CONDITIONS

NET ANNUAL INVESTMENT

- INCREASED BY APPROXIMATELY $2 MILLION ANNUALLY

PROGRESS & REMAINING CHALLENGES

- REFLECTS A DELIBERATE POLICY TO REINVEST IN CORE ASSETS
- MEANINGFUL PROGRESS MADE — BUT DECADES OF DEFERRED MAINTENANCE REMAIN

COUNCIL DIRECTION REQUESTED

- DISCUSS AND PROVIDE DIRECTION, IF POSSIBLE, ON PRIORITIES FOR THE USE OF ONE-TIME FUNDS
- CATEGORIES PRESENTED ARE BASED ON PRIOR COUNCIL DISCUSSIONS AND COMMUNITY INPUT

FACILITIES & STREETS

Current City Facility Upgrades / Maintenance

- $50 MILLION IN DEFERRED MAINTENANCE ON CITY FACILITIES
- $250 MILLION+ NEEDED TO MODERNIZE WORKSPACES AND IMPROVE PUBLIC ACCESSIBILITY
- BUREAU VERITAS FACILITY CONDITION ASSESSMENTS IDENTIFIED DEFICIENCIES IN ROOFING, EXTERIOR WALLS, ELECTRICAL, HVAC, AND PARKING LOTS
- SIGNIFICANT PROGRESS MADE; CONTINUED UNDER-INVESTMENT WILL STRAIN FUTURE CAPACITY

Streets & Roads

- CONSISTENTLY IDENTIFIED IN COMMUNITY SURVEYS AS A TOP PRIORITY
- GENERATIONAL INVESTMENT OVER PAST SEVEN YEARS; UPWARD PCI TREND REVERSING DECADES OF DECLINE
- $3–$3.5 MILLION ANNUALLY IN ADDITIONAL FUNDING NEEDED TO MOVE PCI FROM 63 TO 70
- DECADES OF UNDER-INVESTMENT CANNOT BE REVERSED OVERNIGHT

LARGER CAPITAL PROJECTS — LIBRARY & CORPORATE YARD

LIBRARY

- MHP STRUCTURAL ENGINEERS IDENTIFIED SIGNIFICANT STRUCTURAL AND SEISMIC DEFICIENCIES, AGING MEP SYSTEMS, AND BUILDING ENVELOPE LIMITATIONS
- 2023 ESTIMATE: $8.5 MILLION IN STRUCTURAL AND MECHINAL UPGRAGES; UPDATED ASSESSMENT AND COSTS IN PROGRESS
- UPDATED REPORT WILL INCLUDE SEISMIC/STRUCTURAL IMPROVEMENTS TO PRESERVE THE EMERGENCY OPERATIONS CENTER
- COMMUNITY SURVEY: 45% SUPPORT LIBRARY-ONLY MEASURE VS. 53% FOR CITYWIDE FACILITIES
- STAFF WORKING WITH THE STATE ON A BUDGET APPROPRIATION

CORPORATE YARD

- 1250 VLADIMIR STREET: HOUSES STREETS, FACILITIES, FLEET; PARKS/TREES/LANDSCAPE TO BE RELOCATED TO SITE
- ASSESSMENT: EXISTING BUILDINGS OUTDATED AND OBSOLETE; INADEQUATE RESTROOMS, OFFICE, AND TRAINING SPACE
- RECOMMENDATION: DEMOLISH AND REBUILD FOUR NEW BUILDINGS TOTALING ~18,310 SQ FT
- CONSTRUCTION ESTIMATE: ~$12.6 MILLION
- IDS GROUP DESIGN AND CONSTRUCTION DOCUMENTS AGREEMENT ($725,581) APPROVED
- NO FUNDING SOURCE IDENTIFIED FOR CONSTRUCTION; STAFF EXPLORING PHASED APPROACH

REQUESTED DIRECTION

Staff respectfully requests City Council direction on:

1. **Workshop Series —** Confirm make-up, focus, structure, and timing of the three workshops.
2. **One-Time Funding —** Select a target amount (Options A–D) or other amount.
3. **Priorities —** Indicate priorities across facility upgrades, streets & roads, and larger capital projects.
4. **Other Direction —** Any additional direction to staff as deemed appropriate.

No fiscal impact associated with the recommendations. Fiscal and CEQA impacts of specific policy decisions will be evaluated as direction is provided.

Systems Expenditure Forecast

Location		Amount
Big Dalton Canyon - Girl Scout Cabin		
Big Dalton Canyon - Girl Scout Cabin		
Immediate	$	4,200
1-2 Years	$	24,200
3-5 Years	$	21,800
6-10 Years	$	27,600
11-20 Years	$	485,200
Big Dalton Canyon - Girl Scout Cabin Total	**$**	**563,000**
Big Dalton Canyon - Girl Scout Cabin Total	**$**	**563,000**
Big Dalton Canyon Park Campground		
Restroom Building:		
Immediate	$	-
1-2 Years	$	-
3-5 Years	$	15,000
6-10 Years	$	13,000
11-20 Years	$	58,400
Restroom Building: Total	**$**	**86,400**
Big Dalton Canyon Park Campground Total	**$**	**86,400**
Big Dalton Canyon Park Daycamp/Restrooms		
Site:		
Immediate	$	11,200
1-2 Years	$	11,400
3-5 Years	$	1,000
6-10 Years	$	15,000
11-20 Years	$	14,400
Site: Total	**$**	**53,000**
Restroom Building:		
Immediate	$	-
1-2 Years	$	12,500
3-5 Years	$	80,300
6-10 Years	$	3,600
11-20 Years	$	14,800
Restroom Building: Total	**$**	**111,200**
Daycamp Building:		
Immediate	$	-
1-2 Years	$	8,900
3-5 Years	$	60,400
6-10 Years	$	24,600
11-20 Years	$	12,000
Daycamp Building: Total	**$**	**105,900**

Systems Expenditure Forecast

Big Dalton Canyon Park Daycamp/Restrooms Total	**$**	**270,100**
Big Dalton Garage/Residences		
Site:		
Immediate	$	-
1-2 Years	$	22,600
3-5 Years	$	-
6-10 Years	$	32,700
11-20 Years	$	30,400
Site: Total	**$**	**85,700**
Garage		
Immediate	$	-
1-2 Years	$	-
3-5 Years	$	-
6-10 Years	$	1,700
11-20 Years	$	15,900
Garage Total	**$**	**17,600**
Residence 1:		
Immediate	$	-
1-2 Years	$	24,700
3-5 Years	$	16,400
6-10 Years	$	49,200
11-20 Years	$	80,600
Residence 1: Total	**$**	**170,900**
Residence 2:		
Immediate	$	-
1-2 Years	$	14,400
3-5 Years	$	12,500
6-10 Years	$	13,500
11-20 Years	$	70,500
Residence 2: Total	**$**	**110,900**
Big Dalton Garage/Residences Total	**$**	**385,100**
Centennial Heritage Park Facilities		
Site:		
Immediate	$	2,200
1-2 Years	$	-
3-5 Years	$	1,000
6-10 Years	$	49,300
11-20 Years	$	62,400
Site: Total	**$**	**114,900**

Systems Expenditure Forecast

Citrus Snack Stand:		
Immediate	$	-
1-2 Years	$	-
3-5 Years	$	1,000
6-10 Years	$	11,900
11-20 Years	$	4,800
Citrus Snack Stand: Total	**$**	**17,700**
Englehart Shed:		
Immediate	$	-
1-2 Years	$	-
3-5 Years	$	3,100
6-10 Years	$	22,300
11-20 Years	$	19,000
Englehart Shed: Total	**$**	**44,400**
Hamilton House:		
Immediate	$	-
1-2 Years	$	6,600
3-5 Years	$	5,100
6-10 Years	$	69,500
11-20 Years	$	241,600
Hamilton House: Total	**$**	**322,800**
Print Shop Barn:		
Immediate	$	1,600
1-2 Years	$	-
3-5 Years	$	7,200
6-10 Years	$	5,900
11-20 Years	$	54,100
Print Shop Barn: Total	**$**	**68,800**
Storage Shed:		
Immediate	$	600
1-2 Years	$	1,500
3-5 Years	$	3,100
6-10 Years	$	1,200
11-20 Years	$	25,900
Storage Shed: Total	**$**	**32,300**
Centennial Heritage Park Facilities Total	**$**	**600,900**

Systems Expenditure Forecast

City Hall		
City Hall		
Immediate	$	-
1-2 Years	$	553,700
3-5 Years	$	390,400
6-10 Years	$	1,396,000
11-20 Years	$	1,590,600
City Hall Total	**$**	**3,930,700**
City Hall Total	**$**	**3,930,700**
City Hall Complex/Police/Library		
City Library		
Immediate	$	-
1-2 Years	$	620,600
3-5 Years	$	336,300
6-10 Years	$	603,700
11-20 Years	$	4,545,200
City Library Total	**$**	**6,105,800**
Police Station – IT Office/Storage Unit		
Immediate	$	-
1-2 Years	$	-
3-5 Years	$	6,200
6-10 Years	$	71,100
11-20 Years	$	84,700
Police Station – IT Office/Storage Unit Total	**$**	**162,000**
Police Station – Police Station:		
Immediate	$	-
1-2 Years	$	6,900
3-5 Years	$	11,600
6-10 Years	$	572,600
11-20 Years	$	1,380,800
Police Station – Police Station: Total	**$**	**1,971,900**
Police Station – Traffic Office		
Immediate	$	-
1-2 Years	$	-
3-5 Years	$	5,800
6-10 Years	$	56,200
11-20 Years	$	101,100
Police Station – Traffic Office Total	**$**	**163,100**

Systems Expenditure Forecast

Site:		
Immediate	$	-
1-2 Years	$	145,500
3-5 Years	$	11,200
6-10 Years	$	52,700
11-20 Years	$	601,100
Site: Total	**$**	**810,500**
City Hall Complex/Police/Library Total	**$**	**9,213,300**
Corporate Yard Fleet/Gas/Paint & Sign		
Fleet Services:		
Immediate	$	6,500
1-2 Years	$	50,000
3-5 Years	$	16,800
6-10 Years	$	73,200
11-20 Years	$	85,300
Fleet Services: Total	**$**	**231,800**
Paint & Sign Shop:		
Immediate	$	13,100
1-2 Years	$	117,300
3-5 Years	$	64,800
6-10 Years	$	180,000
11-20 Years	$	121,900
Paint & Sign Shop: Total	**$**	**497,100**
Pump Station:		
Immediate	$	-
1-2 Years	$	-
3-5 Years	$	-
6-10 Years	$	42,200
11-20 Years	$	69,500
Pump Station: Total	**$**	**111,700**
Site:		
Immediate	$	-
1-2 Years	$	166,300
3-5 Years	$	5,100
6-10 Years	$	59,700
11-20 Years	$	208,800
Site: Total	**$**	**439,900**
Corporate Yard Fleet/Gas/Paint & Sign Total	**$**	**1,280,500**

Systems Expenditure Forecast

Corporate Yard Office/Garage/Locker Building		
Site:		
Immediate	$	1,500
1-2 Years	$	80,400
3-5 Years	$	2,100
6-10 Years	$	30,100
11-20 Years	$	30,000
Site: Total	**$**	**144,100**
Locker Building:		
Immediate	$	-
1-2 Years	$	-
3-5 Years	$	25,600
6-10 Years	$	96,000
11-20 Years	$	228,800
Locker Building: Total	**$**	**350,400**
Office/Garage		
Immediate	$	4,500
1-2 Years	$	118,200
3-5 Years	$	41,800
6-10 Years	$	226,100
11-20 Years	$	183,700
Office/Garage Total	**$**	**574,300**
Corporate Yard Office/Garage/Locker Building Total	**$**	**1,068,800**
Crowther Teen and Family Center		
Crowther Teen and Family Center		
Immediate	$	2,000
1-2 Years	$	173,300
3-5 Years	$	292,600
6-10 Years	$	3,035,800
11-20 Years	$	3,645,000
Crowther Teen and Family Center Total	**$**	**7,148,700**
Crowther Teen and Family Center Total	**$**	**7,148,700**
Finkbiner Park Facilities		
American Legion Hall		
Immediate	$	-
1-2 Years	$	-
3-5 Years	$	2,200
6-10 Years	$	354,600
11-20 Years	$	1,011,000
American Legion Hall Total	**$**	**1,367,800**

Systems Expenditure Forecast

Band Shell with Storage		
Immediate	$	-
1-2 Years	$	22,400
3-5 Years	$	-
6-10 Years	$	4,900
11-20 Years	$	35,500
Band Shell with Storage Total	**$**	**62,800**
Checkout Restrooms		
Immediate	$	-
1-2 Years	$	-
3-5 Years	$	-
6-10 Years	$	15,400
11-20 Years	$	681,000
Checkout Restrooms Total	**$**	**696,400**
Lobb Field Restrooms Snack Bar		
Immediate	$	-
1-2 Years	$	24,000
3-5 Years	$	85,800
6-10 Years	$	42,500
11-20 Years	$	54,100
Lobb Field Restrooms Snack Bar Total	**$**	**206,400**
Finkbiner Park Facilities Total	**$**	**2,333,400**
Finkbiner Park Liberty House/Restrooms		
Site:		
Immediate	$	-
1-2 Years	$	21,800
3-5 Years	$	2,400
6-10 Years	$	26,500
11-20 Years	$	147,700
Site: Total	**$**	**198,400**
Liberty House:		
Immediate	$	-
1-2 Years	$	-
3-5 Years	$	12,200
6-10 Years	$	71,000
11-20 Years	$	74,600
Liberty House: Total	**$**	**157,800**

Systems Expenditure Forecast

Restroom Building:		
Immediate	$	-
1-2 Years	$	-
3-5 Years	$	4,000
6-10 Years	$	1,900
11-20 Years	$	40,300
Restroom Building: Total	**$**	**46,200**
Finkbiner Park Liberty House/Restrooms Total	**$**	**402,400**
Finkbiner Park Rotary Scout Hut/Youth Center		
Rotary Scout Hut:		
Immediate	$	-
1-2 Years	$	-
3-5 Years	$	25,700
6-10 Years	$	52,900
11-20 Years	$	323,100
Rotary Scout Hut: Total	**$**	**401,700**
Youth Center:		
Immediate	$	11,200
1-2 Years	$	10,800
3-5 Years	$	101,900
6-10 Years	$	61,500
11-20 Years	$	335,200
Youth Center: Total	**$**	**520,600**
Finkbiner Park Rotary Scout Hut/Youth Center Total	**$**	**922,300**
Gladstone Park Restrooms		
Gladstone Park Restrooms		
Immediate	$	-
1-2 Years	$	2,300
3-5 Years	$	35,100
6-10 Years	$	492,800
11-20 Years	$	242,000
Gladstone Park Restrooms Total	**$**	**772,200**
Gladstone Park Restrooms Total	**$**	**772,200**

Systems Expenditure Forecast

Historical Society Museum		
Historical Society Museum		
Immediate	$	-
1-2 Years	$	21,700
3-5 Years	$	17,100
6-10 Years	$	179,400
11-20 Years	$	715,200
Historical Society Museum Total	**$**	**933,400**
Historical Society Museum Total	**$**	**933,400**
La Fetra Senior Center		
La Fetra Senior Center		
Immediate	$	11,500
1-2 Years	$	49,900
3-5 Years	$	869,200
6-10 Years	$	539,100
11-20 Years	$	3,041,900
La Fetra Senior Center Total	**$**	**4,511,600**
La Fetra Senior Center Total	**$**	**4,511,600**
Louie Pompei Memorial Sports Park Facilities		
Maintenance Shed Restroom:		
Immediate	$	-
1-2 Years	$	-
3-5 Years	$	46,200
6-10 Years	$	4,200
11-20 Years	$	163,300
Maintenance Shed Restroom: Total	**$**	**213,700**
Snack Bar Restroom:		
Immediate	$	-
1-2 Years	$	6,200
3-5 Years	$	77,500
6-10 Years	$	2,800
11-20 Years	$	196,400
Snack Bar Restroom: Total	**$**	**282,900**
Louie Pompei Memorial Sports Park Facilities Total	**$**	**496,600**

Systems Expenditure Forecast

Municipal Golf Course Facilities		
Site:		
Immediate	$	-
1-2 Years	$	81,400
3-5 Years	$	-
6-10 Years	$	365,400
11-20 Years	$	2,972,000
Site: Total	**$**	**3,418,800**
Restroom Building:		
Immediate	$	-
1-2 Years	$	-
3-5 Years	$	-
6-10 Years	$	21,600
11-20 Years	$	30,900
Restroom Building: Total	**$**	**52,500**
Maintenance Shed:		
Immediate	$	-
1-2 Years	$	-
3-5 Years	$	65,000
6-10 Years	$	34,600
11-20 Years	$	54,700
Maintenance Shed: Total	**$**	**154,300**
Pro Shop:		
Immediate	$	-
1-2 Years	$	-
3-5 Years	$	59,200
6-10 Years	$	95,900
11-20 Years	$	144,400
Pro Shop: Total	**$**	**299,500**
Municipal Golf Course Facilities Total	**$**	**3,925,100**
Old Chamber of Commerce		
Old Chamber of Commerce		
Immediate	$	-
1-2 Years	$	15,800
3-5 Years	$	16,400
6-10 Years	$	67,100
11-20 Years	$	186,600
Old Chamber of Commerce Total	**$**	**285,900**
Old Chamber of Commerce Total	**$**	**285,900**

Systems Expenditure Forecast

Parks Yard		
Site:		
Immediate	$	-
1-2 Years	$	165,700
3-5 Years	$	-
6-10 Years	$	52,400
11-20 Years	$	87,900
Site: Total	**$**	**306,000**
Parks Yard - Storage:		
Immediate	$	-
1-2 Years	$	-
3-5 Years	$	-
6-10 Years	$	5,200
11-20 Years	$	52,500
Parks Yard - Storage: Total	**$**	**57,700**
Public Works – Admin Building:		
Immediate	$	-
1-2 Years	$	-
3-5 Years	$	41,600
6-10 Years	$	106,800
11-20 Years	$	210,200
Public Works – Admin Building: Total	**$**	**358,600**
Storage Building:		
Immediate	$	-
1-2 Years	$	-
3-5 Years	$	-
6-10 Years	$	5,700
11-20 Years	$	7,900
Storage Building: Total	**$**	**13,600**
Parks Yard Total	**$**	**735,900**
Pay N Play Racquetball		
Pay N Play Racquetball		
Immediate	$	15,100
1-2 Years	$	23,600
3-5 Years	$	372,500
6-10 Years	$	496,300
11-20 Years	$	254,300
Pay N Play Racquetball Total	**$**	**1,161,800**
Pay N Play Racquetball Total	**$**	**1,161,800**

Systems Expenditure Forecast

San Gabriel Water Yard/Plant		
Site:		
Immediate	$	2,200
1-2 Years	$	-
3-5 Years	$	67,100
6-10 Years	$	65,400
11-20 Years	$	1,429,900
Site: Total	**$**	**1,564,600**
Plant – Well building NO.12E		
Immediate	$	-
1-2 Years	$	23,000
3-5 Years	$	-
6-10 Years	$	35,700
11-20 Years	$	43,300
Plant – Well building NO.12E Total	**$**	**102,000**
Well Shed NO.8E		
Immediate	$	-
1-2 Years	$	-
3-5 Years	$	1,700
6-10 Years	$	300
11-20 Years	$	14,000
Well Shed NO.8E Total	**$**	**16,000**
Well Shed NO.9E		
Immediate	$	-
1-2 Years	$	-
3-5 Years	$	1,700
6-10 Years	$	5,100
11-20 Years	$	8,800
Well Shed NO.9E Total	**$**	**15,600**
Yard – New Booster Building and Boosters		
Immediate	$	15,600
1-2 Years	$	-
3-5 Years	$	506,200
6-10 Years	$	64,300
11-20 Years	$	1,205,500
Yard – New Booster Building and Boosters Total	**$**	**1,791,600**

Systems Expenditure Forecast

Yard – New Warehouse		
Immediate	$	-
1-2 Years	$	2,800
3-5 Years	$	27,600
6-10 Years	$	27,800
11-20 Years	$	163,500
Yard – New Warehouse Total	**$**	**221,700**
Yard – Storage Building		
Immediate	$	26,800
1-2 Years	$	36,800
3-5 Years	$	-
6-10 Years	$	11,000
11-20 Years	$	108,700
Yard – Storage Building Total	**$**	**183,300**
San Gabriel Water Yard/Plant Total	**$**	**3,894,800**
Sierra Madre Avenue Water Yard		
Site:		
Immediate	$	-
1-2 Years	$	33,800
3-5 Years	$	7,200
6-10 Years	$	606,200
11-20 Years	$	894,100
Site: Total	**$**	**1,541,300**
Chemical Building:		
Immediate	$	1,600
1-2 Years	$	2,300
3-5 Years	$	4,700
6-10 Years	$	4,300
11-20 Years	$	15,900
Chemical Building: Total	**$**	**28,800**
Warehouse		
Immediate	$	-
1-2 Years	$	124,300
3-5 Years	$	49,500
6-10 Years	$	41,800
11-20 Years	$	154,900
Warehouse Total	**$**	**370,500**

Systems Expenditure Forecast

Water Department Office:		
Immediate	$	-
1-2 Years	$	-
3-5 Years	$	79,900
6-10 Years	$	232,500
11-20 Years	$	386,400
Water Department Office: Total	**$**	**698,800**
Sierra Madre Avenue Water Yard Total	**$**	**2,639,400**
South Hills Park Restrooms		
South Hills Park Restrooms		
Immediate	$	-
1-2 Years	$	2,000
3-5 Years	$	31,700
6-10 Years	$	156,400
11-20 Years	$	276,300
South Hills Park Restrooms Total	**$**	**466,400**
South Hills Park Restrooms Total	**$**	**466,400**
Transportation Center Building/Garage		
Site:		
Immediate	$	-
1-2 Years	$	-
3-5 Years	$	1,200
6-10 Years	$	18,900
11-20 Years	$	63,200
Site: Total	**$**	**83,300**
Garage:		
Immediate	$	1,300
1-2 Years	$	44,000
3-5 Years	$	-
6-10 Years	$	17,900
11-20 Years	$	56,900
Garage: Total	**$**	**120,100**
Transportation Center Building:		
Immediate	$	-
1-2 Years	$	115,700
3-5 Years	$	23,800
6-10 Years	$	60,100
11-20 Years	$	439,800
Transportation Center Building: Total	**$**	**639,400**
Transportation Center Building/Garage Total	**$**	**842,800**

Systems Expenditure Forecast

Grand Total	**$ 48,871,500**

FCA Recommended Maintenance
2026-2030

Description		Amount
Big Dalton Canyon Campground/Restrooms		
Restroom Building: Interior and exterior paint, replace toilets, sinks, and hand dryers, and install new LED lighting fixtures.	$	30,853
Site: Replace free standing drinking fountain.	$	3,280
Total Big Dalton Canyon Campground/Restrooms	**$**	**34,133**
Big Dalton Canyon Daycamp/Restrooms		
Daycamp Building		
Replace electric distribution panel, 120/208 V, 200 Amp	$	4,371
Replace commercial water heater, electric (12 kW)	$	27,105
Replace metal roof	$	21,994
Prep and paint or seal floors	$	2,538
Subtotal Daycamp Building	$	56,008
Restroom Building		
Replace wiring, switches, receptacles, and light fixtures	$	4,625
Prep & paint interior and exterior walls, floors, and ceilings	$	15,488
Replace Toilet Partitions	$	4,371
Replace water supply and drain lines, sinks, toilets, and urinals	$	31,914
Replace metal roof	$	13,071
Replace Retaining Wall	$	45,905
Subtotal Restroom Building	$	115,374
Total Big Dalton Canyon Daycamp/Restrooms	**$**	**171,382**
Big Dalton Girl Scout Cabin		
Prep and paint exterior walls, replace wood windows, replace aluminum window screens, replace exterior solid core wood door, and replace exterior steel door.	$	25,571
Prep and paint interior walls, replace interior hollow core doors, and replace vinyl floor tiles.	$	14,749
Restroom remodel, including toilet, sink, vanity, exhaust fan, vinyl flooring and related fixtures and equipment.	$	13,409
Replace plumbing system including hot and cold water supply, drains and residential hot water heater.	$	4,382
Kitchen remodel, including new sink, cabinets and countertop.	$	12,101
Minor exterior concrete flatwork	$	1,190
Total Big Dalton Girl Scout Cabin	**$**	**71,402**

FCA Recommended Maintenance
2026-2030

Description		Amount
Big Dalton Canyon Residences		
Residence 1		
Prep and paint/refinish all interior walls, ceilings, and trim. Prep and paint all painted exterior surfaces. Replace bathtub, toilet and sink in restroom.	$	17,232
Wood floors: Strip and refinish	$	28,855
Replace vinyl floors	$	5,447
Replace toilet and sink in restroom.	$	3,933
Replace electric panel	$	12,022
Replace plastic laminate countertop	$	1,093
Subtotal Residence 1	$	68,582
Residence 2		
Replace solid-core wood exterior door.	$	1,530
Paint walls, ceilings, and trim.	$	7,104
Refinish epoxy coated floors.	$	18,362
Replace vinyl sheeting.	$	1,530
Replace bathtub, toilet, and sink in restroom.	$	9,398
Subtotal Residence 2	$	37,924
Sitework		
Asphalt Pavement: Grind, overlay and stipe	$	37,096
Concrete: Remove and replace	$	11,922
Subtotal Sitework	$	49,018
Total Big Dalton Canyon Residences	**$**	**155,524**
Bus Plaza		
Replace Area Lighting	$	136,670
Replace Restroom Building Lighting Control $3,760	$	3,760
Replace Backflow Preventer and Drinking Fountain	$	9,918
Total Bus Plaza	**$**	**150,348**
Carlyle E. Linder Equestrian Park		
Restroom/Concession Building		
Exterior Paint	$	5,902
Kitchen floors: Refinish	$	1,214
Restroom: Replace vinyl flooring	$	3,061
Replace residential water heater	$	1,202
Subtotal Restroom/Concession Building	$	11,379

FCA Recommended Maintenance
2026-2030

Description	Amount
Sitework	
Replace drinking fountain in picnic area	$ 3,280
Entrance road: Grind, overlay and restripe	$ 33,662
Replace park benches	$ 3,936
Repair irrigation system, including controllers and valves	$ 39,347
Subtotal Sitework	$ 80,225
Total Carlyle E. Linder Equestrian Park	**$ 91,604**
Centennial Heritage Park	
Citrus Snack Stand	
Restore wood framed window	$ 5,028
Interior and exterior paint	$ 464
Replace Vinyl Flooring	$ 766
Subtotal Citrus Snack Stand	$ 6,258
Englehart Shed	
Interior and exterior paint	$ 3,933
Subtotal Englehart Shed	$ 3,933
Hamilton House	
Interior and exterior paint	$ 15,703
Subtotal Hamilton House	$ 15,703
Print Shop Barn	
Repair exterior walls	$ 2,404
Exterior paint	$ 2,623
Refinish interior wood paneling	$ 6,558
Subtotal Print Shop Barn	$ 11,585
Storage Shed	
Replace roof	$ 2,076
Paint interior and exterior, including ceiling repair	$ 3,619
Replace residential water heater	$ 1,202
Subtotal Storage Shed	$ 6,897
Sitework	
Replace picnic tables and benches	$ 3,936
Subtotal Sitework	$ 3,936
Total Centennial Heritage Park	**$ 48,312**

FCA Recommended Maintenance
2026-2030

Description		Amount
Old Chamber of Commerce		
Exterior Paint	$	7,379
Residential Water Heater: Replace	$	2,579
Toilets: Replace	$	2,777
HVAC System: Replace	$	16,265
Total Old Chamber of Commerce	**$**	**29,000**
City Hall		
Replace windows	$	194,789
Replace exterior doors	$	8,015
Roof repair/replacement not noted above	$	477,154
Replace interior doors	$	12,695
Elevator cab finishes - replace	$	17,582
HVAC replacements	$	194,789
Electrical system upgrades	$	683,340
Replace AEDs	$	5,951
Cabinetry and countertops	$	31,737
Parking lots: Grind, overlay, and stripe	$	250,274
Replace park bench	$	1,389
Replace signage	$	11,902
Total City Hall	**$**	**1,889,617**
Library / Police Station		
Library		
Replace Roof	$	852,509
Interior Paint	$	185,312
Carpet and Vinyl Flooring	$	433,250
HVAC Equipment Replacement	$	168,755
Replace Electric Water Heater	$	1,093
Replace AED	$	3,280
Subtotal Library	$	1,644,199
Police Station		
Exterior Paint	$	15,215
Roof Repairs/Replacement	$	43,827
Interior Paint	$	79,250
Carpet and Flooring Repair/Replacement	$	19,674
HVAC Equipment Replacement	$	22,515
Replace Generator	$	126,784
Replace Electric Panel	$	98,367
Replace AED	$	3,280
Replace Double Oven	$	18,099
Subtotal Police Station	$	427,011

FCA Recommended Maintenance
2026-2030

Description		Amount
Sitework		
Parking Lot: Grind, Overlay, and Stripe	$	204,858
Replace Retaining Wall	$	26,230
Subtotal Sitework	$	231,088
Total Library / Police Station	**$**	**2,302,298**
Corporate Yard		
Facility Maintenance Building		
Replace Roof	$	66,452
Exterior Paint	$	12,460
Interior Paint	$	9,289
HVAC Equipment Replacement	$	9,618
Replace Electric Panel	$	2,404
Subtotal Facility Maintenance Building	$	100,223
Fleet Shop		
Replace Insulated Finishing System and Paint	$	7,389
Replace Roof	$	156,294
Paint Interior (Including repair of concrete walls)	$	52,352
HVAC Equipment Replacement	$	4,809
Replace Electric Panel	$	2,404
Subtotal Fleet Shop	$	223,248
Paint and Sign Shop		
Exterior Paint	$	7,870
Roof Repairs/Replacement	$	94,869
Interior Paint	$	18,851
HVAC Equipment Replacement	$	4,809
Replace Electric Panel and secondary transformer	$	37,378
Subtotal Paint and Sign Shop	$	163,777
Streets Office/Locker Room		
Exterior Paint	$	9,837
Interior Paint	$	8,143
HVAC Equipment Replacement	$	14,427
Subtotal Streets Office/Locker Room	$	32,407
Sitework		
Parking Lot: Grind, Overlay, and Stripe	$	423,631
Subtotal Sitework	$	423,631
Total Corporate Yard	**$**	**943,286**

FCA Recommended Maintenance
2026-2030

Description		Amount
Crowther Teen and Family Center		
Gym Roof Replacement	$	263,024
Exterior Paint	$	65,102
Parking lots: Grind, overlay, and stripe	$	245,074
Total Crowther Teen and Family Center	**$**	**573,200**
Dawson Park Tennis Complex		
Parking lots: Grind, overlay, and stripe	$	109,693
Resurface Courts (Rubber/Acrylic Colored Surface)	$	380,879
Total Dawson Park Tennis Complex	**$**	**490,572**
Finkbiner Park Facilities		
American Legion Hall		
Exterior Paint	$	37,870
Interior Paint and Carpet	$	56,391
HVAC Equipment Replacement	$	8,744
Replace AEDs	$	3,280
Subtotal American Legion Hall	$	106,285
Band Shell		
Concrete Walls: Repair	$	2,186
Roof: Replace	$	6,558
Concrete Floor: Repair	$	22,952
Subtotal Band Shell	$	31,696
Liberty House		
Exterior Paint	$	3,935
Interior Paint	$	11,475
Replace Countertop	$	3,280
Subtotal Liberty House	$	18,690
Liberty House Restrooms		
Interior and Exterior Paint	$	5,050
Subtotal Liberty House Restrooms	$	5,050
Lobb Field Snack Bar		
Repair Foundation	$	120,226
Paint and Vinyl Flooring	$	14,984
HVAC: Replace Ductless Split System	$	10,492
Replace Water Heater	$	1,421
Replace Hot and Cold Water Lines	$	9,727
Subtotal Lobb Field Snack Bar	$	156,850

FCA Recommended Maintenance
2026-2030

Description	Amount
Scout Hut	
Interior Paint	$ 14,539
HVAC: Replace Condensing Units and Gas Furnaces	$ 34,538
Subtotal Scout Hut	$ 49,077
Youth Center	
Repair Exterior Walls	$ 2,524
Replace Roof	$ 48,256
Interior Paint and Replace Ceiling Tiles	$ 26,449
HVAC Equipment Replacement	$ 67,764
Replace Commercial Condensing Style Water Heater	$ 27,324
Subtotal Youth Center	$ 172,317
Skate/Tennis Park	
Replace Electric Panel	$ 79,344
Replace Fences and Gates	$ 38,085
Subtotal Skate/Tennis Park	$ 117,429
Sitework	
Asphalt Repairs	$ 94,291
Concrete Repairs	$ 30,785
Park Amenities: Benches, Picnic Tables, Grills, Etc.	$ 14,404
Subtotal Sitework	$ 139,480
Total Finkbiner Park Facilities	**$ 796,874**
Gladstone Park	
Exterior Paint	$ 10,711
Roof Replacement	$ 7,032
Interior Paint	$ 4,960
Drinking Fountains and Toilets: Replace	$ 13,290
Hand Dryers: Replace	$ 6,347
Parking lots: Seal and stripe	$ 3,928
Play Structure and Other Park Amenities	$ 168,357
Total Gladstone Park	**$ 214,625**
Historical Society Museum	
Restore Wood Framed Windows	$ 25,139
Replace Exterior Doors	$ 13,115
Exterior Paint	$ 23,083
Upgrade Interior Lighting System	$ 41,315
Parking lots: Seal and Stripe	$ 6,807
Parking lots: Upgrade Lighting	$ 2,623
Total Historical Society Museum	**$ 112,082**

FCA Recommended Maintenance
2026-2030

Description		Amount
La Fetra Center		
Foundation: Repair	$	798,833
Exterior Paint	$	44,274
Roof: Replace	$	128,735
AED Replacement	$	2,975
Kitchen Equipment Replacements	$	67,442
Parking lots: Seal and stripe	$	14,142
Total La Fetra Center	**$**	**1,056,401**
Louie Pompei Memorial Sports Park Facilities		
Sitework		
Replace Seating Area Roof	$	47,606
Seal and Stripe Parking Areas	$	25,707
Replace Play Structures and Other Park Amenities	$	117,825
Update Signage	$	8,928
Parking Lot and Area Lighting: LED Retrofit	$	698,225
Subtotal Sitework	$	898,291
Maintenance Shed (Including Restroom)		
Exterior Paint	$	4,590
Interior Paint	$	4,307
Residential Water Heater: Replace	$	1,967
Drinking Fountain: Replace	$	3,280
Hand Dryers: Replace	$	6,994
HVAC Split System: Replace	$	10,492
Subtotal Maintenance Shed (Including Restroom)	$	31,630
Snack Bar (Including Restroom)		
Rolling Security Shutter: Replace	$	5,246
Exterior Door: Replace	$	4,154
Drinking Fountain: Replace	$	3,280
Interior Paint: Walls, Ceilings, and Floors	$	14,972
Toilet Partitions: Replace	$	13,006
Residential Water Heater: Replace	$	1,967
Hand Dryers	$	13,989
Kitchen Equipment: Replace	$	53,298
Subtotal Snack Bar (Including Restroom)	$	109,912
Total Louie Pompei Memorial Sports Park Facilities	**$**	**1,039,833**

FCA Recommended Maintenance
2026-2030

Description		Amount
Parks Yard		
Interior Paint and Carpet: Admin Building	$	20,275
Interior Lighting Upgrades: Storage Building	$	3,213
HVAC replacements	$	29,727
Replace AEDs	$	3,280
Total Parks Yard	**$**	**56,495**
Recreation and Human Services (Formerly Transportation Center)		
Admin Building Roof: Replace	$	48,605
Garage Roof: Replace	$	145,187
Garage Interior Paint	$	13,624
Garage Floor: Repair	$	1,967
Admin Building HVAC Equipment: Replace	$	31,040
Garage Electrical Panel: Replace	$	2,404
Parking lots: Seal and Stripe Asphalt	$	1,574
Subtotal Recreation and Human Services (Formerly Transportation Center)	**$**	**244,401**
South Hills Park		
Restroom: Exterior Paint	$	2,380
Restroom Metal Gates: Replace	$	7,538
Restroom Interior Paint	$	2,377
Dog Park Drinking Fountains: Replace	$	2,975
Restroom Drinking Fountain: Replace	$	2,975
Restroom Hand Dryers: Replace	$	6,347
Parking lots: Seal and Stripe Asphalt, Replenish Gravel	$	6,544
Park Amenities: Grills, Trash Receptacles, Signage, Etc.	$	15,155
Total South Hills Park	**$**	**46,291**
Grand Total	**$**	**10,517,680**

BIG DALTON CANYON CAMPGROUND/RESTROOMS



The Big Dalton Canyon Park Campground was originally developed in 1970. Since the site was constructed, there have been no significant renovations. 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 is provided by a pedestrian bridge located by Big Dalton Canyon Road.

Recently Completed Work ($2,000)

- Replaced water supply and drain lines to the sinks in restroom building.

Recommended Improvements (2026-2030)

Description	Estimated Cost
Restroom Building: Interior and exterior paint, replace toilets, sinks, and hand dryers, and install new LED lighting fixtures to increase energy efficiency and reduce maintenance costs.	$30,853
Site: Replace free standing drinking fountain.	$3,280
Total:	**$34,133**

BIG DALTON CANYON PARK DAYCAMP/RESTROOMS



The site includes two buildings, the Day Camp Cabin and the Restroom Building. Additionally, there is a picnic area equipped with picnic tables and recycling bins for trash disposal. Many of the MEPF (Mechanical, Electrical, Plumbing, and Fire Protection) components were original to the structures at the time of the facilities assessment. The buildings are not heated or cooled. Domestic hot water is supplied by an electric water heater.

Recently Completed Work (11,200)

Daycamp Building

- Painting, exterior and interior
- Replaced suspended ceiling tiles
- Replaced cabinets, countertops and sink
- Replaced water supply and drain lines
- Replaced electrical wiring and switches
- Upgraded lighting to LED panels

Restroom Building

- Installed shut-off valve in pipe chase
- Replaced water supply and drain lines to restroom sinks

Recommended Improvements (2026-2030)

Daycamp Building

Description	Estimated Cost
Replace electric distribution panel, 120/208 V, 200 Amp	$4,371
Replace commercial water heater, electric (12 kW)	$27,105
Replace metal roof	$21,994
Prep and paint or seal floors	$2,538
Total:	**$56,008**

Restroom Building

Description	Estimated Cost
Replace wiring, switches, receptacles, and light fixtures	$4,625
Prep & paint interior and exterior walls, floors, and ceilings	$15,488
Replace Toilet Partitions	$4,371
Replace water supply and drain lines, sinks, toilets, and urinals	$31,914
Replace metal roof	$13,071
Replace Retaining Wall	$45,905
Total:	**$115,374**

Grand Total:	**$171,382**

BIG DALTON GIRL SCOUT CABIN



The Girl Scout Cabin was constructed in 1970. The building is located across the street from the park's day camp area. The hut-shaped structure is constructed with a concrete masonry framework featuring wooden siding and decks, all topped with metal roof 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.

Recently Completed Work

- Routine maintenance

Recommended Improvements (2026-2030)

Girl Scout Cabin

Description	Estimated Cost
Prep and paint exterior walls, replace wood windows, replace aluminum window screens, replace exterior solid core wood door, and replace exterior steel door.	$25,571
Prep and paint interior walls, replace interior hollow core doors, and replace vinyl floor tiles.	$14,749
Restroom remodel, including toilet, sink, vanity, exhaust fan, vinyl flooring and related fixtures and equipment.	$13,409
Replace plumbing system including hot and cold water supply, drains and residential hot water heater.	$4,382
Kitchen remodel, including new sink, cabinets and countertop.	$12,101
Minor exterior concrete flatwork	$1,190
Total:	**$71,402**

BIG DALTON CANYON RESIDENCES



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.

Recently Completed Work

Residence 1

- Minimal Maintenance

Residence 2

- Minimal Maintenance

Site

- Minimal Maintenance

Recommended Improvements (2026-2030)

The nature of improvements will depend upon the intended use of the structure. Items listed below represent necessary work to maintain the existing configuration and functionality only.

Residence 1

Description	Estimated Cost
Prep and paint/refinish all interior walls, ceilings, and trim. Prep and paint all painted exterior surfaces. Replace bathtub, toilet and sink in restroom.	$17,232
Wood floors: Strip and refinish	$28,855
Replace vinyl floors	$5,447
Replace toilet and sink in restroom.	$3,933
Replace electric panel	$12,022
Replace plastic laminate countertop	$1,093
Total:	**$68,582**

Residence 2

Description	Estimated Cost
Replace solid-core wood exterior door.	$1,530
Paint walls, ceilings, and trim.	$7,104
Refinish epoxy coated floors.	$18,362
Replace vinyl sheeting.	$1,530
Replace bathtub, toilet, and sink in restroom.	$9,398
Total:	**$37,924**

Site

Description	Estimated Cost
Asphalt Pavement: Grind, overlay and stipe	$37,096
Concrete: Remove and replace	$11,922
Total:	**$49,018**

Grand Total:	**$155,524**

BUS PLAZA



The Bus Plaza in the city of Glendora was initially developed in 1994 and underwent renovation in 2005. Public restrooms were added, and all ADA requirements were met.

Recently Completed Work ($7,800)

- LED Lighting Retrofit
- Paint
- Restroom Upgrades: Interior Paint, Sinks, Hand Dryers, and Other Fixtures

Recommended Improvements (2026-2030)

Description	Estimated Cost
Mechanical, Electrical, Plumbing Systems	
• Electrical: Replace Area Lighting	$136,670
• Electrical: Replace Restroom Building Lighting Control	$3,760
• Plumbing: Replace Backflow Preventer and Drinking Fountain	$9,918
Total:	**$150,348**

CARLYLE E. LINDER EQUESTRIAN PARK



Carlyle E. Linder Equestrian Park covers 5.7 acres and provides a location for walks and horse riding. The amenities include a picnic area, unpaved parking, and a building housing restroom and a snack bar. 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.

Recently Completed Work ($9,900)

Restroom/Concession Building

- Restroom interior painting completed
- Plumbing system replaced

Recommended Improvements (2026-2030)

Restroom/Concession Building

Description	Estimated Cost
Exterior Paint	$5,902
Kitchen Floors: Refinish	$1,214
Restroom: Replace Vinyl Flooring	$3,061
Replace Residential Water Heater	$1,202
Total:	**$11,379**

Site

Description	Estimated Cost
Replace Drinking Fountain in Picnic Area	$3,280
Entrance road: Grind, Overlay and Restripe	$33,662
Replace Park Benches	$3,936
Repair Irrigation System, Including Controllers and Valves	$39,347
Total:	**$80,225**

Grand Total:	**$91,604**

CENTENNIAL HERITAGE PARK



The Centennial Heritage Park Facilities were originally constructed in 1895. The property is a historical preservation site that provides tours seasonally.

The buildings have wood framed structures with asphalt shingle roofs and exterior wood siding walls. The Storage Shed building's roof was damaged by a falling tree. The other building's roofs are in fair condition.

Recently Completed Work ($1,300)

Englehart Shed

- Removed fallen tree

Recommended Improvements (2026-2030)

Description	Estimated Cost
Citrus Snack Stand	
• Restore wood framed window	$5,028
• Interior and exterior paint	$464
• Replace Vinyl Flooring	$766
Englehart Shed	
• Interior and exterior paint	$3,933
Hamilton House	
• Interior and exterior paint	$15,703
Print Shop Barn	
• Repair exterior walls	$2,404
• Exterior paint	$2,623
• Refinish interior wood paneling	$6,558
Storage Shed	
• Replace roof	$2,076
• Paint interior and exterior, including ceiling repair	$3,619
• Replace residential water heater	$1,202
Site	
• Replace picnic tables and benches	$3,936
Total:	**$48,312**

CHAMBER OF COMMERCE



The Chamber of Commerce building was constructed in 1940.

Recently Completed Work ($17,480)

- LED Lighting Retrofit
- New roofing
- Interior Paint
- New Carpeting

Recommended Improvements (2026-2030)

Description	Estimated Cost
Building Exterior	
• Paint	$7,379
Mechanical, Electrical, Plumbing Systems	
• Residential Water Heater: Replace	$2,579
• Toilets: Replace	$2,777
• HVAC System: Replace	$16,265
Total:	**$29,000**

CITY HALL



City Hall was built in 1921. Originally, the building contained a library, jail, and administrative offices. The council chambers were added to the east side of the building in 1990. No major renovations have been made since the date of the last addition.

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. Most of the condensing units utilize R-22 refrigerant that has been phased out due to its detrimental impact on the environment. In addition, the majority of the HVAC units have exceeded their expected useful life.

Recently Completed Work ($771,590)

- Bottle fill station installation
- Council Chamber roof repair
- Council Chamber paint and carpet
- Council restroom upgrades
- City Clerk renovation/relocation
- Engineering reconfiguration
- HVAC
    - Replaced upper floor gas furnace
    - Replaced upper floor split system
    - Replaced basement split system
- Paint and Carpet: Main lobby, stairwells, and upper floor landing
- Repair of roof over ground floor restroom
- Security system upgrades
- Sewer relining
- Water heater replacement (Council side)

Recommended Improvements (2026-2030)

Description	Estimated Cost
Building Exterior	
• Replace windows	$194,789
• Replace exterior doors	$8,015
• Roof repair/replacement not noted above	$477,154

Description	Estimated Cost
Building Interior	
• Replace interior doors	$12,695
Mechanical, Electrical, Plumbing Systems	
• Elevator cab finishes - replace	$17,582
• HVAC replacements	$194,789
• Electrical system upgrades	$683,340
Furnishings and Equipment	
• Replace AEDs	$5,951
• Cabinetry and countertops	$31,737
Sitework	
• Parking lots: Grind, overlay, and stripe	$250,274
• Replace park bench	$1,389
• Replace signage	$11,902
Total:	**$1,889,617**

LIBRARY / POLICE STATION



The 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 Station.

Recently Completed Work ($430,833)

Library

- Bottle Fill Stations
- HVAC
    - Air Handler Repairs
    - Boot Replacement (Flexible Duct Coupling)
    - Boiler Replacement
- LED Lighting Retrofit
- Water Heater Replacement
- Security system upgrades

Police Station

- Bottle Fill Stations
- LED Lighting Retrofit
- Front Lobby Renovations (In-Progress)
- Gate Opener Replacement
- Remodel Projects
    - Admin Office
    - Detective Bureau
    - Records
- Security system upgrades
- Water Heater Replacement (4)

Recommended Improvements (2026-2030)

Library

Description	Estimated Cost
Building Exterior	
• Replace Roof	$852,509
Building Interior	
• Paint	$185,312
• Carpet and Vinyl Flooring	$433,250
Mechanical, Electrical, Plumbing Systems	
• HVAC Equipment Replacement	$168,755
• Replace Electric Water Heater	$1,093
Furnishings and Equipment	
• Replace AED	$3,280
Total:	**$1,644,199**

Police Station (Including IT Office, Storage Unit, and Traffic Office)

Description	Estimated Cost
Building Exterior	
• Paint	$15,215
• Roof Repairs/Replacement	$43,827
Building Interior	
• Paint	$79,250
• Carpet and Flooring Repair/Replacement	$19,674
Mechanical, Electrical, Plumbing Systems	
• HVAC Equipment Replacement	$22,515
• Replace Generator	$126,784
• Replace Electric Panel	$98,367
Furnishings and Equipment	
• Replace AED	$3,280
• Replace Double Oven	$18,099
Total:	**$427,011**

Site

Description	Estimated Cost
Parking Lot: Grind, Overlay, and Stripe	$204,858
Replace Retaining Wall	$26,230
Total:	**$231,088**

Grand Total:	**$2,302,298**

CORPORATE YARD

The Corporate Yard property was originally constructed in 1965 and consists of the facility maintenance building, paint and sign shop, fleet services building, streets office/locker room, and a fuel island.



Facility Maintenance Building



Paint and Sign Shop



Fleet Services Building



Streets Office / Locker Room



Fuel Island

The Corporate Yard property was originally constructed in 1965. It consists of maintenance shops, offices, and a fuel island.

Recently Completed Work ($968,321)

Facility Maintenance Building

- LED Lighting Retrofit

Fleet Shop

- LED Lighting Retrofit
- Water Heater Replaced

Paint and Sign Shop

- LED Lighting Retrofit

Streets Office/Locker Room

- LED Lighting Retrofit

Site

- City Yard Improvement Project (Design Only)
- Bus Charging Station Installed
- Replaced Gate Opener

Recommended Improvements (2026-2030)

Facility Maintenance Building

Description	Estimated Cost
Building Exterior	
• Replace Roof	$66,452
• Paint	$12,460
Building Interior	
• Paint	$9,289
Mechanical, Electrical, Plumbing Systems	
• HVAC Equipment Replacement	$9,618
• Replace Electric Panel	$2,404
Total:	**$100,223**

Fleet Shop	
Description	**Estimated Cost**
Building Exterior	
• Replace Insulated Finishing System and Paint	$7,389
• Replace Roof	$156,294
Building Interior	
• Paint (Including repair of concrete walls)	$52,352
Mechanical, Electrical, Plumbing Systems	
• HVAC Equipment Replacement	$4,809
• Replace Electric Panel	$2,404
Total:	**$223,248**

Paint and Sign Shop

Description	**Estimated Cost**
Building Exterior	
• Paint	$7,870
• Roof Repairs/Replacement	$94,869
Building Interior	
• Paint	$18,851
Mechanical, Electrical, Plumbing Systems	
• HVAC Equipment Replacement	$4,809
• Replace Electric Panel and secondary transformer	$37,378
Total:	**$163,777**

Streets Office/Locker Room

Description	**Estimated Cost**
Building Exterior	
• Paint	$9,837
Building Interior	
• Paint	$8,143
Mechanical, Electrical, Plumbing Systems	
• HVAC Equipment Replacement	$14,427
Total:	**$32,407**

Site

Description	**Estimated Cost**
Parking Lot: Grind, Overlay, and Stripe	$423,631
Total:	**$423,631**
Grand Total:	**$943,286**

CROWTHER TEEN AND FAMILY CENTER



The Crowther Teen and Family Center was originally constructed in 2003. The facility includes an computer lab and learning center, meeting rooms, basketball gym, and restrooms.

Recently Completed Work ($119,630)

- Bathroom Fixtures and Partitions
- Battery Backup Lighting
- Bottle Fill Station
- Ceiling Tile Replacement
- Interior Paint and Carpet
- LED Lighting Retrofit
- Restroom Remodel
- Security System Upgrades
- Water Heater Replacement

Recommended Improvements (2026-2030)

Description	Estimated Cost
Building Exterior	
• Gym Roof Replacement	$263,024
• Paint	$65,102
Sitework	
• Parking lots: Grind, overlay, and stripe	$245,074
Total:	**$573,200**

DAWSON PARK TENNIS COMPLEX



The Dawson Avenue Park Tennis Complex was originally constructed in 1967. It was renovated during the construction of the Crowther Teen and Family Center in 2003.

The tennis complex includes the tennis courts and nets, metal benches, trash receptacles, surrounding fencing, and pole lights.

Recently Completed Work ($2,000)

- Replaced Netting

Recommended Improvements (2026-2030)

Description	Estimated Cost
Sitework	
• Parking lots: Grind, overlay, and stripe	$109,693
• Resurface Courts (Rubber/Acrylic Colored Surface)	$380,879
Total:	**$490,572**

FINKBINER PARK FACILITIES

Finkbiner Park and its facilities were originally constructed in 1930. The facilities include the American Legion Hall, Band Shell, Checkout Restrooms, Liberty House, Liberty House Restrooms, Lobb Field Snack Bar, Scout Hut, Youth Center, Skate Park, and Tennis Courts.



American Legion Hall



Band Shell



Checkout Restrooms



Liberty House



Liberty House Restrooms



Lobb Field Snack Bar



Scout Hut



Youth Center



Skate Park



Tennis Courts

Recently Completed Work ($277,435)

American Legion Hall

- Basement Paint, Lighting and Plumbing Fixtures
- Bottle Fill Station
- HVAC: Replaced Package Unit and Added Mini Split System
- LED Lighting Retrofit
- Office Renovations: Paint, Carpet and Asbestos Remediation
- Restroom Remodel
- Water Heater replacement

Band Shell

- None

Checkout Restrooms

- None

Liberty House

- None

Liberty House Restrooms

- None

Lobb Field Snack Bar

- None

Scout Hut

- New Water Service Line
- Replaced Plumbing Fixtures

Youth Center

- Bottle Fill Station
- Exterior Door Replacement
- LED Lighting Retrofit

Skate/Tennis Park

- Skate Park Rehabilitation

Recommended Improvements (2026-2030)

American Legion Hall

Description	Estimated Cost
Building Exterior	
• Paint	$37,870
Building Interior	
• Paint and Carpet	$56,391
Mechanical, Electrical, Plumbing Systems	
• HVAC Equipment Replacement	$8,744
Furnishings and Equipment	
• Replace AEDs	$3,280
Total:	**$106,285**

Band Shell

Description	Estimated Cost
Building Exterior	
• Concrete Walls: Repair	$2,186

Band Shell

Description	Estimated Cost
• Roof: Replace	$6,558
Building Interior	
• Concrete Floor: Repair	$22,952
Total:	**$31,696**

Checkout Restrooms

Description	Estimated Cost
Building Exterior	
• None	$0
Building Interior	
• None	$0
Total:	**$0**

Liberty House

Description	Estimated Cost
Building Exterior	
• Paint	$3,935
Building Interior	
• Paint	$11,475
• Replace Countertop	$3,280
Total:	**$18,690**

Liberty House Restrooms

Description	Estimated Cost
Building Exterior	
• Paint	$1,784
Building Interior	
• Paint	$3,266
Total:	**$5,050**

Lobb Field Snack Bar

Description	Estimated Cost
Building Exterior	
• Repair Foundation	$120,226
Building Interior	
• Paint and Vinyl Flooring	$14,984
Mechanical, Electrical, Plumbing Systems	
• HVAC: Replace Ductless Split System	$10,492

Lobb Field Snack Bar

Description	Estimated Cost
• Replace Water Heater	$1,421
• Replace Hot and Cold Water Lines	$9,727
Total:	**$156,850**

Scout Hut

Description	Estimated Cost
Building Interior	
• Paint	$14,539
Mechanical, Electrical, Plumbing Systems	
• HVAC: Replace Condensing Units and Gas Furnaces	$34,538
Total:	**$49,077**

Youth Center

Description	Estimated Cost
Building Exterior	
• Repair Exterior Walls	$2,524
• Replace Roof	$48,256
Building Interior	
• Paint and Replace Ceiling Tiles	$26,449
Mechanical, Electrical, Plumbing Systems	
• HVAC Equipment Replacement	$67,764
• Replace Commercial Condensing Style Water Heater	$27,324
Total:	**$172,317**

Skate/Tennis Park

Description	Estimated Cost
Mechanical, Electrical, Plumbing Systems	
• Replace Electric Panel	$79,344
Miscellaneous	
• Replace Fences and Gates	$38,085
Total:	**$117,429**

Sitework

Description	Estimated Cost
• Asphalt Repairs	$94,291
• Concrete Repairs	$30,785
• Park Amenities: Benches, Picnic Tables, Grills, etc.	$14,404
Total:	**$139,480**

Grand Total:	**$796,874**

GLADSTONE PARK



The Gladstone Park Restroom building was originally built in 1965. It is located to the south of Gladstone Park.

The small restroom building has a slab on grade foundation. 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 show no cracking and spalling issues due to water infiltration. The restroom floors and interior walls are finished with ceramic tiles.

Recently Completed Work ($27,425)

- LED Lighting Retrofit
- Restored "Lion" Drinking Fountain
- Installed Electric Pedestal

Recommended Improvements (2026-2030)

Description	Estimated Cost
Building Exterior	
• Paint	$10,711
• Roof: Replace	$7,032
Building Interior	
• Paint	$4,960
Mechanical, Electrical, Plumbing Systems	
• Drinking Fountains and Toilets: Replace	$13,290
• Hand Dryers: Replace	$6,347
Sitework	
• Parking lots: Seal and stripe	$3,928
• Play Structure and Other Park Amenities	$168,357
Total:	**$214,625**

HISTORICAL SOCIETY MUSEUM



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.

Recently Completed Work ($20,000)

- New roofing
- Interior Paint
- New Carpeting and Terrazzo Floors.
- New Rooftop A/C

Recommended Improvements (2026-2030)

Description	Estimated Cost
Building Exterior	
• Restore Wood Framed Windows	$25,139
• Replace Exterior Doors	$13,115
• Paint	$23,083
Building Interior	
• Upgrade Interior Lighting System	$41,315
Sitework	
• Parking lots: Seal and Stripe	$6,807
• Parking lots: Upgrade Lighting	$2,623
Total:	**$112,082**

LA FETRA CENTER



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.

Recently Completed Work ($208,175)

- Historic Building
  - Bottle Fill Station
  - New Upstairs Ductwork
  - Paint and Carpet
  - Replaced Skylight
  - Water Heater Replacement
  - Stair Replacement (Construction Contract Awarded)
- Expansion Building
  - LED Lighting Retrofit
  - Paint and Carpet
  - Restroom Fixtures Replaced

Recommended Improvements (2026-2030)

Description	Estimated Cost
Building Exterior	
• Foundation: Repair	$798,833
• Paint	$44,274
• Roof: Replace	$128,735
Furnishings and Equipment	
• AED Replacement	$2,975
• Kitchen Equipment Replacements	$67,442
Sitework	
• Parking lots: Seal and stripe	$14,142
Total:	**$1,056,401**

LOUIE POMPEI MEMORIAL SPORTS PARK FACILITIES



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 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.

Recently Completed Work ($174,314)

- Security System Upgrades
- LED Lighting Retrofit: Snack Bar and Maintenance Shed
- New Scoreboards
- Replaced Baseball Fields Backstops
- Installed Artificial Turf on Ball Fields
- Refinished Stair Rails

Recommended Improvements (2026-2030)

Site

Description	Estimated Cost
• Replace Seating Area Roof	$47,606
• Seal and Stripe Parking Areas	$25,707
• Replace Play Structures and Other Park Amenities	$117,825
• Update Signage	$8,928
• Parking Lot and Area Lighting: LED Retrofit	$698,225
Total:	**$898,291**

Maintenance Shed (Including Restroom)

Description	Estimated Cost
Building Exterior	
• Paint	$4,590
Building Interior	
• Paint	$4,307
Mechanical, Electrical, Plumbing Systems	
• Residential Water Heater: Replace	$1,967
• Drinking Fountain: Replace	$3,280
• Hand Dryers: Replace	$6,994
• HVAC Split System: Replace	$10,492
Total:	**$31,630**

Snack Bar (Including Restroom)

Description	Estimated Cost
Building Exterior	
• Rolling Security Shutter: Replace	$5,246
• Exterior Door: Replace	$4,154
• Drinking Fountain: Replace	$3,280
Building Interior	
• Paint: Walls, Ceilings, and Floors	$14,972
• Toilet Partitions: Replace	$13,006
Mechanical, Electrical, Plumbing Systems	
• Residential Water Heater: Replace	$1,967
• Hand Dryers	$13,989
Furnishings and Equipment	
• Kitchen Equipment: Replace	$53,298
Total:	**$109,912**

Grand Total:	**$1,039,833**

PARKS YARD



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 Parks Division of the Public Works Department and as an area to store maintenance equipment.

Recently Completed Work ($154,473)

- Parking Lot Rehabilitation
- New Water Service Line
- Remediation of Water Damage

Recommended Improvements (2026-2030)

Description	Estimated Cost
Building Interior	
• Paint and Carpet: Admin Building	$20,275
• Interior Lighting Upgrades: Storage Building	$3,213
Mechanical, Electrical, Plumbing Systems	
• HVAC replacements	$29,727
Furnishings and Equipment	
• Replace AEDs	$3,280
Total:	**$56,495**

RECREATION AND HUMAN SERVICES (FORMERLY TRANSPORTATION CENTER)



The Transportation Center Building and Garage were constructed in 1995.

Recently Completed Work ($95,000)

- Exterior Paint on Admin Building and Garage
- Garage Building Ceiling Repaired
- Interior Carpet and Paint
- LED Lighting Upgrades
- Restroom Fixtures Replaced

Recommended Improvements (2026-2030)

Description	Estimated Cost
Building Exterior	
• Admin Building Roof: Replace	$48,605
• Garage Roof: Replace	$145,187
Building Interior	
• Garage Paint	$13,624
• Garage Floor: Repair	$1,967
Mechanical, Electrical, Plumbing Systems	
• Admin Building HVAC Equipment: Replace	$31,040
• Garage Electrical Panel: Replace	$2,404
Sitework	
• Parking lots: Seal and Stripe Asphalt	$1,574
Total:	**$244,401**

SOUTH HILLS PARK



The South Hills Park Restrooms building was originally built in 1973. It is located to the eastern end of the park. An asphalt parking lot and concrete paved sidewalks constitute the flatwork of the site. 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.

Recently Completed Work

- None

Recommended Improvements (2026-2030)

Description	Estimated Cost
Building Exterior	
• Paint	$2,380
• Metal Gates: Replace	$7,538
Building Interior	
• Paint	$2,377
Mechanical, Electrical, Plumbing Systems	
• Dog Park Drinking Fountains: Replace	$2,975
• Restroom Drinking Fountain: Replace	$2,975
• Hand Dryers: Replace	$6,347
Sitework	
• Parking lots: Seal and Stripe Asphalt, Replenish Gravel	$6,544
• Park Amenities: Grills, Trash Receptacles, Signage, etc.	$15,155
Total:	**$46,291**

Facilities and Parks Projects

FY 2023/24 through FY 2025/26

Facilities Projects

Big Dalton

Completed Projects

Description	Amount
Day Camp	
LED Lighting Retrofit (Materials Only)	$1,200
Interior and Exterior Paint	$2,000
Ceiling Tile replacement	$1,000
Sink Counter Replacement	$1,500
New custom cabinets and wash sink	$1,500
Broken bench seat replaced	$800
Restroom lock repaired (welded bolts to the lock plate)	$200
New press-fitted shut-off valve installed at restroom chase way	$1,000
Sink supply and drain lines plumbed in for restrooms	$2,000
Total	**$11,200**

Bus Plaza

Completed Projects

Description	Amount
Paint	$1,000
LED Lighting Retrofit	$800
Door Lock Replacement	$3,500
Plumbing Upgrades: Sink, Hand Driers, and other fixtures	$2,500
Total	**$7,800**

Chamber Building

Completed Projects

Description	Amount
LED Lighting Replacement, ceiling tile replacement (Materials Only)	$4,000
Replaced Carpet	$6,630
Painted Interior	$6,850
Total	**$17,480**

Facilities and Parks Projects

FY 2023/24 through FY 2025/26

City Hall

Completed Projects

Description	Amount
Bottle Fill Stations: Council Chambers (Materials Only)	$1,600
Security Upgrades	$172,990
Council Chambers Access Controls	$4,408
Council Restroom Plumbing Upgrades	$10,000
Council Restroom Tile	$14,310
Council Restroom Asbestos Remediation	$6,200
A/C Replacement: City Managers Office	$19,250
A/C Replacement: Engineering	$25,000
Sewer Relining: South	$11,581
Sewer Relining: North	$25,000
Roof Repair: Council Chambers/Restroom	$45,268
LED Lighting Retrofit (Materials Only)	$1,650
Water Heater Replacement (Council Side) (Materials Only)	$2,000
Engineering Reconfigure: Furniture/Electrical/Network	$100,000
Monument Sign removal and site restoration	$15,000
City Clerk Relocation: Furniture/Electrical/Network, Painting, and Carpet	$165,615
Door Replacement: Council Chamber East Door and 2 door on north side between City Hall and Council Chambers	$18,735
Main Lobby, Stairwells and Executive Landing: Paint and Carpet	$46,665
Interior Painting	$16,153
Council Chambers: Paint, Carpet, Asbestos Remediation	$59,165
Public Works Offices	$11,000
Total	**$771,590**

Dawson Ave. Park's Yard

Completed Projects

Description	Amount
Dawson Parks Yard Fence Replacement (Contract)	$11,650
Dawson Parks Yard Fence Replacement (In-House)	$5,010
Total	**$16,660**

Facilities and Parks Projects

FY 2023/24 through FY 2025/26

Finkbiner Park

Completed Projects

Description	Amount
American Legion	
Bottle Fill Stations	$1,600
Restroom Remodel	$200,000
Basement Paint, Lighting, plumbing fixtures Project	$10,000
LED Lighting Retrofit (Ongoing)	$3,000
Office Painting Project (3 offices, classroom area, chair rail, painting, electrical, carpet, cat 6 cabling office asbestos remediation	$15,000
Water Heater Replacement	$2,500
HVAC: Replaced replace package unit and added one additional unit mini split back room	$23,000
Replaced Exit Signs	$1,800
Scout Hut	
Installed new water service line Elser plumbing ($1,160) Materials	$3,660
Installed new plumbing fixtures, toilet, sink	$2,000
Replaced Exit Signs	$1,600
Youth Center	
Door Replacement: Two exterior doors on north side of building	$8,275
Bottle Fill Station	$1,600
LED Lighting Retrofits (on going)	$2,000
Replaced Exit Signs	$1,400
Total	**$277,435**

Gladstone Park

Completed Projects

Description	Amount
LED Lighting Retrofit including Restroom Bldg. and Area Lighting	$8,425
New electric pedestal	$6,775
Restoration of "Lion" drinking fountain (trenching, new water supply line, concrete repairs on lion, new bubbler, concrete stepping pad, decorative rock trail, new paint)	$8,725
New baby changing stations added	$1,000
New Electrical pedestal (Park Events) materials	$2,500
Total	**$27,425**

Facilities and Parks Projects

FY 2023/24 through FY 2025/26

Johnstone Peak

Completed Projects

Description	Amount
Johnstone Peak A/C Replacement (A/C unit replaced due to a refrigerant leak in evaporator coil)	$17,855
Total	**$17,855**

La Fetra Center

Completed Projects

Description	Amount
Historic Building	
New upstairs ductwork	$15,000
Bottle Fill Station	$3,200
Water Heater replacement (historical)	$2,500
Carpet Replacement, and Interior and Exterior Painting (Grant United Way)	$150,000
Expansion Building	
LED Lighting Retrofit (Materials Only)	$4,500
Restroom Fixture Replacement	$15,675
New LED Exit Signs	$1,200
Kitchen Water Heater Replacement	$14,000
New skylights	$2,100
Total	**$208,175**

Library

Completed Projects

Description	Amount
Bottle Fill Stations: 2 units	$3,200
LED Lighting Retrofit (Materials Only) New fixtures $6,000 (retrofit existing fixtures)	$16,000
Security Upgrades	$115,590
Air Handler Repairs (Bearings)	$16,475
Boot Replacement (HVAC) (Flexible Duct Coupling)	$13,000
Boiler Replacement (HVAC)	$60,000
Water Heater Replacement	$2,500
Fire Suppression System Repairs/Upgrades	$2,175
LED Exit signs added in Northeast and Northwest sections of main floor (material)	$2,000
Total	**$230,940**

Facilities and Parks Projects

FY 2023/24 through FY 2025/26

Louie Pompei Park

Completed Projects

Description	Amount
Security Upgrades	$11,346
LED Lighting Retrofit: Snack Bar and Storage Building (Materials Only)	$2,000
Fire Suppression System Repairs	$6,745
Total	**$20,091**

Museum

Completed Projects

Description	Amount
Rooftop A/C Replacement	
Roof Replacement	$16,000
new cleanout install	$4,000
Total	**$20,000**

Parks Yard

Completed Projects

Description	Amount
Pavement Rehabilitation	$135,673
Installed new water service line	$10,800
Remediation of water damage	$8,000
Total	**$154,473**

Police Department (GPD)

Completed Projects

Description	Amount
LED Lighting Retrofit (Materials Only)	$15,000
Fire Suppression System Upgrades/Repairs	$4,020
Restroom Plumbing Upgrades: Toilets, Sinks, Faucets	$13,900
Detective Bureau Project: Paint, carpet, electrical, lighting, T-bar ceiling, network	$170,282
Bottle Fill Stations: 1st and 2nd Floor (Materials Only)	$3,200
Records Remodel Project Furniture, paint, electrical, drywall, carpet flooring, core	$23,786
Admin Project Furniture, T-bar, electrical, paint, cat 6 cabling door locks continuing, furred out office wall	$36,466
Gate Opener Replacement	$13,125
Security Upgrades	$62,446
Water Heater Replacement: 3 Units customer supplied,	$8,000
Front Sign Update	$2,500
Water Heater Replacement: Electric for Washing Machine (Materials Only)	$2,500
Total	**$355,225**

Recreation Building (Formerly Transportation Building)

Completed Projects

Description	Amount
LED Lighting Retrofit (Materials Only)	$4,000
Restroom Fixture Replacement	$2,000
Interior paint and flooring	$89,000
Total	**$95,000**

San Gabriel Plant (Water Yard)

Completed Projects

Description	Amount
Security Upgrades	$84,846
Total	**$84,846**

Sierra Madre Water Facility

Completed Projects

Description	Amount
Security Upgrades	$103,581
LED Lighting Retrofit (Materials Only)	$3,500
EV Charger (Mach E) (Materials Only) 3 x 3 Days + 3 x 4 hrs. OT	$5,000
New Exterior Door Locks/Closers (Materials Only)	$3,500
New Water Heater (Materials Only)	$2,000
Total	**$117,581**

Streets Yard (Maintenance Yard)

Completed Projects

Description	Amount
Replace Gate Opener	$8,720
LED Lighting Retrofit: Fleet, Facilities, & Street Bldgs.	$22,160
Bus Charging Stations	$209,650
City Yard Improvement Project (CIP) (Design Only)	$725,851
Replaced Water Heater in Fleet Shop	$1,940
Antique Street Light Restoration (47 light poles)	$239,168
Total	**$1,207,489**

Facilities and Parks Projects

FY 2023/24 through FY 2025/26

Teen Center

Completed Projects

Description	Amount
Security Upgrades	$18,368
LED Lighting Retrofit (Materials Only)	$6,500
Exit Sign LED Retrofit	$1,800
Water Heater Replacement	$2,500
Restroom Upgrades: Toilets, Sinks, Faucets, Flush Valves, Urinals	$17,822
Restroom partitions	$15,000
Interior Paint and Carpet	$32,000
Bottle Fill Station	$1,600
Fire Suppression System Repair	$2,765
Ceiling Tile Replacement	$15,275
New battery backup lighting installed	$2,000
Backflow replaced	$3,000
Baby changing stations	$1,000
Total	**$119,630**

Facility Project Total $3,760,895

Park Projects

Completed Projects

Description	Amount
Finkbiner Park Project Phase 1 – Restrooms, Pickleball/Tennis Courts	$596,684
Design and Installation of Artificial Turf at Louie Pompei Memorial Sports Park (Fields 1, 2, 4, and 5)	$5,100,000
Replacement of Artificial Turf on Field 3 at Louie Pompei Memorial Sports Park	$509,307
Replacement of Playground Surfacing at Louie Pompei Memorial Sports Park	$81,165
Scoreboard Purchase and Installation for Goddard and Sandburg Middle Schools	$21,204
Finkbiner Park Phase II – Playground, Surrounding Concrete Walkways, Parking Lot	$1,322,143
Louie Pompei Memorial Sports Park Shade Structure Installation	$944,519
Scoreboards for Louie Pompei Memorial Sports Park	$154,223
Playground Replacement	$144,932
Conversion of one tennis court into four pickleball courts at Dawson Park	$20,327
Finkbiner Park Skate Park Resurfacing	$98,055

Park Project Total $8,992,559

Grand Total $12,753,454

Active Facilities, Streets, and Water Projects

Active Capital Improvement Projects

Active capital improvement projects are grouped below by phase of delivery to provide a clear understanding of current progress and upcoming milestones, including projects under construction, in procurement, and in planning, design, or environmental review.

Construction and Implementation

La Fetra Center Staircase Replacement

City Council awarded the construction agreement for the staircase replacement project on March 24, 2026. Replacing the staircase is essential to provide a safe and code-compliant second emergency exit, as required by Building and Safety, and to ensure the facility maintains adequate fire and life-safety protection. (CIP Budget: $384,265)

Lone Hill Street Improvement

Replacement and realignment of roadway infrastructure along Lone Hill, including right-of-way coordination with Caltrans. Bids were received in April 2026, with construction award anticipated for City Council on June 9, 2026. Construction is expected to begin in October 2026. (CIP Budget: $1,878,103, Funded through Prop C and STLP)

Highway Safety Improvement Program (HSIP) Cycle 11, Traffic Signal Modifications

Upgrades to pedestrian crossing, and intersection safety features at eight priority intersections, primarily along Gladstone St., Barranca Ave, and Route 66. The construction agreement has been awarded and is currently awaiting procurement of materials with completion expected by summer. (CIP Budget: $1,733,580 - HSIP Grant Funded)

Glendora People Movement Project – San Dimas Wash Trail

This project consists of four distinct projects: three urban trails and first and last mile improvements. Construction of the San Dimas Wash Trail component has been awarded by the San Gabriel Valley Council of Governments (SGVCOG), with construction anticipated to begin before the end of the fiscal year. (Component Budget $5,623,000, project managed through the SGVCOG and primarily grant funded, City Contribution $1,817,000)

Bidding & Procurement

Police Department Lobby Remodel (Phase I)

Improvements to the entrance lobby doors to enhance ADA accessibility, public interface, and security. The Request for Proposal (RFP) has been issued, with bids received in late April 2026. Staff anticipates bringing the construction award to City Council in June 2026. (CIP Budget: $380,475)

Active Facilities, Streets, and Water Projects

Lone Hill Bridge at San Dimas Wash Improvements

The project includes bridge sealing to prevent corrosion, repainting of the bridge rail to improve visibility, and pavement grinding and overlay along the northeast side of the bridge. These improvements help maintain the bridge's safety and long-term condition. Design for this project is complete and under Caltrans review. Upon approval from Caltrans, an RFP will be issued for the construction phase. (CIP Budget: $279,564, Funded through Road Maintenance Repair Act (RMRA) and Highway Bridge Replacement Program)

Planning, Design & Environmental

Glendora Avenue Water and Street Improvement

Comprehensive upgrade of water main and full street rehabilitation, including pavement, sidewalks, Americans with Disabilities Act (ADA) compliant ramps, and traffic signal enhancements along Glendora Avenue from Gladstone to Route 66. Design is currently underway, with completion anticipated in FY 2027. (CIP Budget: $806,172 - design only)

Colorado Avenue Water and Street Improvement

Comprehensive water main upgrade and street rehabilitation from Glendora Avenue to Le Mar Park and adjacent streets. Design is 90% complete with completion anticipated at the end of June (FY 2026). The RFP/Bid advertisement is anticipated to be released in the summer of 2026 with construction targeted for early 2027. (CIP Budget: $5,596,500)

Cypress Avenue Water and Street Improvement

Comprehensive water main upgrade and street rehabilitation east of Loraine between Leadora Avenue and Bennett Avenue. This project is currently at 90% design with a target design completion at the end of June (FY 2026). The RFP/Bid advertisement is targeted for summer 2026, with construction expected to begin in late 2026. (CIP Budget: $6,839,166)

North Glendora Reservoir Replacement

Improvements to access and site infrastructure associated with the City's reservoir, including access road and supporting utility work. The project is currently awaiting final access road design and completion of the Mitigated Negative Declaration (MND) for City Council consideration. Environmental review has identified sensitive biological constraints that are being addressed as part of the permitting process. Following Council approval, the project will be advertised for construction. (CIP Budget: $8,408,334)

Highway Safety Improvement Program (HSIP) Cycle 12, Traffic Signal Modifications

Upgrades and modernization of pedestrian crossing, and intersection safety features at ten priority intersections, primarily along Route 66. The design award agreement was

issued on March 10th, with design completion expected by the end of this calendar year. (HSIP Award of $2,074,590)

Glendora People Movement Project – First/Last Mile Improvements

Design of First and Last mile improvements associated with the newly opened Metro station along Glendora Avenue and Foothill Boulevard is ongoing, with completion of design anticipated by late summer. (Component Budget $10,346,000; project managed through the SGVCOG and primarily grant funded, City Contribution $1,108,000)

Finkbiner Park Stormwater Capture Project

Installation of an underground stormwater treatment and infiltration facility beneath the softball field to capture runoff and improve water quality. Since the previous update, the Mitigated Negative Declaration (MND) has been approved by City Council. The project is currently advancing through regulatory permitting, with a consultant working to obtain the required 408 Permit due to its proximity to the Little Dalton Wash. Construction is anticipated to begin in late 2027. (CIP Budget: $23,755,692, Funded through Measure W)

South Hills Bike Park

This project will develop a bicycle park facility in the South Hills area adjacent to Glendora Avenue, featuring trails, a pump track, and supporting amenities. Civil engineering design is currently at 60%, with completion anticipated by June 2026. In addition, environmental comments from the public review process are being reviewed and addressed. (CIP Budget: $2,725,500, Largely Grant Funded)

City Yard Improvement Project

This project improves the layout, access, and functionality of the City Yard to support operations. Design and construction drawings are now complete. The next phase includes environmental clearance and development of a phased construction approach to align with available funding. (CIP Budget: $725,581 - Design and Construction Drawings Only)

Police Department Lobby Remodel (Phase II)

Meetings for design planning for Phase II of the Police Department Lobby Remodel have begun. Phase II will evaluate lobby reconfiguration and restroom improvements, with design planning expected to begin shortly. (CIP Budget: $171,268)

ADA Self Evaluation and Transition Plan

The Citywide ADA Self-Evaluation has been completed. Staff is working with the consultant to establish priorities and develop the Transition Plan to address identified barriers, with completion expected by the end of 2026. (CIP Budget: $329,825)

Active Facilities, Streets, and Water Projects

Stormwater Master Plan

A comprehensive plan to guide improvements to the City's stormwater infrastructure. Since the previous update, the contract has been awarded and the Master Plan is currently under development, with completion anticipated by the end of 2026. (CIP Budget: $250,000, Funded through Measure W)

Other Active Projects

The projects below are not included in the Capital Improvement Program. These projects are scheduled to be completed in Fiscal Year 2026/27 utilizing both contractors and City staff.

Bottle Fill Stations

Water bottle filling stations will be installed at City Hall (3), La Fetra Center (1), Parks Yard (1), Streets Yard (1), and Recreation and Human Services facility (1). The work is currently being scheduled with the City's on-call plumbing contractor. ($100,000)

Police Department HVAC Repairs

This project will be completed in two phases. Phase 1 includes the fabrication and installation of a new stainless-steel plenum for the cooling tower. The new stainless-steel plenum will be extended out to clear the roof soffit above to minimize damage from the cooling tower discharge air. Phase 2 includes the removal and replacement of the brazed plate heat exchanger condensers for both chillers. ($65,000)

San Gabriel Plant Roof Repair

This project includes the replacement of the roofs on the storage building and Well 12E building at the San Gabriel Water Production facility. The scope of work includes the addition of intake louvers at the Well 12E building to improve ventilation. ($75,000)

Sierra Madre Water Yard Warehouse Roof Repair

This project includes the replacement of the roof on the warehouse building at the Sierra Madre Water Yard. ($75,000)

Proposed Street Segments and Estimated Citywide PCI Impact

Street Segment	Description	Estimated Cost	2025 Segment Avg. PCI	Approx. Area (SF)	Citywide PCI After Improvement *
Route 66					
Barranca Ave to Grand Ave	2" Grind & and Overlay	$1,150,000	36	175,000	63.91
Grand Ave to Vermont Ave	1.5" Grind & Overlay	$550,000	51	93,000	63.69
Vermont Ave to Glendora Ave	2"Grind & Overlay	$500,000	47	70,000	63.66
Glendora Ave to Pasadena Ave	2"Grind & Overlay	$500,000	46	71,000	63.67
Pasadena Ave to Elwood Ave	2"Grind & Overlay	$750,000	40	173,000	63.88
Elwood Ave to Hunters Trail	2"Grind & Overlay	$1,100,000	55	230,000	63.87
Hunters Trail to Compromise Line Rd	2"Grind & Overlay	$750,0000	55	125,000	63.71
Compromise Line Rd to Cataract Ave	2"Grind & Overlay	$2,700,000	31	485,000	64.62
		$8,000,000		**1,422,000**	**66.22**
Grand Ave					
Arrow Hwy to Route 66	1.5" to 2" Grind & Overlay	$2,500,000	55	550,000	64.29
Route 66 to Sierra Madre Ave	Type II Slurry / ARAM	$1,000,000	75	400,000	63.96
Sierra Madre Ave to Palm Dr	2" Grind & Overlay	$250,000	40	45,000	63.63
		$3,750,000		**995,000**	**64.79**
Juanita Ave					
Glendora Ave. to San Dimas Wash	2" Grind & Overlay	$400,000	43	62,000	64.45
San Dimas Wash to Bonnie Cove Ave	Type II Slurry / ARAM	$75,000	75	32,000	
Bonnie Cove Ave to Sunflower Ave	2" Grind & Overlay	$500,000	37	92,000	64.49
Sunflower Ave to Valley Center Ave	1.5" Grind & Overlay	$400,000	52	92,000	64.45
		$1,375,000		**278,000**	**65.3**

Proposed Street Segments and Estimated Citywide PCI Impact

Street Segment	Description	Estimated Cost	2025 Segment Avg. PCI	Approx. Area (SF)	Citywide PCI After Improvement *
Sunflower Ave					
Arrow Hwy to Juanita Ave	2"Grind and Overlay	$550,000	38	80,000	63.70
Juanita Ave to Gladstone Ave	2"Grind and Overlay	$550,000	40	90,000	63.70
Gladstone Ave to 210 Freeway	2"Grind and Overlay	$750,000	40	100,000	63.73
		$1,850,000		**270,000**	**64.04**
Valley Center Ave					
Arrow Hwy to Juanita Ave	2.5" Grind and Overlay	$800,000	28	85,000	63.73
		$800,000		**85,000**	**63.73**
Gladstone Ave					
Barranca Ave to Valley Center Ave	Type II Slurry / ARAM	$1,600,000	75	800,000	64.18
Valley Center Ave to Lone Hill Ave	2" Grind & Overlay	$800,000	47	150,000	63.81
		$2,400,000		**950,000**	**64.44**

* The 2025 Pavement Management Program (PMP) determined Citywide average PCI to be 63.2. The Citywide PCI After Segment Improvement is an estimate factoring in proposed segment improvement, streets improved and/or those programmed to be improved prior to the end of 2027, and continued deterioration of the overall street network. The estimate does not include the City's annual Road Maintenance and Rehabilitation (RMRA) funded slurry seal program. Once the FY 2026-2027 slurry seal streets are identified, the annual slurry seal program is expected to further positively impact the Citywide PCI by approximately 0.6 to 0.9 PCI points, depending on the final street segments selected, existing PCI conditions, bid pricing and square footage treated.

Preventative Maintenance / Slurry Seal Impact**

Preventative Maintenance Program	Funding Status	Estimated Cost	Approx. Area (SF)	Est. Citywide PCI Impact	Included in "Citywide PCI After Improvement" Column?
Annual Slurry Seal Program	Funded w/ RMRA	$500,000	900,000	Adds 0.6 – 0.9	No
Additional Slurry Seal Program	**Optional Council Allocation**	**$500,000**	**900,000**	**Adds 0.6 – 0.9**	**No**

** If Council allocates an additional $500,000 toward expanded slurry seal, staff estimates that approximately 800,000 to 1,000,000 additional square feet of pavement could be treated, resulting in an additional estimated Citywide PCI benefit of approximately 0.6 to 0.9 PCI points. This estimate is for planning-level comparison only and is not included in the "Citywide PCI After Segment Improvement" column in the above table.

WORKSHOP 1: FOUNDATION AND FUNDING

June 16, 2026

RECOMMENDATION

What Staff Is Recommending

That the City Council:

1. **Provide direction** on how one-time funds should be allocated among major categories, specific projects or priorities, or a combination of both.

Scope of tonight's decision: Allocation of $8–$12 million in one-time funds, directed to streets and existing City facilities. Per prior City Council direction, the Library and Public Works Yard are not part of this discussion; they are the focus of Workshop 2.

Strategic Focus Areas

GOAL 3

New + Revitalized Facilities

Develop new and enhanced facilities including a modern civic center and improved Public spaces that foster connectivity, accessibility, and civic pride.

GOAL 4

Sustainable Infrastructure

Sustainable Infrastructure Plan and construct infrastructure that enhances street conditions, expands trail connectivity, improves traffic safety and mobility, upgrades water systems, and ensures compliance with regulatory standards for a resilient and accessible community

Strategic Plan progress to date

53	Actions completed (50%)
48	In progress (46%)
4	Not yet started (4%)
105	Total plan actions

EXECUTIVE SUMMARY

Where Glendora Stands Today

Stability restored

Organizational modernization, Measures E & Z, and pension restructuring eliminated a $3.5–$4M deficit and earned a AAA bond rating.

Needs remain

Significant facility, street, and infrastructure needs persist — well documented through years of studies and assessments.

A rare opportunity

Fiscal prudence created one-time funding capacity to address a meaningful share of those needs — without a new tax.

A MULTI-YEAR DISCUSSION, BROKEN INTO THREE FOCUSED MEETINGS

A Three-Workshop Series

YOU ARE HERE

01

Workshop 01 • June 16

Foundation & Funding

Reviews how five years of strategic planning, public engagement, and facility assessments shaped today's priorities. City Council to provide direction on $8–$12M in one-time funds for streets and/or facilities.

02

Workshop 02 • July 21

Library & Public Works Yard

The City's two most significant facility needs — structural assessments, repair vs. replacement costs, phasing options, and service-continuity considerations.

03

Workshop 03 • Sept 15

Funding Options & Next Steps

Grants, land sales, and debt issuance to pay for the work — plus the potential structure of a citizen-led advisory committee.

WORKSHOP 1 ANSWERS TWO QUESTIONS

Where We've Been — and What Comes Next

1

How did the City get here?

Five years of strategic planning, community surveys, facility assessments, infrastructure studies, pavement data, and Council direction. This is not the beginning of the conversation — it is the culmination of years of diligent work.

2

How should $8–$12M be allocated?

City Council provides policy-level direction on allocation among major categories, specific projects or priorities, or a combination of both.

SECTION ONE

How We Got Here

1

A fiscal turnaround, five years of study and engagement, and a deliberate decision to reinvest savings back into the City's core assets.

LOS ANGELES TIMES • 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.***
>
> — Los Angeles Times, July 5, 2002

~$100M in repairs identified for the city-owned water system

$22M more needed for City streets

$15.6M total in reserve — the City could not afford the work

“The sewer pipes are collapsing, the water pipes are collapsing… nothing's being done. This isn't Watts, this is Glendora.” — former councilman, 2002

THE SAME NEEDS — A DIFFERENT POSITION TO ACT FROM

What Has Changed Since 2002

Then — 2002

- An auditor identified ~$122M in water and street needs the City could not afford.
- Just $15.6M in reserve; a $4M water fund.
- Officials “long aware” of the problems but “unwilling to act.”
- Statewide, infrastructure spending had fallen 75% since the 1960s.

Now — 2026

- A $3.5–$4M structural deficit eliminated; a AAA bond rating earned.
- Voter-approved Measures E & Z plus pension restructuring stabilized finances.
- Organizational modernization (2019–21) freed ~$2M/year for reinvestment.
- For the first time in a generation, the City can fund $8–$12M of needs now.

THE FOUNDATION BENEATH TODAY'S DISCUSSION

The Fiscal Turnaround

Over the past seven years, Glendora restored financial stability by addressing a structural deficit through voter-approved measures, pension restructuring, organizational efficiencies, and stronger financial policies.

$3.5–$4M

structural deficit eliminated

AAA

bond rating earned

E & Z

voter-approved measures (2019, 2025)

+$2M

reinvested in maintenance annually

Organizational Modernization, 2019–2021

Since 2018, the City restructured departments, centralized functions, outsourced landscape maintenance, and created a dedicated Facilities Division. These reforms didn't just balance the budget — they generated recurring savings the City Council deliberately reinvested into public safety, streets, parks, and facilities.

EFFICIENCY SAVINGS, REINVESTED IN THE COMMUNITY

The Modernization Dividend

Public Safety

Measure E/Z funded the Police Department's Community Impact Team — 16.5% drop in serious (Part A) crime from 2023–2025.

A Dedicated Facilities Division

Created and staffed entirely through efficiency savings — moving the City from reactive repairs to planned, assessment-driven maintenance.

Preventative Maintenance

Net annual maintenance investment increased by ~$2M: facilities from $350K to $1.4M, and street preservation from $15K to $1M.

A Stable Workforce

All bargaining units settled through 2028; ~15 “boomerang” employees returned, citing culture change and professional management.

THIS IS NOT THE BEGINNING OF THE CONVERSATION

Years of Study, Engagement & Direction

JAN 2023	SEP 2023	JAN 2024	AUG 2024	FEB 2025
Library Structural Analysis	**Water System Assessment**	**Facility Needs + Survey**	**True North Survey**	**Mid-Year Update**
In-depth structural evaluation of the Library awarded to Myers Houghton & Partners.	Identified $350M+ in projects over 30 years; ~$30M programmed in the first five.	City Council directs a Citywide facility condition analysis and a community survey.	Community priorities and revenue-measure feasibility presented to the City Council.	~$50M in current facility needs; $250M+ in estimated modernization documented.

MAR 2025	APR 2025	DEC 2025	JAN 2026	APR 2026
Capital Needs Report	**FY25–27 Strategic Plan**	**2025 Pavement Program**	**Civic Center Renderings**	**Workshop Framework**
Comprehensive report on facility needs, deferred maintenance, and funding options.	Goals 3 & 4 adopted: New + Revitalized Facilities and Sustainable Infrastructure.	City Council directs staff to find $3–$3.5M/yr to raise PCI from 63 to 70 in seven years.	City Council adopts renderings as a starting point and directs grant pursuit.	City Council approves the three-workshop series and an $8–$12M one-time funding range.

SECTION TWO

Audited. Every Year.

2

Every dollar is reviewed by independent auditors and regulatory agencies — confirming that the City follows the rules and spends responsibly.

FY 2024–25 AUDIT & OVERSIGHT ENGAGEMENTS

Seven Layers of Independent Review

Clean — "Unmodified" opinion on the Annual Comprehensive Financial Report

AAA — Bond rating — the highest available

7 — Independent audit & agreed-upon-procedure engagements

1. **Annual Comprehensive Financial Report (ACFR)**
2. **Single Audit of Federal Grants**
3. **CA Housing Successor Compliance Audit**
4. **GANN Appropriations Limit (Prop 111)**
5. **City Investment Policy compliance**
6. **Metro Local Funds (Prop A/C, Measure M/R)**
7. **AQMD / AB 2766 Clean Air Fund**

Conducted under GAAP, GASB, and Government Auditing Standards by Badawi & Associates, CPAs. The Measure W (Safe Clean Water) fund is audited within the ACFR, with added oversight from LA Metro and SCAQMD. Measure E/Z spending is reported line-by-line for full transparency.

SECTION THREE

The Decision Before You

3

Fiscal discipline created a one-time opportunity. The question for City Council is how to direct it toward the community's most enduring priorities.

TRUE NORTH RESEARCH — COMMUNITY SURVEYS SINCE 2011

What the Community Is Telling Us

84%

rate Glendora's quality of life excellent or good

#1

streets & roads — the most durable priority since 2011

55%

satisfaction with road maintenance — down 8 points since 2022

70%

say the City manages its finances well

Priorities and cost-sensitivity, together

Residents consistently rank streets and infrastructure as the top quality-of-life priority, and view aging facilities as well beyond their service life, favoring basic repairs, safety, and code compliance.

At the same time, “taxes are already too high” was the leading reason residents hesitated on a bond measure (53% support; below the two-thirds threshold). This is exactly why one-time funding fits this moment: it addresses the community's most enduring priorities without a new tax burden.

PRESENTED FEBRUARY 24, 2026 — RECEIVED & FILED 5–0

One-Time Funding Capacity

Funding Source	FY 25–27	FY 27–29	FY 29–31
Available Fund Balance / Reserve	$7.02M	$0.37M	$0.47M
Reallocation of CIP / Re-prioritization	$5.90M	—	—
Property Sales	$5.12M	$4.00M	$4.00M
Pension Set-Aside	$14.5M	$0.22M	$0.21M
OPEB Set-Aside	$4.36M	$0.078M	$0.09M
Totals	**$36.9M**	**$4.67M**	**$4.77M**

$46.34M

estimated one-time funds available by the end of FY 2031 if no action is taken.

City Council has framed $8–$12M for streets and facilities.

Not all sources carry the same flexibility, timing, or risk. Pension and OPEB set-asides, property sales, and reserves each come with their own considerations — staff will match the right source to each project.

SECTION FOUR

City Facilities

4

For the first time in decades, the City is maintaining its buildings on a plan — not just reacting to the next failure.

BUREAU VERITAS FACILITY CONDITION ASSESSMENT (FCA)

A Plan for Every Building

The FCA reviewed roofing, exteriors, accessibility, safety, electrical, HVAC, plumbing, and site systems across City facilities — documenting deferred maintenance and projecting repair needs over time.

~$50M

in maintenance needs identified over 20 years

$10.5M

recommended for the 2026–2030 period

Updated Cost Basis

adjusted to reflect recent project pricing — the original cost estimates proved too low

Covers City Hall, the Library/Police Station, La Fetra Center, Finkbiner Park, Crowther Teen & Family Center, Big Dalton, and other City-owned sites — a structured, five-year starting point for prioritizing near-term work.

A NEW OPERATING MODEL FOR FACILITY MAINTENANCE

From Reactive to Planned

The Old Way

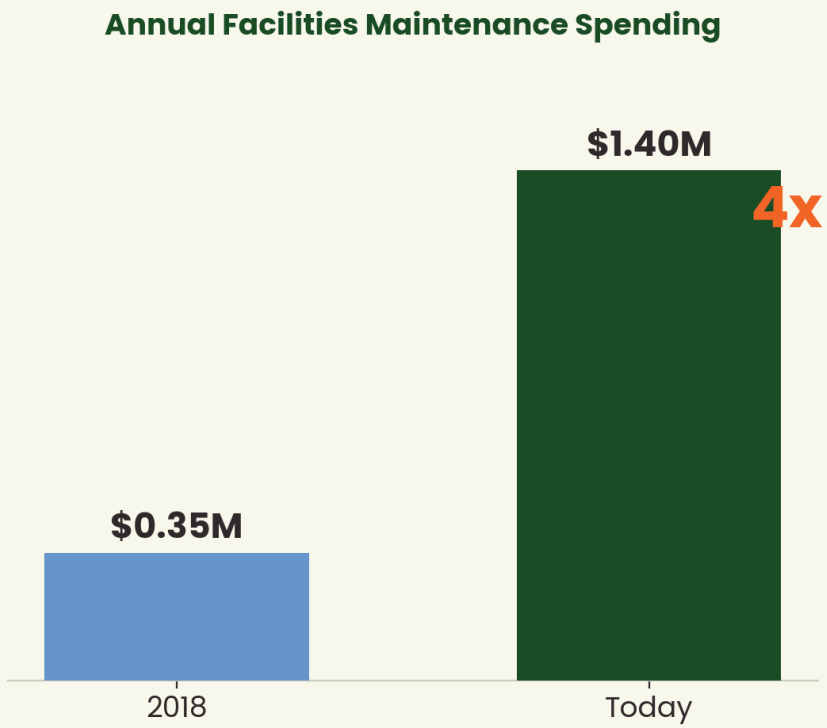
- Largely reactive — the City fixed what broke, when it broke.
- No dedicated maintenance team and no structured work plan.
- Deferred maintenance accumulated quietly for decades.
- Costs escalated as small problems grew into major failures.

The New Way

- A dedicated Facilities Division: a Supervisor, a Lead, and Maintenance Workers.
- ~75% of the team's time directed to assessment-identified priorities.
- Flexibility retained for urgent safety, code, and operational needs.
- Created and staffed entirely through reinvested efficiency savings.

THE INVESTMENT BEHIND THE NEW MODEL

Maintaining Like We Haven't in Decades



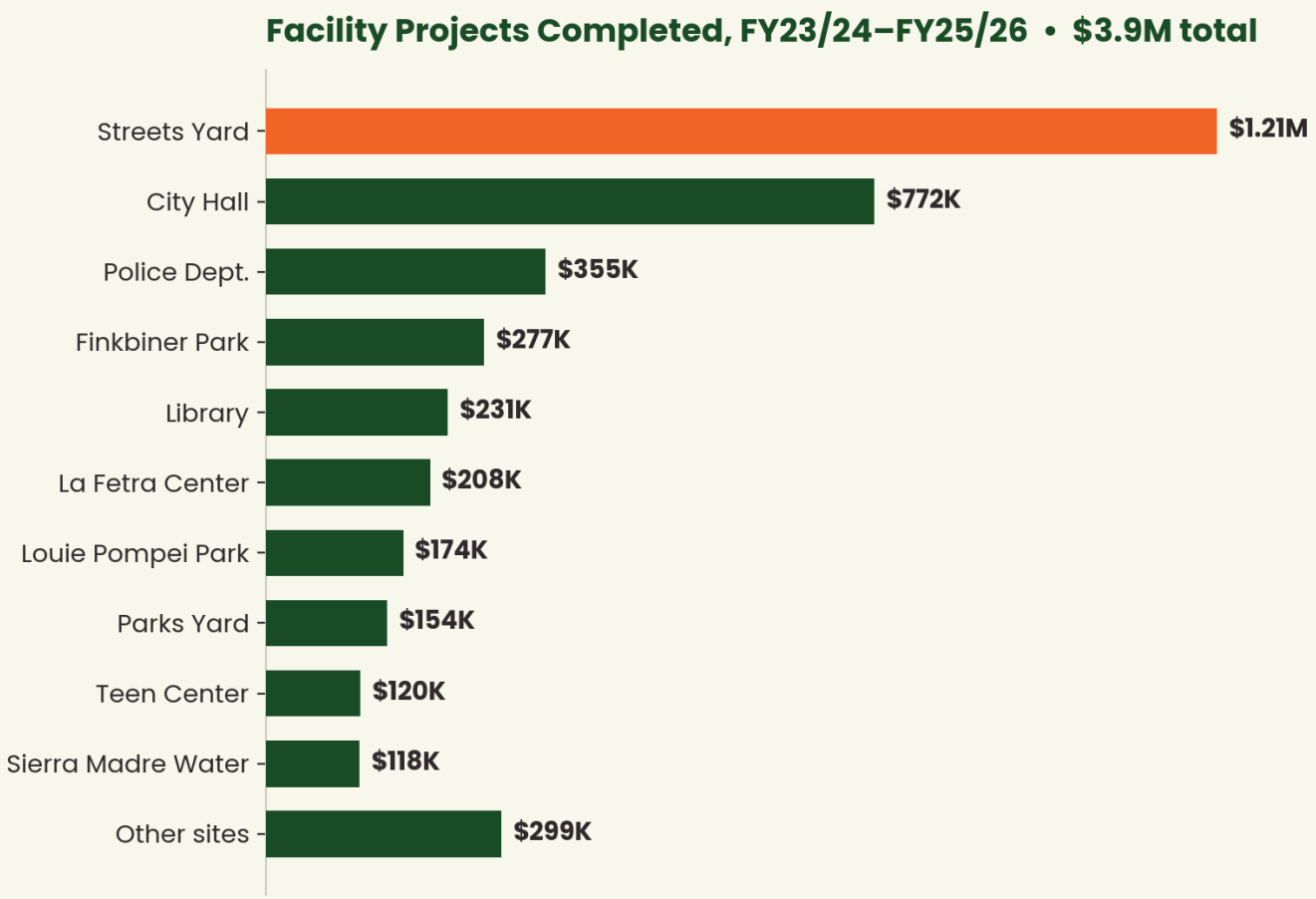
4x increase in annual facilities maintenance spending since 2018.

$1.4M invested in facility maintenance each year — up from ~$350K.

$4M in facility projects already completed across the City (FY23/24–FY25/26).

NOT EVERY REPAIR WAS IN THE ASSESSMENT — NEEDS ARISE

$4 Million Already Invested



Real work, already done

Roof and HVAC replacements, electrical and plumbing upgrades, ADA and safety improvements, asbestos remediation, security systems, and LED retrofits **— across 19 City facilities.**

Some were assessment-driven; others arose unexpectedly from safety, code, or service needs.

A SIGNATURE NEED — TO BE DETAILED IN WORKSHOP 2

The Library: Built 1972



Today — ongoing water intrusion & structural deficiencies

Built in 1972
Bidwell Plaza serves as the roof over most of the lower/main floor.

Water intrusion
Historic and ongoing water infiltration on the main library floor.

Structural analysis
An in-depth evaluation assessed suitability for renovation and a future second story.

Per City Council direction, one-time funds are NOT being used for the Library or Public Works Yard — those are the focus of Workshop 2.

THE SCALE OF WHAT REMAINS

Even After All of This — Still Not Enough

~$50M

in current facility needs documented to Council

$250M+

in estimated longer-term modernization needs

↑ %/yr

construction inflation is outpacing original FCA assumptions

The completed work and increased investment are real and meaningful — but they address a fraction of the total need. The one-time funding decision is about how far we can responsibly stretch the resources we have.



SECTION FIVE

Streets & Roads

5

The community's most durable priority — and the place where sustained reinvestment has finally flattened the curve of deterioration.

2025 PAVEMENT MANAGEMENT PROGRAM (BUCKNAM)

A $439 Million Asset

$439M
estimated network replacement value

163.4
centerline miles of streets & alleys

63.2
Citywide PCI — a "Fair" network

30.6M
square feet of pavement

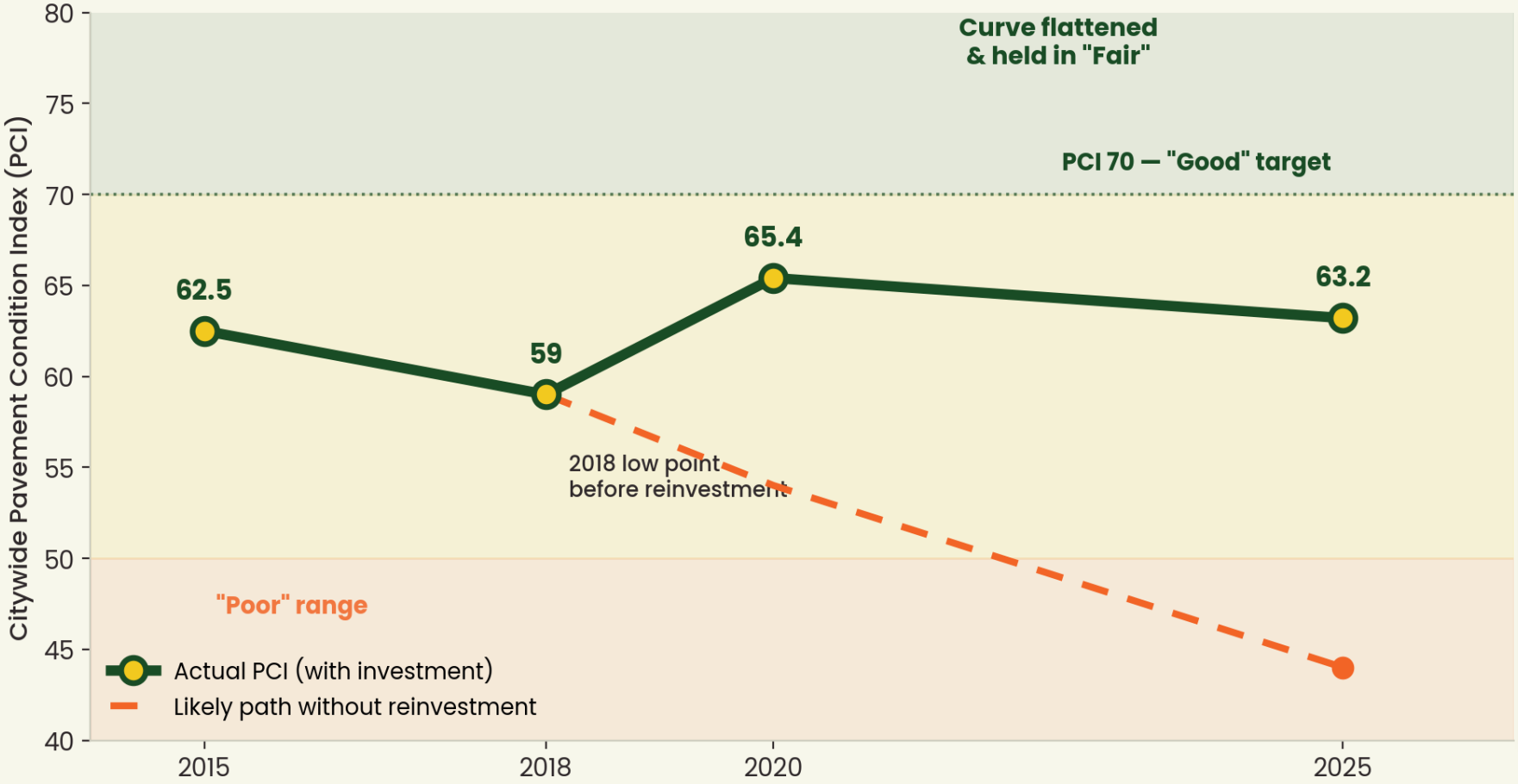
Condition of the network today



46% of the network is now Poor to Very Poor — more than half of local streets require overlay or reconstruction.

THE HEADLINE OF THE STREETS STORY

We Finally Flattened the Curve



Holding the line is the win

PCI fell to 59 in 2018 — the low point before reinvestment.

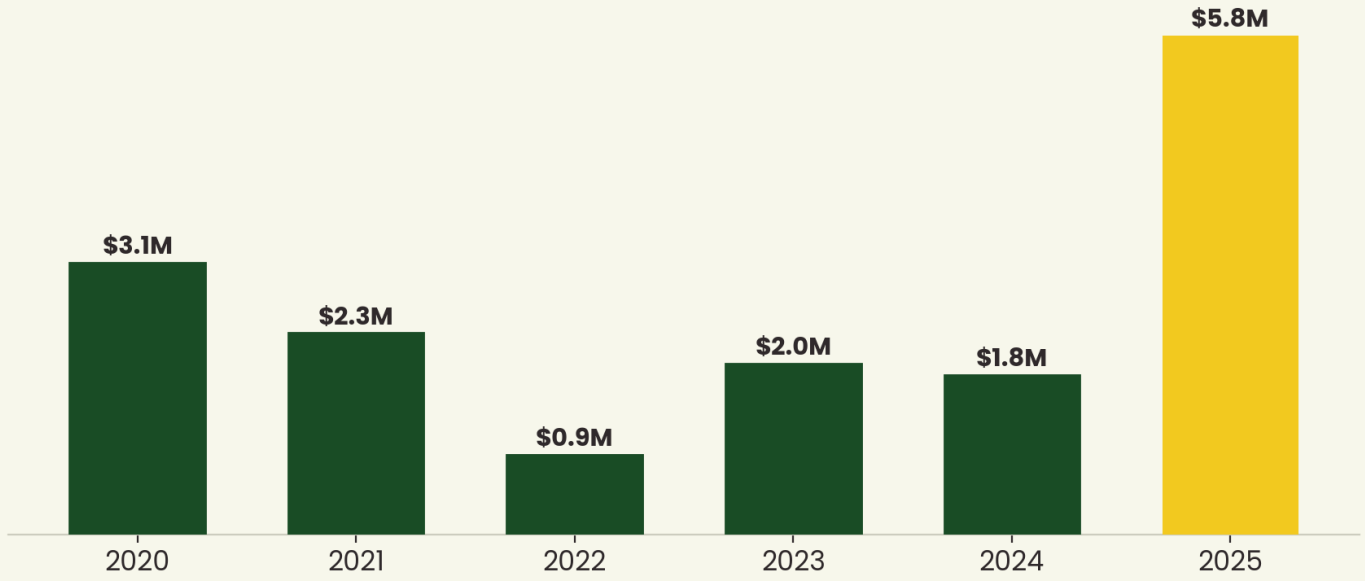
Recent arterial investment lifted the network back into “Fair” and has held it there.

Without that work, the network would have slid into the “Poor” range.

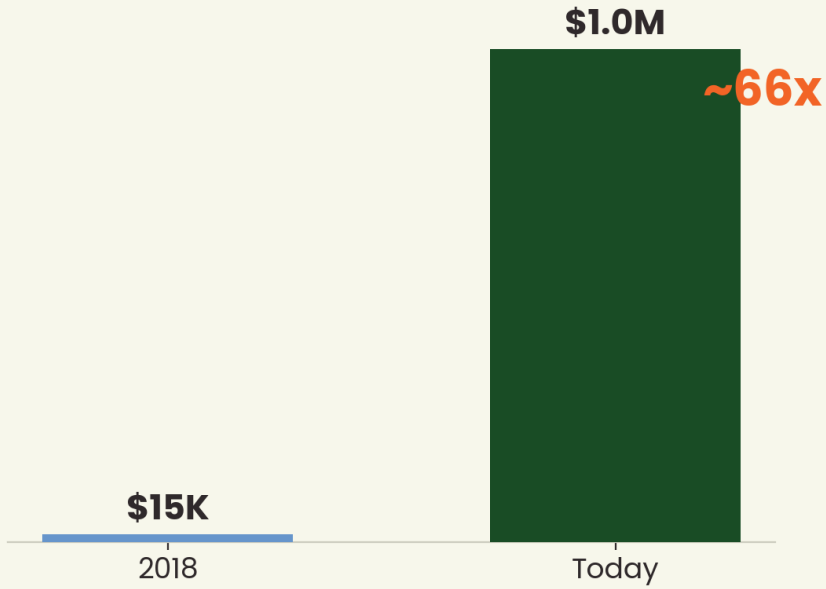
DIRECT RESULT OF REINVESTED MODERNIZATION SAVINGS

We Put Real Money Behind It

Capital Street Improvement Investment by Year



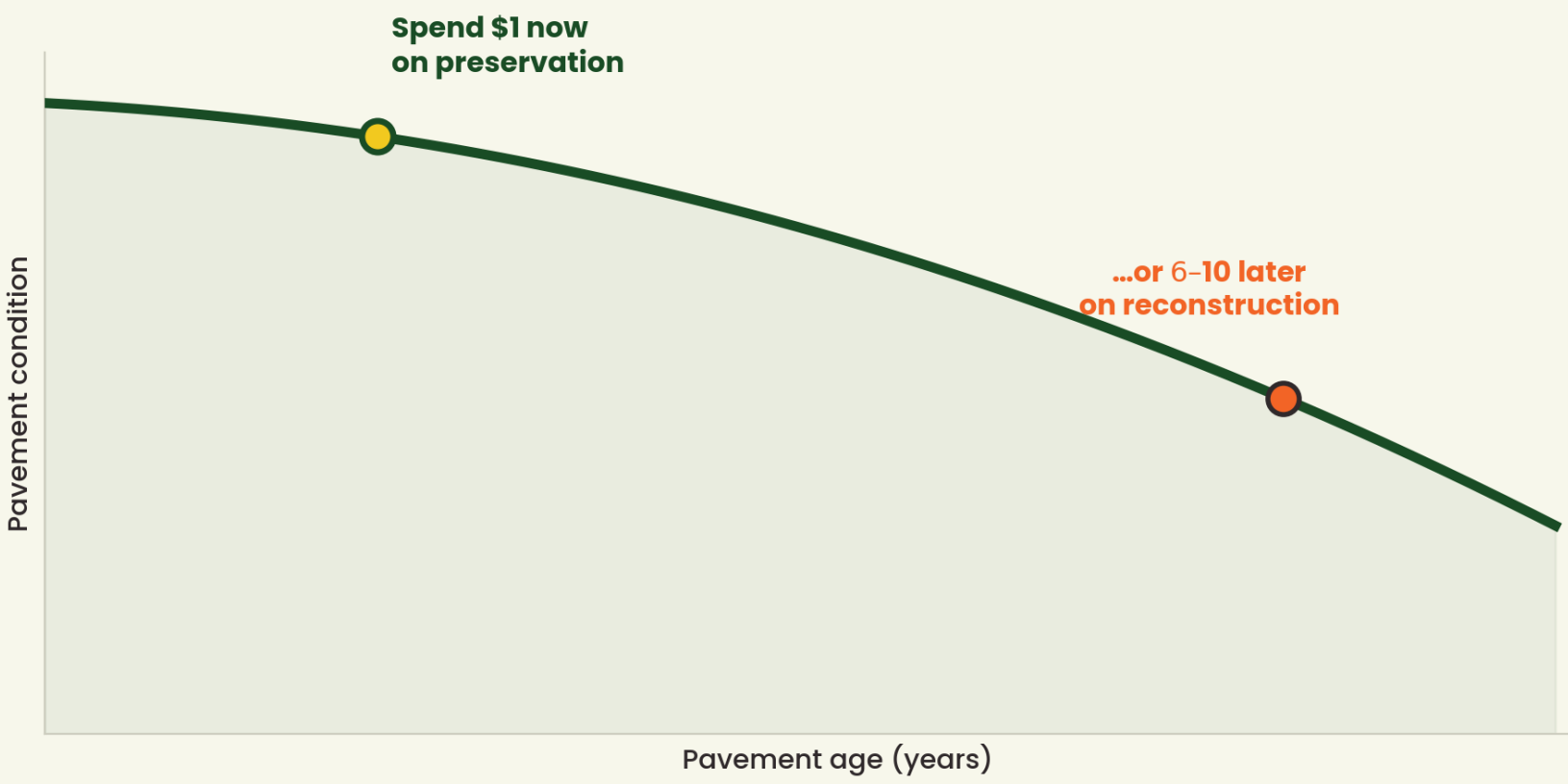
Annual Street Preventative Maintenance



Annual preventative street maintenance grew from $15,000 in 2018 to $1,000,000 today — a deliberate policy to preserve good streets before they fail.

THE ECONOMICS OF PAVEMENT

Why We Treat Good Streets First



$1 : $6–10

Every $1 spent early on preservation avoids $6–$10 in reconstruction once a street fails.

“Good streets are the cheapest to preserve and provide the highest return on investment.”

A COORDINATED INFRASTRUCTURE APPROACH

Proposed Street Segments

How segments were selected

Coordinate with water work
Combine street and water projects so mains are replaced before paving — never cut into new pavement.

Address low-PCI streets
Treat deteriorating segments before they slide further and require costly reconstruction.

Prioritize major corridors
Route 66, Grand Avenue, and Valley Center Avenue serve residents, businesses, commuters, and visitors citywide.

Standalone-ready segments
Streets with no near-term water work are the best candidates for immediate paving.

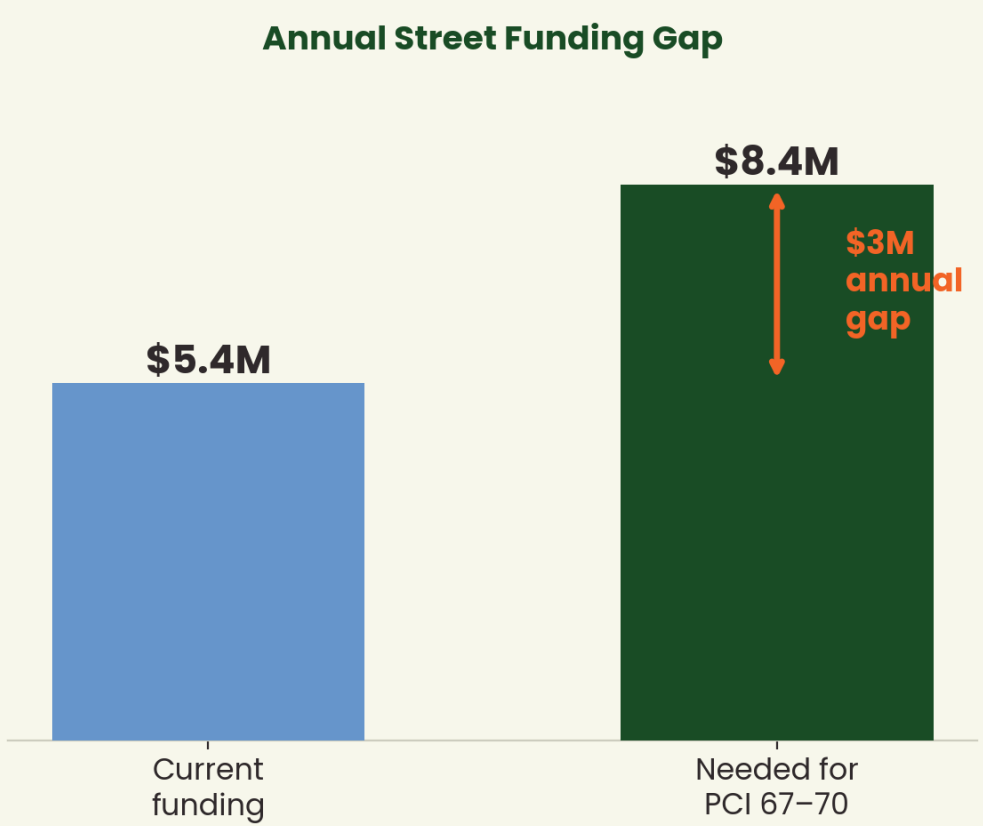
~$18.175M

in total street options — intentionally larger than the $8–$12M range, to give City Council a full menu to choose from.

Why Citywide PCI barely moves
Even meaningful corridor investments touch only a fraction of 163.4 miles and 30.6M sq. ft. The rest of the network keeps aging — so sustained annual funding, not one-time projects alone, is what raises the Citywide score.

AND YET — IT IS STILL NOT ENOUGH

The Gap Still to Bridge



$3M annual shortfall between current funding ($5.4M) and the $8.4M needed to reach PCI 67–70.

53% of the network — 86.6 miles — now requires overlay or reconstruction.

7 yrs of sustained $8.4M/year investment needed to move from “Fair” to “Good.”

How Should $8–$12M Be Allocated?

Streets & Roads

A preliminary menu of street segments totaling ~$18.175M — selected by PCI, community benefit, project readiness, and coordination with planned water work.

Additional allocation toward slurry seal project.

City Facilities

~$10.5M of FCA-recommended maintenance for 2026–2030 across City Hall, La Fetra, Finkbiner, the Teen Center, and other sites.

Not part of this decision: Consistent with City Council direction, one-time funds will not be used for the Library or Public Works Yard. Those projects — with their own phasing and long-term funding implications — are the focus of Workshop 2.

FOR THE RECORD

Fiscal Impact & Environmental Determination

Fiscal Impact

There is no immediate fiscal impact from receiving this report or participating in Workshop 1. Future City Council direction on the use of one-time funds will require fiscal analysis based on the amount, source, timing, and purpose of the funding.

Environmental Determination

This workshop and report are not a “project” under the California Environmental Quality Act (CEQA) — the action consists of receiving information, discussing priorities, and providing direction. Any future project approvals will be evaluated for environmental review as required.

Next steps: Following Council direction, staff will refine project scopes and cost estimates, confirm utility coordination and sequencing, identify funding sources, and return with the necessary budget, CIP, or project-specific actions.

Workshop 1: Foundation & Funding

Questions & City Council discussion