

# FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

*prepared for*

**City of Glendora**  
116 East Foothill Boulevard  
Glendora, California 91741  
Michael Sledd



**BUREAU  
VERITAS**

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## **BV PROJECT #:**

*158691.23R000-028.379*

## **DATE OF REPORT:**

*February 13, 2024*

## **ON SITE DATE:**

*December 21, 2023*



Big Dalton Canyon Park Campground  
2900 Big Dalton Canyon Road  
Glendora, California 91741

**Bureau Veritas**

# TABLE OF CONTENTS

- A. Park Executive Summary..... 1**
  - A-1. Park Overview and Assessment Details ..... 1
  - A-2. Park Findings and Deficiencies ..... 2
- B. Amenities and General Site ..... 3**
  - B-1. Prioritization Methodology ..... 3
  - B-2. Park Prioritization Metrics ..... 5
  - B-3. Plan Types (Amenities and General Site) ..... 6
  - B-4. Immediate Needs (Amenities and General Site) ..... 7
  - B-5. Key Findings (Amenities and General Site) ..... 7
  - B-6. General Site ..... 8
- C. Buildings ..... 10**
  - C-1. Facility Condition Index (FCI) ..... 10
  - C-2. Plan Types (Buildings) ..... 11
  - C-3. Immediate Needs (Buildings) ..... 12
  - C-4. Key Findings (Buildings) ..... 12
  - C-5. Restroom Building ..... 13
- D. Property Space Use and Observed Areas ..... 16**
- E. ADA Accessibility ..... 17**
- F. Purpose and Scope ..... 19**
- G. Opinions of Probable Costs ..... 21**
  - G-1. Methodology ..... 21
  - G-2. Definitions ..... 21
- H. Energy Audit ..... 23**
- I. Historical Energy and Water Performance Metrics ..... 24**
  - Electricity ..... 25
  - Water and Sewer ..... 25
  - Energy Star Portfolio Manager Facility Summary ..... 25
- J. Energy Conservation Measures ..... 26**
- K. Operations & Maintenance Plan ..... 29**
- L. Certification ..... 30**
- M. Appendices ..... 31**



## A. Park Executive Summary

### A-1. Park Overview and Assessment Details

General Information	
<b>Park Type</b>	Campground
<b>Number of Buildings</b>	One
<b>Main Address</b>	2900 Big Dalton Canyon Road, Glendora, California 91741
<b>Site Developed</b>	1970
<b>Site Area</b>	1.03 acres (estimated)
<b>Outside Occupants/Leased Spaces</b>	None
<b>Date(s) of Visit</b>	December 21, 2023
<b>Management Point of Contact</b>	City of Glendora, Mr. Michael Sledd, Assistant Public Works Director 626.914.8248 <a href="mailto:msledd@cityofglendora.org">msledd@cityofglendora.org</a>
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<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## 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

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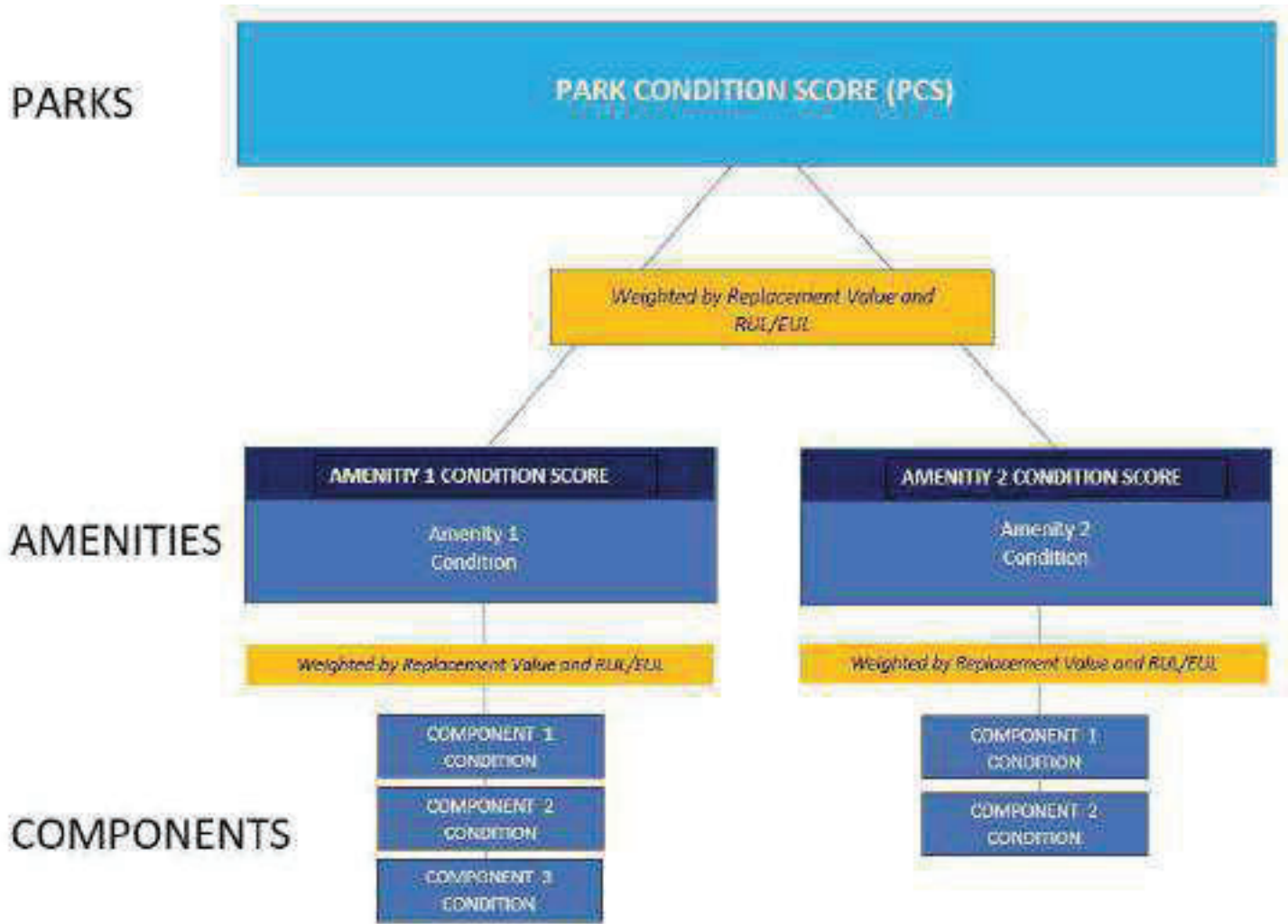
### B-1. Prioritization Methodology

#### 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 =  $\text{SUM} [ \text{Remaining Value} / \text{Renewal Value (RenV)} \text{ of combined components} ]$

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 =  $\text{SUM} [ \text{Remaining Value} ] / \text{SUM} [ \text{Renewal Value} ]$

## 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:

<p><b>Big Dalton Canyon Park Campground</b></p>	<p>OVERALL CONDITION SCORE</p> <p><b>59</b></p>	<p>TOTAL ACRES: REPLACEMENT VALUE: \$ 112,250 REMAINING VALUE: \$ 65,890 SAFETY ISSUES: 0 FAILED COMPONENTS: 0</p>
<p><b>General Site</b></p>	<p>COND. SCORE</p> <p><b>59</b></p>	<p>REPLACEMENT VALUE: \$ 112,250 REMAINING VALUE: \$ 65,890</p>



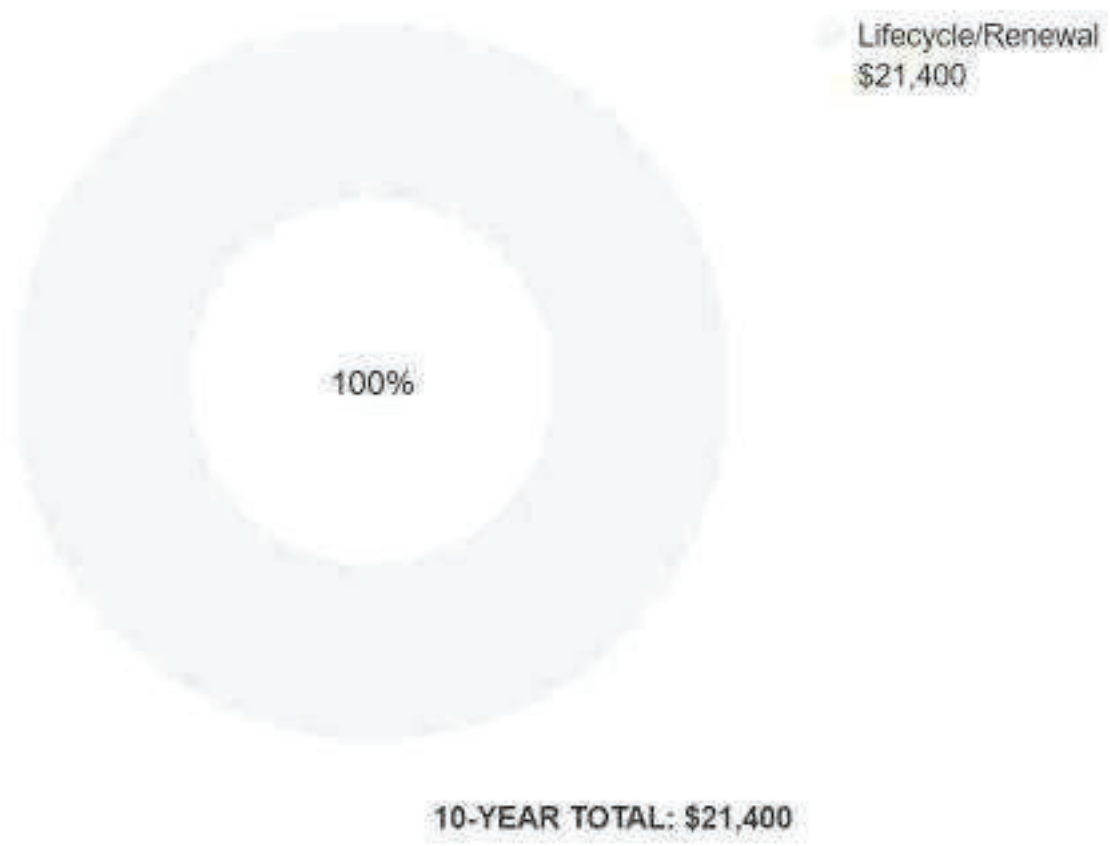
### B-3. Plan Types (Amenities and General Site)

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

<b>Safety</b>	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
<b>Performance/Integrity</b>	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
<b>Accessibility</b>	■	Does not meet ADA, UFAS, and/or other accessibility requirements.
<b>Environmental</b>	■	Improvements to air, water, or soil quality, including removal of hazardous materials from the site.
<b>Retrofit/Adaptation</b>	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
<b>Lifecycle/Renewal</b>	■	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			
<b>Asset Type</b>	Campground		
<b>Asset Location</b>	West side of the restroom building		
<b>Overall Condition</b>	Fair		
<i>Component</i>	<i>Description</i>	<i>Quantity</i>	<i>Condition</i>
<b>Picnic Table</b>	Wood/Composite/Fiberglass, Replace	9 EA	Fair
<b>Outdoor Spectator Seating</b>	Amphitheater, Concrete, Replace	340 LF	Good
<b>Signage</b>	Property, Building or Pole-Mounted, Replace/Install	1 EA	Excellent
<b>Flagpole</b>	Metal, Replace	1 EA	Fair
<b>Trash Receptacle</b>	Medium-Duty Metal or Precast, Replace	1 EA	Fair
<b>Sidewalk</b>	Concrete, Small Areas/Sections, Replace	300 SF	Fair
<b>Campground Accessories</b>	Grill, Pedestal-Style, Replace	2 EA	Fair
<b>Drinking Fountain</b>	Exterior/Site, Metal Pedestal, Replace	1 EA	Fair

General Site			
<b>Bike Rack</b>	Fixed 1-5 Bikes, Replace	3 EA	Fair
<b>Pedestrian Bridge</b>	Steel or Concrete Construction, 60' Span, Replace	220 SF	Fair
<b>Signage</b>	Exterior/Site, Guide and Directional Wall-Mounted, Replace/Install	1 EA	Excellent
<b>Shed/Gazebo/Shade Structure</b>	Wood or Metal-Framed, Basic/Minimal, Replace	290 SF	Fair
<b>Trash Receptacle</b>	Medium-Duty Metal or Precast, Replace	1 EA	Good
<b>Landscaping and Topography</b>	Moderate landscaping features Irrigation not present Low to moderate site slopes throughout		
<b>Storm Water Management</b>	Retention pond		
<b>Accessibility</b>	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.		
<b>Key Issues and Findings</b>	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 %	



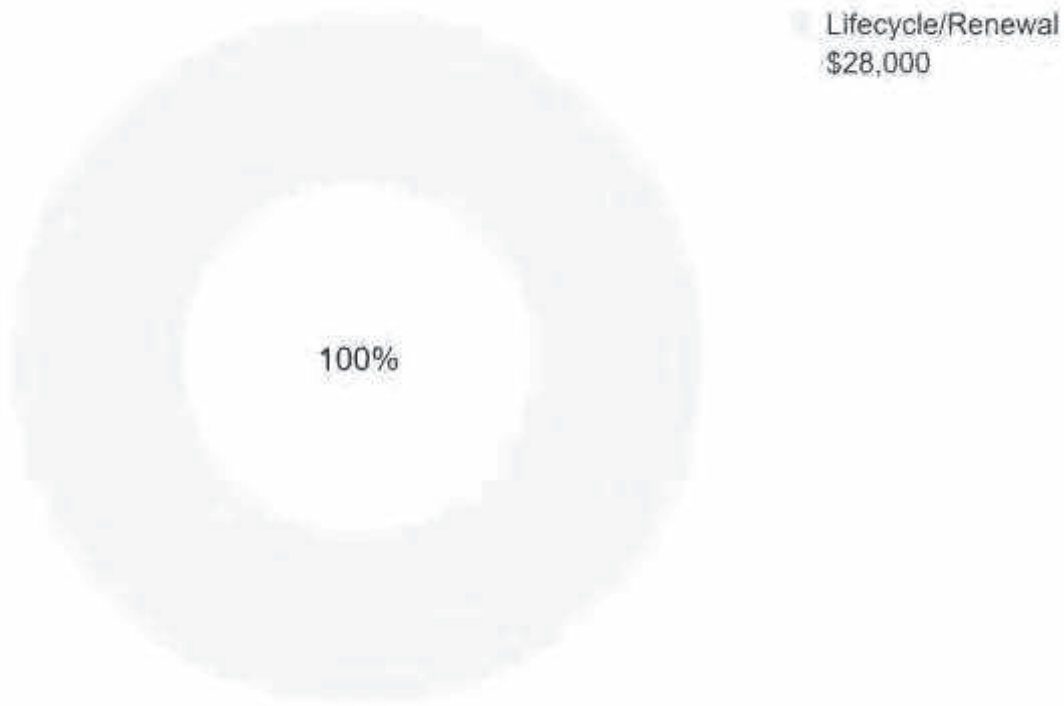
## C-2. Plan Types (Buildings)

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

<b>Safety</b>	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
<b>Performance/Integrity</b>	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
<b>Accessibility</b>	■	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
<b>Environmental</b>	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
<b>Retrofit/Adaptation</b>	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
<b>Lifecycle/Renewal</b>	■	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



10-YEAR TOTAL: \$28,000



### 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

<b>Constructed/Renovated</b>	1970	
<b>Building/Group Size</b>	250 SF (estimated)	
<b>Number of Stories</b>	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with wood roof deck and concrete slab on grade foundation	Good
<b>Façade</b>	Wall Finish: Wooden Siding Door: Steel	Fair
<b>Roof</b>	Gable construction with metal finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board Floors: Unfinished Ceilings: Wood paneling	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: Toilets and sinks in all restrooms	Fair
<b>HVAC</b>	None	--

### Restroom Building: Systems Summary

<b>Fire Suppression</b>	None	--
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: CFL Emergency Power: None	Fair
<b>Fire Alarm</b>	None	--
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	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
<b>TOTALS (3% inflation)</b>	<b>-</b>	<b>-</b>	<b>\$15,000</b>	<b>\$13,000</b>	<b>\$58,400</b>	<b>\$86,400</b>

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

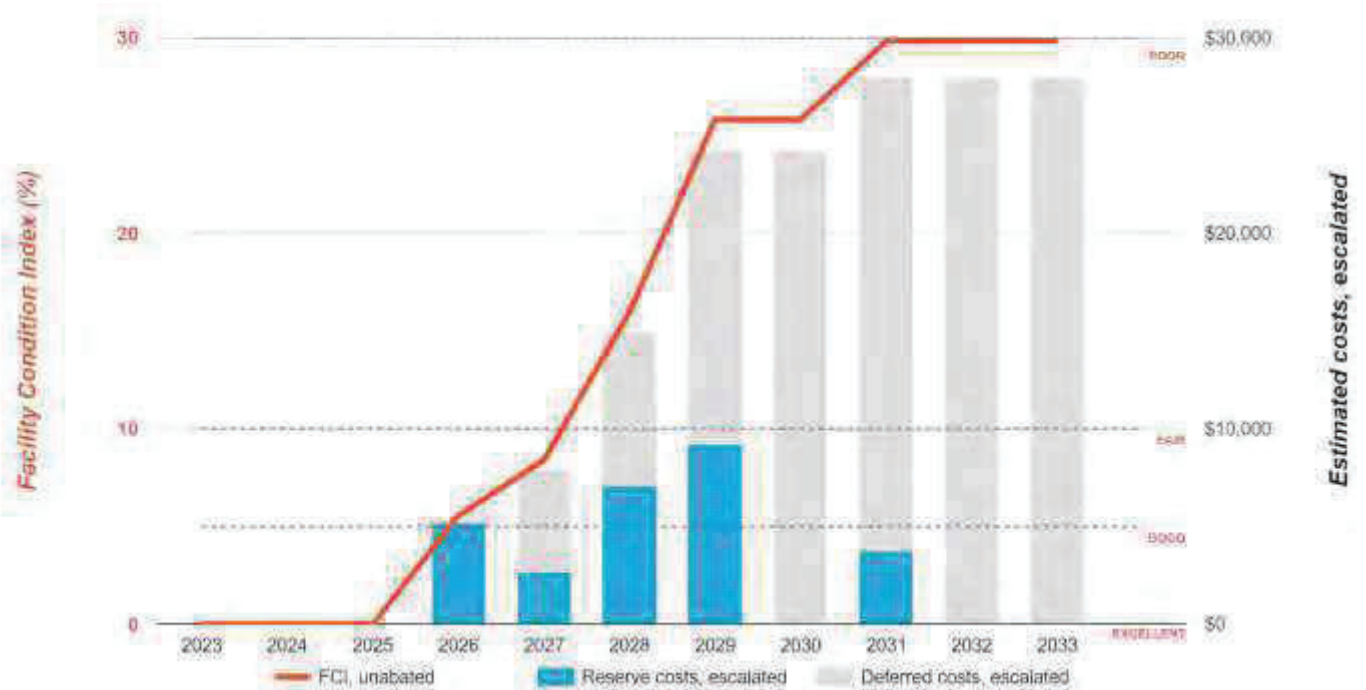
### Needs by Year with Unaddressed FCI Over Time

#### FCI Analysis: Big Dalton Canyon Park Campground Restroom Building

Replacement Value: \$33,800

Inflation Rate: 3.0%

Average Needs per Year: \$2,600



## D. Property Space Use and Observed Areas

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### 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:

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

## Scope

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

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include 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

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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

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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 <i>(In Current Dollars)</i>
Estimated Annual Cost Savings Related to ECMs	\$174 <i>(In Current Dollars)</i>
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<sub>2</sub>). 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.

$$\text{Simple Payback} = \frac{\text{Initial Cost}}{\text{Annual Savings}}$$

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.

$$SIR = \frac{\text{Present Value (Annual Savings, } i\%, \text{ EUL)}}{\text{Initial Cost}}$$

Bureau Veritas has identified three Energy Conservation Measures (ECM) for this property.

List of Recommended Energy Conservation Measures For Big Dalton Canyon Park Campground

Item	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 (Mmbtu)	Total Green House Gas Savings (MCO <sub>2</sub> e/yr)	Estimated Utility Cost Savings (\$)	Estimated Annual O&M Savings (\$)	Total Estimated Annual Cost Savings (\$)	Simple Payback (yrs.)	S.I.R.	Life Cycle Savings	Expected Useful Life (EUL)
								Electricity (kWh)	Demand Reduction (kW)	Water (kGal)									
			(\$)	(\$)	(a)	(b)	C=(a-b)				(kWh)	(kW)	(kGal)	(\$)	(\$)	(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
	Attributes: Replace CFL (2x);							0	0	0	0	0	0	0	0	0	0	0	0
2	Title: Install Low Flow Faucet Aerators	Location: restrooms and building exterior	\$126	\$96	\$222	\$0	\$222	0	#DN/0	4	0	0.00	\$0	\$0	\$47	4.74	1.80	\$178	10.00
	Attributes: Replace 1x 2GPM rated kitchen faucets with GPM WaterSense certified faucets. Replace 2x 1.5GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators							0	0	0	0	0	0	0	0	0	0	0	0
3	Title: Install Low Flow, Tankless Restroom Fixtures	Location: Restroom building	\$498	\$320	\$778	\$0	\$778	0	0	10	0	0.00	\$0	\$0	\$109	7.12	1.68	\$527	15.00
	Attributes: Retrofit 4x 1.6 GPF toilets with dual flush valves							0	0	0	0	0	0	0	0	0	0	0	0
Totals for No/Low Cost Items			\$692	\$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												
<b>Total for Improvements</b>					<b>\$1,185</b>	<b>\$0</b>	<b>\$1,185</b>	<b>102</b>	<b>0</b>	<b>0</b>	<b>13</b>	<b>0.02</b>	<b>\$30</b>	<b>\$3</b>	<b>\$174</b>	<b>6.81</b>			

## K. Operations & Maintenance Plan

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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

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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.

**Prepared by:** Usama Anwar,  
Project Manager

**Reviewed by:**



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## M. Appendices

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- 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

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**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

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# Site Plan



	<b>Project Number</b>	<b>Project Name</b>	
	158691.23R000-028.379	Big Dalton Canyon Park Campground	
	<b>Source</b>	<b>On-Site Date</b>	
	Google	December 21, 2023	

## Appendix C:

### Pre-Survey Questionnaire

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# 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.

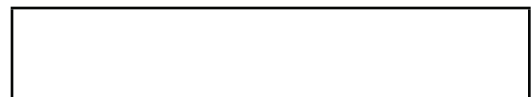
Data Overview		Response		
1	Year(s) constructed	Constructed 1940	Renovated	No renovations since constructed
2	Building size in SF	<b>SF</b>		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	NA	
		Roof	NA	
		Interiors	NA	
		HVAC	NA	
		Electrical	NA	
		Site Pavement	NA	
		Accessibility	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

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## 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 ?	✗			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?	✗			
3	Is signage provided indicating the location of alternate accessible entrances ?	✗			
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	✗			
5	Do doors at accessible entrances appear to have compliant hardware ?	✗			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	✗			

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 ?	✗			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	✗			
3	Does the lavatory faucet have compliant handles ?	✗			
4	Is the plumbing piping under lavatories configured to protect against contact ?		✗		Missing knee wraps
5	Are grab bars provided at compliant locations around the toilet ?	✗			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	✗			

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

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### Component Condition Report | Big Dalton Canyon Park Campground / Restroom Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Restroom Building	Fair	Exterior Walls, Wood Siding	780 SF	11	7179769
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
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Metal	340 SF	16	7179762
<b>Interiors</b>						
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
<b>Plumbing</b>						
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
<b>HVAC</b>						
D3060	Restrooms - W	Fair	Supplemental Components, Hand Dryer, Restroom	1	4	7179764
D3060	Restrooms - M	Fair	Supplemental Components, Hand Dryer, Restroom	1	3	7179737
<b>Electrical</b>						
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
<b>Plumbing</b>						
D2010	Site	Fair	Drinking Fountain, Exterior/Site, Metal Pedestal	1	7	7179759
<b>Special Construction &amp; Demo</b>						
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	290 SF	16	7179739
<b>Pedestrian Plazas &amp; Walkways</b>						
G2030	Site	Fair	Sidewalk, Concrete, Small Areas/Sections	300 SF	30	7179740
<b>Athletic, Recreational &amp; Playfield Areas</b>						
G2050	Site	Fair	Campground Accessories, Grill, Pedestal-Style	1	9	7179749
G2050	Site	Fair	Campground Accessories, Grill, Pedestal-Style	1	9	7179745
<b>Sitework</b>						
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

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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	2044	Total Escalated Estimate	
Big Dalton Canyon Park Campground / Restroom Building	\$0	\$0	\$0	\$5,202	\$2,679	\$7,097	\$9,237	\$0	\$3,769	\$1,319	\$3,494	\$13,795	\$5,400	\$0	\$0	\$0	\$17,308	\$0	\$1,773	\$0	\$2,687	\$0	\$44,521	
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	\$0	\$0	\$86,391
<b>Grand Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,202</b>	<b>\$2,679</b>	<b>\$7,097</b>	<b>\$9,237</b>	<b>\$2,745</b>	<b>\$5,088</b>	<b>\$3,494</b>	<b>\$13,795</b>	<b>\$21,463</b>	<b>\$5,400</b>	<b>\$0</b>	<b>\$5,406</b>	<b>\$27,060</b>	<b>\$17,308</b>	<b>\$0</b>	<b>\$1,773</b>	<b>\$0</b>	<b>\$2,687</b>	<b>\$0</b>	<b>\$134,912</b>	

Uniform Code/Location Description	Cost Description	Quantity/Unit	RUL	LifeSpan (EUL/EA)	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
G2010 Site	1719739 Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	1	EA	15																						
F1020 Site	1719739 Shed/Gasbox/Sheet Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	SF	14					\$2,232																	
G2050 Site	1719749 Campground Accessories, Grill, Pedestal-Style, Replace	15	EA	6					\$892.02																	
G2050 Site	1719745 Campground Accessories, Grill, Pedestal-Style, Replace	15	EA	6					\$892.02																	
G2060 Site	1719743 Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	EA	12					\$1,041																	
G2060 Site	1719736 Picnic Table, Wood/Composite/Fiberglass, Replace	20	EA	11					\$892.02																	
G2060 Site	1719748 Bike Rack, Fixed 1-5 Bikes, Replace	20	EA	10					\$892.02																	
G2060 Site	1719772 Bike Rack, Fixed 1-5 Bikes, Replace	20	EA	10					\$892.02																	
G2060 Site	1719744 Bike Rack, Fixed 1-5 Bikes, Replace	20	EA	10					\$892.02																	
G2060 Site	1719763 Picnic Table, Wood/Composite/Fiberglass, Replace	20	EA	10					\$892.02																	
G2060 Site	1719746 Picnic Table, Wood/Composite/Fiberglass, Replace	20	EA	10					\$892.02																	
G2060 Site	1719760 Picnic Table, Wood/Composite/Fiberglass, Replace	20	EA	10					\$892.02																	
G2060 Site	1719766 Picnic Table, Wood/Composite/Fiberglass, Replace	20	EA	10					\$892.02																	
G2060 Site	1719765 Picnic Table, Wood/Composite/Fiberglass, Replace	20	EA	11					\$892.02																	
G2060 Site	1719741 Picnic Table, Wood/Composite/Fiberglass, Replace	20	EA	11					\$892.02																	
G2060 Site	1719736 Picnic Table, Wood/Composite/Fiberglass, Replace	20	EA	9					\$892.02																	
G2060 Site	1719754 Picnic Table, Wood/Composite/Fiberglass, Replace	20	EA	11					\$892.02																	
G2060 Site	1719732 Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	EA	2					\$1,041																	
G2060 Site	1719738 Flagpole, Metal, Replace	30	EA	20					\$3,719																	
G2060 Site	1719750 Signage, Exterior/Site, Guide & Directional Post-Mounted, Replace/Install	20	EA	10					\$297.54																	
G2060 Site	1719771 Signage, Exterior/Site, Guide & Directional Post-Mounted, Replace	20	EA	10					\$297.54																	
<b>Totals, Unescalated</b>																										
<b>Totals, Escalated (0.0% Inflation, compounded annually)</b>																										

Uniform Code/Location Description	Cost Description	Quantity/Unit	RUL	LifeSpan (EUL/EA)	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
B2010 Restroom Building	7179726 Exterior Walls, any painted surface, Prep & Paint	5	SF	30					\$3.00																	
B2010 Restroom Building	7179769 Exterior Walls, Wood Siding, Replace	18	SF	30					\$10.00																	
B2010 Building Exterior-Restroom Building	7179763 Exterior Door, Steel, Standard, Replace	40	EA	23					\$900.00																	
B3010 Roof	7179762 Roofing, Metal, Replace	40	SF	24					\$13.00																	
G2010 Restroom Building	7181541 Wall Finishes, any surface, Prep & Paint	10	EA	5					\$1.50																	
G2050 Restroom Building	7179752 Ceiling Finishes, any flat surface, Prep & Paint	10	EA	5					\$2.00																	
D2010 Restroom Building	7179757 Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	SF	22					\$5.00																	
D2010 Building exterior	7179770 Sinks/Lavatory, Commercial Kitchen, 1-Bowl, Replace	30	EA	27					\$1,600.00																	
D2010 Restrooms	7179767 Toilet, Commercial Water Closet, Replace	30	EA	24					\$1,300.00																	
D2010 Restrooms	7179742 Sinks/Lavatory, Wall-Hung, Vitreous China, Replace	30	EA	13					\$1,500.00																	
D3060 Restrooms - M	7179737 Supplemental Components, Hand Dryer, Restroom, Replace	10	EA	7					\$2,380.32																	
D3060 Restrooms - W	7179764 Supplemental Components, Hand Dryer, Restroom, Replace	10	EA	6					\$1,600.00																	
D5020 Restroom Building	7179754 Distribution Panel, 120/208 V, Replace	30	EA	22					\$2,380																	
D5030 Restroom Building	7179731 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	SF	28					\$372																	
D5040 Restroom Building	7179747 Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	SF	15					\$2.10																	
<b>Totals, Unescalated</b>																										
<b>Totals, Escalated (0.0% Inflation, compounded annually)</b>																										

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Total Escalated Estimate	
Big Dalton Canyon Park Campground / Restroom Building	\$0	\$0	\$0	\$5,202	\$2,679	\$7,097	\$9,237	\$0	\$3,769	\$1,319	\$3,494	\$13,795	\$5,400	\$0	\$0	\$0	\$17,308	\$0	\$1,773	\$0	\$2,687	\$0	\$44,521		
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	\$0	\$0	\$0	\$86,391
<b>Grand Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,202</b>	<b>\$2,679</b>	<b>\$7,097</b>	<b>\$9,237</b>	<b>\$2,745</b>	<b>\$5,088</b>	<b>\$3,494</b>	<b>\$13,795</b>	<b>\$21,463</b>	<b>\$5,400</b>	<b>\$0</b>	<b>\$5,406</b>	<b>\$27,060</b>	<b>\$17,308</b>	<b>\$0</b>	<b>\$1,773</b>	<b>\$0</b>	<b>\$2,687</b>	<b>\$0</b>	<b>\$134,912</b>		

## Appendix G:

### Observation GPS Map Links

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## Appendix H: Equipment Inventory

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D60 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7179734	D6020	<b>Distribution Panel</b>	120/208 V	200 AMP	Big Dalton Canyon Park Campground / Restroom Building	Restroom Building					002545	

## Appendix I:

### Energy Conservation Measures Calculations

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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
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	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
Wall Mounted	0	

Initial Investment		Equipment Rentals	
Material Cost	22.60	Scissor Lift 26' - Interior Spaces	0.00
Labor Cost	.21	Bucket Truck - Exterior Spaces	0.00
Local Electric Rate	0.30 /kWh	Estimated Annual Energy Savings	11
Hourly Labor Rate For Electrician	2.05	Estimated Demand Savings	0
Budgeted Initial Investment	30	Estimated Annual Energy Cost Savings	3
Estimated Return on Investment	0.80 years	Estimated Annual O & M Cost Savings	3
<i>Including O &amp; M Savings</i>		Estimated Annual Cost Savings	3

## Appendix J: Lighting System Schedule

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Lighting Schedule - Existing

Line No.	Building Name	Interior/ Exterior	Floor	Space Type	Room No.	Additional Area Description	LUX	Control Quantity	Existing Control	Technology	Lamp Details			Fixture Details			Existing Consumption			
											Sub-Technology	Lamp Type	Total Lamps	Fixture Type	Linear Fluorescent Fixtures Lens	Fixture Mounting	Fixture Quantity	24x7 Fixture Count	Fixture Height	Annual Hours
1	Jilken Canyon Park Campg	Interior	1	Restroom- Male		Restroom	..	0	Timer	CFL		1	Can - Surface Mounted			1	No	> 9	4,368	157
2	Jilken Canyon Park Campg	Interior	1	Restroom- Female		Restroom	..	0	Timer	CFL	2 CFL36 2 CFL36	1	Can - Surface Mounted			1	No	> 9	4,368	157

## **Appendix K:** Energy Audit Glossary of Terms

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## 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<sub>2</sub>). 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).

