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

TABLE OF CONTENTS

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
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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

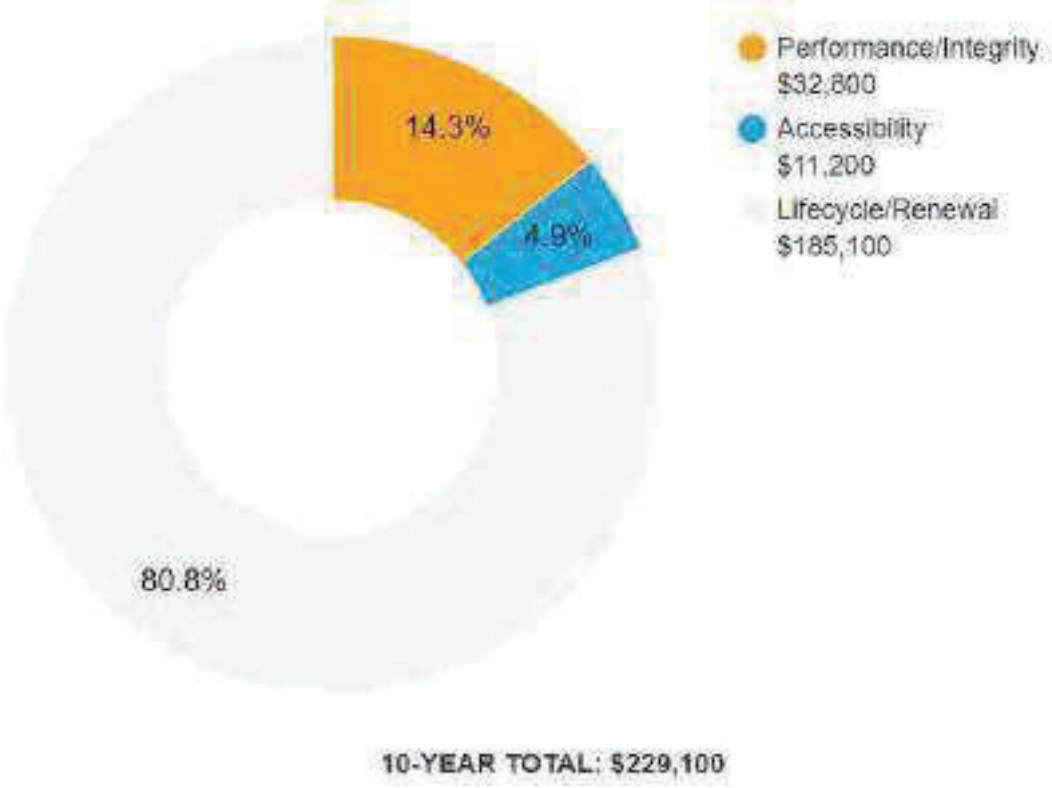
Plan Types

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	

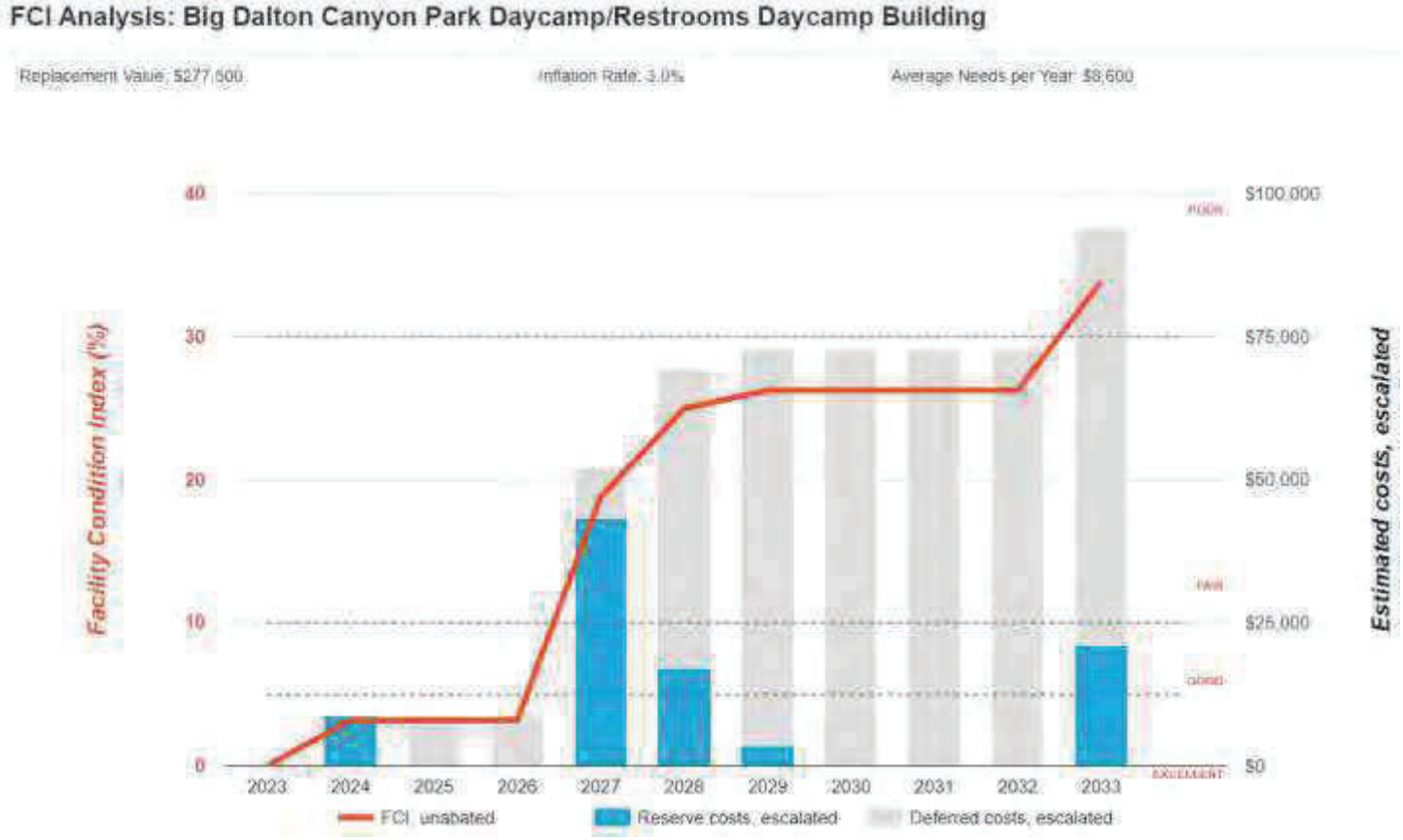
Daycamp Building: Systems Expenditure Forecast

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.	

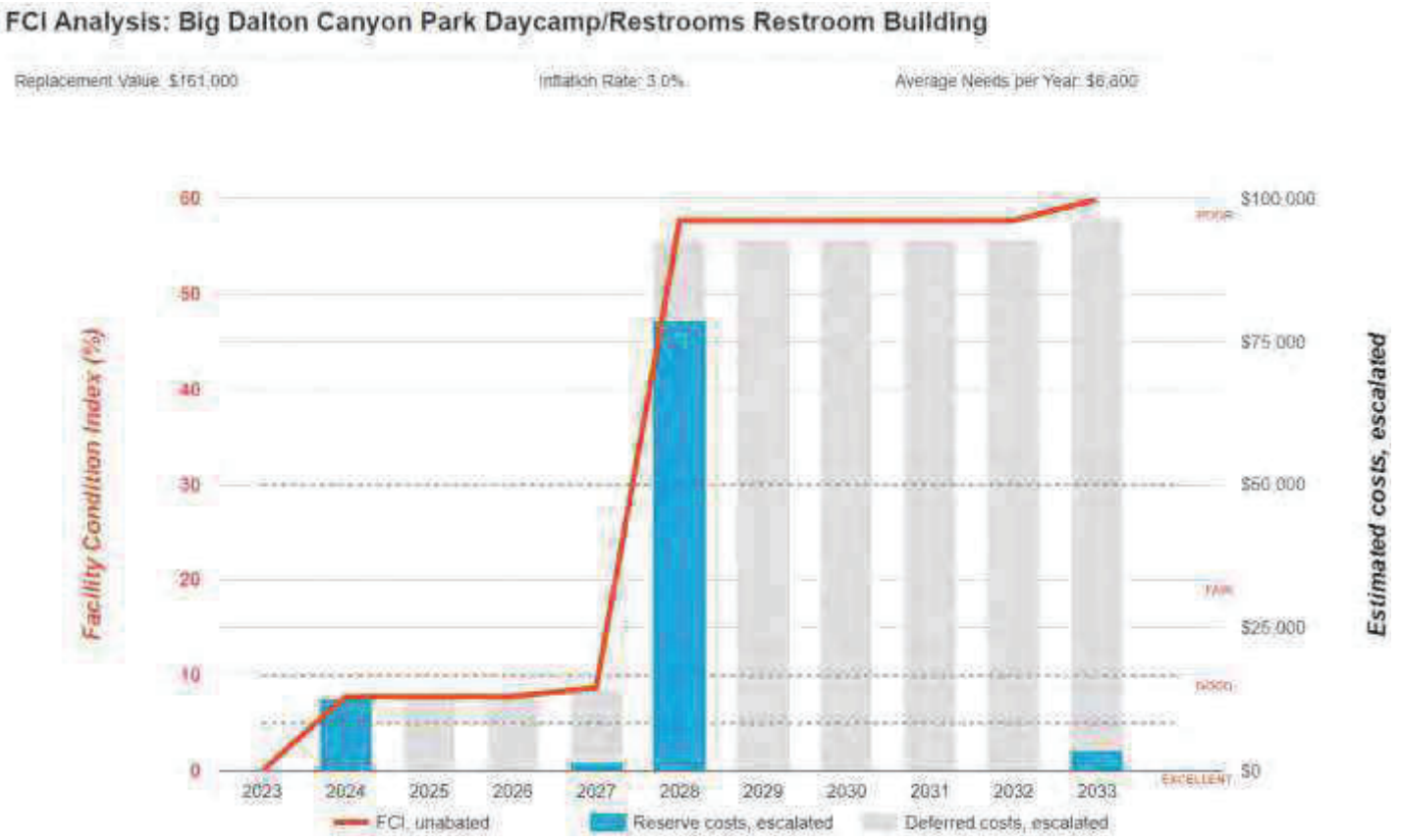
Restroom Building: Systems Expenditure Forecast

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

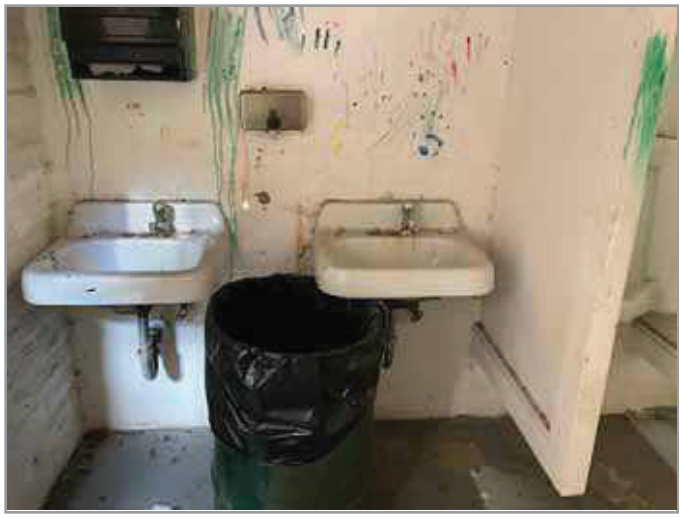
	Question	Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	X			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	X			
3	Do ramps on accessible routes appear to have compliant slopes ?	X			
4	Do ramp runs on an accessible 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 ?			✕	
8	Do public transaction areas have an accessible, lowered service counter section ?			✕	
9	Do public telephones appear mounted with an accessible height and location ?			✕	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?			✕	
11	Do doors at interior accessible routes appear to have compliant hardware ?			✕	
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?			✕	
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?			✕	

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 | Big Dalton Canyon Park Daycamp/Restrooms / Daycamp Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Day Camp Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	960 SF	1	7215806
B2020	Day Camp Building Exterior	Fair	Window, Vinyl-Clad Double-Glazed, 16-25 SF	7	10	7215864
B2050	Day Camp Building Exterior	Fair	Exterior Door, Steel, Standard	2	10	7215876
Roofing						
B3010	Roof-Day Camp Building	Fair	Roofing, Metal	774 SF	4	7215725
Interiors						
C1070	Day Camp Building Ceiling	Fair	Suspended Ceilings, Acoustical Tile (ACT)	774 SF	5	7215852
C2010	Throughout Day Camp Building	Poor	Wall Finishes, any surface, Prep & Paint	1,161 SF	1	7215850
C2030	Day Camp Building Floor	Poor	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	774 SF	1	7215854
Plumbing						
D2010	Throughout Day Camp Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	740 SF	5	7215860
D2010	Utility Room	Fair	Water Heater, Electric, Commercial (12 kW), 30 to 80 GAL	1	4	7215962
D2010	Day Camp Building	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	4	7215964
Electrical						
D5020	Day Camp Building	Fair	Distribution Panel, 120/208 V, 200 AMP	1	6	7215963
D5030	Throughout Day Camp Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	740 SF	5	7215862
D5040	Throughout Day Camp Building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	774 SF	5	7215858
Fire Alarm & Electronic Systems						
D7050	Daycamp building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Install	1,234 SF	10	7216345
Equipment & Furnishings						
E2010	Day Camp Building	Fair	Casework, Countertop, Plastic Laminate	1 LF	5	7215966
E2010	Day Camp Building	Fair	Casework, Cabinetry, Standard	6 LF	4	7215965
Sitework						

Component Condition Report | Big Dalton Canyon Park Daycamp/Restrooms / Daycamp Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G4050	Day Camp Building Exterior	Fair	Exterior Site Lighting, Wall Pack, any type w/ LED, 13 to 26 W	3	10	7215878

Component Condition Report | Big Dalton Canyon Park Daycamp/Restrooms / Restroom Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Restrooms Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	1,480 SF	1	7215848
B2050	Restrooms Building Exterior	Fair	Exterior Door, Steel, Standard	3	10	7215877
Roofing						
B3010	Roof-Restrooms Building	Fair	Roofing, Metal	460 SF	5	7199008
Interiors						
C1090	Restrooms Building	Fair	Toilet Partitions, Wood	4	5	7215856
C2010	Throughout Restrooms Building	Poor	Wall Finishes, any surface, Prep & Paint	690 SF	1	7215851
C2030	Restrooms Building Floor	Poor	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	460 SF	1	7215855
C2050	Restrooms Building Ceiling	Fair	Ceiling Finishes, any flat surface, Prep & Paint	460 SF	4	7215853
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	5	7199014
D2010	Restrooms Building	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	5	7199005
D2010	Throughout Restrooms Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	460 SF	5	7215861
D2010	Restrooms	Fair	Urinal, Standard	1	5	7199002
Electrical						
D5030	Throughout Restrooms Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	460 SF	5	7215863
D5040	Throughout Restrooms Building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	460 SF	5	7215859
Sitework						
G2060	Dumpster Enclosure.	Fair	Retaining Wall, Brick/Stone	150 SF	5	7216326
Follow-up Studies						

Component Condition Report | Big Dalton Canyon Park Daycamp/Restrooms / Restroom Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
P2030	Plumbing piping	Poor	Engineering Study, Plumbing, Video Survey, Evaluate/Report	1	1	7359008

Component Condition Report | Big Dalton Canyon Park Daycamp/Restrooms / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	6	7199012
Sitework						
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	1	4	7199013
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	11	7199009
G2060	Dumpster Enclosure.	Poor	Fences & Gates, Fence, any Painted Surface, Prep & Paint	150 SF	1	7216327
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7199011
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7199010
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	6	7199003
G2060	Site	Fair	Trash Receptacle, Portable/Light-Duty	2	8	7199007
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	6	7199004
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	6	7199001
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	6	7199015
G2080	Site	Fair	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	10,000 SF	6	7199006
Follow-up Studies						
P2030	Site	NA	Engineering Study, Civil, Site Drainage, Evaluate/Report	1	1	7359007
Accessibility						
Y1090	Site	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	7217368

Appendix F:
Replacement Reserves

Replacement Reserves Report

2/19/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Big Dalton Canyon Park Daycamp/Restrooms	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Big Dalton Canyon Park Daycamp/Restrooms / Daycamp Building	$0	$8,861	$0	$0	$43,304	$17,133	$3,553	$0	$0	$0	$21,095	$11,908	$0	$0	$0	$0	$0	$0	$0	$0	$134	**$105,988**
Big Dalton Canyon Park Daycamp/Restrooms / Restroom Building	$0	$12,511	$0	$0	$1,540	$78,810	$0	$0	$0	$0	$3,599	$12,696	$0	$0	$2,070	$0	$0	$0	$0	$0	$0	**$111,226**
Big Dalton Canyon Park Daycamp/Restrooms / Site	$11,158	$11,416	$0	$0	$1,005	$0	$13,501	$0	$1,508	$0	$0	$4,839	$0	$0	$0	$0	$9,549	$0	$0	$0	$0	**$52,975**
Grand Total	**$11,158**	**$32,788**	**$0**	**$0**	**$45,849**	**$95,943**	**$17,053**	**$0**	**$1,508**	**$0**	**$24,694**	**$29,443**	**$0**	**$0**	**$2,070**	**$0**	**$9,549**	**$0**	**$0**	**$0**	**$134**	**$270,190**

Big Dalton Canyon Park Daycamp/Restrooms

Big Dalton Canyon Park Daycamp/Restrooms / Daycamp Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Day Camp Building Exterior	7215806	Exterior Walls, any painted surface, Prep & Paint	10	9	1	960	SF	$3.00	$4.46	$4,285		$4,285										$4,285										**$8,569**
B2020	Day Camp Building Exterior	7215864	Window, Vinyl-Clad Double-Glazed, 16-25 SF, Replace	30	20	10	7	EA	$900.00	$1,338.93	$9,373										$9,373										**$9,373**
B2050	Day Camp Building Exterior	7215876	Exterior Door, Steel, Standard, Replace	40	30	10	2	EA	$600.00	$892.62	$1,785										$1,785										**$1,785**
B3010	Roof-Day Camp Building	7215725	Roofing, Metal, Replace	40	36	4	774	SF	$13.00	$19.34	$14,969					$14,969															**$14,969**
C1070	Day Camp Building Ceiling	7215852	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	774	SF	$3.50	$5.21	$4,030						$4,030														**$4,030**
C2010	Throughout Day Camp Building	7215850	Wall Finishes, any surface, Prep & Paint	10	9	1	1161	SF	$1.50	$2.23	$2,591		$2,591										$2,591								**$5,182**
C2030	Day Camp Building Floor	7215854	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	9	1	774	SF	$1.50	$2.23	$1,727		$1,727										$1,727								**$3,454**
D2010	Utility Room	7215962	Water Heater, Electric, Commercial (12 kW), 30 to 80 GAL, Replace	20	16	4	1	EA	$12,400.00	$18,447.48	$18,447					$18,447															**$18,447**
D2010	Throughout Day Camp Building	7215860	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	35	5	740	SF	$5.00	$7.44	$5,504						$5,504														**$5,504**
D2010	Day Camp Building	7215964	Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	30	26	4	1	EA	$1,600.00	$2,380.32	$2,380					$2,380															**$2,380**
D5020	Day Camp Building	7215963	Distribution Panel, 120/208 V, 200 AMP, Replace	30	24	6	1	EA	$2,000.00	$2,975.40	$2,975							$2,975													**$2,975**
D5030	Throughout Day Camp Building	7215862	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	35	5	740	SF	$2.50	$3.72	$2,752						$2,752														**$2,752**
D5040	Throughout Day Camp Building	7215858	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	15	5	774	SF	$2.10	$3.12	$2,418						$2,418														**$2,418**
D7050	Daycamp building	7216345	Fire Alarm System, Full System Upgrade, Basic/Zoned, Install	20	10	10	1234	SF	$1.50	$2.23	$2,754										$2,754										**$2,754**
E2010	Day Camp Building	7215965	Casework, Cabinetry, Standard, Replace	20	16	4	6	LF	$300.00	$446.31	$2,678					$2,678															**$2,678**
E2010	Day Camp Building	7215966	Casework, Countertop, Plastic Laminate, Replace	15	10	5	1	LF	$50.00	$74.39	$74						$74													$74	**$149**
G4050	Day Camp Building Exterior	7215878	Exterior Site Lighting, Wall Pack, any type w/ LED, 13 to 26 W, Replace	20	10	10	3	EA	$400.00	$595.08	$1,785										$1,785										**$1,785**
Totals, Unescalated												**$0**	**$8,603**	**$0**	**$0**	**$38,475**	**$14,779**	**$2,975**	**$0**	**$0**	**$0**	**$15,697**	**$8,603**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$74**	**$89,206**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$8,861**	**$0**	**$0**	**$43,304**	**$17,133**	**$3,553**	**$0**	**$0**	**$0**	**$21,095**	**$11,908**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$134**	**$105,988**

Big Dalton Canyon Park Daycamp/Restrooms / Restroom Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Restrooms Building Exterior	7215848	Exterior Walls, any painted surface, Prep & Paint	10	9	1	1480	SF	$3.00	$4.46	$6,605		$6,605										$6,605										**$13,211**
B2050	Restrooms Building Exterior	7215877	Exterior Door, Steel, Standard, Replace	40	30	10	3	EA	$600.00	$892.62	$2,678										$2,678										**$2,678**
B3010	Roof-Restrooms Building	7199008	Roofing, Metal, Replace	40	35	5	460	SF	$13.00	$19.34	$8,896						$8,896														**$8,896**
C1090	Restrooms Building	7215856	Toilet Partitions, Wood, Replace	20	15	5	4	EA	$500.00	$743.85	$2,975						$2,975														**$2,975**
C2010	Throughout Restrooms Building	7215851	Wall Finishes, any surface, Prep & Paint	10	9	1	690	SF	$1.50	$2.23	$1,540		$1,540										$1,540								**$3,080**
C2030	Restrooms Building Floor	7215855	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	9	1	460	SF	$1.50	$2.23	$1,027		$1,027										$1,027								**$2,053**
C2050	Restrooms Building Ceiling	7215853	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	460	SF	$2.00	$2.98	$1,369					$1,369										$1,369					**$2,737**
D2010	Throughout Restrooms Building	7215861	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	35	5	460	SF	$5.00	$7.44	$3,422						$3,422														**$3,422**
D2010	Restrooms	7199014	Toilet, Commercial Water Closet, Replace	30	25	5	4	EA	$1,300.00	$1,934.01	$7,736						$7,736														**$7,736**
D2010	Restrooms Building	7199005	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	25	5	4	EA	$1,500.00	$2,231.55	$8,926						$8,926														**$8,926**
D2010	Restrooms	7199002	Urinal, Standard, Replace	30	25	5	1	EA	$1,100.00	$1,636.47	$1,636						$1,636														**$1,636**
D5030	Throughout Restrooms Building	7215863	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	35	5	460	SF	$2.50	$3.72	$1,711						$1,711														**$1,711**
D5040	Throughout Restrooms Building	7215859	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	15	5	460	SF	$2.10	$3.12	$1,437						$1,437														**$1,437**
G2060	Dumpster Enclosure.	7216326	Retaining Wall, Brick/Stone, Replace	40	35	5	150	SF	$140.00	$208.28	$31,242						$31,242														**$31,242**
P2030	Plumbing piping	7359008	Engineering Study, Plumbing, Video Survey, Evaluate/Report	0	-1	1	1	EA	$2,000.00	$2,975.40	$2,975		$2,975																		**$2,975**
Totals, Unescalated												**$0**	**$12,147**	**$0**	**$0**	**$1,369**	**$67,982**	**$0**	**$0**	**$0**	**$0**	**$2,678**	**$9,172**	**$0**	**$0**	**$1,369**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$94,716**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$12,511**	**$0**	**$0**	**$1,540**	**$78,810**	**$0**	**$0**	**$0**	**$0**	**$3,599**	**$12,696**	**$0**	**$0**	**$2,070**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$111,226**

Big Dalton Canyon Park Daycamp/Restrooms / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	Site	7199012	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	9	6	1	EA	$1,200.00	$1,785.24	$1,785							$1,785														**$1,785**
G2060	Dumpster Enclosure.	7216327	Fences & Gates, Fence, any Painted Surface, Prep & Paint	10	9	1	150	SF	$3.00	$4.46	$669		$669										$669										**$1,339**
G2060	Site	7199013	Park Bench, Wood/Composite/Fiberglass, Replace	20	16	4	1	EA	$600.00	$892.62	$893					$893																**$893**
G2060	Site	7199003	Picnic Table, Wood/Composite/Fiberglass, Replace	20	14	6	1	EA	$600.00	$892.62	$893							$893														**$893**
G2060	Site	7199004	Picnic Table, Wood/Composite/Fiberglass, Replace	20	14	6	1	EA	$600.00	$892.62	$893							$893														**$893**
G2060	Site	7199001	Picnic Table, Wood/Composite/Fiberglass, Replace	20	14	6	1	EA	$600.00	$892.62	$893							$893														**$893**

Replacement Reserves Report

2/19/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G2060	Site	7199015	Picnic Table, Wood/Composite/Fiberglass, Replace	20	14	6	1	EA	$600.00	$892.62	$893							$893															**$893**
G2060	Site	7199007	Trash Receptacle, Portable/Light-Duty, Replace	15	7	8	2	EA	$400.00	$595.08	$1,190									$1,190													**$1,190**
G2060	Site	7199011	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$892.62	$893												$893										**$893**
G2060	Site	7199009	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	9	11	1	EA	$700.00	$1,041.39	$1,041												$1,041										**$1,041**
G2060	Site	7199010	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$892.62	$893												$893										**$893**
G2080	Site	7199006	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	10	4	6	10000	SF	$0.40	$0.60	$5,951							$5,951										$5,951					**$11,902**
P2030	Site	7359007	Engineering Study, Civil, Site Drainage, Evaluate/Report	0	-1	1	1	EA	$7,000.00	$10,413.90	$10,414		$10,414																				**$10,414**
Y1090	Site	7217368	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	$7,500.00	$11,157.75	$11,158	$11,158																					**$11,158**
Totals, Unescalated												**$11,158**	**$11,083**	**$0**	**$0**	**$893**	**$0**	**$11,307**	**$0**	**$1,190**	**$0**	**$0**	**$3,496**	**$0**	**$0**	**$0**	**$0**	**$5,951**	**$0**	**$0**	**$0**	**$0**	**$45,077**
Totals, Escalated (3.0% inflation, compounded annually)												**$11,158**	**$11,416**	**$0**	**$0**	**$1,005**	**$0**	**$13,501**	**$0**	**$1,508**	**$0**	**$0**	**$4,839**	**$0**	**$0**	**$0**	**$0**	**$9,549**	**$0**	**$0**	**$0**	**$0**	**$52,975**

Appendix G:
Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7215962	D2010	**Water Heater**	Electric, Commercial (12 kW), 30 to 80 GAL	Inaccessible	Big Dalton Canyon Park Daycamp/Restrooms / Daycamp Building	Utility Room		Inaccessible	Inaccessible			

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7215963	D5020	**Distribution Panel**	120/208 V, 200 AMP		Big Dalton Canyon Park Daycamp/Restrooms / Daycamp Building	Day Camp Building						