

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepare for

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

PREPARED BY:

*ureau eritas
Uni ersit oule ar Suite
llicott Cit ar lan*

www.us.bureau.eritas.co

BV CONTACT:

*ar enable C A
Progra anager*

ar enable bureau.eritas.co

BV PROJECT #:

DATE OF REPORT:

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ON SITE DATE:

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Church Parking Lot
Mountain View and Cullen Avenue
Glendora, California 91740

Bureau Veritas

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A. Parking Lot Executive Summary

A-1. Parking Lot Overview and Assessment Details

General Information	
Park Type	Parking Lot
Number of Buildings	None
Main Address	Mountain View and Cullen Avenue Glendora, California 91740
Site Developed	Unknow
Site Area	0.7 acres (estimated)
Parking Spaces	58 total spaces all in open lots; 5 of which are accessible
Outside Occupants/Leased Spaces	Grace Episcopal Church
Date(s) of Visit	November 14, 2023
Management Point of Contact	Michael Sledd, Assistant Public Works Director City of Glendora 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Unescorted
Assessment and Report Prepared By	Alvaro Bedoya
Reviewed By	Mary Venable, CEM, RA Program Manager Mary.venable@bureauveritas.com 800.733.0660 x7292719
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

A-2. Parking Lot Stop Findings and Deficiencies

Historical Summary

The facility, whose construction records are unavailable, is strategically positioned to incentivize people to park their vehicles and opt for public transportation for the rest of their commute. This approach aims to alleviate traffic congestion and advocate for sustainable transportation alternatives. Presently, the facility is under lease to a church, but the city of Glendora is overseeing its management.

Amenities and General Site

The asphalt-built parking lot has a capacity for approximately 58 cars in total, including 5 ADA spaces. On its northwest side, there is landscaped area with proper irrigation, and for illumination, it is equipped with three LED light poles. On the southeast side, there are two bus stops shade structures, two metal benches, and its corresponding trash bin.

Architectural

The parking lot contains no structures or significant built assets.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF system of the parking lot is basic, and we only identified power supply for its exterior lighting. As for its plumbing system component, it is solely dedicated to the irrigation system for the landscaped area.

Recommended Additional Studies

No additional studies recommended at this time.

B. Amenities and General Site

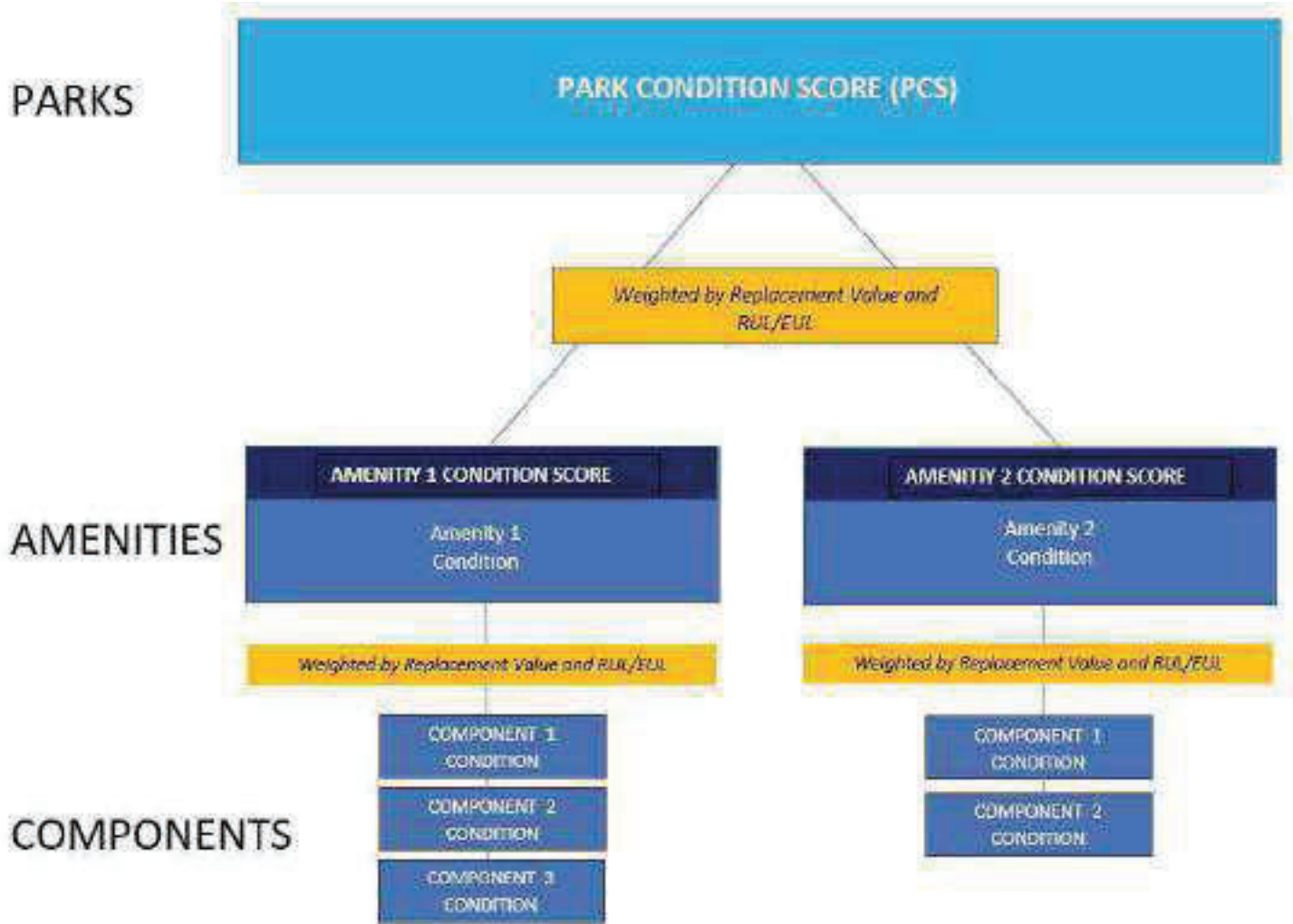
B-1. Prioritization Methodology

Parking Lot Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

To assist in the overall prioritization effort, the following terms are used at the Component and Amenity level:

- **Component:** individual elements of the amenity or park that are evaluated and assigned conditions and GPS coordinates. Examples of components include benches, trash receptacles, tennis nets, playground surfaces, or split-rail fencing.
- **Amenity:** defined as a group of components that constitute a major feature of the park, logically grouped together by purpose and/or proximity. Examples of an amenity include a basketball court, a softball field, a dog park, picnic area, or playground.
- **Current Renewal Value (CRV):** the cost in today's dollars of the major constituent parts that make up the whole:
 - for Parks: CRV = renewal cost of all **developed** amenities within it (land value is excluded)
 - for Amenities: CRV = renewal cost of all significant components within it



The Amenity Condition Score (ACS) is a score calculated from an algorithm comprising a weighted average of the conditions of all the components within it.

AMENITY CONDITION SCORE (ACS) FORMULA = $\text{SUM} [\text{Remaining Value} / \text{Renewal Value (RenV)} \text{ of combined components}]$

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. Parking Lot Prioritization Metrics

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

The PCS and ACS metrics have been developed so that the higher the score, the less the park or amenity needs short term financial attention, due to its relative condition. The lower the score, the more attention is needed. An increasingly low score indicates an increased need to address deficiencies, provide replacements or make essential repairs. The lower the score, the more the amenity or park requires renewal or replacement. Both PCS and ACS scores range from 0 to 100.

The color coding reflects the score definition. Higher scores are assigned a sliding scale of green, with 100 assigned the deepest green. Yellow indicates a condition in the middle of the range, with yellow green in the high mid ranges, and yellow red in the low mid ranges. Scores in the low range are assigned a sliding scale of red, with 0 assigned the deepest red.



FAILED CONDITION - 0 _____ EXCELLENT CONDITION - 100

The table on the following page shows the PCS condition score of this park, along with the ACS condition score of each amenity within the park:

<p>Church Parking Lot</p>	<p>OVERALL CONDITION SCORE</p> <p>53</p>	<p>TOTAL ACRES:</p> <p>REPLACEMENT VALUE: \$ 191,385</p> <p>REMAINING VALUE: \$ 51,770</p> <p>SAFETY ISSUES: 1</p> <p>TRULY COMPONENTS: 1</p>
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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 and Scope* section for an explanation of Component Type.

Plan Type Descriptions

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

Plan Type Distribution (by Cost) – Timeframe 10 Years



B-4. Immediate Needs (Amenities and General Site)

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safet* or *Perfor ance ntegrit* Plan Types, are considered Immediate Needs.

BV did not identify any immediate needs associated with the amenities or general park areas at this site.

B-5. Key Findings (Amenities and General Site)

Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

The numerical scoring of condition as shown in the Key Findings is based on a 0-100 scale, as illustrated below:

- 0 - Replacement has none or very low impact on park operations
- 33 – Replacement has low impact on park operations
- 66 - Replacement has medium impact on park operation
- 100 - Failing, safety or code requirement component with high impact on park operations

No key findings were identified.

B-6. Parking Lot



General Information		
Asset Type	Parking Lot	
Asset Location	Mountain View and Cullen Avenue Glendora, California 91741	
Overall Condition	Fair	
<i>Component</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks	Fair
Site Development	Parking Lot entrance signage; Limited park bench and bus stop shade structures	Good
Landscaping and Topography	Limited landscaping features including lawns, trees, Irrigation present	Fair

General Information		
Utilities	Municipal water and sewer Local utility-provided electric	Fair
Storm Water Management	Surface drainage to developed surroundings	
Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.	
Key Issues and Findings	None	

General Site			
<i>Component</i>	<i>Description</i>	<i>Quantity</i>	<i>Condition</i>
Irrigation System	Control Panel, Replace	1 EA	Fair
Pole Light Fixture with Lamps	any type 30' High, with LED Replacement, Replace/Install	3 EA	Good
Irrigation System	Drip System, Replace/Install	7500 SF	Fair
Bus Stop	Metal-Framed, Standard, Replace	32 SF	Fair
Parking Lots	Pavement, Asphalt, Mill and Overlay	4150 SF	Fair
Bus stop	Metal-Framed, Standard, Replace	32 SF	Fair
Trash Receptacle	Medium-Duty Metal or Precast, Replace	1 EA	Fair
Park Bench	Metal Powder-Coated, Replace	2 EA	Fair
Signage	Property, Monument, Replace/Install	1 EA	Good
Bike Rack	Fixed 1-5 Bikes, Replace	1 EA	Fair

General Site			
Lighting Controls	Dimming Panel, Digital Time Control Clock and Photosensor, Replace	1 EA	Fair
Sidewalk	Concrete, Small Areas/Sections, Replace	940 SF	Good



C. Property Space Use and Observed Areas

Areas Observed

Most of the site was observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

D. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “public facilities” on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the matrix that are included in the Accessibility appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance.
- Only a representative sample of areas was observed.
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance.
- Itemized costs for individual non-compliant items are not included in the dataset.
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance.

The parking lot was originally estimated constructed in 1980s. The parking lot has not since been substantially renovated at least there is no record of any improvements being made or any information about it.

E. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes construction systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of construction systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

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

Scope

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

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of existing systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe the exterior amenities of the property, including individual site elements.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key facts about the portfolio.

F. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *Seans Construction* and *ars all Swift* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

G-1. Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *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* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the [Amenities and General Site and Facilities](#) sections of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

G. Certification

The City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Church Parking Lot at E Mountain View & Cullen Ave. Glendora, CA 91741, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose an Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

Prepared by: Alvaro Bedoya,
Project Assessor

Reviewed by:



Mary Venable, CEM, RA
Program Manager
Mary.venable@bureauveritas.com
800.733.0660 x7292710

H. Appendices

- Appendix A: Photographic Record
- Appendix B: Site Plan
- Appendix C: Pre-Survey Questionnaire
- Appendix D: Accessibility Review and Photos
- Appendix E: Component Condition Report
- Appendix F: Replacement Reserves
- Appendix G: Observation GPS Map Links

Appendix A: Photographic Record



Photographic Overview



1 - PARKING LOT CORNER VIEW



2 - OVERVIEW WEST TO EAST



3 - OVERVIEW EAST TO WEST



4 - OVERVIEW NORTH TO SOUTH



5 - PARK BENCHES



6 - LIGHTING CONTROL AND IRRIGATION PANELS

Photographic Overview



7 - CONCRETE PATH



8 - BUS STOP SHADE STRUCTURE



9 - MONUMENTAL SIGNAGE



10 - POLE LED LIGHT FIXTURE



11 - TRASH RECEPTACLE



12 - BIKE RACK





Appendix B:

Site Plan



Site Plan



 BUREAU VERITAS	Project Number	Project Name	 N
	158691.23R000-050.468	Church Parking Lot	
	Source	On-Site Date	
	Google Earth Pro	November 14, 2023	

Appendix C:

Pre-Survey Questionnaire



BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Church Parking Lot

Name of person completing form: _____
Title / Association w/ property: _____
Length of time associated w/ property: _____
Date Completed: 11/14/2023

Phone Number: _____
Method of Completion: INCOMPLETE - client/POC unwilling or unable to complete

The Pre-Survey Questionnaire was not filled out either prior to or during the assessment.



A handwritten signature in black ink, appearing to be 'A M', is contained within a black rectangular box.

Signature of Assessor

A black rectangular box, currently empty, intended for the signature of the Person of Charge (POC).

Signature of POC

Appendix D:

Accessibility Review and Photos



Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Church Parking Lot

BV Project Number: 158691.23R000-050.468

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

Church Parking Lot: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				X
Exterior Accessible Route				X
Building Entrances				X
Interior Accessible Route				X
Elevators				X
Public Restrooms				X
Kitchens/Kitchenettes				X
Playgrounds & Swimming Pools				X
Other				X

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

Church Parking Lot: Photographic Overview



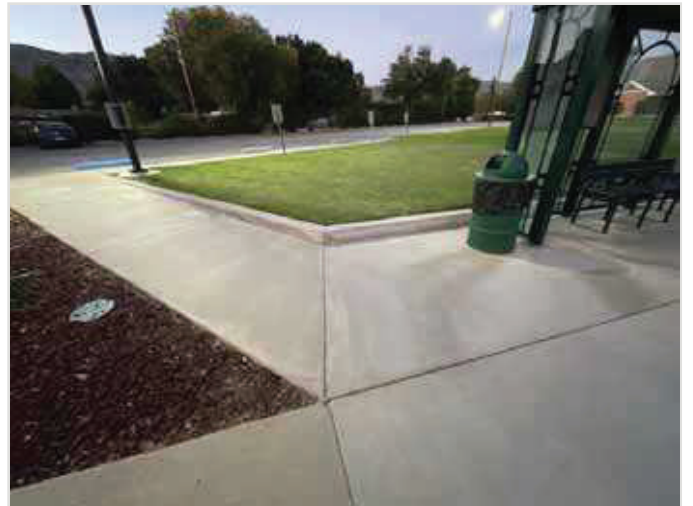
OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



ACCESSIBLE RAMP



ACCESSIBLE PATH

Appendix E:

Component Condition Report



Component Condition Report | Church Parking Lot

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5040	Site	Fair	Lighting Controls, Dimming Panel, Digital Time Control Clock & Photosensor	1	10	7049644
Special Construction & Demo						
F1020	Site	Fair	Bus Stop, Metal-Framed, Standard	32 SF	15	7049656
F1020	Site	Fair	Bus stop, Metal-Framed, Standard	32 SF	15	7049652
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	4,150 SF	10	7049647
G2030	Site	Good	Sidewalk, Concrete, Small Areas/Sections	940 SF	30	7049646
Sitework						
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	9	7049645
G2060	Site	Fair	Park Bench, Metal Powder-Coated	1	9	7049648
G2060	Site	Fair	Park Bench, Metal Powder-Coated	1	9	7049650
G2060	Site	Good	Signage, Property, Monument, Replace/Install	1	12	7049651
G2060	Site	Fair	Bike Rack, Fixed 1-5 Bikes	1	5	7052362
G2080	Site	Fair	Irrigation System, Control Panel	1	7	7049655
G2080	Site	Fair	Irrigation System, Drip System, Replace/Install	7,500 SF	8	7049657
G4050	Site	Good	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	15	7049654
G4050	Site	Good	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	15	7049653
G4050	Site	Good	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	15	7049649

Appendix F: Replacement Reserves



Appendix G: Observation GPS Map Links
