

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepare for

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

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BV PROJECT #:

DATE OF REPORT:

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ON SITE DATE:

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City Baseball Field at Manooshian
#AIN 8648001800 (857 North Loraine Avenue)
Glendora, California 91741

Bureau Veritas

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A. Baseball Field Executive Summary

A-1. Baseball Field Overview and Assessment Details

General Information	
Park Type	Baseball Field
Number of Buildings	1 Ancillary building
Main Address	857 North Loraine Avenue. Glendora, California 91741
Site Developed	1990 (estimated)
Site Area	2.4 acres (estimated)
Parking Spaces	76 total spaces all in open lots; 5 of which are accessible
Outside Occupants/Leased Spaces	None
Date(s) of Visit	November 14, 2023
Management Point of Contact	Michael Sledd, Assistant Public Works Director City of Glendora 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Unescorted
Assessment and Report Prepared By	Alvaro Bedoya
Reviewed By	Mary Venable, CEM, RA Program Manager Mary.venable@bureauveritas.com 800.733.0660 x7292719
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

A-2. Baseball Field Stop Findings and Deficiencies

Historical Summary

The baseball field at George Manooshian Park in Glendora was originally established in the 1990s and has not seen any renovations since its inception. There is no recorded evidence of improvements, and no information has been provided regarding any upgrades or enhancements.

Amenities and General Site

The site is essentially a baseball field equipped with the standard necessities for baseball practice, including a fenced field, foul poles, a scoreboard, and two dugouts—one for the home team and another for the visiting team. There are also two seating sections for spectators. Additionally, the field features a parking area on its west side, basic lighting, and, finally, situated behind home plate, a small ancillary building utilized for storage which could not be accessed. The components are generally in fair condition. The parking lot striping is faded, and there are previously sealed longitudinal cracks and deteriorated portions of the asphalt surface. Milling and overlaying of the parking lot, along with a seal coat and new striping, is recommended.

Architectural

The Baseball Field contains no structures or significant built assets.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF (Mechanical, Electrical, Plumbing, and Fire Protection) components for the Manooshian City Baseball Field primarily involve the electrical aspect, catering to the lighting and scoreboard. Located on the north side of the property, there is a backflow preventer. However, it is worth noting that the field lacks irrigation and water fountains.

Recommended Additional Studies

No additional studies recommended at this time.

B. Amenities and General Site

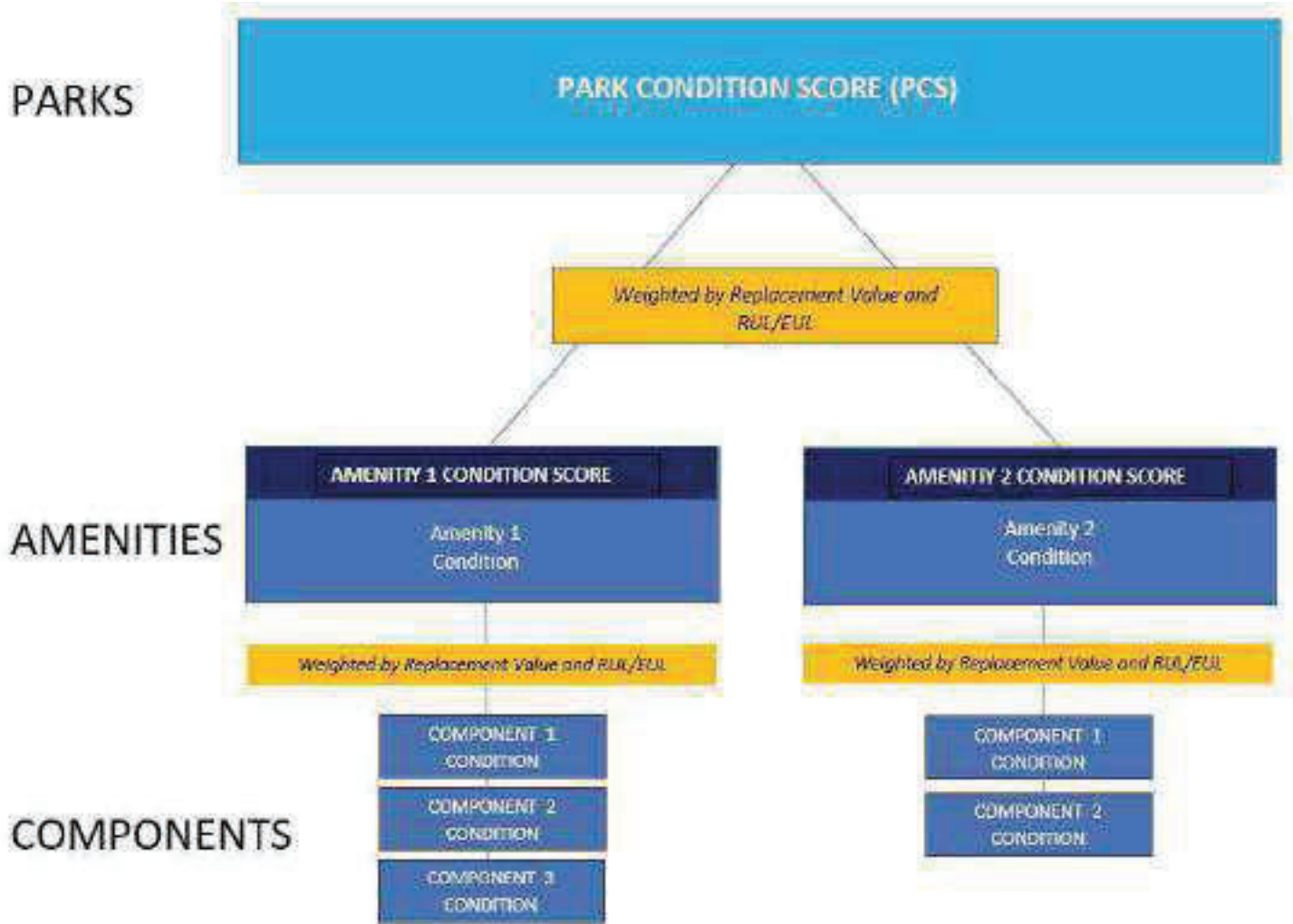
B-1. Prioritization Methodology

Baseball Field Condition Score (PCS) and Amenity Condition Score (ACS)

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

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

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



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

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

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 = $SUM [Remaining Value] / SUM [Renewal Value]$

B-2. Field Prioritization Metrics

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

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

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

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



FAILED CONDITION - 0 _____ EXCELLENT CONDITION - 100

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

<p>City Baseball Field at Manooshian</p>	<p>OVERALL CONDITION SCORE</p> <p>23</p>	<p>TOTAL ACRES:</p> <p>REPLACEMENT VALUE: \$ 386,790</p> <p>REMAINING VALUE: \$ 89,231</p> <p>SAFETY ISSUES: 0</p> <p>FAILED COMPONENTS: 0</p>
<p>Baseball diamonds</p>	<p>COND. SCORE</p> <p>39</p>	<p>REPLACEMENT VALUE: \$ 193,240</p> <p>REMAINING VALUE: \$ 75,511</p>
<p>General Site</p>	<p>COND. SCORE</p> <p>7</p>	<p>REPLACEMENT VALUE: \$ 193,550</p> <p>REMAINING VALUE: \$ 13,720</p>

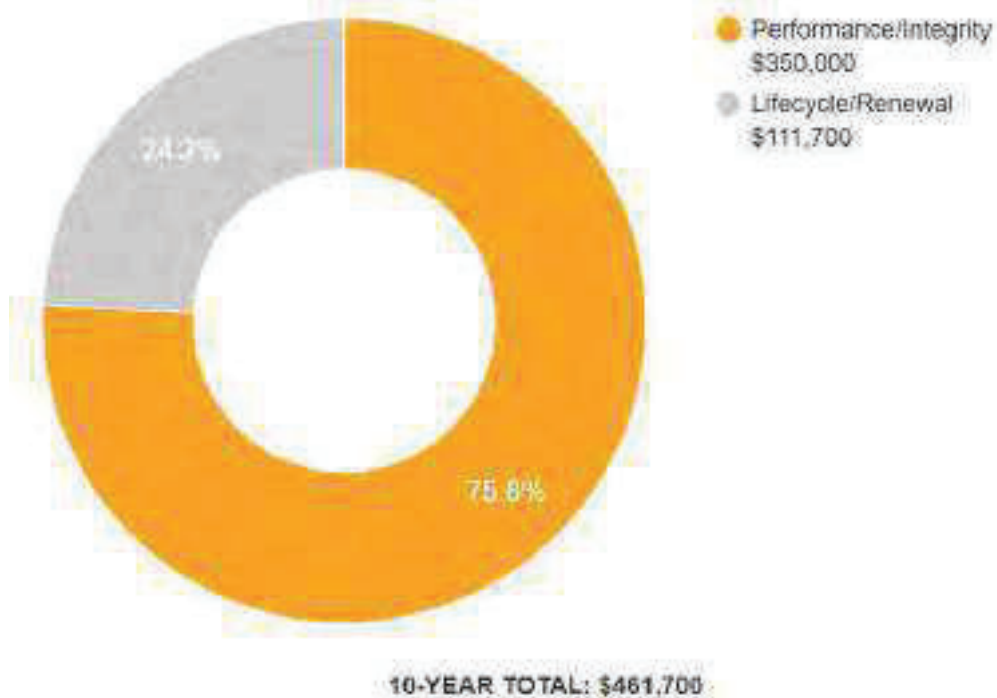
B-3. Plan Types (Amenities and General Site)

Each line item in the cost database is assigned a Plan Type, which is the primary reason for the recommended replacement, repair, or other corrective action. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the best fit, typically the one with the greatest significance. See the *Purpose 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 *Safe* or *Performance Integrity* Plan Types, are considered Immediate Needs.

Facility/Building	Total Items	Total Cost
City Baseball Field at Manooshian	1	\$29,800
Total	1	\$29,800

City Baseball Field at Manooshian

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7189604	City Baseball Field at Manooshian	Site	G2020	Parking Lots, Pavement, Asphalt, Seal & Stripe	Poor	Performance/Integrity	\$29,800
Total (1 items)							\$29,800



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

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

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

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



Parking Lots in Poor condition.

Pavement, Asphalt
City Baseball Field at Manooshian Site

Uniformat Code: G2020
Recommendation: **Seal and Stripe in 2023**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$29,800

\$\$\$

Striping is faded - AssetCALC ID: 7189604



Parking Lots in Poor condition.

Pavement, Asphalt
City Baseball Field at Manooshian Site

Uniformat Code: G2020
Recommendation: **Mill and Overlay in 2025**

Priority Score: **84.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$231,500

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Surface deterioration, sealed longitudinal cracks - AssetCALC ID: 7049626

B-6. Baseball Field



General Information

Asset Type	Baseball Field		
Asset Location	857 North Loraine Avenue. Glendora, California 91741		
Overall Condition	Fair		
<i>Component</i>	<i>Description</i>	<i>Quantity</i>	<i>Condition</i>
Landscaping and Topography	Limited landscaping features; irrigation not present		
Storm Water Management	Surface drainage to developed surroundings		
Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D for more details.		
Key Issues and Findings	None		

Baseball diamonds

<i>Component</i>	<i>Description</i>	<i>Quantity</i>	<i>Condition</i>
Bleachers	Fixed Steel Frame, Aluminum Benches (per Seat), Replace	550 EA	Fair
Fences & Gates	Fence, Chain Link 4', Replace	360 LF	Fair

General Information				
– Sports Apparatus	▪ Baseball, Foul Pole, Replace	▪	2 EA	Fair
– Parking Lots	▪ Pavement, Asphalt, Mill and Overlay	▪ SF	49000	Fair
– Backflow Preventer	▪ Domestic Water, Replace	▪	1 EA	Fair
– Site Light Pole	▪ 20' Height, without Base or Fixtures, Replace/Install	▪	6 EA	Fair
– Ancillary Building	▪ CMU, Basic/Minimal, Replace	▪	500 SF	Fair
– Fences and Gates	▪ Fence, Chain Link 6', Replace	▪	260 LF	Fair
– Sports Apparatus	▪ Player/Dugout Benches, 12' Length, Replace	▪	2 EA	Fair
– Exterior Fixture with Lamp	▪ any type, with LED Replacement, Replace	▪	3 EA	Fair
– Pole Light Fixture with Lamps	▪ any type 30' High, with LED Replacement, Replace/Install	▪	1 EA	Fair
– Sports Apparatus	▪ Baseball, Backstop Chain-Link, Replace	▪	1 EA	Fair
– Sports Apparatus	▪ Baseball/Football, Protective Netting, Replace	▪	2400 SF	Fair
– Outdoor Spectator Seating	▪ Bleachers, Aluminum Benches (per Seat), Replace	▪	180 EA	Fair
– Bike Rack	▪ Portable 6-10 Bikes, Replace	▪	1 EA	Fair
– Flagpole	▪ Metal, Replace	▪	1 EA	Fair
– Roofing	▪ Metal, Replace	▪	500 SF	Fair
– Exterior Door	▪ Steel, Standard, Replace	▪	2 EA	Fair

General Information

Sports Apparatus	Scoreboard, Electronic Standard, Replace	1 EA	Fair
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B-7. General Site



General Site

Asset Type	Parking Lot		
Asset Location	East portion of site		
Overall Condition	Poor		
<i>Component</i>	<i>Description</i>	<i>Quantity</i>	<i>Condition</i>
Parking Lots	Pavement, Asphalt, Mill and Overlay	49000 SF	Poor
Parking Lots	Pavement, Asphalt, Seal and Stripe	49000 SF	Poor

C. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

Areas of note that were either inaccessible or not observed for other reasons are listed here:

- Ancillary storage building; locked no key.

D. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The baseball field was originally estimated constructed in 1990s. The baseball field has not since been substantially renovated.

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the park amenities and facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

E. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

F. Opinions of Probable Costs

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

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *Seans Construction* and *Ball 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 City Baseball Field at Manooshian, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

Prepared by: Alvaro Bedoya,
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Reviewed by:



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H. Appendices

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

Appendix A: Photographic Record

Photographic Overview



1 - OVERVIEW FROM THIRD BASE



2 - OVERVIEW FROM BASE



3 - DUGOUT



4 - BLEACHERS



5 - FOUL POLE



6 - BACKSTOP CHAIN-LINK FENCE



Photographic Overview



7 - FENCE AND SCOREBOARD



8 - LIGHTING



9 - ANCILLARY BUILDING



10 - LIGHTING AND FLAGPOLE



11 - PARKING LOT



12 - BACKFLOW PREVENTER





Appendix B: Site Plan



Site Plan



	Project Number	Project Name	
	158691.23R000-051.468	City Baseball Field at Manooshian	
	Source	On-Site Date	
	Google Earth Pro	November 14, 2023	

Appendix C:

Pre-Survey Questionnaire



BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: City Baseball Field at Manooshian

Name of person completing form:

Title / Association w/ property:

Length of time associated w/ property:

Date Completed: 11/14/2023

Phone Number:

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

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



Signature of Assessor

Signature of POC

Appendix D:

Accessibility Review and Photos



Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: City Baseball Field at Manooshian

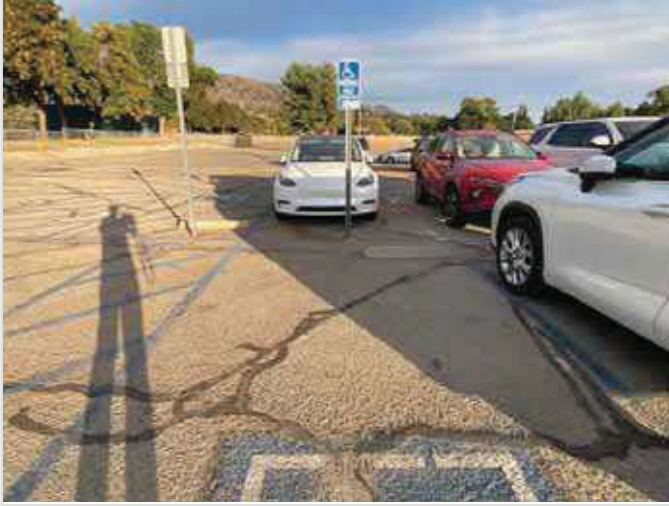
BV Project Number: 158691.23R000-051.468

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

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

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

City Baseball Field at Manooshian: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

Appendix E:

Component Condition Report



Component Condition Report | City Baseball Field at Manooshian

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	2	17	7049643
Roofing						
B3010	Roof	Fair	Roofing, Metal	500 SF	17	7049640
Plumbing						
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	6	7049629
Equipment & Furnishings						
E2010	Site	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	300	11	7049642
E2010	Site	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	250	11	7049632
Special Construction & Demo						
F1020	Building Exterior	Fair	Ancillary Building, CMU, Basic/Minimal	500 SF	17	7049635
Pedestrian Plazas & Walkways						
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	49,000 SF	2	7049626
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	49,000 SF	0	7189604
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Sports Apparatus, Baseball, Foul Pole	2	10	7049634
G2050	Site	Fair	Sports Apparatus, Player/Dugout Benches, 12' Length	2	6	7049638
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	8	7140084
G2050	Site	Fair	Sports Apparatus, Baseball/Football, Protective Netting	2,400 SF	6	7049631
G2050	Site	Fair	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat)	180	4	7049627
G2050	Site	Fair	Sports Apparatus, Scoreboard, Electronic Standard	1	10	7049639
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	360 LF	10	7049641
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	260 LF	15	7049625

Component Condition Report | City Baseball Field at Manooshian

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Fair	Bike Rack, Portable 6-10 Bikes	1	3	7049636
G2060	Site	Fair	Flagpole, Metal	1	11	7049633
G4050	Site	Fair	Site Light Pole, 20' Height, w/o Base or Fixtures, Replace/Install	6	15	7049630
G4050	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	3	8	7049628
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	8	7049637

Appendix F: Replacement Reserves



Appendix G: Observation GPS Map Links

Component Description	Attributes	Action Description	Location Description	Condition	Latitude	Longitude	CRS Map Link	Photo Type	Helpful Link	Effective Date	Usage	Risk	Final Year Observed	Quantity	Unit Cost	Total Cost	Barcode	Comments Public	Asset/Cat ID
Hydroponic System	Hydroponic System, 1000 Gallon Capacity	Hydroponic System	Hydroponic System	Good	34.282172	-112.881111	https://www.google.com/maps/@34.282172,-112.881111,15z	16x, 4x, 8x, 12x, 16x, 20x, 24x, 30x, 36x, 42x, 48x, 54x, 60x, 66x, 72x, 78x, 84x, 90x, 96x, 102x, 108x, 114x, 120x, 126x, 132x, 138x, 144x, 150x, 156x, 162x, 168x, 174x, 180x, 186x, 192x, 198x, 204x, 210x, 216x, 222x, 228x, 234x, 240x, 246x, 252x, 258x, 264x, 270x, 276x, 282x, 288x, 294x, 300x, 306x, 312x, 318x, 324x, 330x, 336x, 342x, 348x, 354x, 360x, 366x, 372x, 378x, 384x, 390x, 396x, 402x, 408x, 414x, 420x, 426x, 432x, 438x, 444x, 450x, 456x, 462x, 468x, 474x, 480x, 486x, 492x, 498x, 504x, 510x, 516x, 522x, 528x, 534x, 540x, 546x, 552x, 558x, 564x, 570x, 576x, 582x, 588x, 594x, 600x, 606x, 612x, 618x, 624x, 630x, 636x, 642x, 648x, 654x, 660x, 666x, 672x, 678x, 684x, 690x, 696x, 702x, 708x, 714x, 720x, 726x, 732x, 738x, 744x, 750x, 756x, 762x, 768x, 774x, 780x, 786x, 792x, 798x, 804x, 810x, 816x, 822x, 828x, 834x, 840x, 846x, 852x, 858x, 864x, 870x, 876x, 882x, 888x, 894x, 900x, 906x, 912x, 918x, 924x, 930x, 936x, 942x, 948x, 954x, 960x, 966x, 972x, 978x, 984x, 990x, 996x, 1002x, 1008x, 1014x, 1020x, 1026x, 1032x, 1038x, 1044x, 1050x, 1056x, 1062x, 1068x, 1074x, 1080x, 1086x, 1092x, 1098x, 1104x, 1110x, 1116x, 1122x, 1128x, 1134x, 1140x, 1146x, 1152x, 1158x, 1164x, 1170x, 1176x, 1182x, 1188x, 1194x, 1200x, 1206x, 1212x, 1218x, 1224x, 1230x, 1236x, 1242x, 1248x, 1254x, 1260x, 1266x, 1272x, 1278x, 1284x, 1290x, 1296x, 1302x, 1308x, 1314x, 1320x, 1326x, 1332x, 1338x, 1344x, 1350x, 1356x, 1362x, 1368x, 1374x, 1380x, 1386x, 1392x, 1398x, 1404x, 1410x, 1416x, 1422x, 1428x, 1434x, 1440x, 1446x, 1452x, 1458x, 1464x, 1470x, 1476x, 1482x, 1488x, 1494x, 1500x, 1506x, 1512x, 1518x, 1524x, 1530x, 1536x, 1542x, 1548x, 1554x, 1560x, 1566x, 1572x, 1578x, 1584x, 1590x, 1596x, 1602x, 1608x, 1614x, 1620x, 1626x, 1632x, 1638x, 1644x, 1650x, 1656x, 1662x, 1668x, 1674x, 1680x, 1686x, 1692x, 1698x, 1704x, 1710x, 1716x, 1722x, 1728x, 1734x, 1740x, 1746x, 1752x, 1758x, 1764x, 1770x, 1776x, 1782x, 1788x, 1794x, 1800x, 1806x, 1812x, 1818x, 1824x, 1830x, 1836x, 1842x, 1848x, 1854x, 1860x, 1866x, 1872x, 1878x, 1884x, 1890x, 1896x, 1902x, 1908x, 1914x, 1920x, 1926x, 1932x, 1938x, 1944x, 1950x, 1956x, 1962x, 1968x, 1974x, 1980x, 1986x, 1992x, 1998x, 2004x, 2010x, 2016x, 2022x, 2028x, 2034x, 2040x, 2046x, 2052x, 2058x, 2064x, 2070x, 2076x, 2082x, 2088x, 2094x, 2100x, 2106x, 2112x, 2118x, 2124x, 2130x, 2136x, 2142x, 2148x, 2154x, 2160x, 2166x, 2172x, 2178x, 2184x, 2190x, 2196x, 2202x, 2208x, 2214x, 2220x, 2226x, 2232x, 2238x, 2244x, 2250x, 2256x, 2262x, 2268x, 2274x, 2280x, 2286x, 2292x, 2298x, 2304x, 2310x, 2316x, 2322x, 2328x, 2334x, 2340x, 2346x, 2352x, 2358x, 2364x, 2370x, 2376x, 2382x, 2388x, 2394x, 2400x, 2406x, 2412x, 2418x, 2424x, 2430x, 2436x, 2442x, 2448x, 2454x, 2460x, 2466x, 2472x, 2478x, 2484x, 2490x, 2496x, 2502x, 2508x, 2514x, 2520x, 2526x, 2532x, 2538x, 2544x, 2550x, 2556x, 2562x, 2568x, 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