FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepared for

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

Finkbiner Park Skate/Tennis
166 North Minnesota Avenue
Glendora, California 91741

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BV PROJECT #:
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DATE OF REPORT:
February 14, 2024

ON SITE DATE:
December 22, 2023

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A. Park Executive Summary

A-1. Park Overview and Assessment Details

General Information	
Park Type	Skate park and tennis courts
Number of Buildings	None
Main Address	166 North Minnesota Avenue, Glendora, California 91741
Site Developed	1967
Site Area	1.30 acres (estimated)
Outside Occupants/Leased Spaces	None
Date(s) of Visit	December 22, 2023
Management Point of Contact	City of Glendora, Mr. Michael Sledd, Assistant Public Works Director 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Hugo Soltero 626.672.6311
Assessment and Report Prepared By	Usama Anwar
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

A-2. Park Findings and Deficiencies

Historical Summary

Finkbiner Skate Park and Tennis Courts were developed in 1967 in the center of Finkbiner Park. The tennis courts were recently refinished and remodeled in 2023.

Amenities and General Site

The skate park includes elements such as a concrete-paved court, concrete deck, a set of bumps, curbs, and quarter pipes. Metal-tube fencing surrounds the boundaries of the skate park. The tennis courts are newly resurfaced and feature new metal-powdered benches, nets, posts, and fencing around the perimeter. Lighting for the facilities is installed around the courts, connected to the main switchboard located at the southeast entrance of the court. The site contains asphalt-paved roadways and parking lots that need resurfacing due to the presence of longitudinal cracks identified at various locations. The east parking lot is currently undergoing complete renovation and is expected to be finished within the contract timeline. Overall, each asset is budgeted for replacement over the reserve term.

Architectural

There are no architectural assets identified on the site.

Mechanical, Electrical, Plumbing and Fire (MEPF)

There are no MEPF assets identified on the site.

Recommended Additional Studies

No additional studies recommended at this time.

B. Amenities and General Site

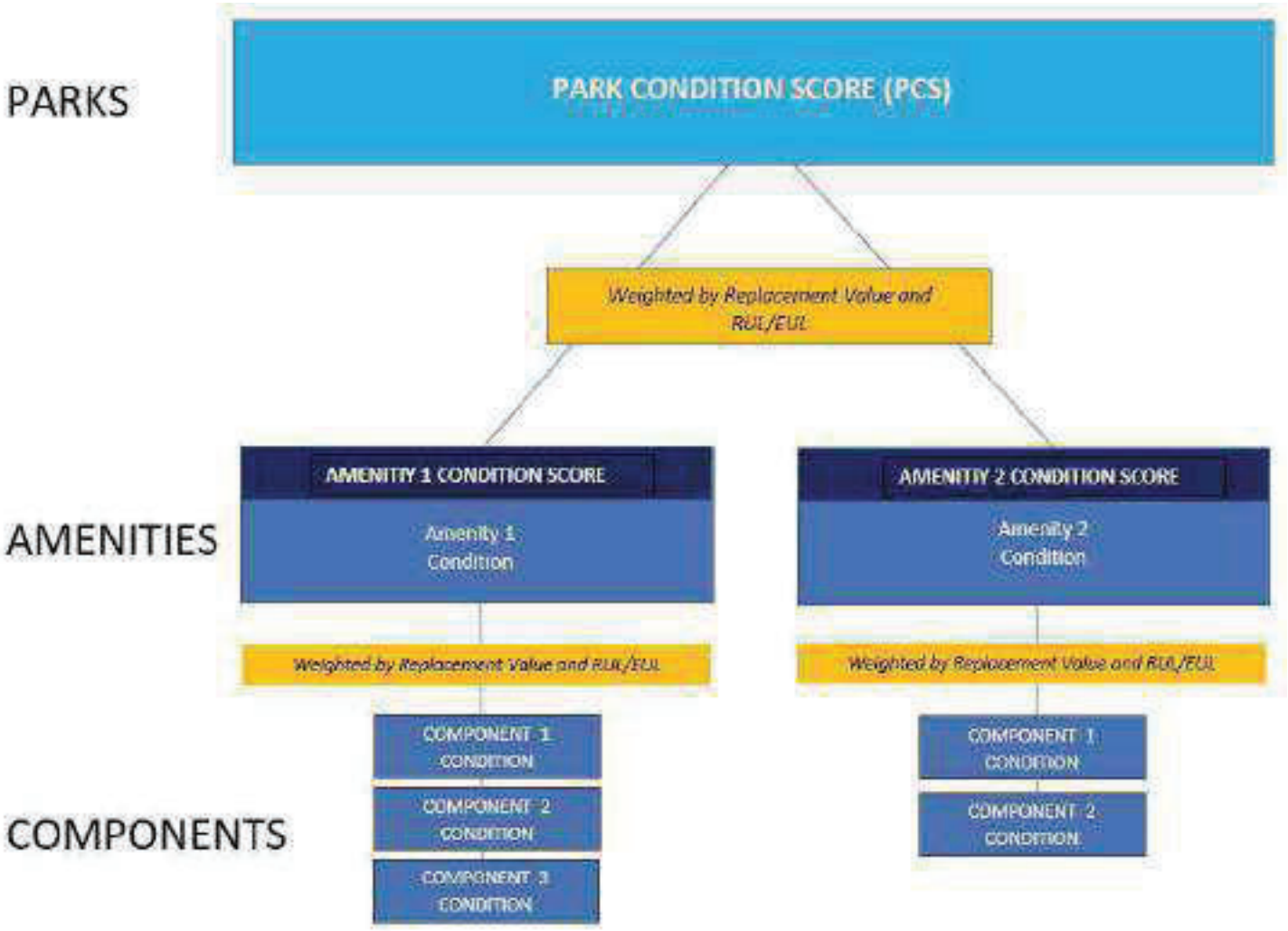
B-1. Prioritization Methodology

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

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

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

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



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

AMENITY CONDITION SCORE (ACS) FORMULA = SUM [Remaining Value / Renewal Value (RenV) of combined components]

Remaining value = RenV multiplied by RUL/EUL

The Park Condition Score (PCS) is the total score for a single park property calculated from the sum of the Amenity Condition Scores (ACSs) for each amenity within the park.

PARK CONDITION SCORE FORMULA = SUM [Remaining Value]/ SUM [Renewal Value]

B-2. Park Prioritization Metrics

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

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

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

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

FAILED CONDITION - 0 _____ EXCELLENT CONDITION -100

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

Finkbiner Park Skate/Tennis	OVERALL CONDITION SCORE: **58**	TOTAL ACRES: REPLACEMENT VALUE: $ 1,252,822 REMAINING VALUE: $ 723,167 SAFETY ISSUES: 0 FAILED COMPONENTS: 0
General Site	COND. SCORE: **92**	REPLACEMENT VALUE: $ 72,018 REMAINING VALUE: $ 66,402
Tennis Courts	COND. SCORE: **66**	REPLACEMENT VALUE: $ 462,354 REMAINING VALUE: $ 305,154
Skate Park	COND. SCORE: **49**	REPLACEMENT VALUE: $ 718,450 REMAINING VALUE: $ 351,601

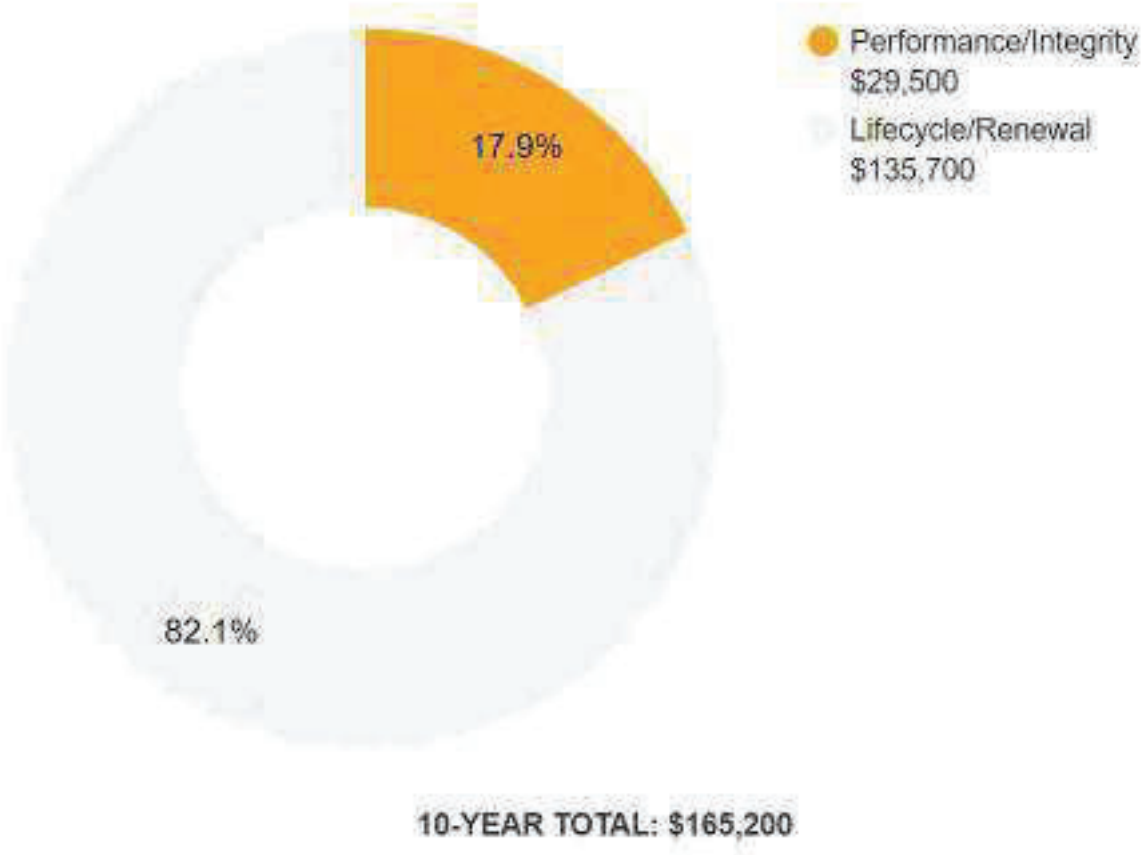
B-3. Plan Types (Amenities and General Site)

Each line item in the cost database is assigned a Plan Type, which is the primary reason for the recommended replacement, repair, or other corrective action. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the best fit, typically the one with the greatest significance. See the *Purpose* description in the *Purpose and Scope* section for an explanation of Component Type.

Plan Type Descriptions

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

Plan Type Distribution (by Cost) – Timeframe 10 Years



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

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

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

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

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

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

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

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

Roadways in Poor condition.

Pavement, Asphalt
Finkbiner Park Skate/Tennis Site- Roadways

Uniformat Code: G2010
Recommendation: **Mill and Overlay in 2025**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: $16,700

**$$$**$

Significant alligator cracking and potholes - AssetCALC ID: 7197660

Parking Lots in Poor condition.

Pavement, Asphalt
Finkbiner Park Skate/Tennis Parking lot - West

Uniformat Code: G2020
Recommendation: **Seal and Stripe in 2025**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: $2,400

**$$**$$

Cracks need to be repaired - AssetCALC ID: 7197648

Athletic Surfaces and Courts in Poor condition.

Skate Park, Concrete Pavement
Finkbiner Park Skate/Tennis Skate Park

Uniformat Code: G2050
Recommendation: **Maintain in 2025**

Priority Score: **82.8**

Plan Type:
Performance/Integrity

Cost Estimate: $2,700

**$$**$$

Cracks in the court need to repaired - AssetCALC ID: 7197643

B-6. Skate Park

Skate Park			
Asset Type	Athletic Fields – Skate Park		
Asset Location	Middle of Finkbiner Park		
Overall Condition	Fair		
Component	*Description*	*Quantity*	*Condition*
Athletic Surfaces and Courts	Skate Park, Concrete Pavement, Maintain	2000 SF	Poor
Athletic Surfaces and Courts	Skate Park, Concrete Pavement, Replace/Install	15490 SF	Fair
Signage	Exterior/Site, Guide and Directional Wall-Mounted, Replace/Install	1 EA	Good
Fences and Gates	Fence, Metal Tube 6', Replace	480 LF	Fair
Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.		
Key Issues and Findings	Cracks in the pavement causing potential trip hazards		

B-7. Tennis Courts

Tennis Courts			
Asset Type	Athletic Courts – Tennis Courts		
Asset Location	Northern end of Finkbiner Park		
Overall Condition	Excellent		
Component	*Description*	*Quantity*	*Condition*
Park Bench	Metal Powder-Coated, Replace	2 EA	Excellent
Sports Apparatus	Tennis/Volleyball, Net with Posts and Anchors, Replace	5 EA	Excellent
Sports Apparatus	Baseball, Foul Pole, Replace	1 EA	Fair
Fences and Gates	Fence, Metal Tube 4', Replace	1 LF	Excellent
Signage	Exterior/Site, Guide and Directional Wall-Mounted, Replace/Install	3 EA	Excellent
Athletic Surfaces and Courts	Tennis/Volleyball, Rubber-Acrylic with Integral Color, Resurface	16470 SF	Excellent
Sports Court Lighting	Pole Light Fixture with Lamps, Replace	4 EA	Fair
Switchboard	120/208 V, Replace	1 EA	Fair

Tennis Courts

Fences and Gates	Fence, Chain Link 8', Replace	520 LF	Excellent
Athletic Surfaces and Courts	Tennis/Volleyball, 2-Color Surface, Seal and Stripe	16470 SF	Excellent
Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.		
Key Issues and Findings	No key issues observed		

B-8. General Site

General site

Asset Type	General Site		
Asset Location	Throughout park		
Overall Condition	Good		
Component	*Description*	*Quantity*	*Condition*
Parking Lots	Pavement, Asphalt, Mill and Overlay	9862 SF	Excellent
Picnic Table	Wood/Composite/Fiberglass, Replace	1 EA	Fair
Parking Lots	Pavement, Asphalt, Seal and Stripe	9862 SF	Excellent
Sidewalk	Concrete, Large Areas, Replace	2430 SF	Excellent
Roadways	Pavement, Asphalt, Seal and Stripe	3540 SF	NA
Signage	Property, Monument, Replace/Install	1 EA	Good
Sidewalk	Concrete, Small Areas/Sections, Replace	300 SF	Fair

General site

Landscaping and Topography	Limited landscaping features; irrigation not present Low to moderate site slopes throughout
Storm Water Management	Surface drainage to developed and undeveloped surroundings
Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.
Key Issues and Findings	Significant asphalt pavement cracking

C. Property Space Use and Observed Areas

Areas Observed

All the site areas were observed in order to gain a clear understanding of the facility's overall condition.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

D. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The Finkbiner Park Skate/Tennis Courts were originally constructed in 1967. The skate park has not since been substantially renovated, however the tennis courts have been thoroughly renovated recently in 2023.

The following table summarizes the accessibility conditions of the exterior amenities in the park:

Finkbiner Park Skate/Tennis: Accessibility Summary

Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
Skate Park	1967	Unknown	No
Tennis Courts	1967/2023	Unknown	No

Finkbiner Park Skate/Tennis: Accessibility Summary

General Site	1967	Unknown	No

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues within the park were reported.

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

E. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

F. Opinions of Probable Costs

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

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

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

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct, and manage the corrections.

Definitions

Immediate Needs

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

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

G. Energy Audit

The purpose of this Energy Audit is to provide Finkbiner Park Skate/Tennis with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems.

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation, and special use areas.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

H. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

Establishing the energy baseline begins with an analysis of the utility cost and consumption of the facility. Utilizing the historical energy data and local weather information, we evaluate the existing utility consumption and assign it to the various end-uses throughout the buildings. The Historical Data Analysis breaks down utilities by consumption, cost, and annual profile.

This data is analyzed, using standard engineering assumptions and practices. The analysis serves the following functions:

- Allows our engineers to benchmark the energy and water consumption of the facilities against consumption of efficient buildings of similar construction, use and occupancy.
- Generates the historical and current unit costs for energy and water
- Provides an indication of how well changes in energy consumption correlate to changes in weather.
- Reveals potential opportunities for energy consumption and/or cost reduction. For example, the analysis may indicate that there is excessive, simultaneous heating and cooling, which may mean that there is an opportunity to improve the control of the heating and cooling systems.

By performing this analysis and leveraging our experience, our engineers prioritize buildings and pinpoint systems for additional investigation during the site visit, thereby maximizing the benefit of their time spent on-site and minimizing time and effort by the customer's personnel.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the utility rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Estimated Utility Rates	
Electricity	Water and Sewer
$0.30/kWh	$8.36/CCF

The data analyzed provides the following information: 1) breakdown of utilities by consumption, 2) cost and annual profile, 3) baseline consumption in terms of energy/utility at the facility, 4) the Energy Use Index, or BTU/SF, and cost/SF. For multiple water meters, the utility data is combined to illustrate annual consumption for each utility type.

Electricity

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility. The billing for the water and sewer is monthly.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. Hence energy benchmarking for the facility cannot be evaluated at this time. Bureau Veritas will update the report on receipt of the actual data.

I. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on Finkbiner Park Skate/Tennis. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated one Energy Conservation Measure (ECM) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix H for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

The following table summarizes the recommended ECMs in terms of description, investment cost, energy consumption reduction, and cost savings.

Recommended Non-Renewable Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$3,354 *(In Current Dollars)*
Estimated Annual Cost Savings Related to ECMs	$8,111 *(In Current Dollars)*
Net Effective ECM Payback	0.41 years

Key Metrics to Benchmark the Subject Property's Energy Usage Profile

- Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.
- Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.
- Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.
- Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees, and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

Energy Conservation Measures Screening:

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

1. Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

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

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

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

Bureau Veritas has identified one Energy Conservation Measure (ECM) for this property.

List of Recommended Energy Conservation Measures For Big Dalton Canyon - Girl Scout Cabin

		Description of ECM	Location	Labor Cost	Material Cost	Projected Initial Investment	Net Projected Initial Investment	Estimated Annual Energy & Water Savings	Total Energy Savings	Total Green House Gas Savings	Estimated Utility Cost Savings	Estimated Annual O&M Savings	Total Estimated Annual Cost Savings	Simple Payback	S.I.R.	Life Cycle Savings	Expected Useful Life (EUL)
						(a)	C=(a-b)	Electricity									
				($)	($)	($)	($)	(kWh)	(Mmbtu)	($MtCO_2$/Yr)	($)	($)	($)	(Yrs.)		($)	(Yrs.)
1	Title:	Upgrade Exterior Lighting to LED and Install Automatic Lighting Controls	Location: Tennis Court Exterior - Finkbiner Park Skate/Tennis	$877	$2,040	$2,917	$2,917	29,952	102	6.74	$8,938	$75	$9,013	0.32	36.89	$104,675	15.00
	Attribute:	Replace HID (4x) ;															
Totals for No/Low Cost Items				**$0**	**$0**	**$0**	**$0**	**0**	**0**	**0.00**	**$0**	**$0**	**$0**	**0.00**			
Total For Capital Cost				**$877**	**$2,040**	**$2,917**	**$2,917**	**29,952**	**0**	**6.74**	**$8,938**	**$75**	**$9,013**	**0.32**			
		Interactive Savings Discount @ 10%						-2,995	0	-0.67	-$894	-$7	-$901				
		Total Contingency Expenses @ 15%				$438	$438										
Total for Improvements						**$3,354**	**$3,354**	**26,957**	**0**	**6.06**	**$8,044**	**$67**	**$8,111**	**0.41**			

J. Operations & Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property. These actions will ensure that the energy conservation measures identified in this report will remain effective. The following general recommendations should be continued or implemented.

Lighting

1. Use energy efficient replacement lamps (LEDs)
2. Clean lighting fixture reflective surfaces and translucent covers.
3. Ensure that timers and/or photocells are operating correctly on exterior lighting.

K. Certification

City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation Finkbiner Park Skate/Tennis, 166 North Minnesota Avenue, Glendora, California 91741, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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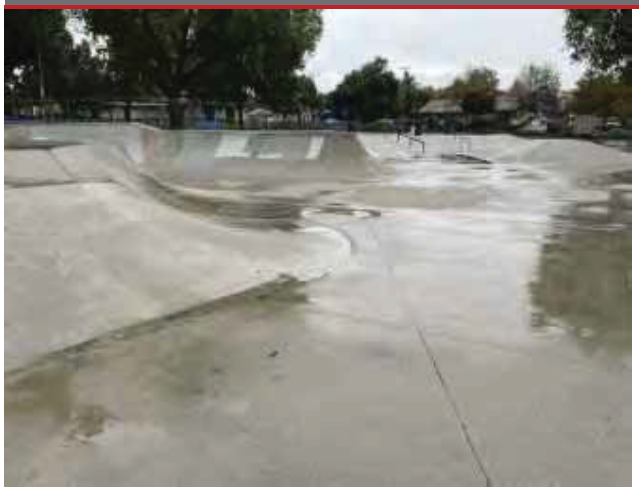
L. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Observation GPS Map Links
Appendix H: Equipment Inventory
Appendix I: Energy Conservation Measures Calculations
Appendix J: Lighting System Schedule
Appendix K: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview



1 - SKATE PARK OVERVIEW

2 - TENNIS COURTS OVERVIEW

3 - 2-COLOR SURFACE TENNIS COURT SURFACING

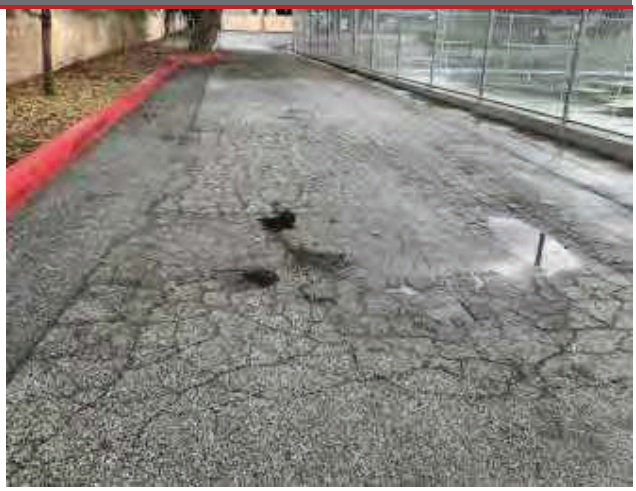
4 - NET WITH POSTS AND ANCHORS

5 - SWITCHBOARD

6 - WEST PARKING LOT

Photographic Overview

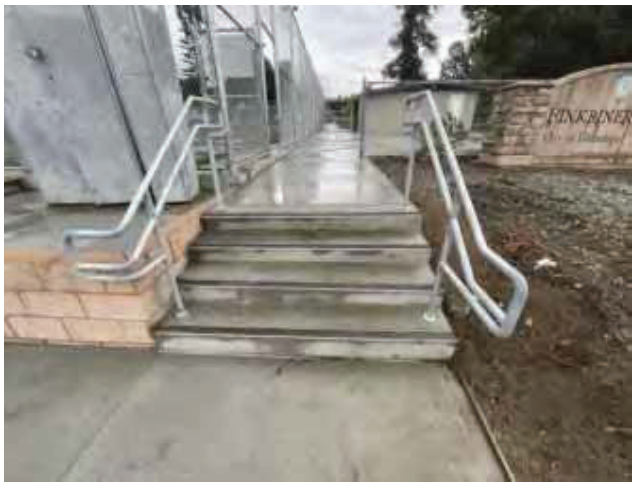
7 - EAST PARKING LOT



8 - ROADWAY

9 - SMALL CONCRETE SIDEWALK

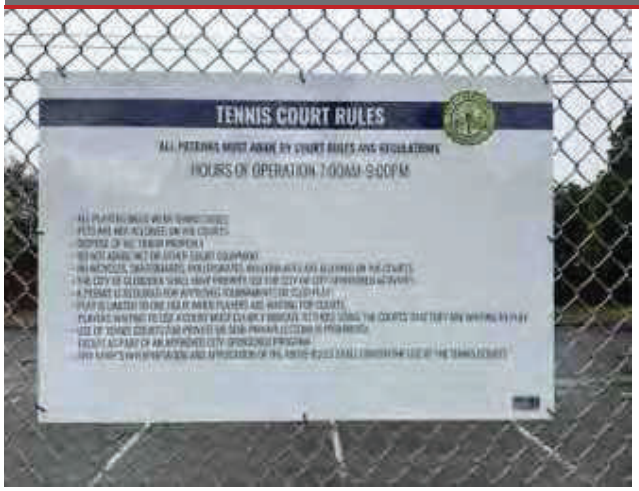
10 - LARGE CONCRETE SIDEWALK



11 - CONCRETE STAIRS

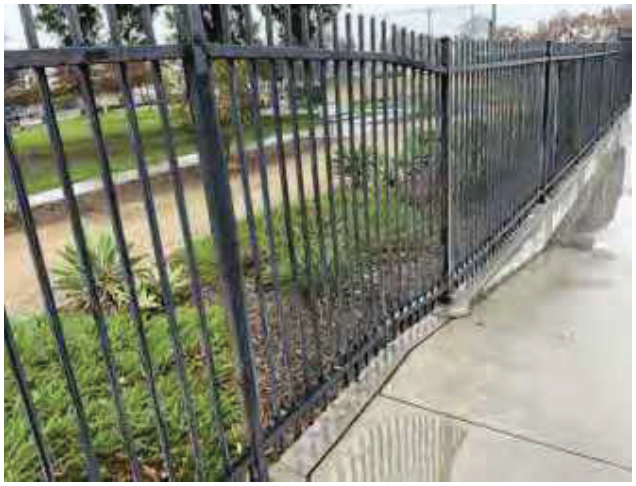
12 - MONUMENT SIGNAGE

Photographic Overview

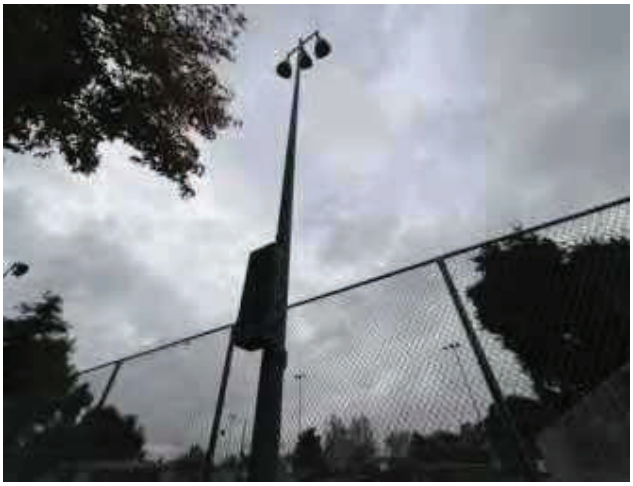


13 - GUIDE AND DIRECTIONAL SIGNAGE

14 - CHAIN LINK FENCE



15 - METAL TUBE FENCE



16 - SPORTS COURT LIGHTING

17 - PICNIC TABLE

18 - PARK BENCH

Appendix B:
Site Plan

Site Plan

Project Number	Project Name
158691.23R000-016.379	Finkbiner Park Skate/Tennis
Source	**On-Site Date**
Google	December 22, 2023

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Finkbiner Park Skate/Tennis

Name of person completing form: Hugo Soltero

Title / Association w/ property:

Length of time associated w/ property:

Date Completed: 11/6/2023

Phone Number:

Method of Completion: DURING - verbally completed during assessment

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

Data Overview		Response		
1	Year(s) constructed	Constructed: 0	Renovated: 2023	New Tennis court recently rennovated
2	Building size in SF	**SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	Na	
		Roof	NA	
		Interiors	NA	
		HVAC	NA	
		Electrical	NA	
		Site Pavement	2023-24	East parking lot in process of renovation
		Accessibility	Unknown	
4	List other significant capital improvements (focus on recent years; provide approximate date).	Unknown		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Unknown		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Unknown		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?				X	
8	Are there any wall, window, basement or roof leaks?				X	
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?				X	
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?				X	
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?				X	
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?				X	
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?				X	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.				X	
20	ADA: Has building management reported any accessibility-based complaints or litigation?				X	
21	Are any areas of the property leased to outside occupants?					

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Finkbiner Park Skate/Tennis

BV Project Number: 158691.23R000-016.379

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

Abbreviated Accessibility Checklist

Parking

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

	Question	Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	X			Construction is in progress and as reported ADA compliance will be considered.
2	Does the required number of van-accessible designated spaces appear to be provided ?	X			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	X			
4	Does parking signage include the International Symbol of Accessibility ?	X			
5	Does each accessible space have an adjacent access aisle ?	X			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	X			

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE PATH

CURB CUT

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?			X	
4	Do curb ramps appear to have compliant slopes for all components ?			X	
5	Do ramp runs on an accessible route appear to have compliant slopes ?			X	
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			✕	
8	Do ramps and stairs on an accessible route appear to have compliant handrails?			✕	
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			✕	

Appendix E:
Component Condition Report

Component Condition Report | Finkbiner Park Skate/Tennis

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5020	Tennis Court	Fair	Switchboard, 120/208 V	1	6	7197657
Pedestrian Plazas & Walkways						
G2010	Site- Roadways	NA	Roadways, Pavement, Asphalt, Seal & Stripe	3,540 SF	5	7197655
G2010	Site- Roadways	Poor	Roadways, Pavement, Asphalt, Mill & Overlay	3,540 SF	1	7197660
G2020	Parking lot - East	Excellent	Parking Lots, Pavement, Asphalt, Mill & Overlay	9,862 SF	25	7197673
G2020	Parking lot - West	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	3,950 SF	5	7197649
G2020	Parking lot - East	Excellent	Parking Lots, Pavement, Asphalt, Seal & Stripe	9,862 SF	5	7342803
G2020	Parking lot - West	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	3,950 SF	2	7197648
G2030	Site- b/w skate park & tennis court	Excellent	Sidewalk, Concrete, Large Areas	2,430 SF	51	7197645
G2030	Site - East	Fair	Sidewalk, Concrete, Small Areas/Sections	300 SF	26	7197672
Athletic, Recreational & Playfield Areas						
G2050	Tennis Court	Excellent	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors	1	21	7197658
G2050	Tennis Court	Excellent	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors	1	21	7197665
G2050	Tennis Court	Fair	Sports Apparatus, Baseball, Foul Pole	1	11	7197666
G2050	Tennis Court	Excellent	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors	1	20	7197671
G2050	Tennis Court	Excellent	Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color, Resurface	16,470 SF	11	7197656
G2050	Tennis Court	Excellent	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors	1	21	7197656
G2050	Skate Park	Poor	Athletic Surfaces & Courts, Skate Park, Concrete Pavement, Maintain	2,000 SF	2	7197643
G2050	Tennis Court	Fair	Sports Court Lighting, Pole Light Fixture w/ Lamps	1	31	7197674
G2050	Skate Park	Fair	Athletic Surfaces & Courts, Skate Park, Concrete Pavement, Replace/Install	15,490 SF	16	7197640
G2050	Tennis Court	Fair	Sports Court Lighting, Pole Light Fixture w/ Lamps	1	31	7197669
G2050	Tennis Court	Fair	Sports Court Lighting, Pole Light Fixture w/ Lamps	1	30	7197651
G2050	Tennis Court	Fair	Sports Court Lighting, Pole Light Fixture w/ Lamps	1	31	7197650

Component Condition Report | Finkbiner Park Skate/Tennis

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
G2050	Tennis Court	Excellent	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors	1		21	7197654
G2050	Tennis Court	Excellent	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	16,470	SF	11	7197670
Sitework							
G2060	Tennis Court	Excellent	Park Bench, Metal Powder-Coated	1		20	7197659
G2060	site	Fair	Picnic Table, Wood/Composite/Fiberglass	1		4	7197663
G2060	Tennis Court	Excellent	Fences & Gates, Fence, Metal Tube 4'	1	LF	41	7197667
G2060	Tennis Court	Excellent	Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	1		20	7197647
G2060	Tennis Court	Excellent	Park Bench, Metal Powder-Coated	1		21	7197662
G2060	Tennis Court	Excellent	Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	1		21	7197653
G2060	Site	Good	Signage, Property, Monument, Replace/Install	1		15	7197664
G2060	Skate Park	Good	Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	1		19	7197641
G2060	Tennis Court	Excellent	Fences & Gates, Fence, Chain Link 8'	520	LF	41	7197652
G2060	Tennis Court	Excellent	Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	1		21	7197661
G2060	Skate Park	Fair	Fences & Gates, Fence, Metal Tube 6'	480	LF	6	7197642

Appendix F:
Replacement Reserves

Replacement Reserves Report

2/14/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Finkbiner Park Skate/Tennis	$0	$0	$23,155	$0	$912	$28,582	$95,429	$8,917	$0	$0	$8,052	$187,470	$10,337	$0	$0	$15,644	$1,510,057	$11,983	$0	$473	$16,429	**$1,917,439**
Finkbiner Park Skate/Tennis / Skate Park	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Finkbiner Park Skate/Tennis / Tennis Courts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Grand Total	**$0**	**$0**	**$23,155**	**$0**	**$912**	**$28,582**	**$95,429**	**$8,917**	**$0**	**$0**	**$8,052**	**$187,470**	**$10,337**	**$0**	**$0**	**$15,644**	**$1,510,057**	**$11,983**	**$0**	**$473**	**$16,429**	**$1,917,439**

Finkbiner Park Skate/Tennis

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D5020	Tennis Court	7197657	Switchboard, 120/208 V, Replace	40	34	6	1	EA	$40,000.00	$54,000.00	$54,000							$54,000															**$54,000**
G2010	Site- Roadways	7197660	Roadways, Pavement, Asphalt, Mill & Overlay	25	24	* 1	3540	SF	$3.50	$4.73	$16,727			$16,727																			**$16,727**
G2010	Site- Roadways	7197655	Roadways, Pavement, Asphalt, Seal & Stripe	5	0	* 5	3540	SF	$0.45	$0.61	$2,151								$2,151					$2,151								**$6,452**
G2020	Parking lot - West	7197648	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	3950	SF	$0.45	$0.61	$2,400			$2,400					$2,400					$2,400					$2,400				**$9,599**
G2020	Parking lot - West	7197649	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	20	5	3950	SF	$3.50	$4.73	$18,664						$18,664																**$18,664**
G2020	Parking lot - East	7342803	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	0	5	9862	SF	$0.45	$0.61	$5,991						$5,991					$5,991				$5,991					$5,991		**$23,965**
G2050	Skate Park	7197643	Athletic Surfaces & Courts, Skate Park, Concrete Pavement, Maintain	5	3	2	2000	SF	$1.00	$1.35	$2,700			$2,700					$2,700					$2,700					$2,700				**$10,800**
G2050	Tennis Court	7197668	Sports Apparatus, Baseball, Foul Pole, Replace	25	14	11	1	EA	$1,500.00	$2,025.00	$2,025												$2,025										**$2,025**
G2050	Tennis Court	7197656	Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color, Resurface	10	-1	11	16470	SF	$4.50	$6.08	$100,055												$100,055										**$100,055**
G2050	Tennis Court	7197670	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	10	-1	11	16470	SF	$1.50	$2.03	$33,352												$33,352										**$33,352**
G2050	Skate Park	7197640	Athletic Surfaces & Courts, Skate Park, Concrete Pavement, Replace/Install	30	14	16	15490	SF	$45.00	$60.75	$941,018																$941,018						**$941,018**
G2050	Tennis Court	7197671	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace	20	0	20	1	EA	$1,400.00	$1,890.00	$1,890																					$1,890	**$1,890**
G2060	site	7197663	Picnic Table, Wood/Composite/Fiberglass, Replace	20	16	4	1	EA	$600.00	$810.00	$810					$810																	**$810**
G2060	Skate Park	7197642	Fences & Gates, Fence, Metal Tube 6', Replace	40	34	6	480	LF	$40.00	$54.00	$25,920							$25,920															**$25,920**
G2060	Tennis Court	7197659	Park Bench, Metal Powder-Coated, Replace	20	0	20	1	EA	$700.00	$945.00	$945																					$945	**$945**
G2060	Site	7197664	Signage, Property, Monument, Replace/Install	20	5	15	1	EA	$3,000.00	$4,050.00	$4,050																$4,050						**$4,050**
G2060	Skate Park	7197641	Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	20	1	19	1	EA	$200.00	$270.00	$270																				$270		**$270**
G2060	Tennis Court	7197647	Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	20	0	20	1	EA	$200.00	$270.00	$270																					$270	**$270**
Totals, Unescalated												**$0**	**$0**	**$21,826**	**$0**	**$810**	**$24,655**	**$79,920**	**$7,250**	**$0**	**$0**	**$5,991**	**$135,432**	**$7,250**	**$0**	**$0**	**$10,041**	**$941,018**	**$7,250**	**$0**	**$270**	**$9,096**	**$1,250,810**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$23,155**	**$0**	**$912**	**$28,582**	**$95,429**	**$8,917**	**$0**	**$0**	**$8,052**	**$187,470**	**$10,337**	**$0**	**$0**	**$15,644**	**$1,510,057**	**$11,983**	**$0**	**$473**	**$16,429**	**$1,917,439**

Finkbiner Park Skate/Tennis / Skate Park

Finkbiner Park Skate/Tennis / Tennis Courts

Appendix G:
Observation GPS Map Links

Component Description	Attributes	Action Description	Location Description	Condition	Latitude	Longitude	GPS Map Link	Plan Type	Helper Label	Effective Age	Lifespan	RUL	Fiscal Year Observed	Quantity	Unit Cost	Total Cost	Barcode	Comments Public	Park Name	AssetCALC ID
Athletic Surfaces & Courts	Skate Park, Concrete Pavement	Maintain	Skate Park	Poor	34.137631605481534	-117.86307519793215	https://www.google.com/maps?q=34.137630548153 4,-117.86307519793215	Performance/Integrity	Athletic Surfaces & Courts, Skate Park, Concrete Pavement, Maintain	4	5	1		2000	1.083	2166			Finkbiner Park Skate/Tennis	7197643
Parking Lots	Pavement, Asphalt	Seal & Stripe	Parking lot - West	Poor	34.138144078 1964	-117.86 14252 62620 86	https://www.google.com/maps?q=34.1381440781964,-117.8614252620886	Performance/Integrity	Parking Lots, Pavement, Asphalt, Cut & Patch	4	5	1		3950	0.48735	1925.0325			Finkbiner Park Skate/Tennis	7197648
Roadways	Pavement, Asphalt	Mill & Overlay	Site-Roadways	Poor	34.138177631656615	-117.86 149630474749	https://www.google.com/maps?q=34.138177631656615,-117.86149630474749	Performance/Integrity	Roadways, Pavement, Asphalt, Mill & Overlay	25	25	0		3540	3.7905	13418.37			Finkbiner Park Skate/Tennis	7197660
Roadways	Pavement, Asphalt	Seal & Stripe	Site-Roadways	NA	34.138177631656615	-117.86 149630474749	https://www.google.com/maps?q=34.138177631656615,-117.86149630474749	Lifecycle/Renewal	Roadways, Pavement, Asphalt, Cut & Patch	1	5	4		3540	0.48735	1725.219			Finkbiner Park Skate/Tennis	7197655
Park Bench	Metal Powder-Coated	Replace	Tennis Court	Excellent	34.138156	-117.861360	https://www.google.com/maps?q=34.138156,-117.861360	Lifecycle/Renewal	Park Bench, Metal Powder-Coated, Replace	0	20	20		1	798.1	798.1 0026 16			Finkbiner Park Skate/Tennis	7197659
Sports Apparatus	Tennis/Volleyball, Net w/ Posts & Anchors	Replace	Tennis Court	Excellent	34.138284	-117.861069	https://www.google.com/maps?q=34.138284,-117.861069	Lifecycle/Renewal	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace	0	20	20		1	1516.2	1516.2 0026 22			Finkbiner Park Skate/Tennis	7197658
Sports Apparatus	Tennis/Volleyball, Net w/ Posts & Anchors	Replace	Tennis Court	Excellent	34.138219	-117.863112	https://www.google.com/maps?q=34.138219,-117.863112	Lifecycle/Renewal	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace	0	20	20		1	1516.2	1516.2 0026 21			Finkbiner Park Skate/Tennis	7197665
Sports Apparatus	Tennis/Volleyball, Net w/ Posts & Anchors	Replace	Tennis Court	Excellent	34.138127	-117.861024	https://www.google.com/maps?q=34.138127,-117.861024	Lifecycle/Renewal	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace	0	20	20		1	1516.2	1516.2 0026 20			Finkbiner Park Skate/Tennis	7197671
Signage	Exterior/Site, Guide & Directional Wall-Mounted	Replace/Install	Tennis Court	Excellent	34.138047	-117.863 370	https://www.google.com/maps?q=34.138047,-117.863370	Lifecycle/Renewal	Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	0	20	20		1	216.6	216.6 0029 53			Finkbiner Park Skate/Tennis	7197647
Sports Apparatus	Tennis/Volleyball, Net w/ Posts & Anchors	Replace	Tennis Court	Excellent	34.138303	-117.860952	https://www.google.com/maps?q=34.138303,-117.860952	Lifecycle/Renewal	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace	0	20	20		1	1516.2	1516.2 0026 18			Finkbiner Park Skate/Tennis	7197666
Park Bench	Metal Powder-Coated	Replace	Tennis Court	Excellent	34.138216	-117.861367	https://www.google.com/maps?q=34.138216,-117.861367	Lifecycle/Renewal	Park Bench, Metal Powder-Coated, Replace	0	20	20		1	798.1	798.1 0026 12			Finkbiner Park Skate/Tennis	7197662
Signage	Exterior/Site, Guide & Directional Wall-Mounted	Replace/Install	Tennis Court	Excellent	34.138071	-117.860941	https://www.google.com/maps?q=34.138071,-117.860941	Lifecycle/Renewal	Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	0	20	20		1	216.6	216.6			Finkbiner Park Skate/Tennis	7197653
Signage	Exterior/Site, Guide & Directional Wall-Mounted	Replace/Install	Tennis Court	Excellent	34.138249	-117.861169	https://www.google.com/maps?q=34.138249,-117.861169	Lifecycle/Renewal	Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	0	20	20		1	216.6	216.6 0026 11			Finkbiner Park Skate/Tennis	7197661
Sports Apparatus	Tennis/Volleyball, Net w/ Posts & Anchors	Replace	Tennis Court	Excellent	34.138124	-117.861148	https://www.google.com/maps?q=34.138124,-117.861148	Lifecycle/Renewal	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace	0	20	20		1	1516.2	1516.2 0026 19			Finkbiner Park Skate/Tennis	7197654
Sidewalk	Concrete, Large Areas	Replace	Site-b/w skate park & tennis court	Excellent	34.137631605481534	-117.86307519793215	https://www.google.com/maps?q=34.137630548153 4,-117.86307519793215	Lifecycle/Renewal	Excellent sidewalks	0	50	50		2430	9.747	23685.21			Finkbiner Park Skate/Tennis	7197645
Parking Lots	Pavement, Asphalt	Mill & Overlay	Parking lot - East	Excellent	34.138144078 1964	-117.86 14252 62620 86	https://www.google.com/maps?q=34.1381440781964,-117.8614252620886	Lifecycle/Renewal	Parking Lots, Pavement, Asphalt, Mill & Overlay	0	25	25		9862	3.7905	37381.91			Finkbiner Park Skate/Tennis	7197673
Athletic Surfaces & Courts	Tennis/Volleyball, Rubber-Acrylic w/ Integral Color	Resurface	Tennis Court	Excellent	34.138174896971764	-117.86133554763499	https://www.google.com/maps?q=34.138174896971764,-117.861133554763499	Lifecycle/Renewal	Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color, Resurface	0	10	10		16470	4.8735	80266.545			Finkbiner Park Skate/Tennis	7197656
Athletic Surfaces & Courts	Tennis/Volleyball, 2-Color Surface	Seal & Stripe	Tennis Court	Excellent	34.138177631656604	-117.86 04091864857	https://www.google.com/maps?q=34.138177631656604,-117.86040918648 57	Lifecycle/Renewal	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	0	10	10		16470	1.6345	26935.515			Finkbiner Park Skate/Tennis	7197670
Fences & Gates	Fence, Metal Tube 4'	Replace	Tennis Court	Excellent	34.137981413695 01	-117.86 116564136776	https://www.google.com/maps?q=34.137981413695 01,-117.86116564136776	Lifecycle/Renewal	Fences & Gates, Fence, Metal Tube 4', Replace	0	40	40		1	36.822	36.822			Finkbiner Park Skate/Tennis	7197667
Fences & Gates	Fence, Chain Link 8'	Replace	Tennis Court	Excellent	34.137981413695 01	-117.86 116564136776	https://www.google.com/maps?q=34.137981413695 01,-117.86116564136776	Lifecycle/Renewal	Fences & Gates, Fence, Chain Link 8', Replace	0	40	40		520	27.075	14079			Finkbiner Park Skate/Tennis	7197652
Parking Lots	Pavement, Asphalt	Seal & Stripe	Parking lot - East	Excellent	34.138377005 6841	-117.86 145934125 49	https://www.google.com/maps?q=34.138177005 6841,-117.86145934125 49	Lifecycle/Renewal		1	5	4		9862	0.48735	4806.2457			Finkbiner Park Skate/Tennis	7142803
Signage	Property, Monument	Replace/Install	Site	Good	34.138387989121796	-117.86133279 4312	https://www.google.com/maps?q=34.138387989121796,-117.861133279 4312	Lifecycle/Renewal	Signage, Property, Monument, Replace/Install	6	20	14		1	3249	3249.00 2548			Finkbiner Park Skate/Tennis	7197644
Signage	Exterior/Site, Guide & Directional Wall-Mounted	Replace/Install	Skate Park	Good	34.138020850 670276	-117.86 111006664935	https://www.google.com/maps?q=34.138020850670276,-117.86111006664935	Lifecycle/Renewal	Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	2	20	18		1	216.6	216.6 0026 10			Finkbiner Park Skate/Tennis	7197641
Parking Lots	Pavement, Asphalt	Mill & Overlay	Parking lot - West	Fair	34.138144078 1964	-117.86 14252 62620 86	https://www.google.com/maps?q=34.1381440781964,-117.8614252620886	Lifecycle/Renewal	Parking Lots, Pavement, Asphalt, Mill & Overlay	2.1	25	4		3950	3.7905	14972.475			Finkbiner Park Skate/Tennis	7197649
Fences & Gates	Fence, Metal Tube 6'	Replace	Skate Park	Fair	34.137832 280488325	-117.86 126965808573	https://www.google.com/maps?q=34.137832 280488325,-117.861269658085 73	Lifecycle/Renewal	Fences & Gates, Fence, Metal Tube 6', Replace	3.5	40	5		480	43.32	20791.6			Finkbiner Park Skate/Tennis	7197642
Sidewalk	Concrete, Small Areas/Sections	Replace	Site - East	Fair	34.137879380793	-117.86 147666385841	https://www.google.com/maps?q=34.137879380793,-117.861476663858 41	Lifecycle/Renewal	Sidewalk, Concrete, Small Areas/Sections, Replace	2.5	50	25		300	21.66	6498			Finkbiner Park Skate/Tennis	7197672
Athletic Surfaces & Courts	Skate Park, Concrete Pavement	Replace/Install	Skate Park	Fair	34.137578428141 32	-117.86 115234870283	https://www.google.com/maps?q=34.137578428141 32,-117.861152348702 83	Lifecycle/Renewal	Athletic Surfaces & Courts, Skate Park, Concrete Pavement, Replace/Install	1.5	30	15		15490	48.735	754905.15			Finkbiner Park Skate/Tennis	7197640
Sports Court Lighting	Pole Light Fixture w/ Lamps	Replace	Tennis Court	Fair	34.138314	-117.860923	https://www.google.com/maps?q=34.138314,-117.860923	Lifecycle/Renewal	Sports Court Lighting, Pole Light Fixture w/ Lamps, Replace	2.1	50	29		1	81.225	81.225 0026 28			Finkbiner Park Skate/Tennis	7197651
Sports Court Lighting	Pole Light Fixture w/ Lamps	Replace	Tennis Court	Fair	34.138350	-117.861390	https://www.google.com/maps?q=34.138350,-117.861390	Lifecycle/Renewal	Sports Court Lighting, Pole Light Fixture w/ Lamps, Replace	2.0	50	30		1	81.225	81.225 0026 27			Finkbiner Park Skate/Tennis	7197674
Sports Apparatus	Baseball, Foul Pole	Replace	Tennis Court	Fair	34.138149	-117.861145	https://www.google.com/maps?q=34.138149,-117.861145	Lifecycle/Renewal	Sports Apparatus, Baseball, Foul Pole, Replace	1.5	25	10		1	1624.5	1624.5 0026 54			Finkbiner Park Skate/Tennis	7197668
Sports Court Lighting	Pole Light Fixture w/ Lamps	Replace	Tennis Court	Fair	34.138091	-117.861382	https://www.google.com/maps?q=34.138091,-117.861382	Lifecycle/Renewal	Sports Court Lighting, Pole Light Fixture w/ Lamps, Replace	2.0	50	30		1	81.225	81.225 0026 30			Finkbiner Park Skate/Tennis	7197669
Picnic Table	Wood/Composite/Fiberglass	Replace	site	Fair	34.138158	-117.860874	https://www.google.com/maps?q=34.138158,-117.860874	Lifecycle/Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	1.7	20	3		1	649.8	649.8 0026 29			Finkbiner Park Skate/Tennis	7197663
Sports Court Lighting	Pole Light Fixture w/ Lamps	Replace	Tennis Court	Fair	34.138066	-117.860928	https://www.google.com/maps?q=34.138066,-117.860928	Lifecycle/Renewal	Sports Court Lighting, Pole Light Fixture w/ Lamps, Replace	2.0	50	30		1	81.225	81.225 0026 42			Finkbiner Park Skate/Tennis	7197650
Switchboard	120/208 V	Replace	Tennis Court	Fair	34.138059	-117.861379	https://www.google.com/maps?q=34.138059,-117.861379	Lifecycle/Renewal	Switchboard, 120/208 V, 400 AMP, Replace	3.5	40	5		1	4332.0	4332.0 0026 31			Finkbiner Park Skate/Tennis	7197657

Appendix H:
Equipment Inventory

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7197657	D5020	**Switchboard**	120/208 V	400 AMP	Finkbiner Park Skate/Tennis	Tennis Court	Zinsco	Illegible	Illegible	1967	002631	

Appendix I:
Energy Conservation Measures Calculations

IC	Upgrade Exterior Lighting to LED and Install Automatic Lighting Controls
EAL10	Location: Tennis Court Exterior - Finkbiner Park Skate/Tennis
Attributes:	Replace HID (4x)

	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O & M Savings
Upgrade Lighting to LED	1		12	29,952	8,985.60	.93

Existing Technology	Sub-Technology	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O & M Savings
CFL	CFL - 2 Pin	0	0	0	0	0	0
CFL	CFL - Pin	0	0	0	0	0	0
CFL	CFL - Screw-in	0	0	0	0	0	0
Circiline	T9	0	0	0	0	0	0
Incan/HI/MR	H	0	0	0	0	0	0
Incan/HI/MR	Incan	0	0	0	0	0	0
Incan/HI/MR	MR	0	0	0	0	0	0
HID	HPS	0	0	0	0	0	0
HID	MH	1			29,952	8,986	5
HID	M	0	0	0	0	0	0
HID	L	0	0	0	0	0	0
Linear Fluorescent	T8	0	0	0	0	0	0
Linear Fluorescent	T12	0	0	0	0	0	0
Linear Fluorescent	T8 U	0	0	0	0	0	0
Linear Fluorescent	T12 U	0	0	0	0	0	0
Linear Fluorescent	T5	0	0	0	0	0	0
Linear Fluorescent	T6	0	0	0	0	0	0
Linear Fluorescent	T10	0	0	0	0	0	0

Proposed Controls	No. of Controls		No. of Controls
Photo Sensor	0	Ceiling Mounted	0
Wall Mounted	0		

Initial Investment			Equipment Rentals	
Material Cost	2,0 0.00		Scissor Lift 26' - Interior Spaces	185.00
Labor Cost	691.68		Bucket Truck - Exterior Spaces	0.00
Local Electric Rate	0.30	/kWh	Estimated Annual Energy Savings	29,952
			Estimated Demand Savings	0
Hourly Labor Rate For Electrician	2.05		Estimated Annual Energy Cost Savings	8,986
udgeted Initial Investment	2,91		Estimated Annual M Cost Savings	5
Estimated Return on Investment	0.32	ears	Estimated Annual Cost Savings	9,061
Including M Sa ings				

Appendix J:
Lighting System Schedule

Lighting Schedule - Existing

										Lamp Details				Fixture Details						Existing Consumption	
Line No.	Building Name	Interior/ Exterior	Floor	Space Type	Room No.	Additional Area Description	LUX	Control Quantity	Existing Control	Technology	Sub-Technology	Lamp Type	Total Lamps	Fixture Type	Linear Fluorescent Fixture Lens	Fixture Mounting	Fixture Quantity	24x7 Fixture Count	Fixture Height	Annual Hours	Existing Annual kWh
1	Finkbiner Park Skate/Tennis	Interior	1	terior		Tennis ourt	-	0	Timer	HID	MH	MH1000	12	Pole Round oke-Mount	None		4	No	20	3,120	37,440

Appendix K:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) Investment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).