FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepared for

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

Ole Hammer Park
359 North Live Oak Avenue
Glendora, California 91741

PREPARED BY:
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BV PROJECT #:
158691.23R000-031.379

DATE OF REPORT:
February 19, 2024

ON SITE DATE:
January 2-3, 2024

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A. Park Executive Summary

A-1. Park Overview and Assessment Details

General Information	
Park Type	Neighborhood
Number of Buildings	None
Main Address	359 North Live Oak Avenue, Glendora, California 91741
Site Developed	1975, renovated 2011 when playground was added
Site Area	1.68 acres (estimated)
Outside Occupants/Leased Spaces	None
Date(s) of Visit	January 2-3, 2024
Management Point of Contact	City of Glendora, Michael Sledd, Assistant Public Works Director 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Ryan Hacecky 626.672.6306
Assessment and Report Prepared By	Arezou Masoumi
Reviewed By	Mary Venable, CEM, RA Program Manager 800.733.0660 x7292719 Mary.Venable@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

A-2. Park Findings and Deficiencies

Historical Summary

Ole Hammer Park was developed in 1975 and renovated in 2011 with the addition of the playground. Historic aerial photos show a park on this site as early as 1964, and agricultural use before then.

Amenities and General Site

Ole Hammer Park features a playground, volleyball court, and picnic areas. The picnic areas include amenities such as picnic tables, rentable BBQ grills, and trash cans. The park assets are generally in good to fair condition. Typical lifecycle replacements are recommended.

Recommended Additional Studies

No additional studies recommended.

B. Amenities and General Site

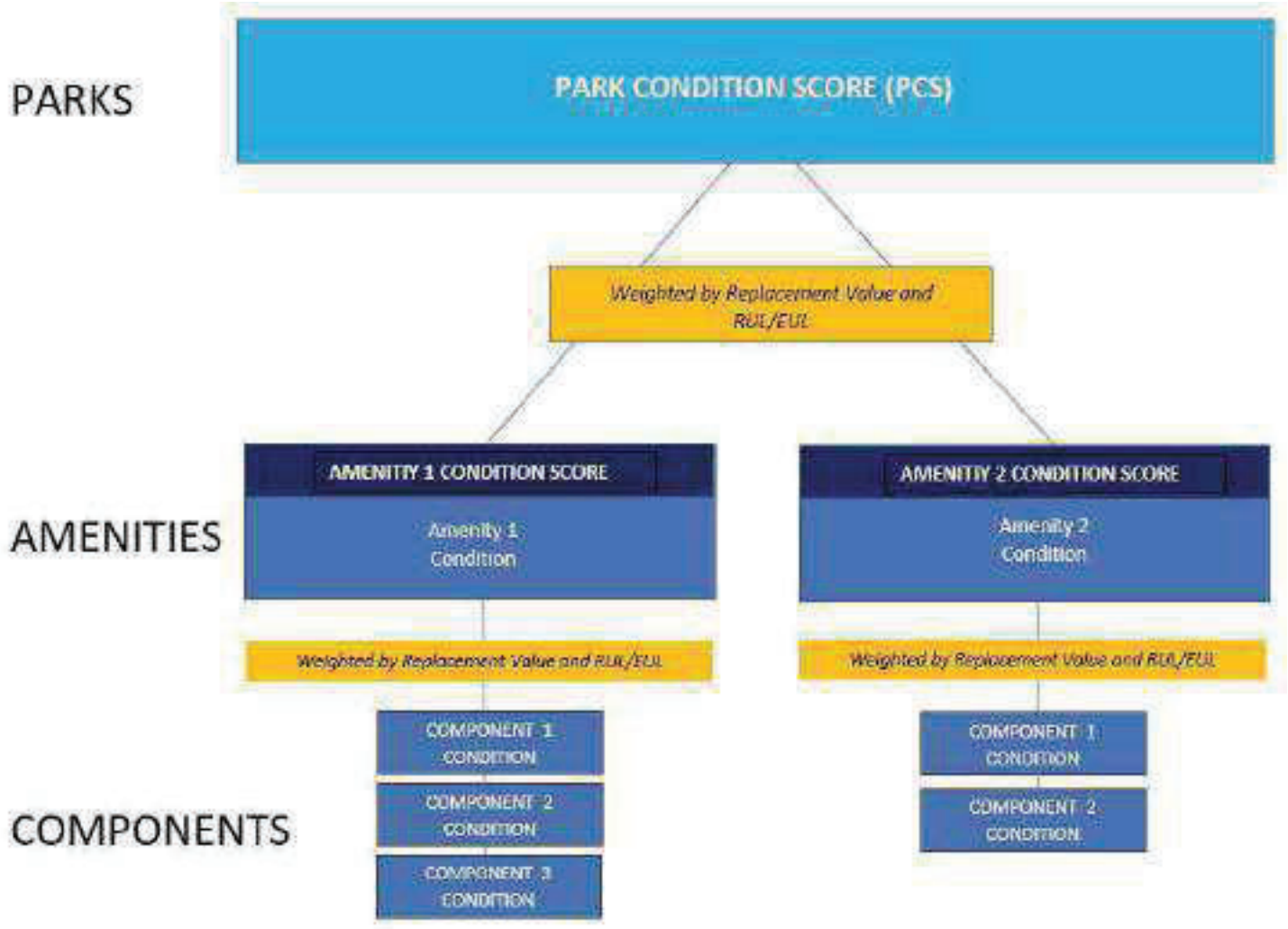
B-1. Prioritization Methodology

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:

Ole Hammer Park	OVERALL CONDITION SCORE **41**	TOTAL ACRES: REPLACEMENT VALUE: **$ 197,500** REMAINING VALUE: **$ 81,874** SAFETY ISSUES: **0** FAILED COMPONENTS: **0**

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

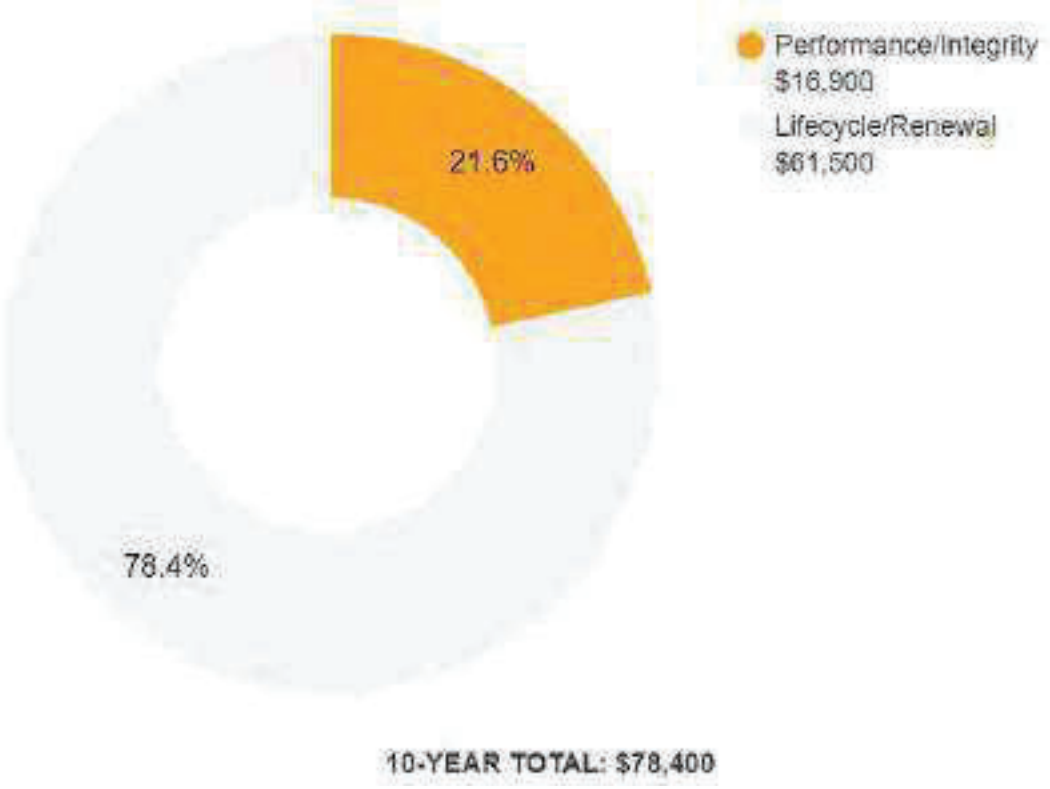
Each line item in the cost database is assigned a Plan Type, which is the primary reason for the recommended replacement, repair, or other corrective action. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the best fit, typically 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.

Plan Type Descriptions

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

Sidewalk in Poor condition.

Concrete, Small Areas/Sections
Ole Hammer Park Park

Uniformat Code: G2030
Recommendation: **Replace in 2025**

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: $14,900

**$$$**$

The concrete sidewalks show signs of wear, with cracks and displaced sections posing potential tripping hazards. To enhance safety, it's recommended to consider replacing these affected areas. - AssetCALC ID: 7193376

Drinking Fountain in Poor condition.

Site
Ole Hammer Park Park Center

Uniformat Code: D2010
Recommendation: **Replace in 2024**

Priority Score: **83.9**

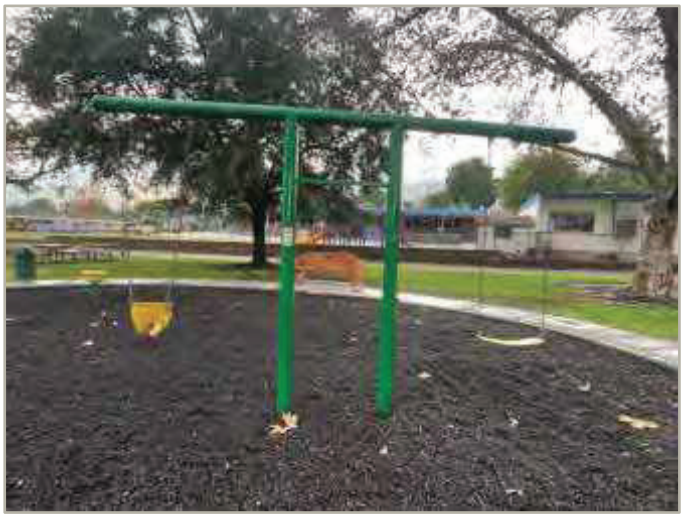
Plan Type:
Performance/Integrity

Cost Estimate: $1,000

**$$**$$

The drinking fountain is aged and inoperable. - AssetCALC ID: 7193381

B-6. Playgrounds



Amenity B

Amenity Type	Playground		
Amenity Location	Park center		
Overall Condition	Fair		
Component	*Description*	*Quantity*	*Condition*
Play Structure	Multipurpose, Small	2 EA	Fair
Play Structure	Multipurpose, Medium	1 EA	Fair
Playground Surfaces	Rubber, Chips 3" Depth	3000 SF	Fair / etc
Key Issues and Findings	Absence of lighting		

B-7. Volleyball Court

Amenity C			
Amenity Type	Athletic Courts		
Amenity Location	Park East or Park Front Elevation		
Overall Condition	Fair		
Component	*Description*	*Quantity*	*Condition*
Playfield Surfaces	Sand, 3" Depth	3000 SF	Fair
Sports Apparatus	Volleyball, Net with Posts and Anchors	1 EA	Fair
Key Issues and Findings	Absence of lighting		

B-8. General Site

General Site			
Amenity Type	General SIte		
Amenity Location	Throughout park		
Overall Condition	Fair		
Component	*Description*	*Quantity*	*Condition*
Drinking Fountain	Site	1 EA	Poor
Park Bench	Precast Concrete	2 EA	Fair
Campground Accessories	Grill, Pedestal-Style	2 EA	Fair
Picnic Table	Wood	2 EA	Fair
Picnic Table	Precast Concrete	3 EA	Fair
Trash Receptacle	Medium-Duty Metal	4 EA	Fair
Bollard	Plastic	2 EA	Fair
Backflow Preventer	Domestic Water	1 EA	Fair

General Site

Portable Toilet	Ancillary Building	1 EA	Fair
Fences and Gates	Fence, Metal Tube 6'	20 LF	Fair
Sidewalk	Concrete, Large Areas	10000 SF	Fair
Sidewalk	Concrete, Small Areas	500 SF	Poor
Landscaping and Topography	Heavy landscaping features; irrigation present Low to moderate site slopes throughout		
Storm Water Management	Retention ponds		
Key Issues and Findings	Minor sidewalk cracking, absence of site lighting, malfunctioning drinking fountain		

C. Property Space Use and Observed Areas

Areas Observed

All key areas of the property were accessible and observed.

Key Spaces Not Observed

None.

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 included in the dataset.
- For any "none" boxes checked or reference to "no issues" identified, that alone does not guarantee full compliance.

Ole Hammer Park: Accessibility Summary

Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
Playgrounds	2011	No	No
Volleyball Court	Unknown	No	No
General Site	1975	No	No

No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

The facility was originally constructed in 1975. The facility has not since been substantially renovated.

No costs or detailed follow-up study are currently recommended, as no potential accessibility issues were identified. 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 Ole Hammer Park 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 park contains no energy-consuming features, therefore no energy conservation analysis was performed.

H. Certification

The City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Ole Hammer Park, 359 North Live Oak 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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Reviewed by:

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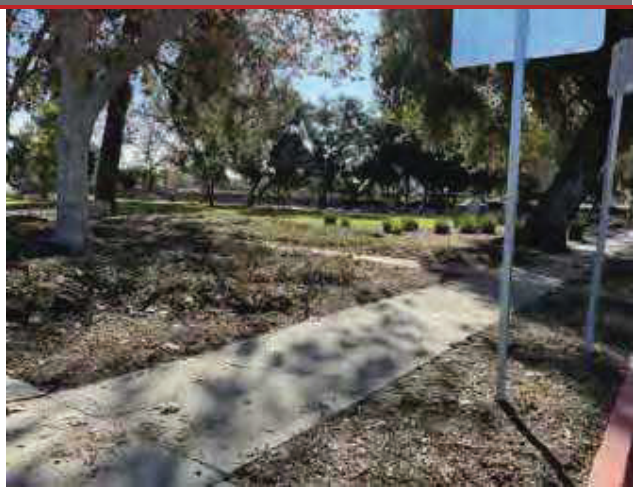
I. Appendices

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

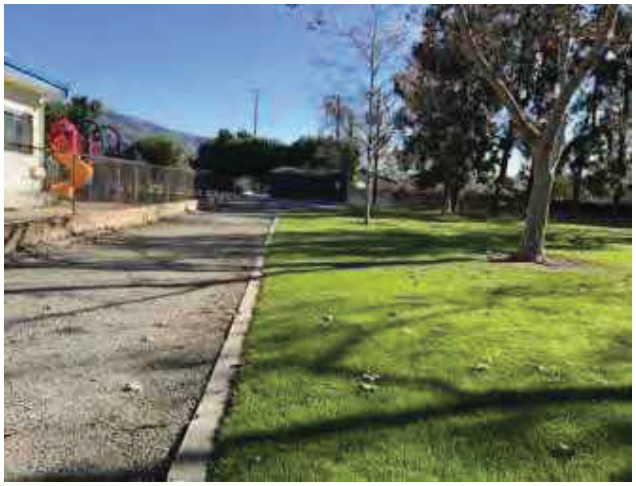
Appendix A:
Photographic Record

Photographic Overview

1 - PARK FRONT ELEVATION



2 - PARK LEFT ELEVATION



3 - PARK RIGHT ELEVATION

4 - DRINKING FOUNTAIN

5 - VOLLEYBALL COURT

6 - PLAYGROUND

Photographic Overview

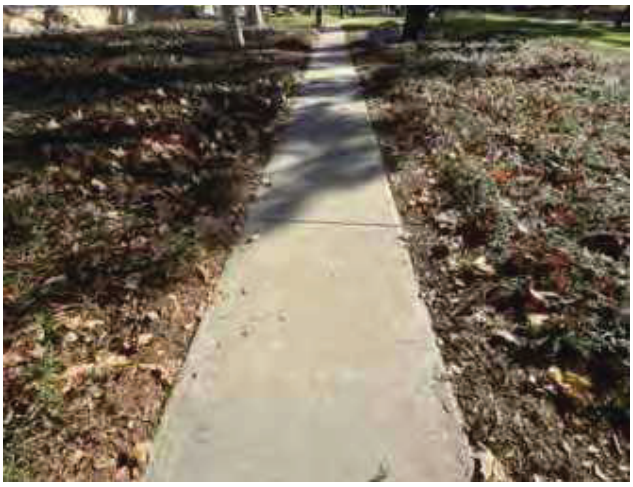
7 - PARK BENCH

8 - PICNIC TABLE

9 – RENTAL RESTROOM

10 - BACKFLOW PREVENTER

11 - LANDSCAPING



12 - SIDEWALK

Appendix B:
Site Plan

Site Plan

Project Number	Project Name
158691.23R000-031.379	Ole Hammer Park
Source	**On-Site Date**
Google	January 2-3, 2024

BUREAU VERITAS

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Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Ole Hammer Park

Name of person completing form: Michael Sledd

Title / Association w/ property: Assistant Director, Public Works / Oversee M+O

Length of time associated w/ property: 3yrs

Date Completed: 1/2/2024

Phone Number: (626) 224-3802

Method of Completion:

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

	Data Overview	Response		
1	Year(s) constructed	Constructed: 1975	Renovated: 2011	
2	Building size in SF	73,325 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	NA	
		Roof	NA	
		Interiors	NA	
		HVAC	NA	
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Playground; 2011		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None at this time		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	N/A		

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?					
15	Are there any problems or inadequacies with exterior lighting?				X	
16	Is site/parking drainage inadequate, with excessive ponding or other problems?				X	
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?				X	
18	ADA: Has an accessibility study been previously performed? If so, when?		X			
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Ole Hammer Park

BV Project Number: 158691.23R000-031.379

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

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE PATH

2ND PATHWAY

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

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

Abbreviated Accessibility Checklist

Public Restrooms

RESTROOM ACCESSORIES

TOILET STALL OVERVIEW

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?		X		Rented port-a-potty provided, not accessible type
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?			X	
3	Does the lavatory faucet have compliant handles ?			X	
4	Is the plumbing piping under lavatories configured to protect against contact ?			X	
5	Are grab bars provided at compliant locations around the toilet ?			X	
6	Do toilet stall doors appear to provide the minimum compliant clear width ?			X	

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?			✕	
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?			✕	
9	Do accessories and mirrors appear to be mounted at a compliant height ?			✕	

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools

PLAYGROUND SURFACE

ACCESSIBLE ROUTE TO PLAYGROUND

	Question	Yes	No	NA	Comments
1	Is there an accessible route to the play area / s?		X		Accessible surface does not extend to play equipment - poured play surface would provide accessibility
2	Has the play area been reviewed for accessibility ?		X		
3	Are publicly accessible swimming pools equipped with an entrance lift ?			X	

Appendix E:
Component Condition Report

Component Condition Report | Ole Hammer Park

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Park Center	Poor	Drinking Fountain, Site	1	1	7193381
D2010	Park Front Elevation	Fair	Backflow Preventer, Domestic Water	1	16	7193362
Pedestrian Plazas & Walkways						
G2010	Park	Fair	Roadways, Signage, Guide & Directional	10	10	7193725
G2030	Park	Poor	Sidewalk, Concrete, Small Areas/Sections	500 SF	2	7193376
G2030	Park	Fair	Sidewalk, Concrete, Large Areas	10,000 SF	21	7193369
Athletic, Recreational & Playfield Areas						
G2050	Park left Elevation	Fair	Campground Accessories, Grill, Pedestal-Style	1	5	7193378
G2050	Park Center	Fair	Play Structure, Multipurpose, Medium	1	11	7193366
G2050	Park Center	Fair	Play Structure, Multipurpose, Small	1	11	7193365
G2050	Park left Elevation	Fair	Campground Accessories, Grill, Pedestal-Style	1	5	7193375
G2050	Park Center	Good	Playground Surfaces, Rubber, Chips 3" Depth	3,000 SF	6	7198767
G2050	Park Center	Fair	Play Structure, Multipurpose, Small	1	11	7193371
G2050	Volleyball Court	Fair	Playfield Surfaces, Sand, 3" Depth	3,000 SF	11	7198768
G2050	Park Front Elevation	Fair	Sports Apparatus, Volleyball, Net w/ Posts & Anchors	1	11	7193368
Sitework						
G2060	Park Right Elevation	Fair	Trash Receptacle, Medium-Duty Metal	1	11	7193370
G2060	Park left Elevation	Fair	Picnic Table, Precast Concrete	1	11	7193380
G2060	Park left Elevation	Fair	Picnic Table, Precast Concrete	1	11	7193382
G2060	Park Center	Fair	Park Bench, Precast Concrete	1	11	7193377
G2060	Park left Elevation	Fair	Fences & Gates, Fence, Metal Tube 6'	100 LF	21	7193373
G2060	Park Right Elevation	Fair	Trash Receptacle, Medium-Duty Metal	1	11	7193367
G2060	Park Front Elevation	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	11	7193385

Component Condition Report | Ole Hammer Park

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Park Front Elevation	Fair	Trash Receptacle, Medium-Duty Metal	1	11	7193379
G2060	Park Center	Fair	Park Bench, Precast Concrete	1	11	7193384
G2060	Park Right Elevation	Fair	Picnic Table, Wood	1	9	7193364
G2060	Park left Elevation	Fair	Bollard, Plastic	2	16	7193383
G2060	Park Right Elevation	Fair	Picnic Table, Wood	1	6	7193361
G2060	Park left Elevation	Fair	Trash Receptacle, Medium-Duty Metal	1	11	7193374
G2060	Park left Elevation	Fair	Picnic Table, Precast Concrete	1	11	7193363
G2080	Landscaping	Fair	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	50,000 SF	5	7193677

Appendix F:
Replacement Reserves

Replacement Reserves Report

Ole Hammer Park

2/19/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Ole Hammer Park	$0	$1,073	$15,783	$0	$0	$36,563	$19,718	$0	$0	$1,165	$3,999	$110,586	$0	$0	$0	$46,356	$11,698	$0	$0	$0	$3,224	**$250,163**
Grand Total	**$0**	**$1,073**	**$15,783**	**$0**	**$0**	**$36,563**	**$19,718**	**$0**	**$0**	**$1,165**	**$3,999**	**$110,586**	**$0**	**$0**	**$0**	**$46,356**	**$11,698**	**$0**	**$0**	**$0**	**$3,224**	**$250,163**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	Park Front Elevation	7193362	Backflow Preventer, Domestic Water, Replace	30	14	16	1	EA	$3,200.00	$4,760.64	$4,761																	$4,761					**$4,761**
D2010	Park Center	7193381	Drinking Fountain, Site, Replace	15	14	1	1	EA	$700.00	$1,041.39	$1,041		$1,041															$1,041					**$2,083**
G2010	Park	7193725	Roadways, Signage, Guide & Directional, Replace	20	10	10	10	EA	$200.00	$297.54	$2,975											$2,975											**$2,975**
G2030	Park	7193376	Sidewalk, Concrete, Small Areas/Sections, Replace	50	48	2	500	SF	$20.00	$29.75	$14,877			$14,877																			**$14,877**
G2050	Park Front Elevation	7193368	Sports Apparatus, Volleyball, Net w/ Posts & Anchors, Replace	20	9	11	1	EA	$1,400.00	$2,082.78	$2,083												$2,083										**$2,083**
G2050	Park left Elevation	7193378	Campground Accessories, Grill, Pedestal-Style, Replace	15	10	5	1	EA	$600.00	$892.62	$893						$893															$893	**$1,785**
G2050	Park left Elevation	7193375	Campground Accessories, Grill, Pedestal-Style, Replace	15	10	5	1	EA	$600.00	$892.62	$893						$893															$893	**$1,785**
G2050	Park Center	7198767	Playground Surfaces, Rubber, Chips 3" Depth, Replace	15	9	6	3000	SF	$3.50	$5.21	$15,621							$15,621															**$15,621**
G2050	Volleyball Court	7198768	Playfield Surfaces, Sand, 3" Depth, Replace	20	9	11	3000	SF	$0.80	$1.19	$3,570												$3,570										**$3,570**
G2050	Park Center	7193365	Play Structure, Multipurpose, Small, Replace	20	9	11	1	EA	$10,000.00	$14,877.00	$14,877												$14,877										**$14,877**
G2050	Park Center	7193366	Play Structure, Multipurpose, Medium, Replace	20	9	11	1	EA	$20,000.00	$29,754.00	$29,754												$29,754										**$29,754**
G2050	Park Center	7193371	Play Structure, Multipurpose, Small, Replace	20	9	11	1	EA	$10,000.00	$14,877.00	$14,877												$14,877										**$14,877**
G2060	Park Right Elevation	7193361	Picnic Table, Wood, Replace	20	14	6	1	EA	$600.00	$892.62	$893							$893															**$893**
G2060	Park Right Elevation	7193364	Picnic Table, Wood, Replace	20	11	9	1	EA	$600.00	$892.62	$893										$893												**$893**
G2060	Park Center	7193384	Park Bench, Precast Concrete, Replace	25	14	11	1	EA	$1,000.00	$1,487.70	$1,488												$1,488										**$1,488**
G2060	Park Center	7193377	Park Bench, Precast Concrete, Replace	25	14	11	1	EA	$1,000.00	$1,487.70	$1,488												$1,488										**$1,488**
G2060	Park left Elevation	7193380	Picnic Table, Precast Concrete, Replace	25	14	11	1	EA	$1,200.00	$1,785.24	$1,785												$1,785										**$1,785**
G2060	Park left Elevation	7193382	Picnic Table, Precast Concrete, Replace	25	14	11	1	EA	$1,200.00	$1,785.24	$1,785												$1,785										**$1,785**
G2060	Park left Elevation	7193363	Picnic Table, Precast Concrete, Replace	25	14	11	1	EA	$1,200.00	$1,785.24	$1,785												$1,785										**$1,785**
G2060	Park left Elevation	7193374	Trash Receptacle, Medium-Duty Metal, Replace	20	9	11	1	EA	$700.00	$1,041.39	$1,041												$1,041										**$1,041**
G2060	Park Right Elevation	7193370	Trash Receptacle, Medium-Duty Metal , Replace	20	9	11	1	EA	$700.00	$1,041.39	$1,041												$1,041										**$1,041**
G2060	Park Right Elevation	7193367	Trash Receptacle, Medium-Duty Metal, Replace	20	9	11	1	EA	$700.00	$1,041.39	$1,041												$1,041										**$1,041**
G2060	Park Front Elevation	7193379	Trash Receptacle, Medium-Duty Metal, Replace	20	9	11	1	EA	$700.00	$1,041.39	$1,041												$1,041										**$1,041**
G2060	Park Front Elevation	7193385	Signage, Property, Building or Pole-Mounted, Replace/Install	20	9	11	1	EA	$1,500.00	$2,231.55	$2,232												$2,232										**$2,232**
G2060	Park left Elevation	7193383	Bollard, Plastic, Replace	30	14	16	2	EA	$500.00	$743.85	$1,488																	$1,488					**$1,488**
G2080	Landscaping	7193677	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	10	5	5	50000	SF	$0.40	$0.60	$29,754						$29,754											$29,754					**$59,508**
Totals, Unescalated												**$0**	**$1,041**	**$14,877**	**$0**	**$0**	**$31,539**	**$16,513**	**$0**	**$0**	**$893**	**$2,975**	**$79,889**	**$0**	**$0**	**$0**	**$29,754**	**$7,290**	**$0**	**$0**	**$0**	**$1,785**	**$186,558**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$1,073**	**$15,783**	**$0**	**$0**	**$36,563**	**$19,718**	**$0**	**$0**	**$1,165**	**$3,999**	**$110,586**	**$0**	**$0**	**$0**	**$46,356**	**$11,698**	**$0**	**$0**	**$0**	**$3,224**	**$250,163**

Appendix G:
Equipment Inventory

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7193362	D2010	**Backflow Preventer**	Domestic Water	2 IN	Ole Hammer Park	Park Front Elevation					002648	