

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



Pay N Play Racquetball
155 West Dawson Avenue
Glendora, California 91741

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ON SITE DATE:

November 10, 2023

Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Racquetball Courts
Main Address	155 West Dawson Avenue, Glendora, California 91741
Site Developed	1960
Site Area	0.94 acres (estimated)
Parking Spaces	27 (estimated) total spaces all in open lots; two of which are accessible
Building Area	4,420 SF
Number of Stories	One above grade
Outside Occupants / Leased Spaces	None
Date(s) of Visit	November 10, 2023
Management Point of Contact	City of Glendora, Michael Sledd, Assistant Public Works Director 626.914.8248 msledd@cityofglendora.org
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



Significant/Systemic Findings and Deficiencies

Historical Summary

Pay N Play Racquetball was developed in 1960. It is a self-service racquetball facility located across from the Glen Oaks Golf Course. There are five racquetball courts, two utility closets, and a unisex restroom in the building.

Architectural

The roof membrane is composed of multiple layers of modified bitumen which appear free of any significant weather damage or water ponding concerns. Some minor bulging issues were observed. A low-sloped roof over the exterior corridor is made of clay tiles that still appear in fair condition. The building façade is finished with stucco that still holds its fair appearance. Interior floors for the racquetball courts are finished with interlocking tiles made of polypropylene rubber/plastic material. Two of the courts are currently in the process of complete floor refinishing. High Impact walls and ceiling panels are the other components of the court system. The interior walls are stained throughout and recommended for repainting. Overall, each architectural element of the building is anticipated for life-cycle replacement.

Mechanical, Electrical, Plumbing and Fire (MEPF)

There is no HVAC system installed in the building. However, adequate ventilation for indoor comfort is provided by roof-mounted exhaust fans. A medium voltage distribution panel serves as source of electric distribution in the building. No fire suppression components or fire safety devices were identified, however a system-based cost to install an alarm system and fire sprinklers throughout the facility is included in the reserve tables. No domestic hot water is provided in the facility. Interior lighting fixtures consist of ceiling recessed T12 fluorescent lights and jelly jar lights at the building entrance. Court lights are controlled by dimming panels. An anticipatory cost to retrofit and replace each MEPF equipment at the end of its useful life is anticipated.

Site

Site elements include concrete sidewalks and an asphalt paved parking lot. Longitudinal cracks at various locations in the lot area have developed that are recommended for repair. Solar panels are installed on the existing carports that serve as a source of renewable energy for the facility. Short-term and long-term maintenance costs for maintaining the site infrastructure are included in the reserve tables.

Recommended Additional Studies

The interior walls and floors are in poor condition. The substructure components of the building exhibited signs of building movement as isolated sections of the interior walls and floors have developed longitudinal cracks. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to repair the foundation is also included.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building’s Facility Condition Index (FCI), which provides a theoretical objective indication of a building’s overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI’s have been developed to provide owners the intelligence needed to plan and budget for the “keep-up costs” for their facilities. As such the 3-year, 5-year, and 10-year FCI’s are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI’s provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

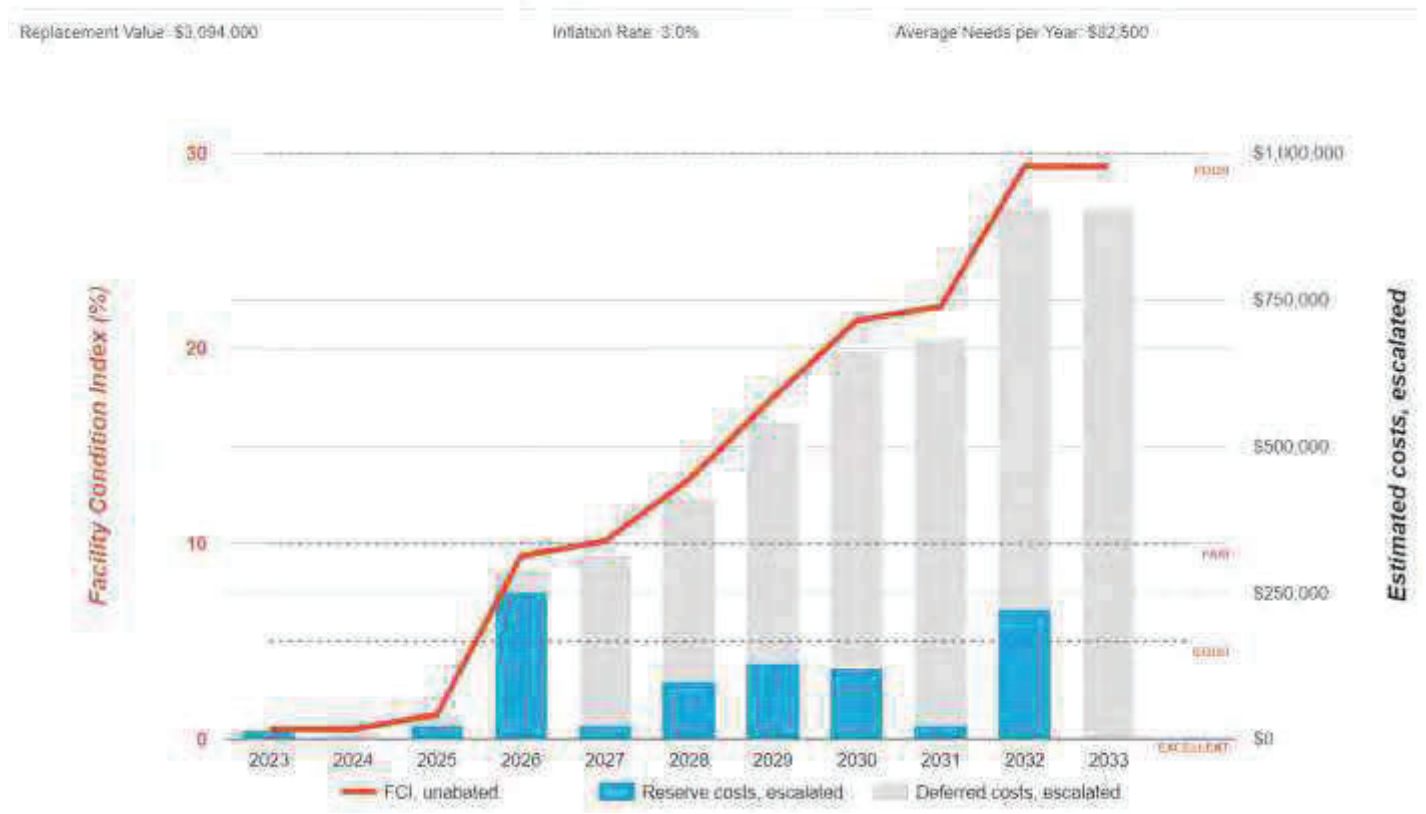
FCI Analysis Pay N Play Racquetball(1960)			
Replacement Value	Total SF	Cost/SF	
\$ 3,094,000	4,420	\$ 700	
		Est Reserve Cost	FCI
Current		\$ 15,200	0.5 %
3-Year		\$ 289,800	9.4 %
5-Year		\$ 411,300	13.3 %
10-Year		\$ 907,500	29.3 %



The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Pay N Play Racquetball



Immediate Needs

Facility/Building	Total Items	Total Cost
Pay N Play Racquetball	2	\$15,100
Total	2	\$15,100

Pay N Play Racquetball							
ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7133423	Pay N Play Racquetball	Restrooms	C2050	Ceiling Finishes, Gypsum Board/Plaster, Repair	Poor	Performance/Integrity	\$1,600
7133429	Pay N Play Racquetball	Throughout building	P2030	Engineering Study, Structural, Superstructure, Evaluate/Report	Poor	Performance/Integrity	\$13,500
Total (2 items)							\$15,100



Key Findings



Parking Lots in Poor condition.

Pavement, Asphalt
Pay N Play Racquetball Site

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

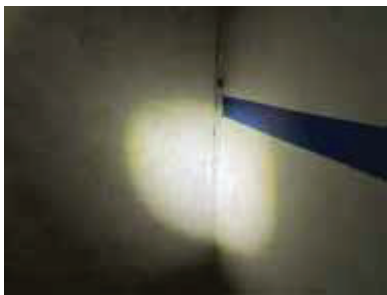
Priority Score: **84.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,100

\$\$\$\$

Isolated asphalt pavement cracking. - AssetCALC ID: 7133422



Recommended Follow-up Study: Structural, Superstructure

Structural, Superstructure
Pay N Play Racquetball Throughout building

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2023**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$13,500

\$\$\$\$

Foundation cracks were identified at various locations inside the building. A cost to hire professional engineer study the cause and analysis of structural integrity is added - AssetCALC ID: 7133429



Ceiling Finishes in Poor condition.

Gypsum Board/Plaster
Pay N Play Racquetball Restrooms

Uniformat Code: C2050
Recommendation: **Repair in 2023**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,600

\$\$\$\$

Ceiling damage observed in utility closet. Repair is recommended. - AssetCALC ID: 7133423



Wall Finishes in Poor condition.

any surface
Pay N Play Racquetball Throughout building

Uniformat Code: C2010
Recommendation: **Prep and Paint in 2025**

Priority Score: **81.6**

Plan Type:
Performance/Integrity

Cost Estimate: \$16,200

\$\$\$\$

Repainting is required - AssetCALC ID: 7133414



Fire Suppression System

Priority Score: **60.3**

Full System Install/Retrofit, Low Density/Complexity
Pay N Play Racquetball Throughout

Plan Type:
Retrofit/Adaptation

Uniformat Code: D4010
Recommendation: **Install in 2030**

Cost Estimate: \$17,900

\$\$\$\$

No fire suppression observed. Cost allowance to install fire sprinklers. - AssetCALC ID: 7134641



Flooring

Priority Score: **54.7**

Rubber Tile
Pay N Play Racquetball Racquetball rooms

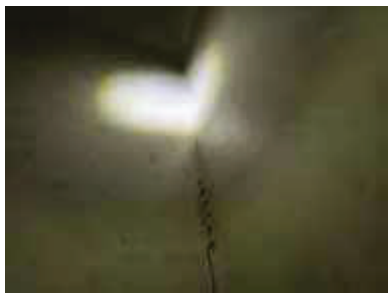
Plan Type:
Retrofit/Adaptation

Uniformat Code: C2030
Recommendation: **Replace in 2026**

Cost Estimate: \$17,500

\$\$\$\$

Removed tiles in process of replacement - AssetCALC ID: 7133440



Slab-on-Grade

Priority Score: **54.7**

Concrete
Pay N Play Racquetball Throughout

Plan Type:
Retrofit/Adaptation

Uniformat Code: A4020
Recommendation: **Repair in 2026**

Cost Estimate: \$83,500

\$\$\$\$

Cost allowance for making foundation repairs - AssetCALC ID: 7179901

Fire Alarm System

Priority Score: **54.3**

Full System Upgrade, Simple Addressable
Pay N Play Racquetball Throughout

Plan Type:
Retrofit/Adaptation

Uniformat Code: D7050
Recommendation: **Install in 2030**

Cost Estimate: \$11,900

\$\$\$\$

No fire alarm system observed. Cost allowance to install a fire alarm system. - AssetCALC ID: 7179904



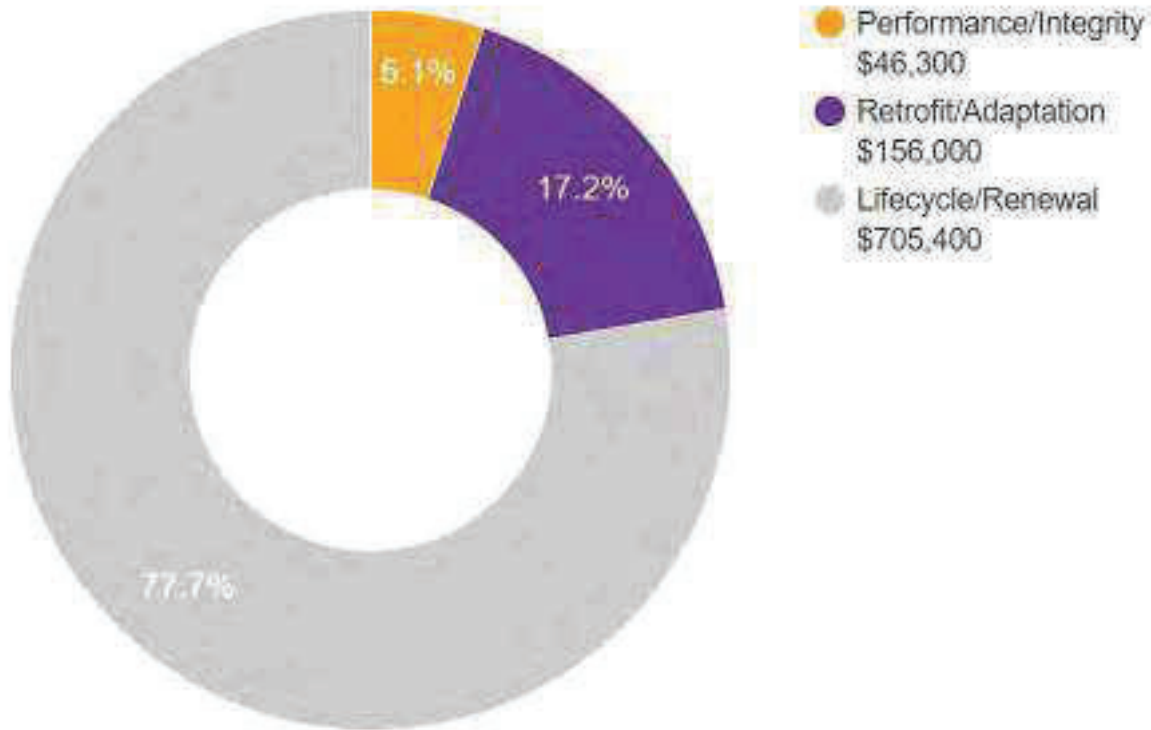
Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the “why” part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the “best” fit, typically the one with the greatest significance.

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$907,700

2. Building and Site Information



Systems Summary

<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete slab foundation	Poor
Façade	Primary Wall Finish: Stucco	Fair
Roof	Primary: Flat construction with modified bitumen Secondary: Sloped construction with clay/concrete tiles	Fair
Interiors	Walls: Painted gypsum board Floors: Rubber tile Ceilings: Painted particle boards	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Toilet and sink in restroom	Fair
HVAC	None	--
Fire Suppression	None	--



Systems Summary		
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks and curbs	Fair
Site Development	Building mounted and property entrance signage Limited furnished park benches and trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric	Fair
Site Lighting	Pole-mounted: metal halide Building-mounted: CFL	Fair
Ancillary Structures	None	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
Key Issues and Findings	Structural displacement, damaged ceilings in utility closet, stained interior walls, longitudinal cracks in parking lot	



Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	\$91,400	-	\$100	\$91,400
Facade	-	-	\$13,500	\$8,700	\$18,100	\$40,300
Roofing	-	-	\$93,200	\$4,400	-	\$97,500
Interiors	\$1,800	\$17,200	\$80,800	-	\$115,100	\$194,700
Plumbing	-	-	\$2,300	\$53,600	-	\$55,900
HVAC	-	-	\$17,800	-	-	\$17,800
Fire Protection	-	-	-	\$22,000	-	\$22,000
Electrical	-	-	\$20,800	\$271,800	\$14,600	\$307,300
Fire Alarm & Electronic Systems	-	-	\$14,600	\$14,700	\$22,800	\$52,100
Site Development	-	-	\$27,300	\$1,100	-	\$28,400
Site Utilities	-	-	\$30,800	\$56,100	\$7,700	\$94,600
Site Pavement	-	\$6,400	-	\$63,900	\$75,900	\$146,200
Follow-up Studies	\$13,500	-	-	-	-	\$13,500
TOTALS (3% inflation)	\$15,100	\$23,600	\$372,500	\$496,300	\$254,300	\$1,161,800

*Totals have been rounded to the nearest \$100.



3. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roof.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The facility was originally constructed in 1960. The facility has not since been substantially renovated.

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

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

5. Purpose and Scope

Purpose

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

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

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

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



Scope

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

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

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

Exceedingly Aged

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

7. Energy Audit

The purpose of this Energy Audit is to provide Pay N Play Racquetball 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. Where we anticipated significant losses, we utilized infrared thermographs to analyze heat loss across the envelope.

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

8. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on Pay N Play Racquetball. 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 Measures (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.

Recommended Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	\$8,920 <i>(In Current Dollars)</i>
Estimated Annual Cost Savings Related to ECMs	\$3,212 <i>(In Current Dollars)</i>
Net Effective ECM Payback	2.78 years

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.

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

Bureau Veritas screens and categorizes all the ECM's as per the 24 CFR 905 regulation requirements based on their payback, but only those ECM's are recommended for implementation that have a Savings to Investment Ratio ≥1.0.

Financially methodology used to determine the Savings to Investment Ratio is as follows:

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 Measures (ECM) for this property. The basis for an ECM recommendation is a payback of less than the remaining useful life of the system or component. Recommended energy efficiency improvements and the installed cost estimates for recommended energy efficiency measures are provided in the following table:

Energy Conservation Measures					
Priority	Brief Description	Initial Investment	Annual Savings	Payback Period (years)	Component EUL (years)
1	Upgrade Building Lighting to LED and Install Automatic Lighting Controls	\$7,757	\$3,569	2.17	15



9. Utility Analysis

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. As a result, Bureau Veritas has not evaluated the energy benchmarking for the facility. Bureau Veritas will update the report on receipt of the actual data.



10. Operations & Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property. 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.

Building Envelope

1. Ensure that the building envelope has proper caulking and weather stripping.
2. Patch holes in the building envelope with foam insulation and fire rated caulk around combustion vents
3. Inspect building vents semiannually for bird infestation

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

11. Certification

City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Pay N Play Racquetball, 155 West Dawson 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.

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

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

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

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

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12. Appendices

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

Appendix A: Photographic Record



Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - MODIFIED BITUMEN ROOFING



6 - CLAY TILE ROOFING

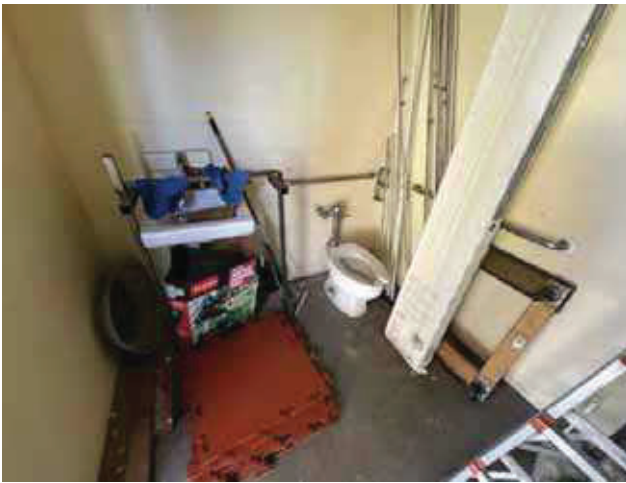
Photographic Overview



7 - STRUCTURAL OVERVIEW



8 - RACQUETBALL COURT OVERVIEW



9 - RESTROOM OVERVIEW



10 - ROOF MOUNTED EXHAUST FAN



11 - DISTRIBUTION PANEL



12 - SOLAR MODULES

Photographic Overview



13 - SOLAR POWER INVERTER



14 - CARPORT



15 - SIGNAGE



16 - METAL RAILS



17 - CONCRETE SIDEWALK





18 - PARKING LOT

Appendix B: Site Plan

Site Plan



 BUREAU VERITAS	Project Number	Project Name	 N
	158691.23R000-012.379	Pay N Play Racquetball	
	Source	On-Site Date	
	Google	November 10, 2023	

Appendix C: Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Pay N Play Racquetball

Name of person completing form: Ryan Hacecky

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.

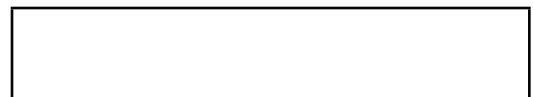
Data Overview		Response		
1	Year(s) constructed	Constructed 1960	Renovated	Property is leased
2	Building size in SF	4,420	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	None	
		Roof		Minor bulging issues identified
		Interiors	2023	NEw flooring in 3 courts
		HVAC	NA	
		Electrical	None	
		Site Pavement	None	
		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?	New floor coverings in three courts		
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?				X	



Signature of Assessor



Signature of POC

Appendix D: Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Pay N Play Racquetball

BV Project Number: 158691.23R000-012.379

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



2ND AREA OF ACCESSIBLE PARKING

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

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 ?	✗			
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 ?	✗			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?			✗	
4	Do curb ramps appear to have compliant slopes for all components ?			✗	
5	Do ramp runs on an accessible route appear to have compliant slopes ?			✗	
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?			✗	

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

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



DOOR HARDWARE

Question		Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	✗			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?	✗			
3	Is signage provided indicating the location of alternate accessible entrances ?		✗		
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	✗			
5	Do doors at accessible entrances appear to have compliant hardware ?		✗		Door knobs should be replaced with lever handles
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	✗			

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			X	
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

Question		Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	✗			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	✗			
3	Does the lavatory faucet have compliant handles ?	✗			
4	Is the plumbing piping under lavatories configured to protect against contact ?		✗		
5	Are grab bars provided at compliant locations around the toilet ?	✗			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	✗			

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	X			
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 ?	X			
9	Do accessories and mirrors appear to be mounted at a compliant height ?	X			

Appendix E: Component Condition Report

Component Condition Report | Pay N Play Racquetball

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	NA	Slab-on-Grade, Concrete, Repair	4,420 SF	3	7179901
B1080	Building Exterior	Fair	Stair/Ramp Rails, Metal, Refinish	30 LF	4	7133410
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,870 SF	5	7177776
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	9	6	7133443
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	4,350 SF	3	7133449
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	1,090 SF	5	7133427
B3020	Site	Fair	Roof Appurtenances, Roof Access Ladder, Steel	30 LF	6	7133405
Interiors						
C2010	Throughout building	Poor	Wall Finishes, any surface, Prep & Paint	8,000 SF	2	7133414
C2030	Racquetball rooms	NA	Flooring, Rubber Tile	1,440 SF	3	7133440
C2030	Racquetball courts	Fair	Flooring, Rubber Tile	2,160 SF	3	7133402
C2050	Restrooms	Poor	Ceiling Finishes, Gypsum Board/Plaster, Repair	150 SF	0	7133423
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	4,420 SF	3	7133435
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (includes fixtures)	4,420 SF	7	7133404
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	1	8	7133447
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	5	7133450
HVAC						
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	4	7133455
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	3	7133432
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	3	7133453

Component Condition Report | Pay N Play Racquetball

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	3	7133418
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	3	7133445
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	4,420 SF	7	7134641
Electrical						
D5010	Parking lot	Fair	Solar Power, Photovoltaic (PV) Panel, 24 SF	70	9	7133403
D5010	Parking lot	Fair	Solar Power, Inverter	1	5	7133430
D5020	Electrical room	Fair	Distribution Panel, 120/208 V, 400 AMP	1	3	7133407
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,420 SF	6	7133456
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,420 SF	6	7177783
D5040	Building exterior	Fair	Lighting Controls, Dimming Panel, Standard	1	3	7133416
Fire Alarm & Electronic Systems						
D7030	Utility closet	Fair	Security Panel, Annunciator	1	5	7133411
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	4,420 SF	5	7133426
D7050	Throughout	NA	Fire Alarm System, Full System Upgrade, Simple Addressable, Install	4,420 SF	7	7179904
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	10,000 SF	6	7133425
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	10,000 SF	2	7133422
G2030	Site	Fair	Sidewalk, Concrete, Small Areas/Sections	1,400 SF	14	7133437
Sitework						
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	1	6	7133441
G2060	Building exterior	Fair	Park Bench, Wood/Composite/Fiberglass	1	4	7133459
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	4	7133442
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	295 LF	3	7133434
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	5	7133431

Component Condition Report | Pay N Play Racquetball

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	5	7133436
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	5	7133446
G2060	Site	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	12	5	7133413
G4050	Parking lot	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	8	7133409
G4050	Parking lot	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	7	7133433
G4050	Parking lot	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	5	7133438
G4050	Parking lot	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	7	7133454
G4050	Parking lot	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	5	7133424
G4050		Fair	Exterior Site Lighting, Wall Pack, any type w/ LED, 50 to 105 W	2	6	7177777
G4050	Parking lot	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7133458
G4050	Parking lot	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	8	7133420
G4050	Parking lot	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	7	7133451
G4050	Parking lot	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	7	7133419
G4050	Parking lot	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7133448
G4050	Parking lot	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	12	7133421
G4050	Parking lot	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7133412
G4050	Parking lot	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	6	7133452
G4050	Parking lot	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	8	7133406

Follow-up Studies

P2030	Throughout building	Poor	Engineering Study, Structural, Superstructure, Evaluate/Report	1	0	7133429
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Appendix F: Replacement Reserves

Replacement Reserves Report
 Pay N Play Racquetball

2/2/2024

Uniform 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	
G4050 Parking lot	7133421	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, ReplaceInHsall	20	8	12	EA	\$4,000.00	\$5,400.00	\$5,400												\$5,400									\$5,400	
G4050 Pay N Play Racquetball	7177777	Exterior Site Lighting, Wall Pack, any type w/ LED, 50 to 105 W, Replace	20	14	6	EA	\$600.00	\$1,080.00	\$2,160			\$2,160																			\$2,160
P2030 Throughout building	7133429	Engineering Study, Structural, Superstructure, EvaluateReport	0	0	0	EA	\$10,000.00	\$13,500.00	\$13,500																						\$13,500
Totals, Unescalated								\$15,120	\$15,120	\$0	\$22,275	\$29,736	\$21,256	\$84,123	\$108,459	\$99,279	\$17,655	\$170,100	\$0	\$0	\$27,675	\$11,034	\$37,861	\$11,624	\$0	\$6,075	\$43,740	\$0	\$20,709	\$827,920	
Totals, Escalated (3.0% inflation, compounded annually)								\$15,120	\$0	\$23,632	\$255,039	\$23,924	\$97,522	\$199,506	\$122,101	\$22,745	\$221,942	\$0	\$0	\$39,458	\$17,525	\$57,268	\$18,109	\$0	\$10,041	\$74,464	\$0	\$37,403	\$1,161,797		

Appendix G: Equipment Inventory List

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7133455	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	No dataplate	Pay N Play Racquetball	Roof	No dataplate	No dataplate	No dataplate		000094	
2	7133432	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	No dataplate	Pay N Play Racquetball	Roof	Illegible	Illegible	Illegible	1980	000119	
3	7133453	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	No dataplate	Pay N Play Racquetball	Roof	No dataplate	No dataplate	No dataplate		000253	
4	7133418	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	No dataplate	Pay N Play Racquetball	Roof	Illegible	Illegible	Illegible		000097	
5	7133445	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	No dataplate	Pay N Play Racquetball	Roof	No dataplate	No dataplate	No dataplate		000170	

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7133430	D5010	Solar Power	Inverter	7.5 KW	Pay N Play Racquetball	Parking lot	Solar city	Inaccessible	Inaccessible		000107	
2	7133407	D5020	Distribution Panel	120/208 V, 400 AMP	200 AMP	Pay N Play Racquetball	Electrical room				1980	000093	

Appendix H: Energy Conservation Measures Calculations

IC	Upgrade Building Lighting to LED and Install Automatic Lighting Controls
EAL10	Location: Building Interior and Exterior - Pay N Play Racquetball
Attributes:	Replace CFL (4x) Linear Fluorescent (80x)

	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O & M Savings
Upgrade Lighting to LED	2	8	16	9,598	2,895.1	65.22

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	1	0	0	11	3	63
CFL	CFL - Screw-in	0	0	0	0	0	0
Circuline	T9	0	0	0	0	0	0
Incan/H/MR	H	0	0	0	0	0	0
Incan/H/MR	Incan	0	0	0	0	0	0
Incan/H/MR	MR	0	0	0	0	0	0
HID	HPS	0	0	0	0	0	0
HID	MH	0	0	0	0	0	0
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	1	80	80	9,85	2,85	6.2
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	Location	No. of Controls
Photo Sensor	0	Ceiling Mounted	0
Wall Mounted	0		

Initial Investment		Equipment Rentals	
Material Cost	695.92	Scissor Lift 26' - Interior Spaces	0.00
Labor Cost	1,060.90	Bucket Truck - Exterior Spaces	0.00
Local Electric Rate	0.30 /kWh	Estimated Annual Energy Savings	9,598
Hourly Labor Rate For Electrician	2.05	Estimated Demand Savings	6
Budgeted Initial Investment	1,756.82	Estimated Annual Energy Cost Savings	2,880
Estimated Return on Investment (Including O & M Savings)	2.16 years	Estimated Annual O & M Cost Savings	65
		Estimated Annual Cost Savings	3,585

Appendix I: Lighting System Schedule

Appendix J: 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 (CO₂). 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).