FACILITY CONDITION ASSESSMENT

prepare for

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

Plaza Bus Stop
158 ½ Glendora Avenue
Glendora, California 91741

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BV PROJECT #:

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TABLE OF CONTENTS

1. Plaza Bus Stop Executive Summary

1.1. Plaza Bus Stop Overview and Assessment Details

General Information	
Park Type	Plaza Bus Stop
Number of Buildings	1 small restroom building
Main Address	158 ½ Glendora Avenue Glendora, California 91741
Site Developed	1994 constructed 2005 renovated
Site Area	0.23 acres (estimated)
Outside Occupants/Leased Spaces	None
Date(s) of Visit	November 13, 2023
Management Point of Contact	Michael Sledd, Assistant Public Works Director City of Glendora 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Ryan Hacecky
Assessment and Report Prepared By	Alvaro Bedoya
Reviewed By	Mary Venable, CEM, RA Program Manager Mary.venable@bureauveritas.com 800.733.0660 x7292719
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

1.2. Plaza Bus Stop Findings and Deficiencies

Historical Summary

The Bus Stop Plaza in the city of Glendora was initially developed in 1994 and underwent a renovation in 2005, during which it underwent a complete redesign. Public restrooms were added, and all ADA requirements were met.

Amenities and General Site

The plaza is a meticulously designed space for the Glendora community, allowing residents to enjoy various areas. Its geometric and clean design creates an organized layout with different sections. In the western zone, there is a seating area with tables and chairs, inviting people to gather or simply take a break comfortably during lunchtime. Another section features a circular terrace with benches and, towards the back, public restrooms—all designed with ADA considerations in mind. The entire plaza is thoughtfully planned and designed to meet ADA standards. The lighting, vegetation, and landscape are well-considered, and the contemporary modern public furniture imparts a sense of sophistication and cleanliness to the plaza.

Architectural

The Bus Stop Plaza features an ancillary structure encompassing approximately 400 sq ft, housing bathrooms, electrical components, and control panels. This small building, constructed with CMU walls and a gable-type roof adorned with clay tiles, boasts interior finishes comprising ceramic tile flooring and walls, along with a painted flat surface on both walls and ceilings. The plaza floor exhibits a combination of concrete and pavers, incorporating various patterns to delineate designated areas, transitions, seating zones, and circulation spaces.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Fundamentally, the MEPF system of the plaza bus stop in Glendora encompasses the plumbing components of the bathrooms, as well as the irrigation system for the shrubs and planters throughout the plaza. On the other hand, the electrical system includes minimal lighting in the bathrooms and an exterior lighting system for the entire plaza, featuring various types of illumination detailed in the report.

Recommended Additional Studies

No additional studies recommended at this time.

2. Amenities and General Site

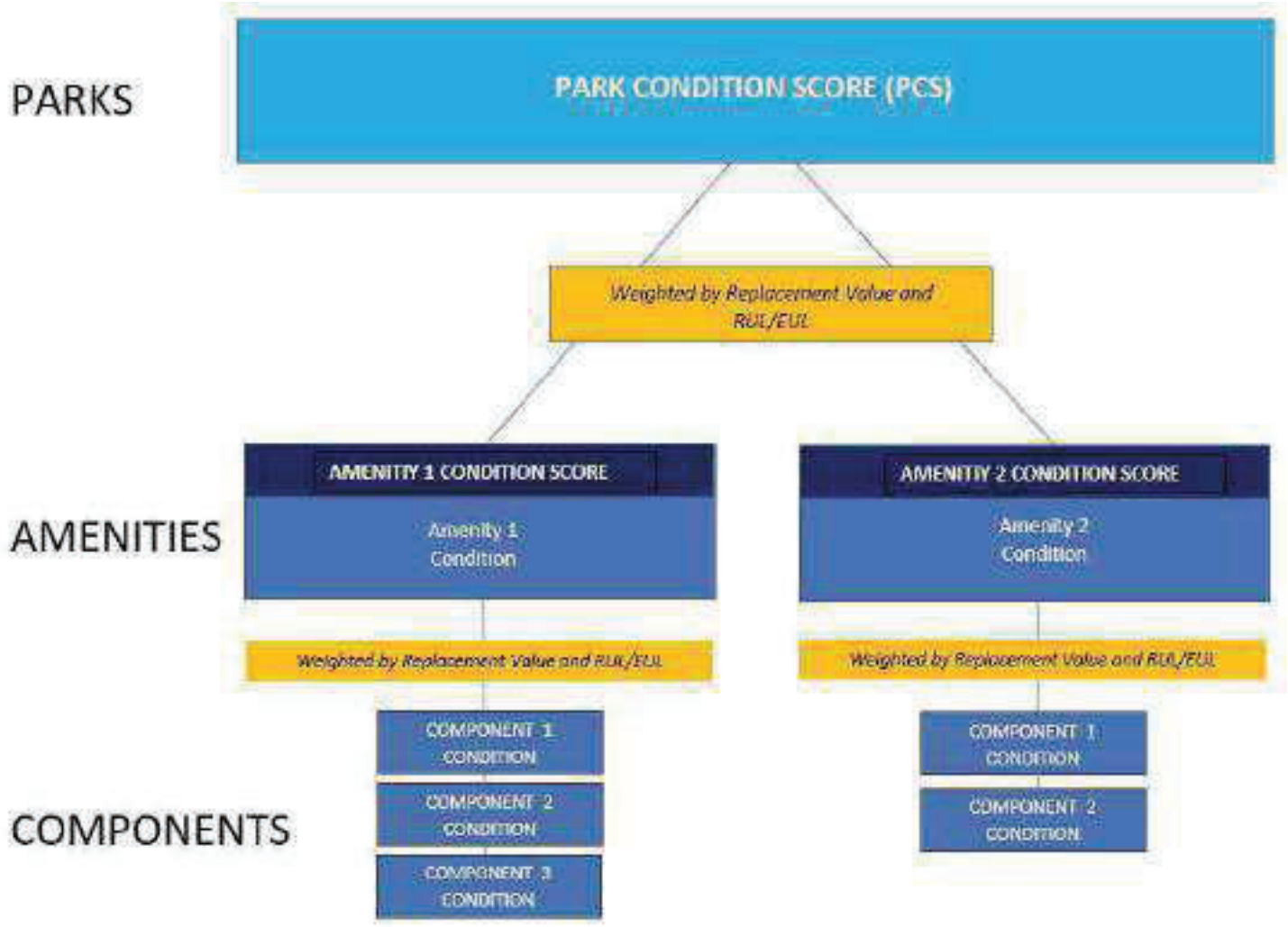
2.1. Prioritization Methodology

Urban Trail 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]

2.2. Plaza 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:

Plaza Bus Stop	OVERALL CONDITION SCORE **49**	TOTAL ACRES: REPLACEMENT VALUE: **$ 379,020** REMAINING VALUE: **$ 185,858** SAFETY ISSUES: **0** FAILED COMPONENTS: **0**

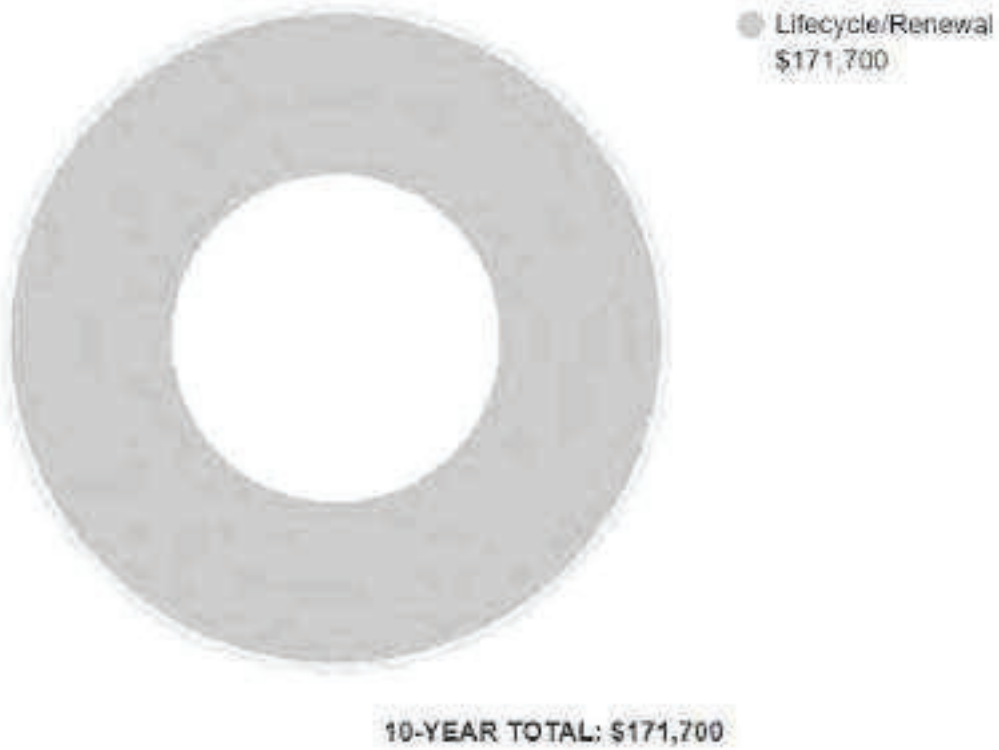
2.3. Plan Types (General Site)

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 an Scope* section for an explanation of Component Type.

Plan Type Descriptions

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

Plan Type Distribution (by Cost) – Timeframe 10 Years



2.4. Immediate Needs (General Site)

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

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

BV did not identify any immediate needs associated with the general site.

2.5. Key Findings (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

Bureau Veritas did not identify any key findings for this site.

2.6. General Site

General Information

Asset Type	Public Plaza
Asset Location	At Downtown right by 158 Glendora Avenue
Overall Condition	Good

Co ponent	*escription*	*uantit*	*Con ition*

General Information

Landscaping and Topography	Limited landscaping features and planters; irrigation present
Storm Water Management	Surface drainage to developed surroundings
Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.

General Site

Co ponent	*escription*	*uantit*	*Con ition*
Pole Light Fixture with Lamps	any type 20' High, with LED Replacement, Replace/Install	6 EA	Fair
Park Bench	Metal Powder-Coated, Replace	6 EA	Good
Planter Boxes	Pre-Manufactured, High-End, Replace	12 LF	Good
Park Bench	Wood/Composite/Fiberglass, Replace	4 EA	Good
Picnic Table	Metal Powder-Coated, Replace	13 EA	Good
Trash Receptacle	Medium-Duty Metal or Precast, Replace	2 EA	Fair
Stairs	Concrete, Exterior, Replace	380 SF	Good
Roadways	Signage, Guide and Directional, Replace/Install	2 EA	Good
Floodlights	Floodlights, 90 W, Replace/Install	14 EA	Fair
Site Walkway Fixture with Lamp	Bollard Style, Replace/Install	37 EA	Fair
Roofing	Clay/Concrete Tile, Replace	540 SF	Fair
Bike Rack	Fixed 1-5 Bikes, Replace	2 EA	Good

General Information

Distribution Panel	120/208 V, Replace	1 EA	Fair
Sidewalk	Concrete, Small Areas/Sections, Replace	4600 SF	Good
Irrigation System	Drip System, Replace/Install	1100 SF	Fair
Trash Receptacle	Medium-Duty Metal or Precast, Replace	2 EA	Good
Clock	Pole Clock, Digital Time Control Clock and Photosensor, Replace	1 EA	Fair
Sidewalk	Brick/Masonry Pavers, Replace	2700 SF	Good
Backflow Preventer	Domestic Water, Replace	1 EA	Fair
Drinking Fountain	Exterior/Site, Precast Pedestal, Replace	1 EA	Fair
Ramp	Concrete, Exterior, Replace	740 SF	Fair

3. Restroom Building

4. 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 ultimately 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 | Plaza Bus Stop / Restroom Building

Replacement Value	*Total SF*	*Cost/SF*
$ 198,800	*0*	*$ 375*

	Est Reserve Cost	FCI
Current	$ 0	0.0 %
3-Year	$ 0	0.0 %
5-Year	$ 1,800	0.9 %
10-Year	$ 23,700	11.9 %

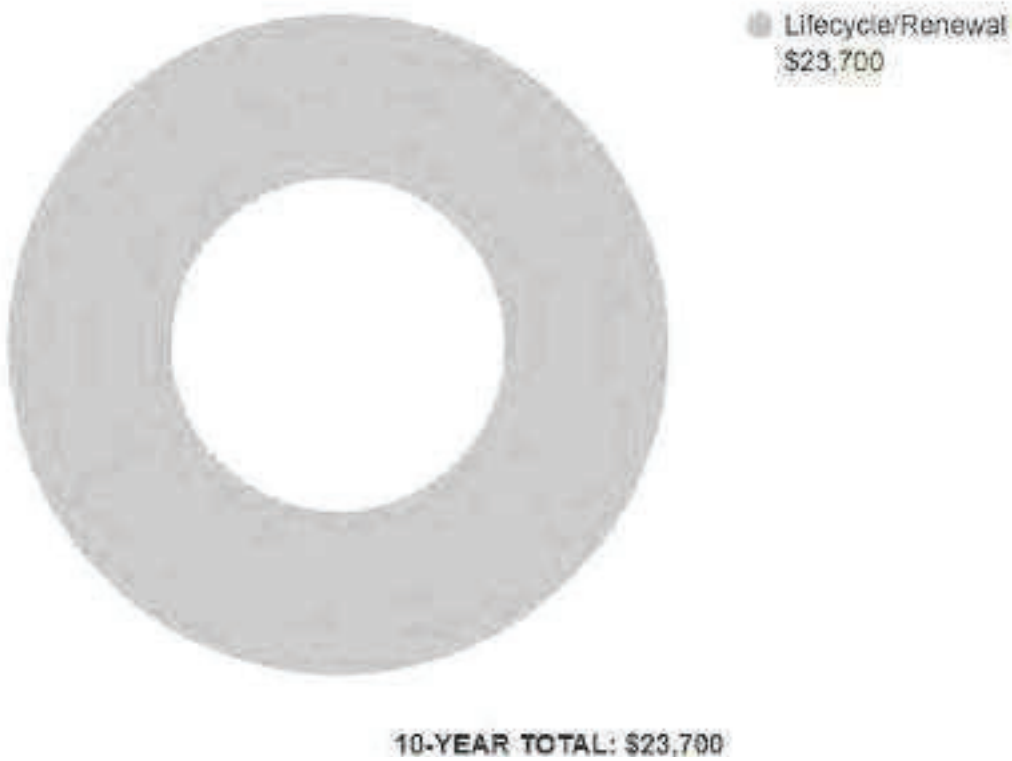
5. Plan Types (Buildings)

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 handicap 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) – Timeframe 10 Years



6. Immediate Needs (Buildings)

No immediate needs were identified.

7. Key Findings (Buildings)

No immediate needs were identified.

8. Restroom Building

Building 1: Systems Summary

Constructed/Renovated	2005	
Building/Group Size	530 SF	
Number of Stories	One above grade	
S ste	*escription*	*Con ition*
Structure	Masonry bearing walls with wood roof deck supported by wood framing	Good
Façade	Primary Wall Finish: CMU Secondary Wall Finish: Stone veneer Windows: Glass block	Good
Roof	Primary: Gable construction with clay tiles	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Ceramic tile Ceilings: Painted gypsum board	Good
Elevators	None	--

Building 1: Systems Summary

Plumbing	Distribution: Copper supply, waste not observed Hot Water: None Fixtures: Toilets, urinals, and sinks	Fair
HVAC	None	--
Fire Suppression	None	--
Electrical	Source & Distribution: Main panel	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

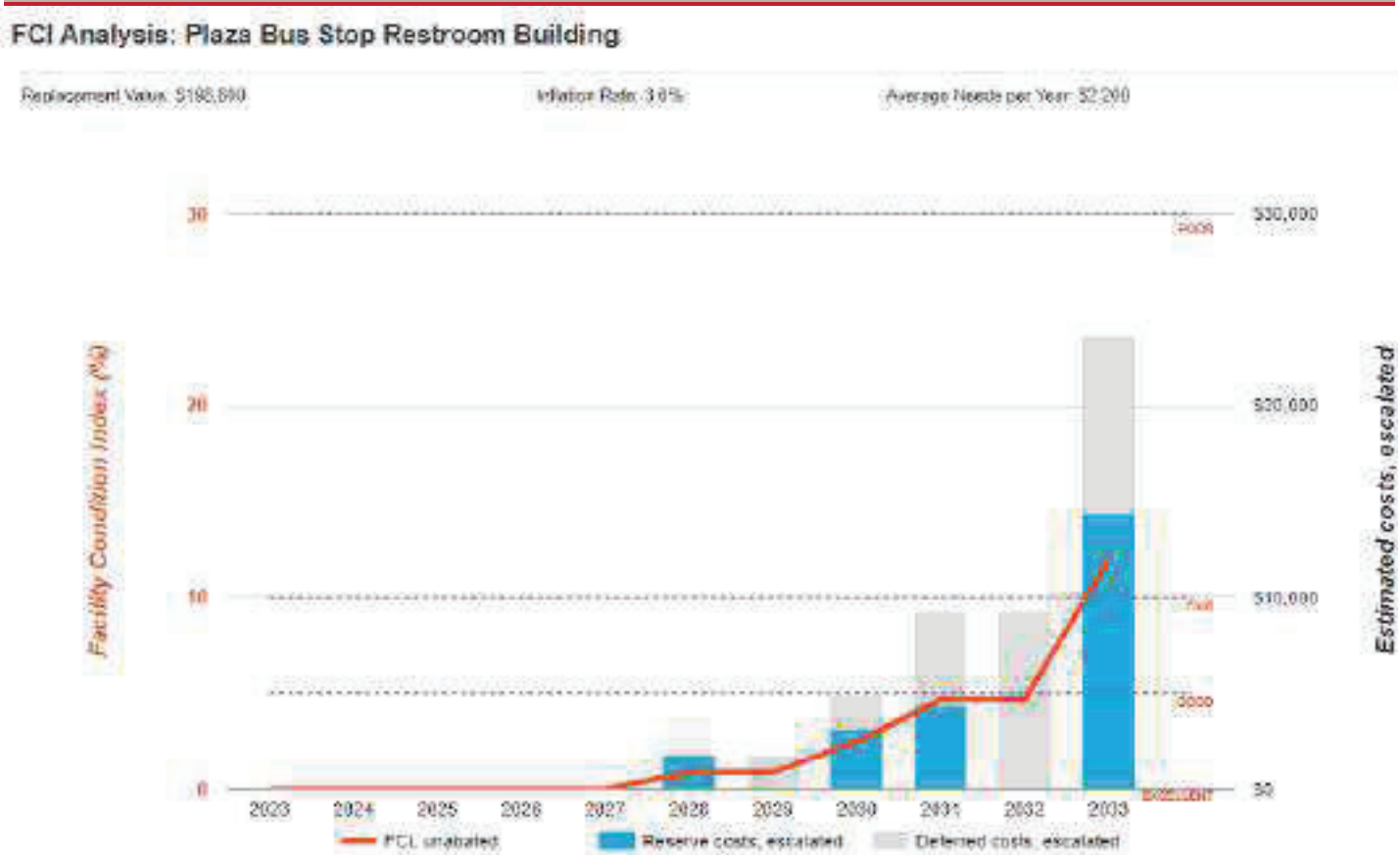
Restroom Building: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	-	$19,600	$19,600
Interiors	-	-	$1,700	-	$62,800	$64,500
Plumbing	-	-	-	$12,000	-	$12,000
Electrical	-	-	-	$7,600	$15,900	$23,500
Site Utilities	-	-	-	$2,400	-	$2,400
TOTALS (3% inflation)	**-**	**-**	**$1,700**	**$21,900**	**$98,300**	**$121,900**

*Totals have been rounded to the nearest $100.

The vertical bars below represent the year-by-year needs identified for the building. 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



9. Property Space Use and Observed Areas

Areas Observed

Most of the 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.

10. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The plaza was originally constructed in 1994. It is not clear whether any accessibility features have been added since its original construction.

11. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

12. 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 *S eans C itestone* and *ars all Swift* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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

12.1. Methodology

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

12.2. Definitions

Immediate Needs

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

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safet* or *Perfor ance ntegrit* 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.

13. Certification

The City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Plaza Bus Stop, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

Prepared by: Alvaro Bedoya,
Project Manager

Reviewed by:

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Program Manager
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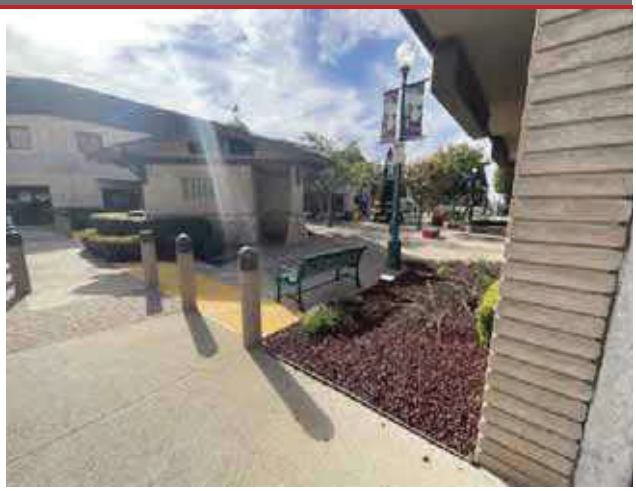
14. Appendices

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 A:
Photographic Record

Photographic Overview

1 - FRONT ELEVATION



2 - LEFT ELEVATION

3 - REAR ELEVATION

4 - RIGHT ELEVATION

5 - SEATING AREA

6 - RESTROOMS

Photographic Overview

7 - RESTROOM FIXRURES

8 - BACKFLOW PREVENTER

9 - MAIN DISTRIBUTION PANEL

10 - PARK BENCH

11 - PARK BENCH

12 - PARK BENCH

Photographic Overview

13 - BIKE RACK

14 - PLANTER BOXES

15 - BOLLARD LIGHTS

16 - FLOOR LIGHTS

17 - ACCESSIBLE PATH

18 - ACCESSIBLE RAMP AND STAIRS

Appendix B:
Site Plan

Site Plan

Project Number	Project Name
158691.23R000-013.468	Plaza Bus Stop
Source	**On-Site Date**
Google Earth Pro	November 13, 2023

BUREAU VERITAS

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Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	Plaza Bus Stop
Name of person completing form:	
Title / Association w/ property:	
Length of time associated w/ property:	
Date Completed:	10/16/2023
Phone Number:	
Method of Completion:	INCOMPLETE - client/POC unwilling or unable to complete

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

Signature of Assessor	*Signature of POC*

Appendix D:
Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Plaza Bus Stop

BV Project Number: 158691.23R000-013.468

Facility History & Interview

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

Plaza Bus Stop: Accessibility Issues

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

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

Plaza Bus Stop: Photographic Overview

ACCESSIBLE PATH

ACCESSIBLE RAMP

TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

Appendix E:
Component Condition Report

Component Condition Report | Plaza Bus Stop

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Good	Stairs, Concrete, Exterior	380 SF	30	7049573
B1080	Site	Fair	Ramp, Concrete, Exterior	740 SF	27	7049566
Roofing						
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	540 SF	25	7049577
Plumbing						
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	4	7049585
D2010	Site	Fair	Drinking Fountain, Exterior/Site, Precast Pedestal	1	3	7049596
Electrical						
D5020	Site	Fair	Distribution Panel, 120/208 V	1	15	7049618
D5040	Site	Fair	Clock, Pole Clock, Digital Time Control Clock & Photosensor	1	9	7049606
Pedestrian Plazas & Walkways						
G2010	Site	Good	Roadways, Signage, Guide & Directional, Replace/Install	1	11	7049608
G2010	Site	Good	Roadways, Signage, Guide & Directional, Replace/Install	1	11	7049610
G2030	Site	Good	Sidewalk, Concrete, Small Areas/Sections	4,600 SF	27	7049559
G2030	Site	Good	Sidewalk, Brick/Masonry Pavers	2,700 SF	16	7049615
Sitework						
G2060	Site	Good	Park Bench, Metal Powder-Coated	1	17	7049607
G2060	Site	Good	Park Bench, Metal Powder-Coated	1	17	7049617
G2060	Site	Good	Park Bench, Wood/Composite/Fiberglass	1	13	7049591
G2060	Site	Good	Picnic Table, Metal Powder-Coated	1	15	7049601
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	9	7049624
G2060	Site	Good	Park Bench, Wood/Composite/Fiberglass	1	13	7049599
G2060	Site	Good	Picnic Table, Metal Powder-Coated	1	15	7049589

Component Condition Report | Plaza Bus Stop

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Good	Park Bench, Metal Powder-Coated	1	17	7049614
G2060	Site	Good	Park Bench, Metal Powder-Coated	1	17	7049581
G2060	Site	Good	Picnic Table, Metal Powder-Coated	1	15	7049588
G2060	Site	Good	Picnic Table, Metal Powder-Coated	1	15	7049596
G2060	Site	Good	Bike Rack, Fixed 1-5 Bikes	1	15	7049583
G2060	Site	Good	Park Bench, Wood/Composite/Fiberglass	1	13	7049558
G2060	Site	Good	Park Bench, Metal Powder-Coated	1	17	7049562
G2060	Site	Good	Picnic Table, Metal Powder-Coated	1	15	7049592
G2060	Site	Good	Trash Receptacle, Medium-Duty Metal or Precast	1	13	7049594
G2060	Site	Good	Trash Receptacle, Medium-Duty Metal or Precast	1	13	7049611
G2060	Site	Good	Picnic Table, Metal Powder-Coated	1	15	7049605
G2060	Site	Good	Picnic Table, Metal Powder-Coated	1	15	7049604
G2060	Site	Good	Bike Rack, Fixed 1-5 Bikes	1	15	7049571
G2060	Site	Good	Park Bench, Wood/Composite/Fiberglass	1	13	7049576
G2060	Site	Good	Picnic Table, Metal Powder-Coated	1	15	7049582
G2060	Site	Good	Picnic Table, Metal Powder-Coated	1	15	7049565
G2060	Site	Good	Picnic Table, Metal Powder-Coated	1	15	7049593
G2060	Site	Good	Picnic Table, Metal Powder-Coated	1	15	7049616
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	10	7049580
G2060	Site	Good	Park Bench, Metal Powder-Coated	1	17	7049623
G2060	Site	Good	Picnic Table, Metal Powder-Coated	1	15	7049590
G2060	Site	Good	Picnic Table, Metal Powder-Coated	1	15	7049612
G2080	Site	Good	Planter Boxes, Pre-Manufactured, High-End	3 LF	18	7049619
G2080	Site	Good	Planter Boxes, Pre-Manufactured, High-End	3 LF	18	7049574
G2080	Site	Fair	Irrigation System, Drip System, Replace/Install	1,100 SF	10	7049563

Component Condition Report | Plaza Bus Stop

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2080	Site	Good	Planter Boxes, Pre-Manufactured, High-End	3 LF	18	7049595
G2080	Site	Good	Planter Boxes, Pre-Manufactured, High-End	3 LF	18	7049567
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	5	7049587
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	5	7049566
G4050	Site	Fair	Floodlights, Floodlights, 90 W, Replace/Install	14	3	7049575
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	5	7049584
G4050	Site	Fair	Site Walkway Fixture w/ Lamp, Bollard Style, Replace/Install	19	7	7049603
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	5	7049570
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	5	7049621
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	5	7049572
G4050	Site	Fair	Site Walkway Fixture w/ Lamp, Bollard Style, Replace/Install	18	5	7049602

Component Condition Report | Plaza Bus Stop / Restroom Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, Concrete Block (CMU)	1,050 SF	30	7049600
B2020	Building Exterior	Good	Glazing, any type, by SF	100 SF	16	7049586
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	20	7049597
Interiors						
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	750 SF	20	7049564
C2030	Restrooms	Fair	Flooring, Ceramic Tile	500 SF	20	7049578
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	500 SF	5	7049609
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	10	7049622
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Stainless Steel	2	10	7049569

Component Condition Report | Plaza Bus Stop / Restroom Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5020	Restrooms	Fair	Distribution Panel, 120/208 V	1	11	7049620
D5030	Restrooms	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	530 SF	20	7049579
D5040	Restrooms	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	520 SF	8	7049561
D5040	Restrooms	Fair	Lighting Controls, Occupancy Sensor, Indoor Lighting	1	7	7049560
Sitework						
G4050	Restrooms	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	10	7049613

Appendix F:
Replacement Reserves

Replacement Reserves Report

12/30/2023

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
Plaza Bus Stop	$0	$0	$0	$30,094	$2,127	$62,914	$0	$22,082	$0	$22,603	$8,198	$2,409	$0	$10,177	$0	$36,386	$193,022	$9,372	$16,548	$0	$0	**$415,931**
Plaza Bus Stop / Restroom Building	$0	$0	$0	$0	$0	$1,725	$0	$3,147	$4,410	$0	$14,395	$12,356	$0	$0	$0	$2,318	$13,130	$0	$0	$0	$70,465	**$121,946**
Grand Total	**$0**	**$0**	**$0**	**$30,094**	**$2,127**	**$64,638**	**$0**	**$25,229**	**$4,410**	**$22,603**	**$22,593**	**$14,765**	**$0**	**$10,177**	**$0**	**$38,704**	**$206,152**	**$9,372**	**$16,548**	**$0**	**$70,465**	**$537,877**

Plaza Bus Stop

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	Site	7049585	Backflow Preventer, Domestic Water, Replace	30	26	4	1	EA	$1,400.00	$1,890.00	$1,890					$1,890																	**$1,890**
D2010	Site	7049596	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	15	12	3	1	EA	$3,600.00	$4,860.00	$4,860				$4,860															$4,860				**$9,720**
D5020	Site	7049618	Distribution Panel, 120/208 V, Replace	30	15	15	1	EA	$7,000.00	$9,450.00	$9,450																$9,450						**$9,450**
D5040	Site	7049606	Clock, Pole Clock, Digital Time Control Clock & Photosensor, Replace	20	11	9	1	EA	$4,680.00	$15,678.00	$15,678										$15,678												**$15,678**
G2010	Site	7049608	Roadways, Signage, Guide & Directional, Replace/Install	20	9	11	1	EA	$200.00	$870.00	$870												$870										**$870**
G2010	Site	7049610	Roadways, Signage, Guide & Directional, Replace/Install	20	9	11	1	EA	$200.00	$870.00	$870												$870										**$870**
G2030	Site	7049615	Sidewalk, Brick/Masonry Pavers, Replace	30	14	16	2700	SF	$33.00	$44.55	$120,285																	$120,285					**$120,285**
G2060	Site	7049624	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	11	9	1	EA	$700.00	$1,645.00	$1,645										$1,645												**$1,645**
G2060	Site	7049580	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	10	10	1	EA	$700.00	$1,645.00	$1,645											$1,645											**$1,645**
G2060	Site	7049591	Park Bench, Wood/Composite/Fiberglass, Replace	20	7	13	1	EA	$600.00	$1,110.00	$1,110														$1,110								**$1,110**
G2060	Site	7049599	Park Bench, Wood/Composite/Fiberglass, Replace	20	7	13	1	EA	$600.00	$1,110.00	$1,110														$1,110								**$1,110**
G2060	Site	7049558	Park Bench, Wood/Composite/Fiberglass, Replace	20	7	13	1	EA	$600.00	$1,410.00	$1,410														$1,410								**$1,410**
G2060	Site	7049611	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	7	13	1	EA	$700.00	$945.00	$945														$945								**$945**
G2060	Site	7049576	Park Bench, Wood/Composite/Fiberglass, Replace	20	7	13	1	EA	$600.00	$1,410.00	$1,410														$1,410								**$1,410**
G2060	Site	7049594	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	7	13	1	EA	$700.00	$945.00	$945														$945								**$945**
G2060	Site	7049601	Picnic Table, Metal Powder-Coated, Replace	20	5	15	1	EA	$700.00	$945.00	$945																$945						**$945**
G2060	Site	7049589	Picnic Table, Metal Powder-Coated, Replace	20	5	15	1	EA	$700.00	$945.00	$945																$945						**$945**
G2060	Site	7049588	Picnic Table, Metal Powder-Coated, Replace	20	5	15	1	EA	$700.00	$945.00	$945																$945						**$945**
G2060	Site	7049598	Picnic Table, Metal Powder-Coated, Replace	20	5	15	1	EA	$700.00	$945.00	$945																$945						**$945**
G2060	Site	7049583	Bike Rack, Fixed 1-5 Bikes, Replace	20	5	15	1	EA	$600.00	$810.00	$810																$810						**$810**
G2060	Site	7049605	Picnic Table, Metal Powder-Coated, Replace	20	5	15	1	EA	$700.00	$945.00	$945																$945						**$945**
G2060	Site	7049604	Picnic Table, Metal Powder-Coated, Replace	20	5	15	1	EA	$700.00	$945.00	$945																$945						**$945**
G2060	Site	7049571	Bike Rack, Fixed 1-5 Bikes, Replace	20	5	15	1	EA	$600.00	$810.00	$810																$810						**$810**
G2060	Site	7049582	Picnic Table, Metal Powder-Coated, Replace	20	5	15	1	EA	$700.00	$945.00	$945																$945						**$945**
G2060	Site	7049565	Picnic Table, Metal Powder-Coated, Replace	20	5	15	1	EA	$700.00	$945.00	$945																$945						**$945**
G2060	Site	7049593	Picnic Table, Metal Powder-Coated, Replace	20	5	15	1	EA	$700.00	$945.00	$945																$945						**$945**
G2060	Site	7049592	Picnic Table, Metal Powder-Coated, Replace	20	5	15	1	EA	$700.00	$945.00	$945																$945						**$945**
G2060	Site	7049616	Picnic Table, Metal Powder-Coated, Replace	20	5	15	1	EA	$700.00	$945.00	$945																$945						**$945**
G2060	Site	7049590	Picnic Table, Metal Powder-Coated, Replace	20	5	15	1	EA	$700.00	$945.00	$945																$945						**$945**
G2060	Site	7049612	Picnic Table, Metal Powder-Coated, Replace	20	5	15	1	EA	$700.00	$945.00	$945																$945						**$945**
G2060	Site	7049607	Park Bench, Metal Powder-Coated, Replace	20	3	17	1	EA	$700.00	$945.00	$945																		$945				**$945**
G2060	Site	7049617	Park Bench, Metal Powder-Coated, Replace	20	3	17	1	EA	$700.00	$945.00	$945																		$945				**$945**
G2060	Site	7049614	Park Bench, Metal Powder-Coated, Replace	20	3	17	1	EA	$700.00	$945.00	$945																		$945				**$945**
G2060	Site	7049581	Park Bench, Metal Powder-Coated, Replace	20	3	17	1	EA	$700.00	$945.00	$945																		$945				**$945**
G2060	Site	7049562	Park Bench, Metal Powder-Coated, Replace	20	3	17	1	EA	$700.00	$945.00	$945																		$945				**$945**
G2060	Site	7049623	Park Bench, Metal Powder-Coated, Replace	20	3	17	1	EA	$700.00	$945.00	$945																		$945				**$945**
G2080	Site	7049563	Irrigation System, Drip System, Replace/Install	20	10	10	1100	SF	$3.00	$4.05	$4,455											$4,455											**$4,455**
G2080	Site	7049619	Planter Boxes, Pre-Manufactured, High-End, Replace	25	7	18	3	LF	$300.00	$405.00	$1,215																			$1,215			**$1,215**
G2080	Site	7049574	Planter Boxes, Pre-Manufactured, High-End, Replace	25	7	18	3	LF	$300.00	$405.00	$1,215																			$1,215			**$1,215**
G2080	Site	7049595	Planter Boxes, Pre-Manufactured, High-End, Replace	25	7	18	3	LF	$300.00	$405.00	$1,215																			$1,215			**$1,215**
G2080	Site	7049567	Planter Boxes, Pre-Manufactured, High-End, Replace	25	7	18	3	LF	$300.00	$405.00	$1,215																			$1,215			**$1,215**

Replacement Reserves Report

12/30/2023

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
G4050	Site	7049587	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	15	5	1	EA	$4,000.00	$5,400.00	$5,400						$5,400																	**$5,400**
G4050	Site	7049572	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	15	5	1	EA	$4,000.00	$5,400.00	$5,400						$5,400																	**$5,400**
G4050	Site	7049602	Site Walkway Fixture w/ Lamp, Bollard Style, Replace/Install	20	15	5	18	EA	$900.00	$1,215.00	$21,870						$21,870																	**$21,870**
G4050	Site	7049584	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	15	5	1	EA	$4,000.00	$5,400.00	$5,400						$5,400																	**$5,400**
G4050	Site	7049570	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	15	5	1	EA	$4,000.00	$5,400.00	$5,400						$5,400																	**$5,400**
G4050	Site	7049621	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	15	5	1	EA	$4,000.00	$5,400.00	$5,400						$5,400																	**$5,400**
G4050	Site	7049568	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	15	5	1	EA	$4,000.00	$5,400.00	$5,400						$5,400																	**$5,400**
G4050	Site	7049603	Site Walkway Fixture w/ Lamp, Bollard Style, Replace/Install	20	13	7	19	EA	$700.00	$945.00	$17,955								$17,955															**$17,955**
G4050	Site	7049575	Floodlights, Floodlights, 90 W, Replace/Install	20	17	3	14	EA	$1,200.00	$1,620.00	$22,680				$22,680																			**$22,680**
Totals, Unescalated												**$0**	**$0**	**$0**	**$27,540**	**$1,890**	**$54,270**	**$0**	**$17,955**	**$0**	**$17,323**	**$6,100**	**$1,740**	**$0**	**$6,930**	**$0**	**$23,355**	**$120,285**	**$5,670**	**$9,720**	**$0**	**$0**	**$292,778**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$30,094**	**$2,127**	**$62,914**	**$0**	**$22,082**	**$0**	**$22,603**	**$8,198**	**$2,409**	**$0**	**$10,177**	**$0**	**$36,386**	**$193,022**	**$9,372**	**$16,548**	**$0**	**$0**	**$415,931**

Plaza Bus Stop / Restroom Building

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
B2020	Building Exterior	7049586	Glazing, any type, by SF, Replace	30	14	16	100	SF	$55.00	$81.82	$8,182																	$8,182					**$8,182**
B2050	Building Exterior	7049597	Exterior Door, Steel, Standard, Replace	40	20	20	4	EA	$600.00	$892.62	$3,570																					$3,570	**$3,570**
C2010	Restrooms	7049564	Wall Finishes, Ceramic Tile, Replace	40	20	20	750	SF	$18.00	$26.78	$20,084																					$20,084	**$20,084**
C2030	Restrooms	7049578	Flooring, Ceramic Tile, Replace	40	20	20	500	SF	$18.00	$26.78	$13,389																					$13,389	**$13,389**
C2050	Restrooms	7049609	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	500	SF	$2.00	$2.98	$1,488						$1,488										$1,488						**$2,975**
D2010	Restrooms	7049569	Sink/Lavatory, Wall-Hung, Stainless Steel, Replace	30	20	10	2	EA	$1,700.00	$2,529.09	$5,058											$5,058											**$5,058**
D2010	Restrooms	7049622	Toilet, Commercial Water Closet, Replace	30	20	10	2	EA	$1,300.00	$1,934.01	$3,868											$3,868											**$3,868**
D5020	Restrooms	7049620	Distribution Panel, 120/208 V, Replace	30	19	11	1	EA	$6,000.00	$8,926.20	$8,926												$8,926										**$8,926**
D5030	Restrooms	7049579	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	530	SF	$2.50	$3.72	$1,971																					$1,971	**$1,971**
D5040	Restrooms	7049560	Lighting Controls, Occupancy Sensor, Indoor Lighting, Replace	15	8	7	1	EA	$1,720.00	$2,558.84	$2,559								$2,559														**$2,559**
D5040	Restrooms	7049561	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	520	SF	$4.50	$6.69	$3,481									$3,481													**$3,481**
G4050	Restrooms	7049613	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	2	EA	$600.00	$892.62	$1,785											$1,785											**$1,785**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$1,488**	**$0**	**$2,559**	**$3,481**	**$0**	**$10,711**	**$8,926**	**$0**	**$0**	**$0**	**$1,488**	**$8,182**	**$0**	**$0**	**$0**	**$39,015**	**$75,850**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$1,725**	**$0**	**$3,147**	**$4,410**	**$0**	**$14,395**	**$12,356**	**$0**	**$0**	**$0**	**$2,318**	**$13,130**	**$0**	**$0**	**$0**	**$70,465**	**$121,946**