



# APPENDIX IV Bureau Veritas Reports

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**SECTION IV-A**  
**Montebello**  
**City Park**

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

**City of Montebello Recreation and Community Services**  
1700 West Victoria Avenue  
Montebello, California 90640



**MONTEBELLO CITY PARK**  
1301 West Whittier Boulevard  
Montebello, California 90640

**PREPARED BY:**

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**BV PROJECT #:**

142318.20R000-001.354

**DATE OF REPORT:**

*June 11, 2020*

**ON SITE DATE:**

*April 23-24, 2020*

**Bureau Veritas**

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# 1. Executive Summary

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## Property Overview and Assessment Details

General Information	
<b>Property Type</b>	Public Park, Senior Center, Youth Center and Gym, Public Pool, Bandshell building and stage, Skate Park, Tennis Courts, Basketball Court.
<b>Main Address</b>	1301 West Whittier Boulevard, Montebello, California 90640
<b>Site Developed</b>	Site: 1960's Senior Center: 1996 Youth Center & Gym: 1996 City Park Pool: 1960's Restroom Building: 1960's Storage Building: 1960's
<b>Site Area</b>	12.93 acres (estimated)
<b>Parking Spaces</b>	97 total spaces all in open lots; 10 of which are accessible
<b>Building Area</b>	Senior Center: 15,000 SF Youth Center & Gym: 15,000 SF City Park Pool: 8,400 SF City Park Bandshell: 840 SF Restroom Building: 950 SF Storage Building: 900 SF
<b>Number of Stories</b>	Senior Center: 2 Youth Center & Gym: 1 City Park Pool: 2 City Park Bandshell: 1 Restroom Building: 1 Storage Building: 1
<b>Outside Occupants / Leased Spaces</b>	None
<b>Date(s) of Visit</b>	April 23-24, 2020
<b>Management Point of Contact</b>	City of Montebello/Park, Recreation and Community Services, David Sosnowski, Director 323.887.4588 phone <a href="mailto:dsosnowski@cityofmontebello.com">dsosnowski@cityofmontebello.com</a> email
<b>On-site Point of Contact (POC)</b>	Delfino Rangel
<b>Assessment and Report Prepared By</b>	Mouaz Alrayes

## General Information

**Reviewed By**

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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

Montebello City Park was most likely constructed in the 1960s. The Restroom Building, City Park Pool, City Park Bandshell and the Storage Building appear to be original. The Senior and Youth Centers were constructed between 1996 and 2001.

### Architectural

The Senior and the Youth Centers are constructed of brick and masonry bearing walls

The City Park Pool is constructed of brick bearing walls on cast-in place concrete foundation walls.

The City Park Bandshell is constructed of brick bearing walls on a concrete slab floor with a heavy timber framed roof.

The Restroom Building is constructed of concrete masonry units on a concrete slab floor with a heavy timber framed roof. The restrooms were not accessible as the doors were locked due to a shut-down because of the Corona (Covid-19) virus.

The Storage Building is constructed of wood framed construction on concrete slab.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

Heating and cooling at the Senior and the Youth Centers is provided by rooftop package units. The Youth Center also has had an air handling unit . The HVAC equipment is original to 1996 construction. One elevator provides access to the Senior Center's second floor.

Their electrical system and light fixtures are mostly original to the 1996 construction as evidenced by manufacture dates on the main electrical switchboard. LED light fixtures were recently added at limited locations.

Plumbing systems at the Senior and the Youth Centers consist of copper supply piping and cast-iron waste pipe with a gas and electric water heaters providing hot water to the restrooms and showers.

Heating and cooling is not provided at the Restroom, Storage, City Park Pool and the City Park Bandshell buildings.

The plumbing piping system at the Restroom Building is most likely original and will need replacement during the assessment period. Hot water is not provided. Plumbing fixtures could not be observed for the reason mentioned earlier.

The fire alarm and suppression systems at the Senior and the Youth Centers appear to be in fair condition. Typical lifecycle replacements and ongoing maintenance will be required. A fire alarm and suppression systems are not provided at the City Park Pool, City Bandshell and Restroom buildings.

### Site

In general, the site has been well maintained. The site contains moderate landscaping, which is served by in-ground irrigation systems. There is one playground on site, and it is in fair condition. The concrete sidewalk and asphalt pathways are in fair overall condition. The asphalt paved parking areas and drive aisles are in fair condition and require sealing and striping. The site lighting is aged, and it is recommended that the system be upgraded to LED fixtures to improve energy efficiency.

### Recommended Additional Studies

Some areas of the facilities were identified as having moderate accessibility issues. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included

Park Amenities Observed

Amenity Type		Qty / ~Area	Description	Condition			Comments
				Good	Fair	Poor	
<b>Site Development</b>							
<b>G2020</b>	<b>Parking</b>						
	Number of Cars	97				X	
	Accessible Parking	10				X	
<b>G2030</b>	<b>Walks</b>						
	Asphalt	5400 SF				X	
<b>G4020</b>	<b>Lighting</b>						
	Light Pole	2 EA	Bandshell	X			
	Light Pole	12 EA	Senior Center			X	
	Light Pole	8 EA	Youth Center			X	
	Light Pole	12 EA	Senior Center			X	
	Light Pole	8 EA	Basketball Court			X	
	Light Pole	10 EA	Tennis Court			X	
	Light Pole	2 EA	Parking Lot			X	
<b>G2050</b>	<b>Landscape</b>						
	Grass (Turf)		Throughout			X	
	Shrubs		Throughout			X	
	Trees		Throughout			X	
<b>G2057</b>	<b>Irrigation</b>						
	Sprinkler system		Throughout			X	
<b>G2045</b>	<b>Site Furnishings</b>						
	Picnic Table, Wood/Composite/Fiberglass	2 EA	Site			X	
	Park Bench, Precast Concrete	3 EA	Site			X	
	Site Furnishings - Metal Trash Receptacles	10 EA	Site			X	
	Trash Receptacle, Fixed, Thermoplastic Coated	10 EA	Site			X	
	Picnic Table, Metal Powder-Coated	2 EA	Site			X	
	Park Bench, Precast Concrete						
		1 EA	Tennis Courts			X	
	Trash Receptacle, Fixed Concrete	2 EA	Senior Center			X	
	Trash Receptacle, Fixed, Thermoplastic Coated	2 EA	Senior Center			X	

Amenity Type		Qty / ~Area	Description	Condition			Comments
				Good	Fair	Poor	
	Park Bench, Metal Powder-Coated	4 EA	Senior Center		X		
	Picnic Table, Wood	3 EA	Senior Center		X		
	Park Bench, Precast Concrete	1 EA	Basketball Court		X		
	Trash Receptacle (Large)	1 EA	Parking Lot		X		
	Park Bench, Precast Concrete	15 EA	Picnic Shelter		X		
	Park Bench, Wood/Composite/Fiberglass	3 EA	Picnic Shelter		X		
	Metal Trash Receptacles	1 EA	Tennis Court		X		
<b>G2046 Fountains, Pools, &amp; Watercourses</b>							
	Aquatics, Lap Pool	1	City Pool		X		
	Aquatics, Training Pool	1	City Pool		X		
<b>G2047 Playing Fields</b>							
	Basketball Backstop	2 EA	Basketball Court		X		
	Asphalt	7000 SF	Basketball Court		X		
	Scoreboard, Electronic Very Robust	1 EA	Interior Basketball Court		X		
	Basketball Backstop	6 EA	Interior Basketball Court		X		
	Sand, 3" Depth	22400	Softball Filed		X		
<b>G2049 Miscellaneous Structures</b>							
	Shelter, Small						
	Restroom	1	Men's & Women's		X		
<b>G2050 Miscellaneous Recreation</b>							
	Basketball Court (Practice)	1 EA			X		
	Playground Equipment	2 EA			X		
	Skate Park	1 EA			X		
	Tennis Court	4 EA			X		



## 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	
<b>0 – 5%</b>	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
<b>5 – 10%</b>	Subjected to wear but is still in a serviceable and functioning condition.
<b>10 – 30%</b>	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
<b>30% and above</b>	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:

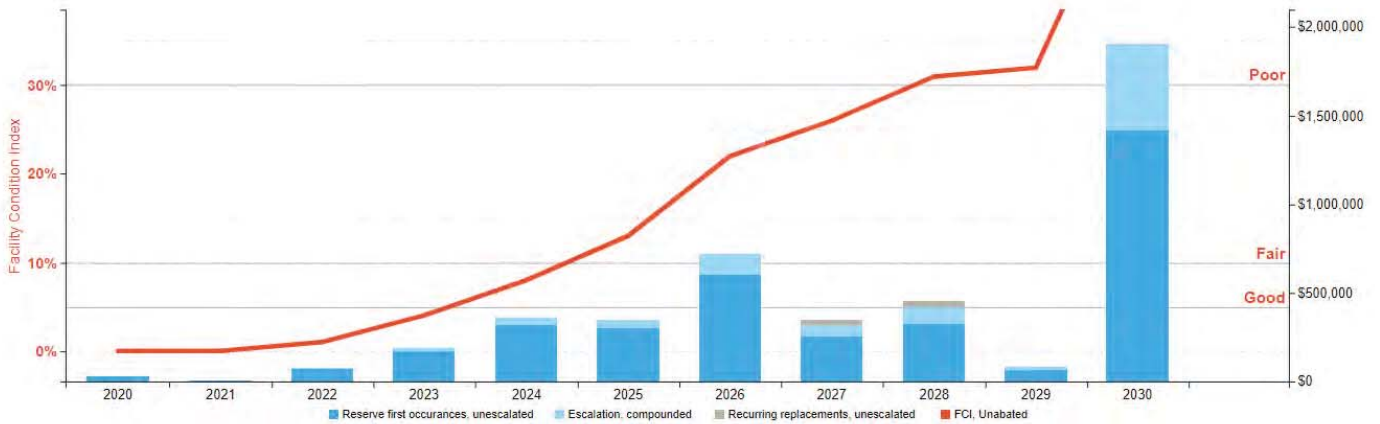
FCI Analysis							
Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Montebello City Park (12.93 acres) / City Park Bandshell	\$225	1,600	\$360,000	2.8%	2.8%	3.5%	13.0%
Montebello City Park (12.93 acres) / City Park Pool	\$245	8,400	\$2,058,000	0.5%	2.8%	12.2%	35.7%
Montebello City Park (12.93 acres) / Restroom Building	\$225	950	\$213,750	0.0%	0.0%	0.0%	3.2%
Montebello City Park (12.93 acres) / Senior Center	\$325	15,000	\$4,875,000	0.0%	0.0%	2.5%	13.1%
Montebello City Park (12.93 acres) / Site			\$1	0.0%	0.0%	0.0%	0.0%
Montebello City Park (12.93 acres) / Storage Building	\$175	900	\$157,500	0.0%	3.9%	14.3%	46.1%
Montebello City Park (12.93 acres) / Youth Center and Gym	\$325	15,000	\$4,875,000	0.0%	0.0%	3.8%	14.9%

The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis.

## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Montebello City Park (12.93 acres)

Replacement Value: \$ 7,885,234; Inflation rate: 3.0%



## Immediate Needs

Facility/Building	Total Items	Total Cost
Montebello City Park (12.93 acres)	3	\$30,140
<b>Total</b>	<b>3</b>	<b>\$30,140</b>

### Montebello City Park (12.93 acres)

ID	Location	UF Code	Description	Condition	Plan Type	Cost
1829879	Montebello City Park (12.93 acres) / Site	Z105X	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$10,047
1829646	Montebello City Park (12.93 acres) / City Park Pool	Z105X	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$10,047
1829880	Montebello City Park (12.93 acres) / City Park Bandshell	Z105X	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$10,047
<b>Total (3 items)</b>						<b>\$30,140</b>

## Key Findings



### Interior Floor Finish in Poor condition.

Vinyl Tile (VCT)  
Storage Building Storage Building

Uniformat Code: C3024  
Recommendation: **Replace in 2021**

Priority Score: **84.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$6,000

\$\$\$\$

Poor condition - AssetCALC ID: 1823777



## Commercial Kitchen in Poor condition.

Dishwasher  
Senior Center Kitchen

Uniformat Code: E1093  
Recommendation: **Replace in 2021**

Priority Score: **82.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,000

\$\$\$\$

The unit is not working. - AssetCALC ID: 1822272

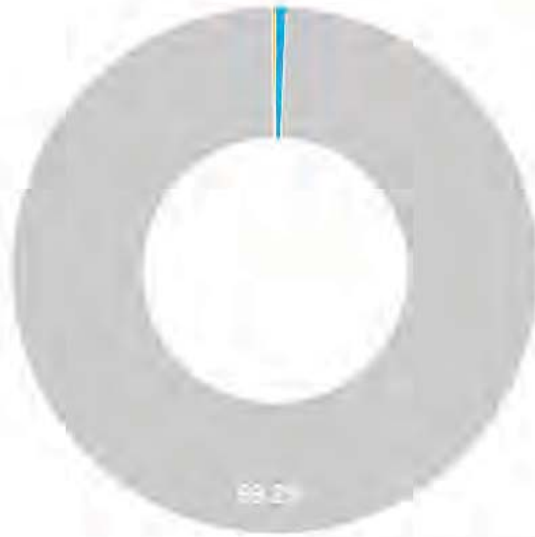
## Plan Types

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

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



- Accessibility  
\$30,100
- Lifecycle/Renewal  
\$4,497,300
- Performance/Integrity  
\$8,300

10-YEAR TOTAL: \$4,535,700

## 2. Senior Center



### Senior Center: Systems Summary

<b>Address</b>	1301 West Whittier Boulevard, Montebello, California 90640	
<b>Constructed/Renovated</b>	1996	
<b>Building Size</b>	15,000SF	
<b>Number of Stories</b>	2	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry & Bricks bearing walls with concrete-topped metal decks	Good
<b>Façade</b>	Brick with aluminum windows	Fair
<b>Roof</b>	Primary: Gable construction with asphalt shingles Secondary: Flat construction with modified bituminous finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board, vinyl, ceramic Floors: Carpet, VCT, ceramic tile, quarry tile, marble, wood parquetry, vinyl's sheeting Ceilings: Painted gypsum board, hard tile with ACT	Fair
<b>Elevators</b>	Hydraulic one cab serving all two floors	Fair
<b>Plumbing</b>	Copper supply and cast-iron waste & venting Gas & Electric domestic water heaters Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Individual package rooftop units Supplemental components: Air curtain	Fair

## Senior Center: Systems Summary

<b>Fire Suppression</b>	Wet-pipe sprinkler system, fire extinguishers, kitchen hood system	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8, CFL, Emergency: None	Fair
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment , security system	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Dishwasher needs replacement	

## Senior Center: Systems Expenditure Forecast

### System Expenditure Forecast

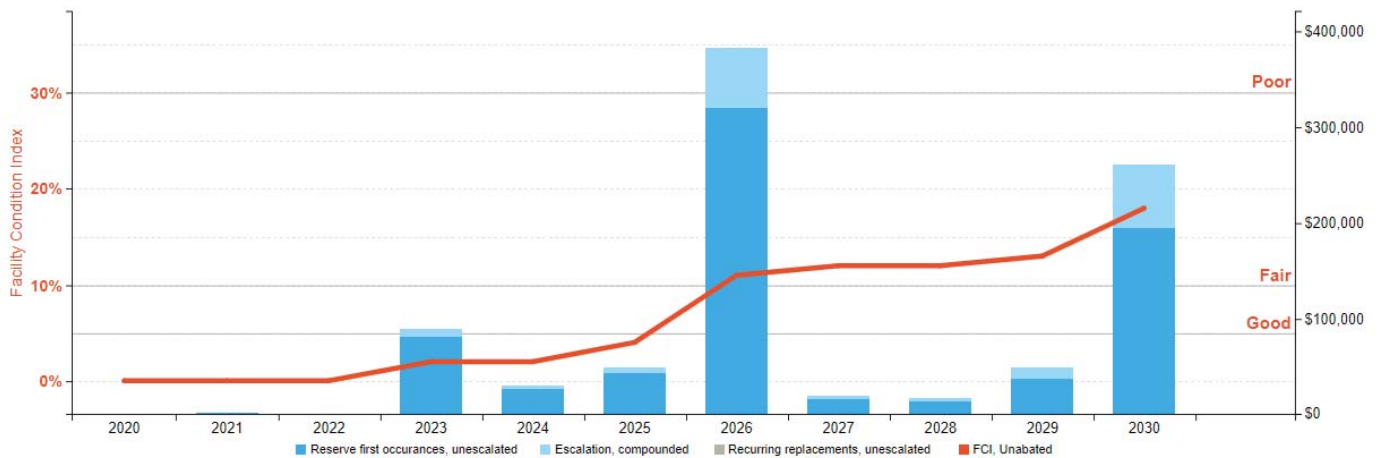
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	-	\$66,700	\$66,700
Roofing	-	-	-	-	\$105,000	\$105,000
Interiors	-	-	\$15,100	\$107,800	\$270,900	\$393,800
Elevators	-	-	-	\$14,400	\$118,200	\$132,600
Plumbing	-	-	\$40,700	\$7,500	\$446,900	\$495,200
Fire Suppression	-	-	-	\$700	\$161,200	\$161,900
HVAC	-	\$58,600	\$11,600	\$116,300	\$3,400	\$189,900
Electrical	-	-	-	\$196,200	\$766,100	\$952,300
Fire Alarm & Comm	-	-	-	\$249,800	-	\$249,800
Equipment/Special	-	\$30,900	\$12,100	\$30,200	\$87,500	\$160,800
Site Development	-	\$1,600	-	\$6,600	\$18,100	\$26,300
<b>TOTALS</b>	<b>-</b>	<b>\$91,100</b>	<b>\$79,500</b>	<b>\$729,500</b>	<b>\$2,034,000</b>	<b>\$2,934,300</b>

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Montebello City Park (12.93 acres) Senior Center

Replacement Value: \$ 4,875,000; Inflation rate: 3.0%





### 3. Youth Center and Gym



#### Youth Center & Gym: Systems Summary

<b>Address</b>	1301 West Whittier Boulevard, Montebello, California 90640	
<b>Constructed/Renovated</b>	1996	
<b>Building Size</b>	15,000 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with metal decks	Good
<b>Façade</b>	Exposed CMU with aluminum and Vinyl sheet windows	Fair
<b>Roof</b>	Primary: Gable construction with asphalt shingles Secondary: Flat construction with modified bituminous finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board, vinyl, ceramic Floors: Carpet, VCT, ceramic tile, quarry tile, wood Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	None	Fair
<b>Plumbing</b>	Copper supply and cast-iron waste & venting Gas & Electric domestic water heaters Toilets, urinals, and sinks in all restrooms	Fair



## Youth Center & Gym: Systems Summary

<b>HVAC</b>	Individual package rooftop units with one air handling unit Supplemental components: Air curtain t , unit heater	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system, fire extinguishers, kitchen hood system	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8, CFL, Emergency: None UPS	Fair
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	None	

## Youth Center & Gym: Systems Expenditure Forecast

### System Expenditure Forecast

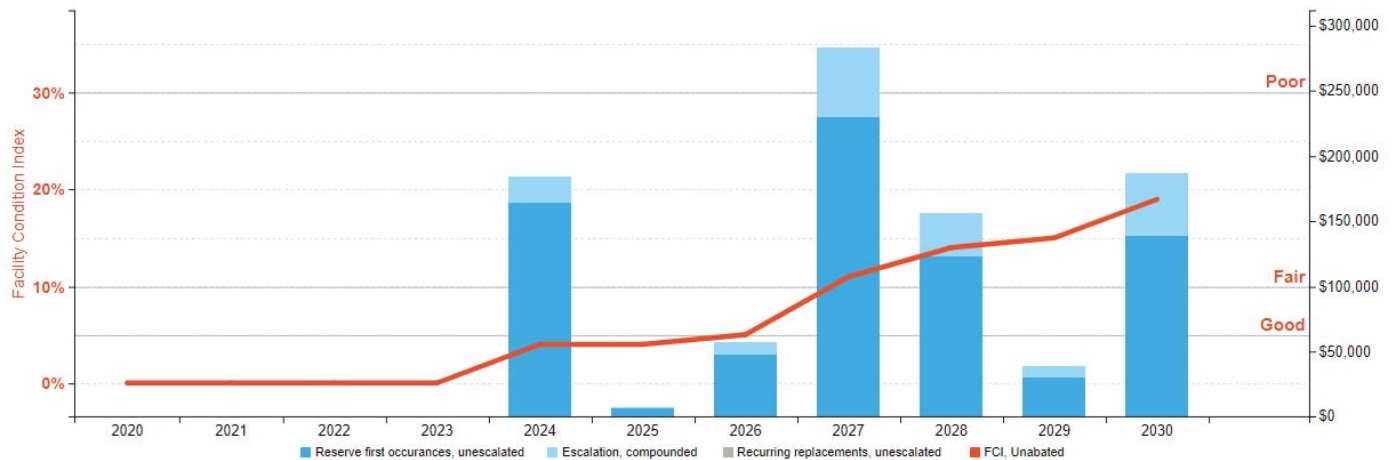
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Façade	-	-	-	\$5,800	\$70,200	\$76,000
Roofing	-	-	-	\$26,400	\$111,300	\$137,700
Interiors	-	-	\$7,000	\$95,300	\$505,300	\$607,600
Plumbing	-	-	\$3,900	\$6,100	\$477,700	\$487,700
Fire Suppression	-	-	-	-	\$161,200	\$161,200
HVAC	-	-	\$180,900	\$182,000	\$12,300	\$375,200
Electrical	-	-	-	\$219,800	\$677,100	\$896,900
Fire Alarm & Comm	-	-	-	\$108,200	-	\$108,200
Equipment/Special	-	-	-	\$24,100	-	\$24,100
Site Development	-	-	-	-	\$194,700	\$194,700
Site Lighting	-	-	-	\$54,300	-	\$54,300
<b>TOTALS</b>	-	-	<b>\$191,800</b>	<b>\$722,000</b>	<b>\$2,209,800</b>	<b>\$3,123,600</b>

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

### Needs by Year with Unaddressed FCI Over Time

#### FCI Analysis: Montebello City Park (12.93 acres) Youth Center and Gym

Replacement Value: \$ 4,875,000; Inflation rate: 3.0%



## 4. City Park Pool



### City Park Pool: Systems Summary

<b>Address</b>	1301 West Whittier Boulevard, Montebello California 90640	
<b>Constructed/Renovated</b>	1960's	
<b>Building Size</b>	8,400 SF	
<b>Number of Stories</b>	2	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Bricks bearing walls and wood-framed roofs	Fair
<b>Façade</b>	Brick with aluminum windows	Fair
<b>Roof</b>	Primary: Gable construction with clay/concrete tiles Secondary: Flat construction with modified bituminous finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board, ceramic Floors: VCT, ceramic tile, elastomeric coating Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	None	Fair
<b>Plumbing</b>	Copper supply and cast-iron waste & venting Gas domestic water heaters Toilets, urinals, and sinks in all restrooms	Fair

## City Park Pool: Systems Summary

<b>HVAC</b>	Gas wall mounted unit heater	Fair
<b>Fire Suppression</b>	Fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8, CFL, Emergency: None	Fair
<b>Fire Alarm</b>	Smoke detectors, and exit signs	Fair
<b>Equipment/Special</b>	Pool equipment	Fair
<b>Accessibility</b>	Potential moderate issues have been identified at this property and a detailed accessibility study is recommended.	
<b>Key Issues and Findings</b>	None	

## City Park Pool: Systems Expenditure Forecast

### System Expenditure Forecast

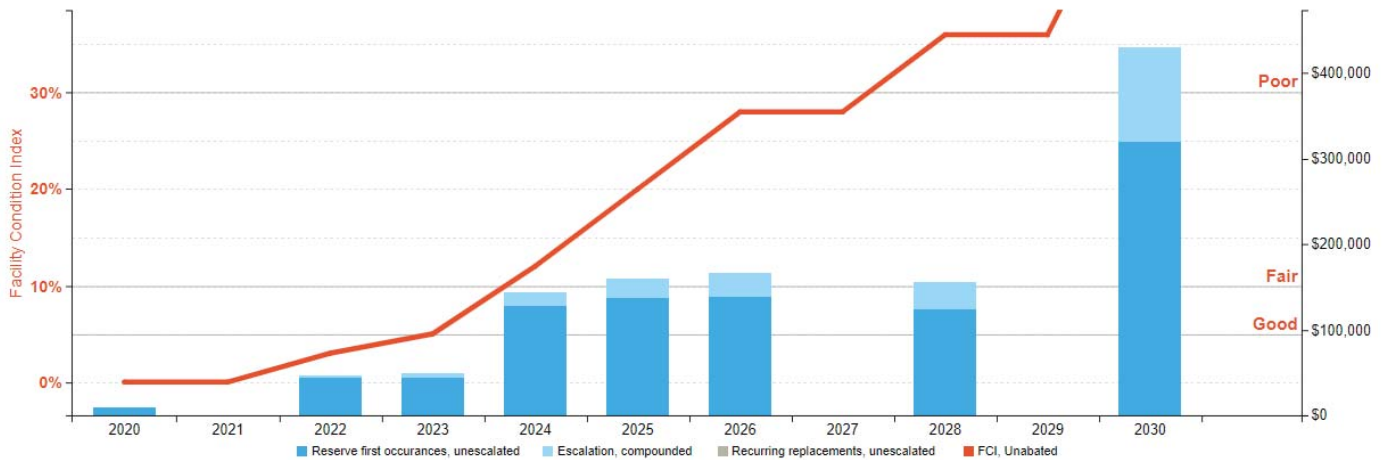
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	\$10,200	\$38,900	-	\$113,000	\$162,100
Roofing	-	-	-	\$61,200	-	\$61,200
Interiors	-	\$5,500	\$159,600	\$9,200	\$258,100	\$432,300
Plumbing	-	\$25,500	-	\$226,900	\$54,300	\$306,700
HVAC	-	\$8,100	-	-	\$238,600	\$246,700
Electrical	-	-	\$105,700	\$272,200	\$70,700	\$448,600
Fire Alarm & Comm	-	\$47,800	-	-	-	\$47,800
Equipment/Special	-	-	-	\$166,600	\$188,300	\$354,900
Site Development	-	-	-	\$17,100	-	\$17,100
Pavement	-	-	-	-	\$500	\$500
Accessibility	\$10,000	-	-	-	-	\$10,000
<b>TOTALS</b>	<b>\$10,000</b>	<b>\$97,100</b>	<b>\$304,200</b>	<b>\$753,200</b>	<b>\$923,500</b>	<b>\$2,087,900</b>

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

### Needs by Year with Unaddressed FCI Over Time

#### FCI Analysis: Montebello City Park (12.93 acres) City Park Pool

Replacement Value: \$ 2,058,000; Inflation rate: 3.0%



## 5. City Park Bandshell



### City Park Bandshell: Systems Summary

<b>Address</b>	1301 West Whittier Boulevard, Montebello, California 90640	
<b>Constructed/Renovated</b>	1960's	
<b>Building Size</b>	840 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Brick bearing walls and wood-framed roofs	Fair
<b>Façade</b>	Brick with steel windows	Fair
<b>Roof</b>	Primary: Shed construction with modified bituminous finish	Fair
<b>Interiors</b>	Walls: Painted bricks walls Floors: Unfinished Ceilings: Exposed	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	None	--
<b>HVAC</b>	None	--

## City Park Bandshell: Systems Summary

<b>Fire Suppression</b>	None	--
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency: None	Fair
<b>Fire Alarm</b>	None	Fair
<b>Equipment/Special</b>	None	Fair
<b>Accessibility</b>	Potential moderate issues have been identified at this property and a detailed accessibility study is recommended.	
<b>Key Issues and Findings</b>	None.	



## City Park Bandshell: Systems Expenditure Forecast

### System Expenditure Forecast

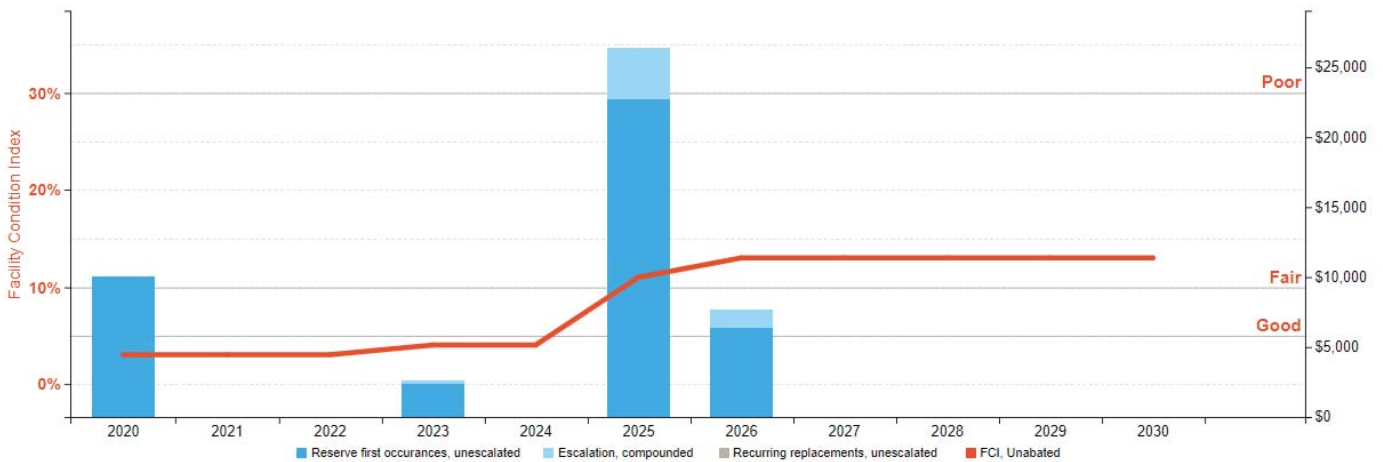
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$2,600	-	\$7,700	\$13,600	\$23,900
Roofing	-	-	-	-	\$36,200	\$36,200
Electrical	-	-	\$24,800	-	\$1,300	\$26,100
Site Development	-	-	\$1,600	-	\$5,600	\$7,200
Site Lighting	-	-	-	-	\$18,600	\$18,600
Accessibility	\$10,000	-	-	-	-	\$10,000
<b>TOTALS</b>	<b>\$10,000</b>	<b>\$2,600</b>	<b>\$26,400</b>	<b>\$7,700</b>	<b>\$75,300</b>	<b>\$122,000</b>

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Montebello City Park (12.93 acres) City Park Bandshell

Replacement Value: \$ 360,000; Inflation rate: 3.0%





## 6. Restroom Building



### Restroom Building : Systems Summary

<b>Address</b>	1301 West Whittier Boulevard, Montebello, California 90640	
<b>Constructed/Renovated</b>	1960's	
<b>Building Size</b>	950 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls and wood-framed roofs	Fair
<b>Façade</b>	Painted CMU with steel doors	Fair
<b>Roof</b>	Primary: Gable construction with asphalt shingles	Fair
<b>Interiors</b>	Walls: Painted CMU walls Floors: Unfinished Ceilings: Exposed	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast-iron waste & venting No hot water Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	None	--

## Restroom Building : Systems Summary

<b>Fire Suppression</b>	None	--
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8, incandescent Emergency: None	Fair
<b>Fire Alarm</b>	None	Fair
<b>Equipment/Special</b>	None	Fair
<b>Accessibility</b>	Unknown (Building inaccessible)	
<b>Key Issues and Findings</b>	None	

## Restroom Building: Systems Expenditure Forecast

### System Expenditure Forecast

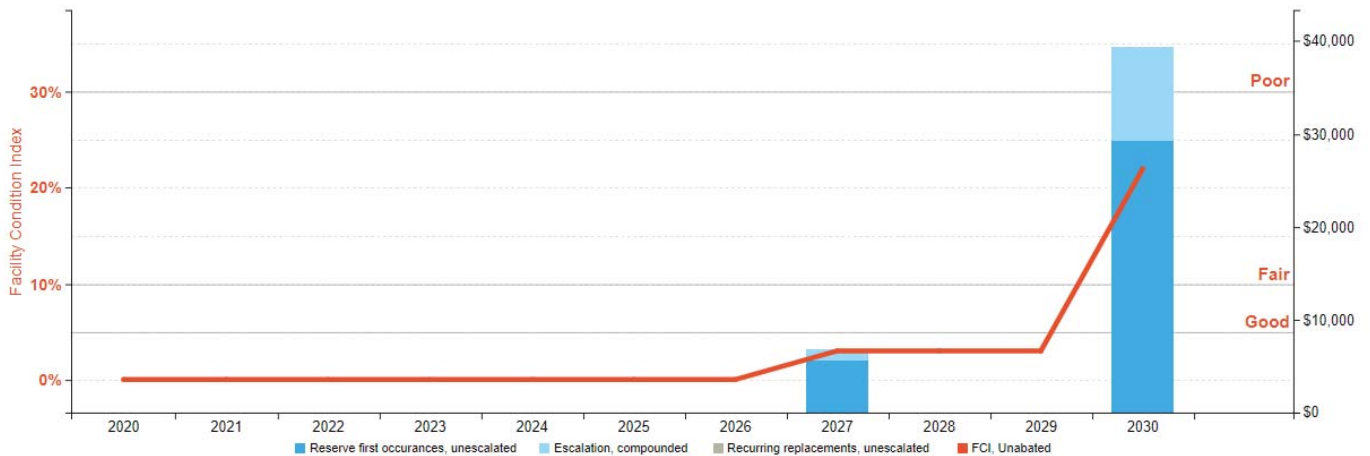
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	\$6,900	\$16,300	\$23,300
Roofing	-	-	-	-	\$8,200	\$8,200
Plumbing	-	-	-	\$8,500	-	\$8,500
Electrical	-	-	-	\$30,800	-	\$30,800
<b>TOTALS</b>	-	-	-	<b>\$46,200</b>	<b>\$24,500</b>	<b>\$70,800</b>

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Montebello City Park (12.93 acres) Restroom Building

Replacement Value: \$ 213,750; Inflation rate: 3.0%



## 7. Storage Building



### Storage Building: Systems Summary

<b>Address</b>	1301 West Whittier Boulevard, Montebello, California 90640	
<b>Constructed/Renovated</b>	1940's	
<b>Building Size</b>	900 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure on concrete slab	Good
<b>Façade</b>	Wood siding with aluminum windows	Fair
<b>Roof</b>	Primary: Gable construction with asphalt shingles	Fair
<b>Interiors</b>	Walls: Painted plywood Floors: VCT Ceilings: Plywood	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	None	--
<b>HVAC</b>	None	--

## Storage Building: Systems Summary

<b>Fire Suppression</b>	Fire extinguisher	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8, incandescent Emergency: None	Fair
<b>Fire Alarm</b>	None	Fair
<b>Equipment/Special</b>	None	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Damaged VCT	

## Storage Building: Systems Expenditure Forecast

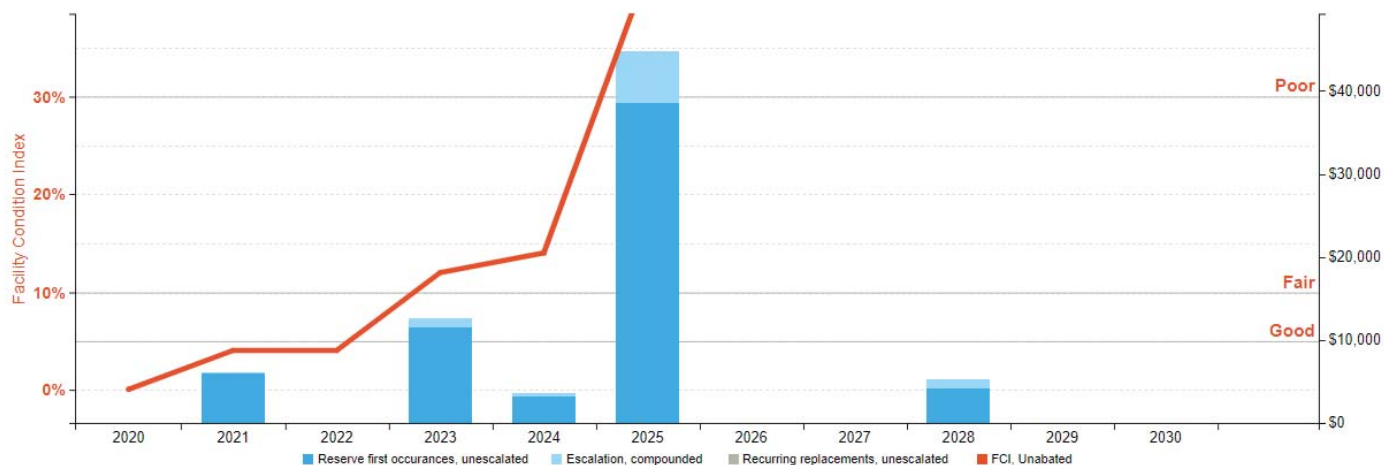
System Expenditure Forecast						
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$4,200	\$44,700	\$5,300	\$5,700	\$59,900
Roofing	-	-	-	-	\$8,300	\$8,300
Interiors	-	\$6,200	\$3,600	-	\$37,100	\$46,900
Electrical	-	\$8,500	-	-	\$24,400	\$32,900
<b>TOTALS</b>	<b>-</b>	<b>\$18,900</b>	<b>\$48,300</b>	<b>\$5,300</b>	<b>\$75,500</b>	<b>\$148,000</b>

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Montebello City Park (12.93 acres) Storage Building

Replacement Value: \$ 157,500; Inflation rate: 3.0%





## 8. Site Summary



Site Information		
<b>Lot Size</b>	12.93 acres (estimated)	
<b>Parking Spaces</b>	97 total spaces all in open lots; 10 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Pavement/Flatwork</b>	Asphalt lot with areas of concrete and concrete sidewalks and asphalt pedestrian pavement, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Building-mounted & Property entrance signage, chain-link and wrought iron fencing, CMU dumpster enclosures Playgrounds and sports courts, skating park, bleachers, fencing, and site lights Moderately furnished park benches, picnic tables, trash receptacles	Fair
<b>Landscaping and Topography</b>	Moderate landscaping features Irrigation present Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: LED, HPS, metal halide Building-mounted: LED, metal halide	Fair
<b>Ancillary Structures</b>	CMU storage and utility buildings, picnic shelter	Fair
<b>Accessibility</b>	Potential moderate issues have been identified associated with the site areas and a detailed accessibility study is recommended. See Appendix C	
<b>Key Issues and Findings</b>	None	

## Site: Systems Expenditure Forecast

### System Expenditure Forecast

System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$3,700	-	\$8,500	\$18,900	\$31,000
Roofing	-	-	-	-	\$6,400	\$6,400
Plumbing	-	-	\$5,600	\$2,400	\$8,700	\$16,700
Electrical	-	-	-	-	\$105,700	\$105,700
Equipment/Special	-	-	-	\$9,200	\$20,600	\$29,800
Pavement	-	\$58,000	\$39,000	\$67,200	\$534,000	\$698,200
Landscaping	-	-	-	-	\$2,782,500	\$2,782,500
Site Development	-	\$4,600	\$9,800	\$992,200	\$926,500	\$1,933,000
Site Lighting	-	-	\$9,800	\$172,000	\$8,900	\$190,700
Accessibility	\$10,000	-	-	-	-	\$10,000
<b>TOTALS</b>	<b>\$10,000</b>	<b>\$66,300</b>	<b>\$64,200</b>	<b>\$1,251,500</b>	<b>\$4,412,200</b>	<b>\$5,804,000</b>



## 9. Property Space Use and Observed Areas

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### Unit Allocation

All 12,93 Acres of the property are occupied by the City of Montebello. The spaces are mostly a combination of community and recreational facilities with supporting restrooms and storage/utility buildings.

### Areas Observed

Most of 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 roofs. The restroom building and the Pool building 2<sup>nd</sup> floor and roof were inaccessible during the visit.

### Key Spaces Not Observed

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

- Restroom Building, Locked room and no key
- Pool building 2<sup>nd</sup> floor and roof, Locked room and no key

## 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.

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 those areas and categories set forth in the tables throughout this report. 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 Bureau Veritas’s undertaking. Only a representative sample of areas was observed, and actual measurements were not taken to verify compliance.

An accessibility study has not been performed at the site. A comprehensive ADA Compliance Survey will reveal specific aspects of the property that are not in compliance. Since some areas or categories above were identified as having major or moderate associated issues, Bureau Veritas recommends such a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

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.

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### Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Parking</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Exterior Path of Travel</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Interior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	In-accessible		

## Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Swimming Pool</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## Campus Accessibility: Photographic Overview



Senior center building entrance



Senior center building entrance



Bandshell building entrance



Bandshell stage



Youth Center Building entrance



Youth Center Building entrance





Parking lot



Parking lot



Playground



Playground



Picnic Table



Exterior access route

The table below is intended to be used as a general reference guide to help differentiate the orders of magnitude between some of the more commonly observed accessibility issues. The table is not intended to be all-inclusive, and boxes checked in the tables above do not necessarily mean those specific problems or shortcomings cited as examples below exist at the subject buildings and sites. Reference the photos above and/or *Key Findings* section for visuals and/or more specifics about the subject site conditions.

Reference Guide			
	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Parking</b>	<ul style="list-style-type: none"> <li>- Needs full reconstruction</li> <li>- Excessive slopes over 3% require major re-grading</li> <li>- No level locations to add required spaces</li> </ul>	<ul style="list-style-type: none"> <li>- No or non-compliant curb cuts</li> <li>- Moderate difficulty to add required accessible spaces</li> <li>- Slopes close to compliant</li> </ul>	<ul style="list-style-type: none"> <li>- Painting of markings needed</li> <li>- Signage height non-compliant</li> <li>- Signage missing</li> </ul>
<b>Exterior Path of Travel</b>	<ul style="list-style-type: none"> <li>- Large areas of sidewalks with excessive slopes</li> <li>- No ramp when needed</li> <li>- Ramps with excessive slopes</li> </ul>	<ul style="list-style-type: none"> <li>- Ramps need rails</li> <li>- Ramps need rail extensions</li> <li>- Need significant # of lever handles</li> <li>- All or most entrance door exterior maneuvering clearance areas with excessive slopes</li> </ul>	<ul style="list-style-type: none"> <li>- One entrance door exterior maneuvering clearance area with excessive slope</li> <li>- A few doorknobs instead of lever handles</li> <li>- Non-compliant signage</li> </ul>
<b>Interior Path of Travel</b>	<ul style="list-style-type: none"> <li>- All or most interior doors appear less than 32" wide</li> <li>- Corridors less than 36" wide</li> <li>- No ramp when needed</li> <li>- Ramps with excessive slopes</li> <li>- Non-compliant treads/risers at means of egress stairways</li> </ul>	<ul style="list-style-type: none"> <li>- Single height drinking fountains</li> <li>- Drinking fountain too high or protrudes into accessible route</li> <li>- Ramps need rails</li> <li>- Ramps need rail extensions</li> <li>- Need significant # of lever handles</li> <li>- Non-compliant rail extensions at egress stairways</li> <li>- All/most door thresholds high</li> </ul>	<ul style="list-style-type: none"> <li>- One door threshold too high</li> <li>- A few doorknobs instead of lever handles</li> <li>- Non-compliant door pressures</li> <li>- Non-compliant signage</li> <li>- Switches not within reach range</li> </ul>
<b>Public Use Restrooms</b>	<ul style="list-style-type: none"> <li>- No ADA RR on each accessible floor</li> <li>- Restroom(s) too small</li> <li>- Entire restroom(s) requires renovation</li> <li>- Water closet clearance requires moving walls</li> </ul>	<ul style="list-style-type: none"> <li>- Interior doors appear less than 32" wide</li> <li>- Missing or non-compliant grab bars</li> <li>- Easily fixable clearance issues</li> </ul>	<ul style="list-style-type: none"> <li>- Minor height adjustments required</li> <li>- Non-compliant door pressures</li> <li>- Missing a visual strobe (only required if audible fire alarm already present)</li> <li>- Missing lavatory pipe wraps</li> <li>- Signage not compliant</li> </ul>
<b>Elevators</b>	<ul style="list-style-type: none"> <li>- No elevator present when required</li> <li>- Elevator cab too small</li> </ul>	<ul style="list-style-type: none"> <li>- Panel control buttons not at compliant height</li> <li>- No hands-free emergency communication system</li> <li>- Elevator only has mechanical stops</li> </ul>	<ul style="list-style-type: none"> <li>- Audible/visual signals at every floor may be lacking</li> <li>- Minor signage / Braille issues</li> </ul>
<b>Kitchens/Kitchenettes</b>	<ul style="list-style-type: none"> <li>- Clear space for each appliance not present</li> <li>- Clearance between opposing counters too narrow</li> </ul>	<ul style="list-style-type: none"> <li>- Sink and counter too high</li> <li>- Sink knee and toe clearance not provided where required (built-in)</li> <li>- Less than 50% of cabinetry within reach range</li> </ul>	<ul style="list-style-type: none"> <li>- Dispensers not within reach range</li> <li>- Switches not within reach range</li> <li>- Missing sink pipe wraps if knee and toe clearance required</li> </ul>



## 11. Purpose and Scope

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### 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	
<b>Excellent</b>	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.
<b>Good</b>	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.
<b>Fair</b>	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.
<b>Poor</b>	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.
<b>Failed</b>	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
<b>Not Applicable</b>	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.



## 12. Opinions of Probable Costs

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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.

## 13. Certification

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City of Montebello (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Montebello City Park, 1301 West Whittier Boulevard, Montebello, California 90640, 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 on behalf of and exclusively for the use of the Client for the purpose stated within the *Purpose and Scope* section of this report. The report, or any excerpt thereof, shall not be used by any party other than the Client or for any other purpose than that specifically stated in our agreement or within the *Purpose and Scope* section of this report without the express written consent of Bureau Veritas.

Any reuse or distribution of this report without such consent shall be at the Client and the recipient's sole risk, without liability to Bureau Veritas.

**Prepared by:** Mouaz Alrayes  
Project Manager

**Reviewed by:**



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Program Manager  
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## 14. Appendices

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- Appendix A: Photographic Record
- Appendix B: Site Plan
- Appendix C: Pre-Survey Questionnaire
- Appendix D: Component Condition Report
- Appendix E: Replacement Reserves
- Appendix F: Equipment Inventory List

**Appendix A:**  
Photographic Record

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1	SENIOR CITIZENS CENTER FRONT ELEVATION
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2	SENIOR CITIZENS CENTER RIGHT ELEVATION
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3	SENIOR CITIZENS CENTER LEFT ELEVATION
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4	SENIOR CITIZENS CENTER REAR ELEVATION
---	--



5	SENIOR CENTER INTERIOR
---	------------------------



6	SENIOR CENTER INTERIOR
---	------------------------





7 SENIOR CENTER INTERIOR



8 SENIOR CITIZENS CENTER KITCHEN



9 SENIOR CENTER ELEVATOR



10 SENIOR CENTER SWITCHBOARD



11 SENIOR CENTER PACKAGE UNIT (RTU)



12 SENIOR CENTER PACKAGE UNIT (RTU)



13 CITY POOL BUILDING FRONT ELEVATION



14 CITY POOL BUILDING RIGHT ELEVATION



15 CITY POOL BUILDING LEFT ELEVATION



16 CITY POOL



17 CITY POOL BUILDING INTERIOR



18 CITY POOL BUILDING INTERIOR





19	CITY POOL BUILDING - POOL FILTRATION SYSTEM
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20	CITY POOL BUILDING - POOL HEATERS
----	-----------------------------------



21	SWIMMING POOL - TRANSFER DEVICE
----	---------------------------------



22	CITY POOL BUILDING - INTERIOR
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23	BANDSHELL FRONT ELEVATION
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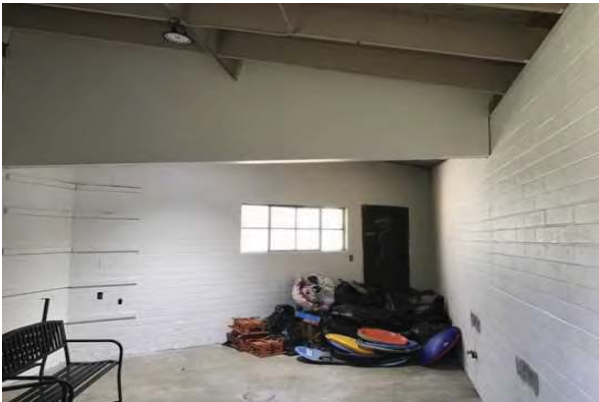
24	BANDSHELL LEFT ELEVATION
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25	BANDSHELL RIGHT ELEVATION
----	---------------------------



26	BANDSHELL REAR ELEVATION
----	--------------------------



27	BANDSHELL BUILDING INTERIOR
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28	BANDSHELL BUILDING STAGE
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29	YOUTH CENTER FRONT ELEVATION
----	------------------------------



30	YOUTH CENTER RIGHT ELEVATION
----	------------------------------





31	YOUTH CENTER LEFT ELEVATION
----	-----------------------------



32	YOUTH CENTER REAR ELEVATION
----	-----------------------------



33	YOUTH CENTER INTERIOR
----	-----------------------



34	YOUTH CENTER INTERIOR
----	-----------------------



35	YOUTH CENTER AIR HANDLER
----	--------------------------



36	YOUTH CENTER PACKAGED UNIT (RTU)
----	----------------------------------



37 STORAGE BUILDING FRONT ELEVATION



38 STORAGE BUILDING LEFT ELEVATION



39 STORAGE BUILDING RIGHT/REAR ELEVATION



40 STORAGE BUILDING INTERIOR



41 RESTROOM BUILDING FRONT ELEVATION



42 RESTROOM BUILDING RIGHT ELEVATION





43	RESTROOM BUILDING LEFT ELEVATION
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44	RESTROOM BUILDING REAR ELEVATION
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45	SKATE PARK
----	------------



46	SKATE PARK
----	------------



47	SOFTBALL FIELD STORAGE BUILDING
----	---------------------------------



48	SOFTBALL FIELD UTILITY BUILDING
----	---------------------------------



49	PICNIC SHELTER
----	----------------



50	SITE FURNISHINGS, TRASH RECEPTACLE
----	------------------------------------



51	SITE
----	------



52	SITE
----	------



53	PEDESTRIAN PAVEMENT
----	---------------------



54	PEDESTRIAN PAVEMENT
----	---------------------





55      PARKING LOT



56      PICNIC TABLE



57      SOFTBALL FIELD



58      BASKETBALL COURT



59      TENNIS FIELDS



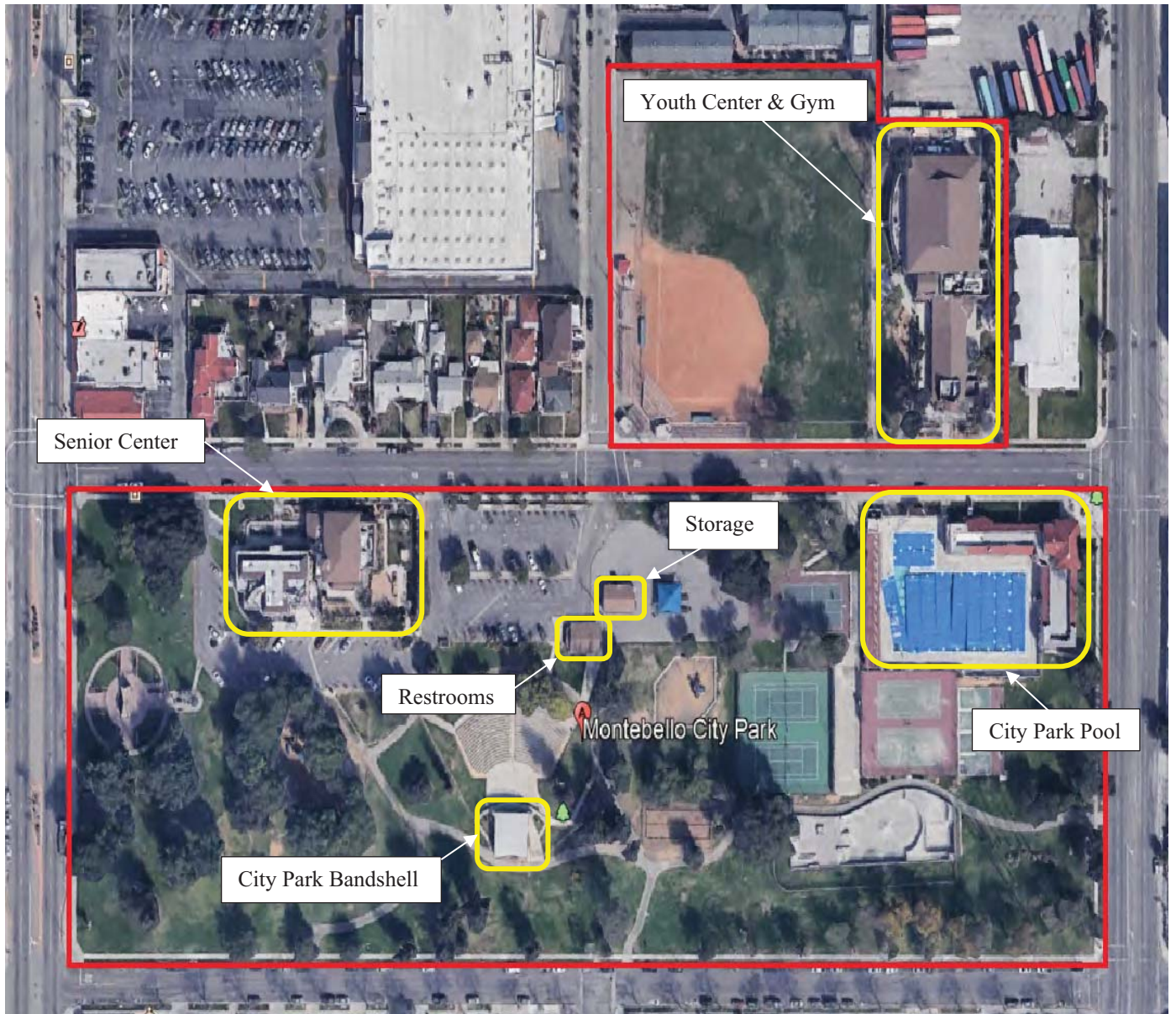
60      PLAY STRUCTURE


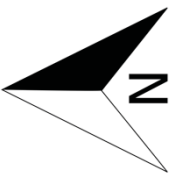
**Appendix B:**  
Site Plan

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# Site Plan



 <p><b>BUREAU VERITAS</b></p>	<b>Project Number</b>	<b>Project Name</b>	
	142318.20R000-001.354	Montebello City Park	
	<b>Source</b>	<b>On-Site Date</b>	
	Google	April 23 - 24, 2020	

**Appendix C:**  
Pre-Survey Questionnaire

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A PRE-SURVEY QUESTIONNAIRE WAS NOT RECEIVED

**Appendix D:**  
Component Condition Report

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**Component Condition Report | Montebello City Park (12.93 acres) / City Park Bandshell**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,600 SF	6	1822225
B2021	Building exterior	Fair	Window, Steel 24 SF, 1-2 Stories	1	12	1822192
B2032	Building exterior	Fair	Exterior Door, Steel	3	3	1822330
<b>Roofing</b>						
B3011	Roof	Fair	Roof, Modified Bituminous	1,950 SF	11	1822216
<b>Electrical</b>						
D5019		Fair	Full Electrical System Upgrade, Low Density/Complexity	840 SF	5	1829881
D5022	Building exterior	Good	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	3	17	1822248
D5029		Fair	Lighting System, Interior, Low Density & Standard Fixtures	840 SF	5	1829882
<b>Site Development</b>						
G2041	Site	Fair	Fences & Gates, Chain Link, 6' High	620 LF	25	1822348
G2045	Site	Fair	Site Furnishings - Metal Trash Receptacles, Park Bench, Wood/Composite/Fiberglass	1	5	1823671
G2045	Site	Fair	Site Furnishings - Metal Trash Receptacles, Park Bench, Wood/Composite/Fiberglass	1	5	1823755
G2045	Site	Fair	Site Furnishings, Trash Receptacle, Fixed, Thermoplastic Coated	1	15	1823745
G2045	Site	Fair	Site Furnishings, Trash Receptacle, Fixed, Thermoplastic Coated	1	15	1823783
<b>Site Lighting</b>						
G4021	Site	Good	Site Pole Light, 100 WATT, Replace/Install	2	17	1822252
<b>Accessibility</b>						
Z105X		NA	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	1829880

**Component Condition Report | Montebello City Park (12.93 acres) / City Park Pool**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
B1022	City Park Pool	Fair	Roof Structure, Pitched, Wood Structure	2,000 SF	55	1822261
<b>Facade</b>						
B2011	Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	8,600 SF	4	1822268
B2021	Building exterior	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	32	14	1822357
B2021	Building exterior	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	3	14	1822185
B2032	Building exterior	Fair	Exterior Door, Wood Solid-Core	10	3	1822195
B2032	Building exterior	Fair	Exterior Door, Steel	2	15	1822227
B2034	Building exterior	Fair	Overhead/Dock Door, 144 SF	1	14	1822281
B2039	City Park Pool	Fair	Pedestrian Gate, Wrought Iron	3	19	1822277
<b>Roofing</b>						
B3011	Roof	Fair	Roof, Clay/Concrete Tile	4,100 SF	25	1822202
B3011	Roof	Fair	Roof, Modified Bituminous	3,400 SF	10	1823900
<b>Interiors</b>						
C1021	City Park Pool	Fair	Interior Door, Wood Solid-Core	13	15	1822314

Component Condition Report | Montebello City Park (12.93 acres) / City Park Pool

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1031	Women's Locker Room	Fair	Toilet Partitions, Metal	6	10	1822234
C1031	Men's Locker Room	Fair	Toilet Partitions, Metal	6	12	1822205
C3012	Women's Locker Room	Fair	Interior Wall Finish, Ceramic Tile	480 SF	25	1822358
C3012	Men's Locker Room	Fair	Interior Wall Finish, Ceramic Tile	480 SF	25	1822279
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	18,100 SF	5	1822316
C3021	Throughout building	Fair	Interior Floor Finish, any surface w/ Elastomeric Coating, Prep & Paint	8,400 SF	5	1822256
C3024	Women's Locker Room	Fair	Interior Floor Finish, Ceramic Tile	210 SF	25	1822186
C3024	Family Changing Rooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	750 SF	3	1822286
C3024	Men's Locker Room	Fair	Interior Floor Finish, Ceramic Tile	210 SF	25	1822237
C3032	Reception Area	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	850 SF	16	1822196
<b>Plumbing</b>						
D2011	Women's Locker Room	Fair	Toilet, GPF	6	10	1822197
D2011	Men's Locker Room	Fair	Toilet, 1.25 GPF	6	10	1822188
D2012	Men's Locker Room	Fair	Urinal, GPF	6	3	1822317
D2014	Men's Locker Room	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	10	1822305
D2014	Women's Locker Room	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	10	1822230
D2017	Women's Locker Room	Fair	Shower Head w/ Valve, GPM	5	10	1822204
D2017	Men's Locker Room	Fair	Shower Head w/ Valve, 2.25 GPM	6	10	1822187
D2018	City Park Pool	Fair	Drinking Fountain, Outside/Site Style	3	3	1822294
D2021	Site	Fair	Backflow Preventer, 2 INCH	1	15	1822221
D2023	City Park Pool	Fair	Water Heater, 75 GAL	1	11	1822331
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	8,400 SF	8	1829064
D2043	City Park Pool	Fair	Sump Pump, 3 HP	2	10	1822315
<b>HVAC</b>						
D3021	City Park Pool	Fair	Boiler, 1999 MBH	1	19	1822219
D3021	City Park Pool	Fair	Boiler, 1999 MBH	1	19	1822240
D3051	Family Changing Rooms	Fair	Unit Heater, 100 MBH	1	3	1822335
<b>Electrical</b>						
D5012	City Park Pool	Fair	Variable Frequency Drive (VFD), 50 HP Motor	1	16	1822333
D5012	City Park Pool	Fair	Secondary Transformer, 45 KVA	1	19	1822337
D5019	Throughout building	Fair	Full Electrical System Upgrade, Medium Density/Complexity	8,400 SF	10	1829063
D5022	City Park Pool	Fair	Light Fixture, Exterior Flood (any type w/LED Replacement), 100 W	14	4	1822233
D5022	City Park Pool	Good	Light Fixture, Exterior Flood (any type w/LED Replacement), 100 W	16	18	1822244
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	8,400 SF	4	1822349
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Install	8,400 SF	2	1829062
<b>Equipment/Special</b>						
E1099	Site	Fair	Bleacher, 1 - 15 TIER, Replace (per Seat)	2	12	1822263
E1099	Site	Fair	Bleacher, Telescoping Manual, 21 to 30 Tier	3	13	1822307

**Component Condition Report | Montebello City Park (12.93 acres) / City Park Pool**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
F1041	City Park Pool	Fair	Swimming Pool, Filtration System	1	11	1822346
F1041	City Park Pool	Fair	Swimming Pool, Filtration System	1	11	1822262
F1041	City Park Pool	Fair	Swimming Pool, Filtration System	1	11	1822231
F1041	City Park Pool	Fair	Swimming Pool, Filtration System	1	11	1822324
F1041	City Park Pool	Fair	Swimming Pool, Filtration System	1	11	1822278
F1041	City Park Pool	Fair	Swimming Pool, Concrete Deck	10,000 SF	25	1822228
F1041	City Park Pool	Fair	Swimming Pool, Filtration System	1	11	1822212
F1041	City Park Pool	Fair	Circulation Pump, 50 HP	1	14	1822258
F1041	Senior Center	Fair	Swimming Pool, Accessible Lift Transfer Device	1	12	1822209
F1041	City Park Pool	Fair	Swimming Pool, Filtration System	1	11	1822238
F1041	City Park Pool	Fair	Swimming Pool, Lifeguard Chair	3	17	1822310
F1041	City Park Pool	Fair	Swimming Pool, Plaster Basin, Refinish	16,800 SF	6	1822309
F1041	City Park Pool	Fair	Swimming Pool, Filtration System	1	11	1822193
<b>Pavement</b>						
G2016	Site	Fair	Site, Signage	1	12	1822319
<b>Site Development</b>						
G2044	Site	Fair	Signage, Property, Monument/Pylon	1	10	1822190
<b>Accessibility</b>						
Z105X		NA	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	1829646

**Component Condition Report | Montebello City Park (12.93 acres) / Restroom Building**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Restrooms Building	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,400 SF	7	1823665
B2032	Restrooms Building	Fair	Exterior Door, Steel	5	19	1823728
<b>Roofing</b>						
B3011	Restrooms Building	Fair	Roof, Asphalt Shingle 20-Year	1,100 SF	13	1823674
<b>Plumbing</b>						
D2014	Restrooms Building	Fair	Service Sink, Wall-Hung	1	25	1823781
D2029		Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	950 SF	10	1829067
<b>Electrical</b>						
D5019		Fair	Full Electrical System Upgrade, Medium Density/Complexity	950 SF	10	1829066

**Component Condition Report | Montebello City Park (12.93 acres) / Senior Center**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2021	Senior Center	Fair	Window, 12 SF	32	18	1822339
B2031	Senior Center	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	5	11	1822226
B2032	Senior Center	Fair	Exterior Door, Steel	5	20	1822257
<b>Roofing</b>						

Component Condition Report | Montebello City Park (12.93 acres) / Senior Center

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3011	Roof	Fair	Roof, Asphalt Shingle 20-Year	4,800 SF	14	1822276
B3011	Roof	Fair	Roof, Modified Bituminous	3,100 SF	14	1822264
B3021	Roof	Fair	Roof Skylight, per unit (9-20 SF)	2	14	1822354
<b>Interiors</b>						
C1031	North Wing Lower Floor-Women's Restroom	Fair	Toilet Partitions, Metal	3	12	1822266
C1031	North Wing Women's Restroom	Fair	Toilet Partitions, Metal	3	12	1822308
C1031	South side Men's Restroom	Fair	Toilet Partitions, Wood	3	12	1822201
C1031	North Wing Lower Floor-Men's Restroom	Fair	Toilet Partitions, Metal	2	12	1822355
C1031	South side Women's Restroom	Fair	Toilet Partitions, Wood	6	12	1822198
C1031	North Wing Men's Restroom	Fair	Toilet Partitions, Metal	2	12	1822211
C3012	North Wing Women's Restroom	Fair	Interior Wall Finish, Ceramic Tile	105 SF	25	1822207
C3012	North Wing Lower Floor-Men's Restroom	Fair	Interior Wall Finish, Ceramic Tile	210 SF	18	1822297
C3012	South side Men's Restroom	Fair	Interior Wall Finish, Ceramic Tile	450 SF	24	1822326
C3012	North Wing Men's Restroom	Fair	Interior Wall Finish, Ceramic Tile	105 SF	25	1822312
C3012	Kitchen	Good	Interior Wall Finish, Vinyl	1,200 SF	12	1822342
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	26,800 SF	6	1822356
C3012	South side Women's Restroom	Fair	Interior Wall Finish, Ceramic Tile	450 SF	24	1822282
C3012	North Wing Lower Floor-Women's Restroom	Fair	Interior Wall Finish, Ceramic Tile	255 SF	22	1822284
C3024	North Wing Lower Floor	Fair	Interior Floor Finish, Vinyl Sheeting	2,900 SF	9	1822343
C3024	North Wing Lower Floor-Men's Restroom	Fair	Interior Floor Finish, Marble	165 SF	22	1822270
C3024	North Wing Men's Restroom	Fair	Interior Floor Finish, Vinyl Sheeting	130 SF	7	1822322
C3024	North Wing Lower Floor-Women's Restroom	Fair	Interior Floor Finish, Marble	225 SF	22	1822328
C3024	South side Men's Restroom	Fair	Interior Floor Finish, Ceramic Tile	210 SF	24	1822359
C3024	South Wing Hall	Fair	Interior Floor Finish, Wood Parquetry	2,500 SF	22	1822321
C3024	Kitchen	Fair	Interior Floor Finish, Wood Parquetry	725 SF	26	1822246
C3024	South Wing Hall	Fair	Interior Floor Finish, Quarry Tile	2,500 SF	4	1822291
C3024	North Wing Lower Floor Kitchen	Fair	Interior Floor Finish, Quarry Tile	560 SF	24	1822232
C3024	South side Women's Restroom	Fair	Interior Floor Finish, Ceramic Tile	210 SF	24	1822214
C3024	North Wing Women's Restroom	Fair	Interior Floor Finish, Vinyl Sheeting	150 SF	7	1822250
C3024	North Wing Hall	Fair	Interior Floor Finish, Vinyl Tile (VCT)	4,200 SF	11	1822350
C3025	North Wing Hall	Fair	Interior Floor Finish, Carpet Commercial Standard	400 SF	7	1822199
C3032	North Wing Hall	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	4,600 SF	18	1822280
C3032	South Wing Hall	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	2,100 SF	18	1822320
C3032	Kitchen	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	725 SF	12	1822213
C3032	North Wing Lower Floor	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	2,900 SF	15	1822275
<b>Elevators</b>						
D1011	Senior Center	Fair	Elevator, 20 HP, Renovate	1	16	1822290
D1019	Senior Center	Fair	Elevator Cab Finishes, Standard w/ Stainless Steel Doors	1	6	1822301
<b>Plumbing</b>						



**Component Condition Report | Montebello City Park (12.93 acres) / Senior Center**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2011	South side Men's Restroom	Fair	Toilet, Commercial Water Closet	3	12	1822200
D2011	North Wing Lower Floor-Men's Restroom	Fair	Toilet, GPF	2	12	1822251
D2011	North Wing Men's Restroom	Fair	Toilet, GPF	2	12	1822344
D2011	North Wing Lower Floor-Women's Restroom	Fair	Toilet, GPF	3	12	1822236
D2011	South side Women's Restroom	Fair	Toilet, Commercial Water Closet	6	12	1822271
D2011	North Wing Women's Restroom	Fair	Toilet, GPF	3	12	1822243
D2012	North Wing Lower Floor-Men's Restroom	Fair	Urinal, GPF	1	12	1822311
D2012	North Wing Men's Restroom	Fair	Urinal, GPF	2	12	1822285
D2012	South side Men's Restroom	Fair	Urinal, GPF	2	12	1822210
D2014	Kitchen	Good	Commercial Kitchen Sink, Stainless Steel, 2-Bowl	1	25	1822318
D2014	North Wing Lower Floor	Fair	Service Sink, Wall-Hung	1	15	1822241
D2014	Kitchen	Good	Commercial Kitchen Sink, Stainless Steel, 2-Bowl	1	25	1822351
D2014	North Wing Lower Floor-Men's Restroom	Fair	Sink/Lavatory, Pedestal, Vitreous China	2	4	1822341
D2014	North Wing Lower Floor Kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 2-Bowl	1	14	1822189
D2014	Kitchen	Good	Commercial Kitchen Sink, Stainless Steel, 2-Bowl	1	25	1822295
D2014	Kitchen	Good	Commercial Kitchen Sink, Stainless Steel, 2-Bowl	1	25	1822260
D2014	North Wing Men's Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	12	1822253
D2014	South side Men's Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	12	1822239
D2014	South side Women's Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	12	1822336
D2014	North Wing Hall	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	22	1822194
D2014	North Wing Women's Restroom	Fair	Commercial Kitchen Sink, Stainless Steel, 1-Bowl	2	12	1822191
D2014	North Wing Lower Floor-Women's Restroom	Fair	Sink/Lavatory, Pedestal, Vitreous China	2	4	1822340
D2018	Senior Center	Fair	Drinking Fountain, Interior	2	9	1822220
D2018	North Wing Lower Floor	Fair	Drinking Fountain, Interior	1	4	1822267
D2021	Senior Center	Fair	Backflow Preventer, 3 INCH	1	25	1822334
D2023	North Wing Lower Floor	Fair	Water Heater, 12 GAL	1	10	1822306
D2023	Kitchen	Fair	Water Heater, 100 GAL	1	5	1822327
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	15,000 SF	16	1829162
<b>Fire Suppression</b>						
D4019	Throughout building	Fair	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	15,000 SF	16	1822296
D4091	Kitchen	Fair	Fire Suppression System, Commercial Kitchen (per LF of Hood)	1 LF	10	1837371
<b>HVAC</b>						
D3042	Senior Center	Fair	Exhaust Fan, 200 CFM	1	10	1822345
D3042	Senior Center	Fair	Exhaust Fan, 200 CFM	1	10	1822352
D3052	South Roof	Fair	Packaged Unit (RTU), 20 Ton	1	6	1822353
D3052	South Roof	Fair	Packaged Unit (RTU), 15 Ton	1	6	1822287
D3052	North Roof	Fair	Packaged Unit (RTU), 10 TON	1	3	1822229
D3052	North Roof	Fair	Packaged Unit (RTU), 3 TON	1	5	1822288
D3052	North Roof	Fair	Packaged Unit (RTU), 10 TON	1	3	1822269

**Component Condition Report | Montebello City Park (12.93 acres) / Senior Center**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3094	Kitchen	Fair	Air Curtain, 1000 CFM	1	12	1822217
<b>Electrical</b>						
D5012	Senior Center	Fair	Secondary Transformer, 112.5 kVA	1	11	1822323
D5012	Senior Center	Fair	Main Distribution Panel, 400 AMP	1	11	1822208
D5012	Senior Center	Fair	Building/Main Switchboard, 800 AMP	1	16	1822259
D5019	Throughout building	Fair	Full Electrical System Upgrade, Medium Density/Complexity	15,000 SF	16	1829163
D5022	Senior Center	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	12	8	1822283
D5022	Senior Center	Fair	LED Lighting Fixture, Pole Mounted, 200 W	12	12	1822222
D5029	Senior Center	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	15,000 SF	6	1822304
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	15,000 SF	10	1822224
D5037	Senior Center	Fair	Fire Alarm Control Panel, Basic/Zoned	1	8	1822274
D5038	Senior Center	Fair	Security/Surveillance System, Cameras and CCTV, Upgrade/Install	15,000 SF	10	1822313
<b>Equipment/Special</b>						
E1093	Kitchen	Fair	Commercial Kitchen, Range/Oven, 4-Burner	1	5	1822302
E1093	Kitchen	Fair	Commercial Kitchen, Refrigerator, 1-Door Reach-In	1	11	1822303
E1093	Kitchen	Fair	Commercial Kitchen, Griddle	1	7	1822254
E1093	North Wing Lower Floor Kitchen	Fair	Commercial Kitchen, Exhaust Hood, 3 to 6 LF	1	5	1822292
E1093	Kitchen	Fair	Commercial Kitchen, Garbage Disposal, 1 to 3 HP	1	9	1822360
E1093	Kitchen	Poor	Commercial Kitchen, Dishwasher	1	1	1822272
E1093	North Wing Lower Floor Kitchen	Fair	Commercial Kitchen, Range/Oven, 6-Burner w/ Griddle	1	3	1822247
E1093	North Wing Lower Floor Kitchen	Fair	Commercial Kitchen, Convection Oven, Double	1	3	1822235
E1093	Kitchen	Fair	Commercial Kitchen, 6 LF	1	11	1822329
E1093	Kitchen	Fair	Commercial Kitchen, Iceemaker, Freestanding	1	12	1822242
E1093	North Wing Hall	Fair	Commercial Kitchen, Iceemaker, Freestanding	1	10	1822206
<b>Site Development</b>						
G2041	Site	Fair	Fences & Gates, Wrought Iron, 6' High	360 LF	31	1822215
G2044	Senior Center	Fair	Signage, Property, Monument/Pylon, Replace/Install	1	8	1822347
G2045	Senior Center	Fair	Site Furnishings, Trash Receptacle, Fixed, Thermoplastic Coated	2	18	1822273
G2045	Senior Center	Fair	Park Grill (Barbeque), Large Group	2	11	1822300
G2045	Senior Center	Fair	Site Furnishings, Park Bench, Metal Powder-Coated	4	14	1822184
G2045	Senior Center	Fair	Site Furnishings - Metal Trash Receptacles, Trash Receptacle, Fixed Concrete	2	3	1822338
G2045	Senior Center	Fair	Site Furnishings, Picnic Table, Wood	3	8	1822325

**Component Condition Report | Montebello City Park (12.93 acres) / Site**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Baseball Field Storage	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	420 SF	3	1823784
B2011	Baseball Field Storage 2	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	420 SF	3	1823714
B2011	Baseball Field Electrical Bldg	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	470 SF	7	1823742

**Component Condition Report | Montebello City Park (12.93 acres) / Site**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2032	Baseball Field Electrical Bldg	Fair	Exterior Door, Steel	2	15	1823793
B2039	Baseball Field Storage	Fair	Exterior Door, Metal Wire Mesh	1	7	1823713
B2039	Baseball Field Storage 2	Fair	Exterior Door, Metal Wire Mesh	1	6	1823804
<b>Roofing</b>						
B3011	Baseball Field Storage	Fair	Roof, Metal	180 SF	25	1823720
B3011	Baseball Field Storage 2	Fair	Roof, Modified Bituminous	180 SF	13	1823775
B3011	Baseball Field Electrical Bldg	Fair	Roof, Modified Bituminous	150 SF	12	1823766
<b>Plumbing</b>						
D2018	Basketball Court	Fair	Drinking Fountain, Outside/Site Style	1	5	1823716
D2018	Tennis Courts	Fair	Drinking Fountain, Exterior/Site, Metal Pedestal	1	6	1823788
<b>Electrical</b>						
D5012	Baseball Field Electrical Bldg	Fair	Building/Main Switchboard, 277/480 V, 400 Amp	1	19	1823725
D5012	Baseball Field Electrical Bldg	Fair	Secondary Transformer, Dry, 75 KVA	1	19	1823771
<b>Equipment/Special</b>						
E1099	Baseball Field	Fair	Bleacher, 30+ TIER, Replace (per Seat)	6	12	1823737
F1041	Baseball Field Electrical Bldg	Fair	Circulation Pump, Swimming Pool, 3 HP	1	10	1823785
<b>Pavement</b>						
G2022	Parking lot	Fair	Parking Lots, Asphalt Pavement, Seal & Stripe	44,500 SF	3	1822332
G2022	Parking lot	Fair	Parking Lots, Asphalt Pavement, Mill & Overlay	44,500 SF	19	1822249
G2022	Site	Fair	Pathway, Concrete Pavement	5,400 SF	22	1823772
G2022	Tennis Courts	Fair	Parking Lots, Asphalt Pavement, Seal & Stripe	28,000 SF	2	1823706
G2031	Site	Fair	Pedestrian Pavement, Sidewalk, Asphalt	16,800 SF	5	1822299
G2031	Site	Fair	Pedestrian Pavement, Sidewalk, Asphalt	16,800 SF	2	1824768
<b>Site Development</b>						
G2041	Tennis Courts	Fair	Fences & Gates, Chain Link, 6' High	9,999 LF	18	1823721
G2041	Baseball Field	Fair	Fences & Gates, Chain Link, 8' High	1,280 LF	25	1823805
G2041	Skatepark	Fair	Fences & Gates, Wrought Iron, 4' High	780 LF	30	1823692
G2044	Site	Good	Signage, Property, Monument	1	16	1822203
G2044	Site	Fair	Signage, Property, Monument	2	14	1823770
G2045	Site	Fair	Site Furnishings, Park Bench, Precast Concrete	1	15	1823776
G2045	Site	Fair	Site Furnishings, Trash Receptacle, Fixed, Thermoplastic Coated	1	20	1823803
G2045	Site	Fair	Site Furnishings - Metal Trash Receptacles, Park Bench, Wood/Composite/Fiberglass	1	5	1823752
G2045	Parking lot	Fair	Site Furnishings, Trash Receptacle	1	22	1822223
G2045	Site	Fair	Site Furnishings - Metal Trash Receptacles, Park Bench, Wood/Composite/Fiberglass	1	5	1823686
G2045	Tennis Courts	Fair	Site Furnishings - Metal Trash Receptacles, Metal Trash Receptacles	1	5	1823759
G2045	Site	Fair	Site Furnishings, Park Bench, Precast Concrete	1	17	1823732
G2045	Site	Fair	Site Furnishings, Park Bench, Precast Concrete	1	18	1823712
G2045	Site	Fair	Site Furnishings - Metal Trash Receptacles, Park Bench, Wood/Composite/Fiberglass	1	5	1823741
G2045	Tennis Courts	Fair	Site Furnishings, Park Bench, Precast Concrete	1	13	1823730

Component Condition Report | Montebello City Park (12.93 acres) / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2045	Site	Fair	Site Furnishings, Picnic Table, Metal Powder-Coated	1	8	1823779
G2045	Site	Fair	Site Furnishings, Trash Receptacle, Fixed, Thermoplastic Coated	1	15	1823760
G2045	Site	Fair	Site Furnishings - Metal Trash Receptacles, Park Bench, Wood/Composite/Fiberglass	1	5	1823756
G2045	Site	Fair	Site Furnishings, Trash Receptacle, Fixed, Thermoplastic Coated	1	15	1823670
G2045	Site	Fair	Site Furnishings - Metal Trash Receptacles, Park Bench, Wood/Composite/Fiberglass	1	5	1823615
G2045	Picnic Shelter	Fair	Site Furnishings - Metal Trash Receptacles, Park Bench, Wood/Composite/Fiberglass	3	5	1823660
G2045	Site	Fair	Site Furnishings, Picnic Table, Metal Powder-Coated	1	16	1823717
G2045	Site	Fair	Site Furnishings, Trash Receptacle, Fixed, Thermoplastic Coated	1	15	1823739
G2045	Site	Fair	Site Furnishings, Trash Receptacle, Fixed, Thermoplastic Coated	1	15	1823673
G2045	Basketball Court	Fair	Site Furnishings, Park Bench, Precast Concrete	1	15	1823675
G2045	Site	Fair	Site Furnishings - Metal Trash Receptacles, Park Bench, Wood/Composite/Fiberglass	1	5	1823600
G2045	Site	Fair	Site Furnishings, Trash Receptacle, Fixed, Thermoplastic Coated	1	15	1823666
G2045	Picnic Shelter	Fair	Site Furnishings, Park Bench, Precast Concrete	1	15	1823702
G2045	Site	Fair	Site Furnishings, Picnic Table, Wood/Composite/Fiberglass	2	12	1823744
G2045	Site	Fair	Site Furnishings, Trash Receptacle, Fixed, Thermoplastic Coated	1	12	1823794
G2045	Picnic Shelter	Fair	Site Furnishings, Park Bench, Precast Concrete	14	21	1823704
G2045	Site	Fair	Site Furnishings, Trash Receptacle, Fixed, Thermoplastic Coated	1	12	1823676
G2045	Site	Fair	Site Furnishings - Metal Trash Receptacles, Site Furnishings - Metal Trash Receptacles	1	5	1823708
G2045	Site	Fair	Site Furnishings - Metal Trash Receptacles, Site Furnishings - Metal Trash Receptacles	1	5	1822289
G2047	Site	Fair	Play Surfaces & Sports Courts, Wood Chips, 3" Depth	4,500 SF	8	1823678
G2047	Site	Fair	Play Surfaces & Sports Courts, Skate Park	12,000 SF	10	1823612
G2047	Site	Fair	Play Surfaces & Sports Courts, Wood Chips, 3" Depth	4,200 SF	10	1822218
G2047	Site	Fair	Play Structure, Medium	1	15	1823617
G2047	Baseball Field	Fair	Play Surfaces & Sports Courts, Sand, 3" Depth	22,400 SF	14	1823754
G2047	Basketball Court	Fair	Sports Apparatus, Basketball Backstop	2	13	1823661
G2047	Site	Fair	Play Structure, Large	1	16	1822298
G2047	Basketball Court	Fair	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	7,000 SF	3	1823664
G2049	Picnic Shelter	Fair	Shed/Gazebo/Shade Structure, Basic	750 SF	15	1823761
<b>Landscaping</b>						
G2057	Site	Fair	Irrigation System	348,600 SF	18	1822255
<b>Site Lighting</b>						
G4021	Baseball Field	Fair	Site Pole Light, 1000 WATT, Replace/Install	1	6	1823724
G4021	Parking lot	Fair	Site Pole Light, 1000 WATT, Replace/Install	2	6	1822245
G4021	Basketball Court	Good	Site Pole Light, 1000 W (LED Lamp Replacement)	1	17	1823753
G4021	Baseball Field	Fair	Site Pole Light, 1000 WATT, Replace/Install	1	6	1823689
G4021	Site	Fair	Site Walkway Bollard Light, 70 - 250 WATT, Replace/Install	7	5	1822293
G4021	Baseball Field	Fair	Site Pole Light, 1000 WATT, Replace/Install	1	6	1823738
G4021	Tennis Courts	Fair	Site Pole Light, 100 WATT, Replace/Install	10	8	1823687
G4021	Baseball Field	Fair	Site Pole Light, 1000 WATT, Replace/Install	1	6	1823606

**Component Condition Report | Montebello City Park (12.93 acres) / Site**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G4021	Baseball Field	Fair	Site Pole Light, 1000 WATT, Replace/Install	1	6	1823787
G4021	Baseball Field	Fair	Site Pole Light, 1000 WATT, Replace/Install	1	6	1823749
G4021	Baseball Field	Fair	Site Pole Light, 1000 WATT, Replace/Install	1	6	1823746
<b>Accessibility</b>						
Z105X		NA	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	1823879

**Component Condition Report | Montebello City Park (12.93 acres) / Storage Building**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Storage Building	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	960 SF	3	1823789
B2011	Storage Building	Fair	Exterior Wall, Wood Clapboard Siding, 1-2 Stories	960 SF	5	1823690
B2021	Storage Building	Fair	Window, 12 SF	4	8	1823727
B2032	Storage Building	Fair	Exterior Door, Steel	1	8	1823786
<b>Roofing</b>						
B3011	Storage Building	Fair	Roof, Asphalt Shingle 20-Year	1,150 SF	12	1823780
<b>Interiors</b>						
C3012	Storage Building	Fair	Interior Wall Finish, any surface, Prep & Paint	1,600 SF	4	1829885
C3024	Storage Building	Poor	Interior Floor Finish, Vinyl Tile (VCT)	900 SF	1	1823777
C3031	Storage Building	Fair	Interior Ceiling Finish, Plywood	900 SF	15	1823810
<b>Electrical</b>						
D5019	Storage Building	Fair	Full Electrical System Upgrade, Low Density/Complexity	900 SF	15	1829164
D5022	Storage Building	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	2	3	1823688
D5029	Storage Building	Fair	Lighting System, Interior, Low Density & Standard Fixtures	900 SF	3	1823791

**Component Condition Report | Montebello City Park (12.93 acres) / Youth Center and Gym**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2021	Interior Basketball Court	Fair	Window, 24 SF	17	14	1823801
B2021	Building exterior	Fair	Window, 24 SF	7	14	1823765
B2031	Building exterior	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	1	18	1823768
B2031	Building exterior	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	4	18	1823703
B2032	Building exterior	Fair	Exterior Door, 144	8	18	1823802
B2034	Building exterior	Fair	Overhead/Dock Door, 48 SF	1	10	1823677
<b>Roofing</b>						
B3011	Roof	Fair	Roof, Modified Bituminous	1,600 SF	7	1823685
B3011	Roof	Fair	Roof, Asphalt Shingle 20-Year	15,800 SF	11	1823799
<b>Interiors</b>						
C1031	Women's Restroom	Fair	Toilet Partitions, Wood	11	11	1823798
C1031	Men's Restroom	Fair	Toilet Partitions, Wood	4	11	1823736
C3012	Gym Recreation Room	Fair	Interior Wall Finish, any surface, Prep & Paint	1,600 SF	6	1823811



**Component Condition Report | Montebello City Park (12.93 acres) / Youth Center and Gym**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3012	Men's Restroom	Fair	Interior Wall Finish, Ceramic Tile	680 SF	28	1823680
C3012	Kitchen	Fair	Interior Wall Finish, Vinyl	600 SF	10	1823683
C3012	Women's Restroom	Fair	Interior Wall Finish, Ceramic Tile	840 SF	16	1823757
C3012	Daycare	Fair	Interior Wall Finish, any surface, Prep & Paint	1,600 SF	6	1823700
C3012	Kitchen	Fair	Interior Wall Finish, Vinyl	780 SF	10	1823776
C3012	Unisex Restroom	Fair	Interior Wall Finish, Ceramic Tile	300 SF	31	1823809
C3024	Interior Basketball Court	Fair	Interior Floor Finish, Wood Parquetry	8,500 SF	19	1823808
C3024	Daycare	Fair	Interior Floor Finish, Vinyl Tile (VCT)	350 SF	11	1823697
C3024	Unisex Restroom	Fair	Interior Floor Finish, Ceramic Tile	70 SF	16	1823814
C3024	Women's Restroom	Fair	Interior Floor Finish, Ceramic Tile	470 SF	16	1823734
C3024	Kitchen	Fair	Interior Floor Finish, Quarry Tile	310 SF	41	1823782
C3024	Gym Recreation Room	Fair	Interior Floor Finish, Vinyl Tile (VCT)	2,550 SF	9	1823682
C3024	Reception	Fair	Interior Floor Finish, Ceramic Tile	580 SF	16	1823719
C3024	Interior Basketball Court	Fair	Interior Floor Finish, Wood Parquetry, Refinish	8,500 SF	7	1823709
C3024	Men's Restroom	Fair	Interior Floor Finish, Ceramic Tile	320 SF	31	1823733
C3025	Daycare	Fair	Interior Floor Finish, Carpet Commercial Standard	250 SF	7	1823672
C3025	Offices	Fair	Interior Floor Finish, Carpet Commercial Standard	310 SF	4	1823668
C3032	Daycare	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	2,550 SF	16	1823701
C3032	Gym Recreation Room	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	2,550 SF	16	1823740
C3032	Offices & Reception	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	640 SF	5	1823707
<b>Plumbing</b>						
D2011	Unisex Restroom	Fair	Toilet, GPF	1	18	1823769
D2011	Men's Restroom	Fair	Toilet, GPF	4	18	1823763
D2011	Women's Restroom	Fair	Toilet, GPF	11	18	1823731
D2012	Men's Restroom	Fair	Urinal, GPF	3	18	1823748
D2014	Kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 2-Bowl	1	21	1823816
D2014	Kitchen	Fair	Service Sink, Floor	1	11	1823723
D2014	Concession	Fair	Service Sink, Floor	1	26	1823711
D2014	Women's Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	18	1823756
D2014	Men's Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	18	1823698
D2014	Concession	Fair	Commercial Kitchen Sink, Stainless Steel, 3-Bowl	1	5	1823696
D2014	Concession	Fair	Commercial Kitchen Sink, Stainless Steel, 1-Bowl	1	15	1823813
D2014	Kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 1-Bowl	1	21	1823694
D2014	Kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 1-Bowl	1	21	1823715
D2014	Concession Kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 1-Bowl	1	15	1823663
D2014	Unisex Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	18	1823750
D2018	Interior Basketball Court	Fair	Drinking Fountain, Interior	2	6	1823743
D2023	Gym Showers	Good	Water Heater, 40 GAL	1	18	1823681
D2023	Kitchen	Good	Water Heater, 40 GAL	1	14	1823683

**Component Condition Report | Montebello City Park (12.93 acres) / Youth Center and Gym**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	15,000 SF	16	1823684
<b>Fire Suppression</b>						
D4019	Throughout building	Fair	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	15,000 SF	16	1823797
<b>HVAC</b>						
D3041	UPS Room	Fair	Fan Coil Unit, 5 TON	1	6	1823705
D3041	Roof	Fair	Air Handler (AHU), 20000 CFM	1	10	1823751
D3051	Interior Basketball Court	Fair	Unit Heater, 2 kW	4	11	1823792
D3052	Roof	Fair	Packaged Unit (RTU), 20 TON	1	4	1823747
D3052	Roof	Fair	Packaged Unit (RTU), 20 TON	1	4	1823669
D3052	Roof	Fair	Packaged Unit (RTU), 20 TON	1	4	1823695
D3094	Concession	Fair	Air Curtain, 1000 CFM	1	12	1823691
<b>Electrical</b>						
D5012	Electrical Room	Fair	Secondary Transformer, 112.5 kVA	1	21	1823718
D5012	Electrical Room	Fair	Building/Main Switchboard, 112.5 AMP	1	16	1823818
D5012	Electrical Room	Fair	Secondary Transformer, 112.5 kVA	1	21	1823684
D5019	Throughout building	Fair	Full Electrical System Upgrade, Medium Density/Complexity	15,000 SF	16	1829883
D5022	Building exterior	Fair	Light Fixture, 100 WATT	15	6	1823722
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	15,000 SF	7	1823726
D5092	UPS Room	Fair	Uninterruptible Power Supply (UPS), 5.3 kVA	1	9	1823679
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Install	15,000 SF	8	1823729
D5037	Electrical Room	Fair	Fire Alarm Control Panel, Basic/Zoned	1	6	1823773
<b>Equipment/Special</b>						
E1093	Kitchen	Fair	Commercial Kitchen, Garbage Disposal, 1 HP	1	6	1823710
E1093	Concession	Fair	Commercial Kitchen, Refrigerator, 2-Door Reach-In	1	6	1823795
E1093	Concession Kitchen	Fair	Commercial Kitchen, Ice-maker, Freestanding	1	6	1823774
<b>Site Development</b>						
G2041	Site	Fair	Fences & Gates, Wrought Iron, 6' High	220 LF	26	1823796
G2041	Site	Fair	Fence or Screen Walls, Concrete Block (CMU)	240 SF	26	1823735
G2044	Site	Fair	Signage, Property, Monument/Pylon, Replace/Install	1	13	1823790
G2047	Interior Basketball Court	Fair	Sports Apparatus, Basketball Backstop	6	16	1823807
G2047	Interior Basketball Court	Fair	Sports Apparatus, Scoreboard, Electronic Very Robust	1	15	1823762
G2048	Site	Fair	Flagpole, Metal	2	19	1823764
G2049	Site	Fair	Dumpster Accessories, Enclosures, Concrete Block (CMU), 8' High, Replace/Install	35 LF	28	1823767
<b>Site Lighting</b>						
G4021	Site	Fair	Site Pole Light, 12' High, 400 W (LED Lamp Replacement)	8	8	1823667

**Appendix E:**  
Replacement Reserves

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Replacement Reserves Report

6/11/2020

Facility	Unifomat Code	Building	ID	Cost Description	U lifespan (Est)	EAge	RUL	Quantity/Unit	Unit Cost/Unit	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate						
Monterello City Park (12.93 acres)	B0011	City Park Bandshell	B0011	1822215 Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	4	1600	SF	\$4.02	\$6,430																												
Monterello City Park (12.93 acres)	B0021	City Park Bandshell	B0021	1822192 Window, Steel 24 SF, 1-2 Stories, Replace	30	18	12	1	EA	\$2,277.25	\$2,277																								\$12,860			
Monterello City Park (12.93 acres)	B0032	City Park Bandshell	B0032	1822310 Exterior Door, Steel, Replace	40	37	3	3	EA	\$803.74	\$2,411																								\$2,411			
Monterello City Park (12.93 acres)	B0011	City Park Bandshell	B0011	1822216 Roof, Modified Blumhouse, Replace	20	9	11	1950	SF	\$13.40	\$26,121																								\$26,121			
Monterello City Park (12.93 acres)	D0019	City Park Bandshell	D0019	1822881 Full Electrical System Upgrade, Low Density/Complexity, Replace	40	35	5	840	SF	\$17.41	\$14,628																								\$14,628			
Monterello City Park (12.93 acres)	D0022	City Park Bandshell	D0022	1822248 Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	3	17	3	EA	\$259.25	\$775																									\$775		
Monterello City Park (12.93 acres)	D0029	City Park Bandshell	D0029	1822882 Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	15	5	840	SF	\$8.04	\$6,751																									\$6,751		
Monterello City Park (12.93 acres)	G0045	City Park Bandshell	G0045	1822871 Site Furnishings - Metal Trash Receptacles, Park Bench, Wood/Composite/Fiberglass, Replace	15	10	5	1	EA	\$697.44	\$697																									\$697		
Monterello City Park (12.93 acres)	G0045	City Park Bandshell	G0045	1822755 Site Furnishings - Metal Trash Receptacles, Park Bench, Wood/Composite/Fiberglass, Replace	15	10	5	1	EA	\$697.44	\$697																									\$697		
Monterello City Park (12.93 acres)	G0045	City Park Bandshell	G0045	1822745 Site Furnishings, Trash Receptacle, Fixed, Thermoplastic Coated, Replace	30	15	15	1	EA	\$89.96	\$900																									\$900		
Monterello City Park (12.93 acres)	G0045	City Park Bandshell	G0045	1822793 Site Furnishings, Trash Receptacle, Fixed, Thermoplastic Coated, Replace	30	15	15	1	EA	\$89.96	\$900																									\$900		
Monterello City Park (12.93 acres)	G0021	City Park Bandshell	G0021	1822252 Site Pole Light, 100 WATT, Replace/Install	20	3	17	2	EA	\$5,026.15	\$11,252																									\$11,252		
Monterello City Park (12.93 acres)	F105X	City Park Bandshell	F105X	1822880 ADA, Miscellaneous, Level III Study, Includes Measurements, E velocity/Report	0	0	0	1	EA	\$10,046.70	\$10,047																									\$10,047		
Monterello City Park (12.93 acres)	B0011	City Park Pool	B0011	1822265 Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	6	4	8600	SF	\$4.02	\$34,961																									\$34,961		
Monterello City Park (12.93 acres)	B0021	City Park Pool	B0021	1822257 Window, Aluminum Double-Glazed 12 SF, 1-2 Stories, Replace	30	16	14	32	EA	\$970.71	\$27,983																									\$27,983		
Monterello City Park (12.93 acres)	B0021	City Park Pool	B0021	1822185 Window, Aluminum Double-Glazed 12 SF, 1-2 Stories, Replace	30	16	14	3	EA	\$970.71	\$26,121																									\$26,121		
Monterello City Park (12.93 acres)	B0032	City Park Pool	B0032	1822195 Exterior Door, Wood Solid-Core, Replace	25	22	3	10	EA	\$937.69	\$9,377																									\$9,377		
Monterello City Park (12.93 acres)	B0032	City Park Pool	B0032	1822227 Exterior Door, Steel, Replace	40	25	15	2	EA	\$803.74	\$1,607																									\$1,607		
Monterello City Park (12.93 acres)	B0034	City Park Pool	B0034	1822281 Overhead Door, 144 SF, Replace	30	16	14	1	EA	\$4,286.59	\$4,287																										\$4,287	
Monterello City Park (12.93 acres)	B0039	City Park Pool	B0039	1822277 Pedestrian Gate, Wrought Iron, Replace	25	6	19	3	EA	\$1,071.65	\$3,215																										\$3,215	
Monterello City Park (12.93 acres)	B0011	City Park Pool	B0011	1822900 Roof, Modified Blumhouse, Replace	20	10	10	3400	SF	\$13.40	\$45,545																									\$45,545		
Monterello City Park (12.93 acres)	C1021	City Park Pool	C1021	1822314 Interior Door, Wood Solid-Core, Replace	40	25	15	13	EA	\$937.69	\$12,190																									\$12,190		
Monterello City Park (12.93 acres)	C1031	City Park Pool	C1031	1822294 Toilet Partitions, Metal, Replace	20	10	10	6	EA	\$1,138.63	\$6,832																										\$6,832	
Monterello City Park (12.93 acres)	C1031	City Park Pool	C1031	1822205 Toilet Partitions, Metal, Replace	20	8	12	6	EA	\$1,138.63	\$6,832																										\$6,832	
Monterello City Park (12.93 acres)	C3012	City Park Pool	C3012	1822166 Interior Wall Finish, any surface, Prep & Paint	10	5	5	18100	SF	\$2.01	\$36,369																										\$36,369	
Monterello City Park (12.93 acres)	C3021	City Park Pool	C3021	1822255 Interior Floor Finish, any surface w/ Elastomeric Coating, Prep & Paint	10	5	5	8400	SF	\$12.06	\$101,271																										\$101,271	
Monterello City Park (12.93 acres)	C3024	City Park Pool	C3024	1822286 Interior Floor Finish, Vinyl Tile (VCT), Replace	15	12	3	750	SF	\$6.70	\$5,023																										\$5,023	
Monterello City Park (12.93 acres)	D0002	City Park Pool	D0002	1822196 Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	9	16	850	SF	\$4.69	\$3,885																											\$3,885
Monterello City Park (12.93 acres)	D0011	City Park Pool	D0011	1822197 Toilet, GPF, Replace	30	20	10	6	EA	\$1,741.43	\$10,449																											\$10,449
Monterello City Park (12.93 acres)	D0012	City Park Pool	D0012	1822168 Toilet, 1.25 GPF, Replace	30	20	10	6	EA	\$1,741.43	\$10,449																											\$10,449
Monterello City Park (12.93 acres)	D0012	City Park Pool	D0012	1822317 Unnat, GPF, Replace	30	27	3	6	EA	\$1,473.52	\$9,841																											\$9,841
Monterello City Park (12.93 acres)	D0014	City Park Pool	D0014	1822305 Sank/Lavatory, Walk-Hung, Vitreous China, Replace	30	20	10	2	EA	\$2,009.34	\$4,019																											\$4,019
Monterello City Park (12.93 acres)	D0014	City Park Pool	D0014	1822210 Sank/Lavatory, Walk-Hung, Vitreous China, Replace	30	20	10	2	EA	\$2,009.34	\$4,019																											\$4,019
Monterello City Park (12.93 acres)	D0017	City Park Pool	D0017	1822204 Shower Head w/ Valve, GPM, Replace	30	20	10	5	EA	\$5.558	\$5,558																											\$5,558
Monterello City Park (12.93 acres)	D0017	City Park Pool	D0017	1822187 Shower Head w/ Valve, 2.25 GPM, Replace	30	20	10	6	EA	\$1,071.65	\$6,430																											\$6,430
Monterello City Park (12.93 acres)	D0018	City Park Pool	D0018	1822294 Drinking Fountain, Outside/Site Syle, Replace	15	12	3	3	EA	\$4,822.42	\$14,467																											\$14,467
Monterello City Park (12.93 acres)	D0021	City Park Pool	D0021	1822231 Backflow Preventer 2 INCH, Replace	30	15	15	1	EA	\$4,398.59	\$4,397																											\$4,397
Monterello City Park (12.93 acres)	D0023	City Park Pool	D0023	1822231 Water Heater, 75 GAL, Replace	20	9	11	1	EA	\$16,610.94	\$16,611																											\$16,611
Monterello City Park (12.93 acres)	D0029	City Park Pool	D0029	1822864 Plumbing System, Supply & Sanitary, Medium Density (exc fixtures), Replace	40	32	8	8400	SF	\$14.74	\$123,775																											\$123,775
Monterello City Park (12.93 acres)	D0043	City Park Pool	D0043	1822315 Sump Pump, 3 HP, Replace	15	5	10	2	EA	\$5,719.92	\$11,440																											\$11,440
Monterello City Park (12.93 acres)	D0021	City Park Pool	D0021	1822219 Boiler, 1999 MBH, Replace	30	11	19	1	EA	\$68,049.85	\$68,050																											\$68,050
Monterello City Park (12.93 acres)	D0021	City Park Pool	D0021	1822240 Boiler, 1999 MBH, Replace	30	11	19	1	EA	\$68,049.85	\$68,050																											\$68,050
Monterello City Park (12.93 acres)	D0051	City Park Pool	D0051	1822335 Unit Heater, 100 MBH, Replace	20	17	3	1	EA	\$7,367.58	\$7,368																											\$7,368
Monterello City Park (12.93 acres)																																						

Facility	Building	Unifomat Code	ID	Cost Description	Lifespan (EUI)	Age	RUL	Quantity/Unit	Unit Cost/Unit	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Decommission Estimate	
Monterello City Park (12.93 acres)	City Park Pool	F1041	1822212	Swimming Pool, Filtration System, Replace	15	4	11	1	EA	\$8,037.36	\$8,037										\$8,037										\$8,037	
Monterello City Park (12.93 acres)	City Park Pool	F1041	1822218	Swimming Pool, Filtration System, Replace	15	4	11	1	EA	\$8,037.36	\$8,037										\$8,037										\$8,037	
Monterello City Park (12.93 acres)	City Park Pool	F1041	1822219	Swimming Pool, Filtration System, Replace	15	4	11	1	EA	\$8,037.36	\$8,037										\$8,037										\$8,037	
Monterello City Park (12.93 acres)	City Park Pool	F1041	1822209	Swimming Pool, Accessible Lift Transfer Device, Replace	20	8	12	1	EA	\$16,074.72	\$16,075											\$16,075									\$16,075	
Monterello City Park (12.93 acres)	City Park Pool	F1041	1822258	Circulation Pump, 50 HP, Replace	25	11	14	1	EA	\$29,470.32	\$29,470											\$29,470									\$29,470	
Monterello City Park (12.93 acres)	City Park Pool	F1041	1822310	Swimming Pool, Ligand Chair, Replace	40	23	17	3	EA	\$5,162.20	\$16,477											\$16,477									\$16,477	
Monterello City Park (12.93 acres)	City Park Pool	G0016	1822319	Site, Signage, Replace	20	8	12	1	EA	\$398.93	\$399											\$399									\$399	
Monterello City Park (12.93 acres)	City Park Pool	G0044	1822190	Signage, Property, Monument/Pyon, Replace	20	10	10	1	EA	\$12,725.82	\$12,726											\$12,726									\$12,726	
Monterello City Park (12.93 acres)	City Park Pool	Z100X	1828646	ADA, Miscellaneous, Level III Study, includes Measurements, Evaluate/Report	0	0	0	1	EA	\$10,046.70	\$10,047											\$10,047									\$10,047	
Monterello City Park (12.93 acres)	Restroom Building	B0011	1822365	Exterior Wall, any Painted Surface, 1/2 Stories, Prep & Paint	10	3	7	1400	SF	\$4.02	\$5,626																				\$5,626	
Monterello City Park (12.93 acres)	Restroom Building	B0032	1822728	Exterior Door, Steel, Replace	40	21	19	5	EA	\$803.74	\$4,019																					\$4,019
Monterello City Park (12.93 acres)	Restroom Building	B0011	1823674	Roof, Asphalt Shingle 20-Year, Replace	20	7	13	1100	SF	\$5.09	\$5,599											\$5,599										\$5,599
Monterello City Park (12.93 acres)	Restroom Building	D0029	1820987	Plumbing System, Supply & Sanitary, Low Density (see future), Replace	40	30	10	950	SF	\$6.70	\$6,363											\$6,363										\$6,363
Monterello City Park (12.93 acres)	Restroom Building	D0019	1820666	Full Electrical System Upgrade, Medium Density/Complexity, Replace	40	30	10	950	SF	\$24.11	\$22,906											\$22,906										\$22,906
Monterello City Park (12.93 acres)	Senior Center	B0021	1822319	Window, 12 SF, Replace	30	12	18	32	EA	\$970.71	\$970											\$970										\$970
Monterello City Park (12.93 acres)	Senior Center	B0031	1822216	Exterior Door, Aluminum-Framed Fully-Glazed, Replace	30	19	11	5	EA	\$1,741.43	\$8,707											\$8,707										\$8,707
Monterello City Park (12.93 acres)	Senior Center	B0032	1822257	Exterior Door, Steel, Replace	40	20	20	5	EA	\$803.74	\$4,019																					\$4,019
Monterello City Park (12.93 acres)	Senior Center	B0011	1822216	Roof, Asphalt Shingle 20-Year, Replace	20	6	14	4800	SF	\$5.09	\$24,434																					\$24,434
Monterello City Park (12.93 acres)	Senior Center	B0011	1822264	Roof, Modified Bituminous, Replace	20	6	14	3100	SF	\$13.40	\$41,526																					\$41,526
Monterello City Park (12.93 acres)	Senior Center	B0021	1822354	Roof Skylight, per unit (9-20 SF), Replace	30	16	14	2	EA	\$1,741.43	\$3,483																					\$3,483
Monterello City Park (12.93 acres)	Senior Center	C1031	1822265	Toilet Partitions, Metal, Replace	20	8	12	3	EA	\$1,138.63	\$3,416											\$3,416										\$3,416
Monterello City Park (12.93 acres)	Senior Center	C1031	1822268	Toilet Partitions, Metal, Replace	20	8	12	3	EA	\$1,138.63	\$3,416											\$3,416										\$3,416
Monterello City Park (12.93 acres)	Senior Center	C1031	1822269	Toilet Partitions, Metal, Replace	20	8	12	3	EA	\$1,138.63	\$3,416											\$3,416										\$3,416
Monterello City Park (12.93 acres)	Senior Center	C1031	1822270	Toilet Partitions, Metal, Replace	20	8	12	3	EA	\$1,138.63	\$3,416											\$3,416										\$3,416
Monterello City Park (12.93 acres)	Senior Center	C1031	1822271	Toilet Partitions, Metal, Replace	20	8	12	3	EA	\$1,138.63	\$3,416											\$3,416										\$3,416
Monterello City Park (12.93 acres)	Senior Center	C1031	1822272	Toilet Partitions, Metal, Replace	20	8	12	3	EA	\$1,138.63	\$3,416											\$3,416										\$3,416
Monterello City Park (12.93 acres)	Senior Center	C1031	1822273	Toilet Partitions, Metal, Replace	20	8	12	3	EA	\$1,138.63	\$3,416											\$3,416										\$3,416
Monterello City Park (12.93 acres)	Senior Center	C1031	1822274	Toilet Partitions, Metal, Replace	20	8	12	3	EA	\$1,138.63	\$3,416											\$3,416										\$3,416
Monterello City Park (12.93 acres)	Senior Center	C1031	1822275	Toilet Partitions, Metal, Replace	20	8	12	3	EA	\$1,138.63	\$3,416											\$3,416										\$3,416
Monterello City Park (12.93 acres)	Senior Center	C1031	1822276	Toilet Partitions, Metal, Replace	20	8	12	3	EA	\$1,138.63	\$3,416											\$3,416										\$3,416
Monterello City Park (12.93 acres)	Senior Center	C1031	1822277	Toilet Partitions, Metal, Replace	20	8	12	3	EA	\$1,138.63	\$3,416											\$3,416										\$3,416
Monterello City Park (12.93 acres)	Senior Center	C1031	1822278	Toilet Partitions, Metal, Replace	20	8	12	3	EA	\$1,138.63	\$3,416											\$3,416										\$3,416
Monterello City Park (12.93 acres)	Senior Center	C1031	1822279	Toilet Partitions, Metal, Replace	20	8	12	3	EA	\$1,138.63	\$3,416											\$3,416										\$3,416
Monterello City Park (12.93 acres)	Senior Center	C1031	1822280	Toilet Partitions, Metal, Replace	20	8	12	3	EA	\$1,138.63	\$3,416											\$3,416										\$3,416
Monterello City Park (12.93 acres)	Senior Center	C1031	1822281	Toilet Partitions, Metal, Replace	20	8	12	3	EA	\$1,138.63	\$3,416											\$3,416										\$3,416
Monterello City Park (12.93 acres)	Senior Center	C1031	1822282	Toilet Partitions, Metal, Replace	20	8	12	3	EA	\$1,138.63	\$3,416											\$3,416										\$3,416
Monterello City Park (12.93 acres)	Senior Center	C1031	1822283	Toilet Partitions, Metal, Replace	20	8	12	3	EA	\$1,138.63	\$3,416											\$3,416										\$3,416
Monterello City Park (12.93 acres)	Senior Center	C1031	1822284	Toilet Partitions, Metal, Replace	20	8	12	3	EA	\$1,138.63	\$3,416											\$3,416										\$3,416
Monterello City Park (12.93 acres)	Senior Center	C1031	1822285	Toilet Partitions, Metal, Replace	20	8	12	3	EA	\$1,138.63	\$3,416											\$3,416										\$3,416
Monterello City Park (12.93 acres)	Senior Center	C1031	1822286	Toilet Partitions, Metal, Replace	20	8	12	3	EA	\$1,138.63	\$3,416											\$3,416										\$3,416
Monterello City Park (12.93 acres)	Senior Center	C1031	1822287	Toilet Partitions, Metal, Replace	20	8	12	3	EA	\$1,138.63	\$3,416											\$3,416										\$3,416
Monterello City Park (12.93 acres)	Senior Center	C1031	1822288	Toilet Partitions, Metal, Replace	20	8	12	3	EA	\$1,138.63	\$3,416											\$3,416										\$3,416
Monterello City Park (12.93 acres)	Senior Center	C1031	1822289	Toilet Partitions, Metal, Replace	20	8	12	3	EA	\$1,138.63	\$3,416											\$3,416										\$3,416
Monterello City Park (12.93 acres)	Senior Center	C1031	1822290	Toilet Partitions, Metal, Replace	20	8	12	3	EA	\$1,138.63	\$3,416											\$3,416										\$3,416
Monterello City Park (12.93 acres)	Senior Center	C1031	1822291	Toilet Partitions, Metal, Replace	20	8	12	3	EA	\$1,138.63	\$3,416											\$3,416										\$3,416
Monterello City Park (12.93 acres)	Senior Center	C1031	1822292	Toilet Partitions, Metal, Replace	20	8	12	3	EA	\$1,138.63	\$3,416											\$3,416										\$3,416
Monterello City Park (12.93 acres)	Senior Center	C1031	1822293	Toilet Partitions, Metal, Replace	20	8	12	3	EA	\$1,138.63	\$3,416											\$3,416										\$3,416
Monterello City Park (12.93 acres)	Senior Center	C1031	1822294	Toilet Partitions, Metal, Replace	20	8	12	3	EA	\$1,138.63	\$3,416											\$3,416										\$3,416
Monterello City Park (12.93 acres)	Senior Center	C1031	1822295	Toilet Partitions, Metal, Replace	20	8	12	3	EA	\$																						







Facility	Building	Uniformed Code	ID	Cost Description	Lifespan (EU)	Age	RUL	Quantity/Unit	Unit Cost/Unit	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Delinquency Estimate		
Monterey City Park (12.93 acres)	Youth Center and Gym	B3011	1827958	Roof, Asphalt Shingle 20-Year, Replace	20	9	11	15000	SF	\$5.09	\$80,427											\$50,427											\$80,427	
Monterey City Park (12.93 acres)	Youth Center and Gym	C1031	1827958	Toilet Partitions, Wood, Replace	20	9	11	11	EA	\$699.78	\$7,268											\$7,268												\$7,268
Monterey City Park (12.93 acres)	Youth Center and Gym	C1031	1827958	Toilet Partitions, Wood, Replace	20	9	11	11	EA	\$699.78	\$7,269											\$7,269												\$7,269
Monterey City Park (12.93 acres)	Youth Center and Gym	C3012	1823811	Interior Wall Finish, any surface, Prep & Paint	10	4	6	1600	SF	\$2.01	\$3,215																							\$3,215
Monterey City Park (12.93 acres)	Youth Center and Gym	C3012	1827010	Interior Wall Finish, any surface, Prep & Paint	10	4	6	1600	SF	\$2.01	\$3,215																							\$3,215
Monterey City Park (12.93 acres)	Youth Center and Gym	C3012	1823883	Interior Wall Finish, Vinyl, Replace	15	5	10	600	SF	\$3.35	\$2,009																							\$2,009
Monterey City Park (12.93 acres)	Youth Center and Gym	C3012	1823776	Interior Wall Finish, Vinyl, Replace	15	5	10	780	SF	\$3.35	\$2,612																							\$2,612
Monterey City Park (12.93 acres)	Youth Center and Gym	C3012	1827957	Interior Wall Finish, Ceramic Tile, Replace	40	24	16	840	SF	\$24.11	\$20,254																							\$20,254
Monterey City Park (12.93 acres)	Youth Center and Gym	C3024	1827019	Interior Floor Finish, Wood Parquet, Refinish	10	3	7	8500	SF	\$5.36	\$45,545																							\$45,545
Monterey City Park (12.93 acres)	Youth Center and Gym	C3024	1823882	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	6	9	2500	SF	\$6.70	\$17,019																							\$17,019
Monterey City Park (12.93 acres)	Youth Center and Gym	C3024	1823897	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	6	9	2500	SF	\$6.70	\$2,344																							\$2,344
Monterey City Park (12.93 acres)	Youth Center and Gym	C3024	1823814	Interior Floor Finish, Ceramic Tile, Replace	40	24	16	70	SF	\$24.11	\$1,688																							\$1,688
Monterey City Park (12.93 acres)	Youth Center and Gym	C3024	1827244	Interior Floor Finish, Ceramic Tile, Replace	40	24	16	470	SF	\$24.11	\$11,333																							\$11,333
Monterey City Park (12.93 acres)	Youth Center and Gym	C3024	1827191	Interior Floor Finish, Ceramic Tile, Replace	40	24	16	580	SF	\$24.11	\$13,985																							\$13,985
Monterey City Park (12.93 acres)	Youth Center and Gym	C3024	1823806	Interior Floor Finish, Wood Parquet, Replace	30	11	19	8500	SF	\$18.75	\$159,408																							\$159,408
Monterey City Park (12.93 acres)	Youth Center and Gym	C3024	1823668	Interior Floor Finish, Carpet Commercial Standard, Replace	10	6	4	310	SF	\$10.05	\$3,114																							\$3,114
Monterey City Park (12.93 acres)	Youth Center and Gym	C3025	1823872	Interior Floor Finish, Carpet Commercial Standard, Replace	10	3	7	250	SF	\$10.05	\$2,512																							\$2,512
Monterey City Park (12.93 acres)	Youth Center and Gym	C3032	1827017	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	20	5	640	SF	\$4.69	\$3,001																							\$3,001
Monterey City Park (12.93 acres)	Youth Center and Gym	C3032	1827017	Interior Ceiling Finish, Hard Tile Ceiling w ACT, Replace	25	9	16	2500	SF	\$4.69	\$11,656																							\$11,656
Monterey City Park (12.93 acres)	Youth Center and Gym	C3032	1827410	Interior Ceiling Finish, Hard Tile Ceiling w ACT, Replace	25	9	16	2500	SF	\$4.69	\$11,956																							\$11,956
Monterey City Park (12.93 acres)	Youth Center and Gym	D0011	1827693	Toilet, GPF, Replace	30	12	18	1	EA	\$1,741.43	\$1,741																							\$1,741
Monterey City Park (12.93 acres)	Youth Center and Gym	D0011	1827653	Toilet, GPF, Replace	30	12	18	1	EA	\$1,741.43	\$6,966																							\$6,966
Monterey City Park (12.93 acres)	Youth Center and Gym	D0012	1827371	Toilet, GPF, Replace	30	12	18	11	EA	\$1,741.43	\$19,156																							\$19,156
Monterey City Park (12.93 acres)	Youth Center and Gym	D0012	1827410	Urinal, GPF, Replace	30	12	18	3	EA	\$1,473.52	\$4,421																							\$4,421
Monterey City Park (12.93 acres)	Youth Center and Gym	D0014	1823898	Commercial Kitchen Sink, Stainless Steel, 3-Bowl, Replace	30	25	5	1	EA	\$3,348.90	\$3,349																							\$3,349
Monterey City Park (12.93 acres)	Youth Center and Gym	D0014	1827213	Service Sink, Floor, Replace	35	24	11	1	EA	\$983.81	\$984																							\$984
Monterey City Park (12.93 acres)	Youth Center and Gym	D0014	1823813	Commercial Kitchen Sink, Stainless Steel, 1-Bowl, Replace	30	15	15	1	EA	\$2,143.30	\$2,143																							\$2,143
Monterey City Park (12.93 acres)	Youth Center and Gym	D0014	1823863	Commercial Kitchen Sink, Stainless Steel, 1-Bowl, Replace	30	15	15	1	EA	\$2,143.30	\$2,143																							\$2,143
Monterey City Park (12.93 acres)	Youth Center and Gym	D0014	1827356	Sink/Lavatory, Walk-Hang, Various China, Replace	30	12	18	3	EA	\$2,009.34	\$6,028																							\$6,028
Monterey City Park (12.93 acres)	Youth Center and Gym	D0014	1823896	Sink/Lavatory, Walk-Hang, Various China, Replace	30	12	18	2	EA	\$2,009.34	\$4,019																							\$4,019
Monterey City Park (12.93 acres)	Youth Center and Gym	D0014	1827450	Sink/Lavatory, Walk-Hang, Various China, Replace	30	12	18	1	EA	\$2,009.34	\$2,009																							\$2,009
Monterey City Park (12.93 acres)	Youth Center and Gym	D0018	1827413	Drinking Fountain, Interior, Replace	15	9	6	2	EA	\$2,545.16	\$5,090																							\$5,090
Monterey City Park (12.93 acres)	Youth Center and Gym	D0023	1823893	Water Heater, 40 GALL, Replace	15	1	14	1	EA	\$1,106.78	\$1,107																							\$1,107
Monterey City Park (12.93 acres)	Youth Center and Gym	D0023	1823894	Water Heater, 40 GALL, Replace	20	2	18	1	EA	\$22,236.70	\$22,237																							\$22,237
Monterey City Park (12.93 acres)	Youth Center and Gym	D0209	1823884	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	24	16	15000	SF	\$14.74	\$221,027																							\$221,027
Monterey City Park (12.93 acres)	Youth Center and Gym	D0301	1827015	Fan Coil Unit, 5 TON, Replace	15	9	6	1	EA	\$6,161.98	\$6,162																							\$6,162
Monterey City Park (12.93 acres)	Youth Center and Gym	D0301	1827015	Air Handler (AHU), 20000 CFM, Replace	20	10	10	1	EA	\$129,937.32	\$129,937																							\$129,937
Monterey City Park (12.93 acres)	Youth Center and Gym	D0301	1827992	Unit Heater, 2 MW, Replace	20	9	11	4	EA	\$6,640	\$6,640																							\$6,640
Monterey City Park (12.93 acres)	Youth Center and Gym	D0302	1827417	Packaged Unit (RTU), 20 TON, Replace	20	16	4	1	EA	\$53,582.40	\$53,582																							\$53,582
Monterey City Park (12.93 acres)	Youth Center and Gym	D0302	1823868	Packaged Unit (RTU), 20 TON, Replace	20	16	4	1	EA	\$53,582.40	\$53,582																							\$53,582
Monterey City Park (12.93 acres)	Youth Center and Gym	D0302	1823895	Packaged Unit (RTU), 20 TON, Replace	20	16	4	1	EA	\$53,582.40	\$53,582																							\$53,582
Monterey City Park (12.93 acres)	Youth Center and Gym	D0302	1823895	Packaged Unit (RTU), 20 TON, Replace	20	8	12	1	EA	\$2,411.21	\$2,411																							\$2,411
Monterey City Park (12.93 acres)	Youth Center and Gym	D0302	1827997	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40	24	16	15000	SF	\$6.70	\$100,467																							\$100,467
Monterey City Park (12.93 acres)	Youth Center and Gym	D0302	1823818	Building/Main Switchboard, 115 AMP, Replace	40	24	16	1	EA	\$60,280.20	\$60,280																							\$60,280
Monterey City Park (12.93 acres)	Youth Center and Gym	D0302	1823893	Full Electrical System Upgrade, Medium Density/Complexity, Replace	40	24	16	15000	SF	\$24.11	\$361,081																							\$361,081
Monterey City Park (12.93 acres)	Youth Center and Gym	D0302	1827922	Light Fixture, 100 WATT, Replace	20	14	6	15	EA	\$294.70	\$4,421																							\$4,421
Monterey City Park (12.93 acres)	Youth Center and Gym	D0302	1827296	Lighting System, Interior, Medium Density/Complexity, Replace	20	13	7	15000	SF	\$10.72																								

**Appendix F:**  
Equipment Inventory List

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**DIG CONVEYING**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dateplate Yr	Barcode	Qty
1	1822280	D1011	Elevator	20 HP	Montebello City Park (12.93 acres) / Senior Center	Senior Center	U.S. Elevator	1622B5	No legible found	2001		
<b>DDP PLUMBING</b>												
1	1822219	D3021	Boiler	1999 MBH	Montebello City Park (12.93 acres) / City Park Pool	City Park Pool	Raypak	WH6-2002B	9904295249	2009		
2	1822240	D3021	Boiler	1999 MBH	Montebello City Park (12.93 acres) / City Park Pool	City Park Pool	Raypak	WH6-2002B	9904295250	2009		
3	1822371	D3041	Air Handler (AHU)	20000 CFM	Montebello City Park (12.93 acres) / Youth Center and Gym	Roof	Z-pack	PV20-SPL	960057-1	1996		
4	1822375	D3041	Air Handler (AHU)	20000 CFM	Montebello City Park (12.93 acres) / Youth Center and Gym	Roof	Z-pack	PV20-SPL	960057-1	1996		
5	1822345	D3042	Fan Coil Unit	200 CFM	Montebello City Park (12.93 acres) / Senior Center	UPS Room	Carrier	FBACNF00000A8AA	SZ910A3821	2011		
6	1822345	D3042	Exhaust Fan	200 CFM	Montebello City Park (12.93 acres) / Senior Center	Senior Center	No legible found	No legible found	No legible found			
7	1822352	D3042	Exhaust Fan	200 CFM	Montebello City Park (12.93 acres) / Senior Center	Senior Center	No legible found	No legible found	No legible found			
8	1822352	D3042	Exhaust Fan	200 CFM	Montebello City Park (12.93 acres) / Senior Center	Senior Center	No legible found	No legible found	No legible found			
9	1822372	D3051	Unit Heater	2 MW	Montebello City Park (12.93 acres) / City Park Pool	Family Changing Rooms	Inaccessible	Inaccessible	Inaccessible	2011		4
10	1822229	D3052	Package Unit (RTU)	10 TON	Montebello City Park (12.93 acres) / Youth Center and Gym	Interior Basketball Court	Carrier	48TFD012	3900C30428	2000		
11	1822289	D3052	Package Unit (RTU)	10 TON	Montebello City Park (12.93 acres) / Senior Center	North Roof	Carrier	48TFD012	3900C30428	2000		
12	1822353	D3052	Package Unit (RTU)	15 TON	Montebello City Park (12.93 acres) / Senior Center	North Roof	Carrier	YOH18184LBD	L4101875D	1996		
13	1823747	D3052	Package Unit (RTU)	20 TON	Montebello City Park (12.93 acres) / Youth Center and Gym	South Roof	Trane	YCH24184LBD	L4101875D	2001		
14	1823689	D3052	Package Unit (RTU)	20 TON	Montebello City Park (12.93 acres) / Youth Center and Gym	Roof	Trane	YCH24184LBD	L4102542D	1996		
15	1823695	D3052	Package Unit (RTU)	20 TON	Montebello City Park (12.93 acres) / Youth Center and Gym	Roof	Trane	YCH24184LBD	L4102542D	1996		
16	1822286	D3052	Package Unit (RTU)	3 TON	Montebello City Park (12.93 acres) / Senior Center	Roof	Trane	TV62486408C	L374FLAH	1996		
17	1822891	D3094	Air Curtain	1000 CFM	Montebello City Park (12.93 acres) / Senior Center	North Roof	Carrier	50S-508-301--	L374FLAH	2006		
18	1822217	D5094	Air Curtain	1000 CFM	Montebello City Park (12.93 acres) / Youth Center and Gym	Concession	Mars	36C	1750581328	2006		
19	1822217	D5094	Air Curtain	1000 CFM	Montebello City Park (12.93 acres) / Senior Center	Kitchen	Mars A1-Doors	36C	9611P36C-L	2006		
20	1822217	D5094	Air Curtain	1000 CFM	Montebello City Park (12.93 acres) / Senior Center	Kitchen	Mars A1-Doors	36C	628(8)	2006		

**DDP ELECTRICAL**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dateplate Yr	Barcode	Qty
1	1823818	D5012	Building/Main Switchboard	112.5 AMP	Montebello City Park (12.93 acres) / Youth Center and Gym	Electrical Room	GE	17710-3	No legible found	1996		
2	1823725	D5012	Building/Main Switchboard	800 AMP	Montebello City Park (12.93 acres) / Site	Baseball Field Electrical Bldg	RE-SIERRA	7649	53473	1996		
3	1822259	D5012	Building/Main Switchboard	400 AMP	Montebello City Park (12.93 acres) / Senior Center	Senior Center	General Electric	AQE344CBX	AX035594	2001		
4	1822260	D5012	Main Distribution Panel	112.5 VA	Montebello City Park (12.93 acres) / Senior Center	Senior Center	GE	HT12A382-D16	112SV-1810-1-4	2001		
5	1822323	D5012	Secondary Transformer	112.5 VA	Montebello City Park (12.93 acres) / Youth Center and Gym	Senior Center	MGM Transformer Company	HT12A382-D16	972383871	2011		
6	1823718	D5012	Secondary Transformer	112.5 VA	Montebello City Park (12.93 acres) / Youth Center and Gym	Senior Center	GE	QL	972383871	2011		
7	1823684	D5012	Secondary Transformer	48 VA	Montebello City Park (12.93 acres) / City Park Pool	City Park Pool	GE	QL	972383873	2011		
8	1823337	D5012	Secondary Transformer	50 HP	Montebello City Park (12.93 acres) / Site	Baseball Field Electrical Bldg	GE	QL	2977			
9	1823771	D5012	Secondary Transformer (VFD)	200 WATT	Montebello City Park (12.93 acres) / City Park Pool	City Park Pool	MGM Transformer Company	HT	177U1461	2016		
10	1822222	D5022	LED Lighting Fixture	100 WATT	Montebello City Park (12.93 acres) / Senior Center	Senior Center	Danfoss	177U1461	0925041246	2016		
11	1822222	D5022	LED Lighting Fixture	100 WATT	Montebello City Park (12.93 acres) / Senior Center	Senior Center	Danfoss	177U1461	0925041246	2016		
12	1822272	D5022	Light Fixture		Montebello City Park (12.93 acres) / Youth Center and Gym	Building exterior						
13	1822283	D5022	Light Fixture		Montebello City Park (12.93 acres) / Senior Center	Senior Center						
14	1822233	D5022	Light Fixture		Montebello City Park (12.93 acres) / City Park Pool	City Park Pool						
15	1822248	D5022	Light Fixture		Montebello City Park (12.93 acres) / City Park Bandshell	Building exterior						
16	1823688	D5022	Light Fixture		Montebello City Park (12.93 acres) / Storage Building	Storage Building						
17	1822244	D5022	Light Fixture		Montebello City Park (12.93 acres) / City Park Pool	City Park Pool						
18	1823773	D5037	Fire Alarm Control Panel		Montebello City Park (12.93 acres) / City Park Pool	City Park Pool						
19	1822274	D5037	Fire Alarm Control Panel		Montebello City Park (12.93 acres) / Youth Center and Gym	Electrical Room						
20	1823679	D5092	Uninterruptible Power Supply (UPS)	5.3 KVA	Montebello City Park (12.93 acres) / Youth Center and Gym	Senior Center	Pitney Corporation	AFP-200	No legible found	2011		
21	1823679	D5092	Uninterruptible Power Supply (UPS)	5.3 KVA	Montebello City Park (12.93 acres) / Youth Center and Gym	UPS Room	Pitney Corp	AFP-200	No legible found	2011		
22	1823679	D5092	Uninterruptible Power Supply (UPS)	5.3 KVA	Montebello City Park (12.93 acres) / Youth Center and Gym	UPS Room	Eaton	FJ150AA0AA	BD433FJ003			

**ETD EQUIPMENT**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dateplate Yr	Barcode	Qty
1	1823229	E1093	Commercial 6 LF	6 LF	Montebello City Park (12.93 acres) / Senior Center	Kitchen	Cyford	No legible found	No legible found			
2	1822235	E1093	Commercial Convection Oven, Double		Montebello City Park (12.93 acres) / Senior Center	North Wing Lower Floor Kitchen	Wolf	No legible found	No legible found			
3	1822272	E1093	Commercial Dishwasher		Montebello City Park (12.93 acres) / Senior Center	Kitchen	Hobart	XtH	Z7-1022-08G			
4	1822282	E1093	Commercial Exhaust Hood, 3 to 6 LF	6 LF	Montebello City Park (12.93 acres) / Senior Center	Kitchen						
5	1823710	E1093	Commercial Garbage Disposal, 1 HP		Montebello City Park (12.93 acres) / Youth Center and Gym	North Wing Lower Floor Kitchen	INSiKEator	SS75-27	PE285090	2011		
6	1822390	E1093	Commercial Garbage Disposal, 1 to 3 HP		Montebello City Park (12.93 acres) / Youth Center and Gym	Kitchen	INSiKEator	SS75-27	16109151632	2011		
7	1822254	E1093	Commercial Grids		Montebello City Park (12.93 acres) / Senior Center	Kitchen	Montague	B420	No legible found			
8	1823774	E1093	Commercial Iomaker, Freestanding		Montebello City Park (12.93 acres) / Senior Center	Kitchen	Manitowoc	B420	110335198	2011		
9	1822242	E1093	Commercial Iomaker, Freestanding		Montebello City Park (12.93 acres) / Senior Center	Kitchen	Manitowoc	B420	110335198	2011		
10	1822206	E1093	Commercial Iomaker, Freestanding		Montebello City Park (12.93 acres) / Senior Center	Kitchen	Manitowoc	B420	110335198	2011		
11	1822302	E1093	Commercial RangeOven, 4-Burner		Montebello City Park (12.93 acres) / Senior Center	North Wing Hall	Ice-O-Matic	CH6520HA	180128002622			
12	1822247	E1093	Commercial RangeOven, 6-Burner w Griddle		Montebello City Park (12.93 acres) / Senior Center	Kitchen	Manitowoc	CH6520HA	No legible found			
13	1823203	E1093	Commercial Refrigerator, 1-Door Reach-In		Montebello City Park (12.93 acres) / Senior Center	North Wing Lower Floor Kitchen	Wolf	No legible found	No legible found			
14	1823795	E1093	Commercial Refrigerator, 2-Door Reach-In		Montebello City Park (12.93 acres) / Youth Center and Gym	Kitchen	True Manufacturing Co	T-23	5238984			
15	1822293	E1099	Blancher	1 - 15 TIER	Montebello City Park (12.93 acres) / City Park Pool	Concession	Inaccessible	Inaccessible	Inaccessible	2011		2
16	1823737	E1099	Blancher	30+ TIER	Montebello City Park (12.93 acres) / Site	Site	Truelsen	Inaccessible	Inaccessible			2
17	1822307	E1099	Blancher	1 - 15 TIER	Montebello City Park (12.93 acres) / City Park Pool	Baseball Field	Inaccessible	Inaccessible	Inaccessible			3



**FROTHER**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Disassemble Yr	Barcode	Qty
1	1822298	F1041	Circulation Pump	50 HP	Memebello City Park (12.93 acres) / City Park Pool	City Park Pool	Super E	EM1312T	1298C-049	2010		3
2	1823795	F1041	Circulation Pump	50 HP	Memebello City Park (12.93 acres) / Site	Baseball Field Electrical Bldg	Baklor	JMW321T	illegible	2012		2
3	1822209	F1041	Swimming Pool		Memebello City Park (12.93 acres) / City Park Pool	Senior Center	Aquatic Int	300-200	S4595	2016		10
4	1823246	F1041	Swimming Pool		Memebello City Park (12.93 acres) / City Park Pool	City Park Pool	EPD	EPD710C	No tag/plate found	2016		2
5	1822292	F1041	Swimming Pool		Memebello City Park (12.93 acres) / City Park Pool	City Park Pool	EPD	EPD519C	1163	2016		2
6	1822231	F1041	Swimming Pool		Memebello City Park (12.93 acres) / City Park Pool	City Park Pool	EPD	EPD319C	1107	2016		2
7	1822204	F1041	Swimming Pool		Memebello City Park (12.93 acres) / City Park Pool	City Park Pool	EPD	EPD206CP	1102	2016		2
8	1822278	F1041	Swimming Pool		Memebello City Park (12.93 acres) / City Park Pool	City Park Pool	EPD	EPD104C	01638	2016		2
9	1822212	F1041	Swimming Pool		Memebello City Park (12.93 acres) / City Park Pool	City Park Pool	EPD	EPD308CP	No tag/plate found	2016		2
10	1822238	F1041	Swimming Pool		Memebello City Park (12.93 acres) / City Park Pool	City Park Pool	EPD	EPD308CP	1104	2016		2
11	1822193	F1041	Swimming Pool		Memebello City Park (12.93 acres) / City Park Pool	City Park Pool	EPD	EPD104C	1122	2016		3
12	1822310	F1041	Swimming Pool		Memebello City Park (12.93 acres) / City Park Pool	City Park Pool	EPD	EPD104C	1122	2016		3

**G6 OTHER**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Disassemble Yr	Barcode	Qty
1	1822292	G4021	Site Pole Light	100 WATT	Memebello City Park (12.93 acres) / City Park Bandshell	Site						2
2	1823697	G4021	Site Pole Light	100 WATT	Memebello City Park (12.93 acres) / Site	Tennis Courts						10
3	1823753	G4021	Site Pole Light	100 WATT	Memebello City Park (12.93 acres) / Site	Baseball Court						2
4	1823724	G4021	Site Pole Light	1000 WATT	Memebello City Park (12.93 acres) / Site	Baseball Field						2
5	1823245	G4021	Site Pole Light	1000 WATT	Memebello City Park (12.93 acres) / Site	Parking lot						2
6	1823689	G4021	Site Pole Light	1000 WATT	Memebello City Park (12.93 acres) / Site	Baseball Field						2
7	1823738	G4021	Site Pole Light	1000 WATT	Memebello City Park (12.93 acres) / Site	Baseball Field						2
8	1823696	G4021	Site Pole Light	1000 WATT	Memebello City Park (12.93 acres) / Site	Baseball Field						2
9	1823797	G4021	Site Pole Light	1000 WATT	Memebello City Park (12.93 acres) / Site	Baseball Field						2
10	1823749	G4021	Site Pole Light	1000 WATT	Memebello City Park (12.93 acres) / Site	Baseball Field						2
11	1823746	G4021	Site Pole Light	105 - 200 WATT	Memebello City Park (12.93 acres) / Site	Baseball Field						8
12	1823697	G4021	Site Pole Light	70 - 250 WATT	Memebello City Park (12.93 acres) / Youth Center and Gym	Site						7
13	1822293	G4021	Site Walkway Bollard Light		Memebello City Park (12.93 acres) / Site	Site						7

## Montebello City Park (12.93 acres)

### Reserve Summary

	IMMEDIATE	2-Year	5-Year	10-Year	20-Year
Totals, Unescalated	\$30,138	\$110,189	\$910,805	\$3,640,408	\$9,618,229
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>	<b>\$30,138</b>	<b>\$114,813</b>	<b>\$1,020,397</b>	<b>\$4,535,737</b>	<b>\$14,287,224</b>

Average yearly investment: \$714,361



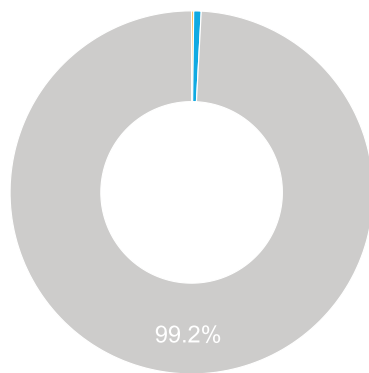
### Site Information

Edit

Assessment Date	04/15/2020
Facility	Montebello City Park (12.93 acres)
Replacement Value	\$7,885,234
Street	1300 W. OLYMPIC BLVD
City	Montebello
State	California
Zip	90640
Total Square Footage	563231
GPS	34.0079652, -118.1152753

⚠ Critical/Safety Issues: 0

📄 Round Report



10-YEAR TOTAL: \$4,535,900

- Performance/Integrity  
\$8,300
- Accessibility  
\$30,200
- Lifecycle/Renewal  
\$4,497,400



# SECTION IV-B Grant Rea Park

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

**City of Montebello**  
**Recreation and Community Services**  
1700 West Victoria Avenue  
Montebello, California 90640



GRANT REA PARK  
600 REA DRIVE  
MONTEBELLO, CALIFORNIA 90640

**PREPARED BY:**

Bureau Veritas  
10461 Mill Run Circle, Suite 1100  
Owings Mills, Maryland 21117  
800.733.0660  
[www.us.bureauveritas.com](http://www.us.bureauveritas.com)

**BV CONTACT:**

*Mark Surdam*  
*Program Manager*  
800.733.0660 x6251  
[Mark.Surdam@bvna.com](mailto:Mark.Surdam@bvna.com)

**BV PROJECT #:**

142318.20R000-002.354

**DATE OF REPORT:**

*June 4, 2020*

**ON SITE DATE:**

*APRIL 29, 2020*

**Bureau Veritas**

10461 Mill Run Circle, Suite 1100 | Owings Mills, MD 21117 | [www.us.bureauveritas.com](http://www.us.bureauveritas.com) | p 800.733.0660

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# 1. Executive Summary

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## Property Overview and Assessment Details

General Information	
Property Type	Public Park
Main Address	600 Rea Drive, Montebello, California 90640
Site Developed	1963 Renovated 2009
Site Area	24.9 acres (estimated)
Parking Spaces	215 total spaces all in open lots; 10 of which are accessible
Building Area	6,830 SF
Number of Stories	One
Outside Occupants / Leased Spaces	Rec center shared with local baseball/softball leagues
Date(s) of Visit	April 29, 2020
Management Point of Contact	City of Montebello/Park, Recreation and Community Services, David Sosnowski, Director 323.887.4588 phone <a href="mailto:dsosnowski@cityofmontebello.com">dsosnowski@cityofmontebello.com</a> email
On-site Point of Contact (POC)	Delfino Rangel
Assessment and Report Prepared By	Jonathan Levine
Reviewed By	Mark Surdam Program Manager <a href="mailto:Mark.Surdam@bvna.com">Mark.Surdam@bvna.com</a> 800.733.0660 x6251
AssetCalc Link	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>



## Significant/Systemic Findings and Deficiencies

### Historical Summary

Grant Rea Park was constructed in 1963. A portion of the park was renovated in 2009.

### Architectural

Most of the buildings consist of masonry bearing walls on a concrete slab with wood framed roofs. The Field 1 North Restroom consists of a wood structure on a concrete slab. The exterior façades at the Rec Center, Playground Restroom, and Concessions Stand consist of painted/exposed concrete masonry units. The façade at the Field 1 North Restroom consists of painted wood. The façade at the Field 1 South Restroom consists of painted CMU with aluminum windows. Most exterior doors are metal entry doors with the exception of the iron gated at the restrooms at the Rec Center and Field 1 South. The Rec Center and Concessions Stand roofs are gables with asphalt shingles. The playground Restroom and Field 1 North Restroom roofs are gables with metal finishes. The Field 1 South Restroom roof is a gable with asphalt shingles as well as flat modified bituminous roofing. The VCT flooring in the Rec Center recreation room is aged, damaged, and missing in some places. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

Cooling is provided to the Rec Center by a roof mounted evaporative cooler. No other heating or cooling components exist on the campus.

The plumbing systems are adequate for the facility and no major piping issues were found. No domestic water heating components exist on the campus.

The site is served by two main switchboards that were replaced in 2007. They are located in the electrical yard at the south end of the north parking lot. Interior lighting in the buildings primarily consist of LED fixtures.

None of the buildings are protected by fire alarm nor sprinkler suppression systems. Due to their size and functionality, it is recommended an alarm system be installed in the Rec Center and Field 1 South Restroom.

### Site

The site consists of the Rec Center, Concessions Stand, restroom facilities, five baseball fields, a playground, batting cages, a petting zoo, concrete sidewalks/walkways, and two asphalt parking lots. The park contains grass and trees, play structures, benches and tables, gazebos, and barbecue grills throughout. There is a damaged trash receptacle near Picnic Shelter 2. The drinking fountain at the batting cages is also damaged. The baseball fields have chain link fencing, dugouts, bleachers, gazebos, scoreboards, and stadium pole lights. An irrigation system serves the park's landscaping features and fields. The petting zoo contains a barn and gazebos. The asphalt pavement in the parking lots has severe alligator cracking and potholes. The sealing and striping of the asphalt paving is also worn and should be replaced upon re-pavement.

### Recommended Additional Studies

Some areas of the facility were identified as having major or moderate accessibility issues. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

Park Amenities Observed

Amenity Type		Qty / ~Area	Description	Condition			Comments
				Good	Fair	Poor	
<b>Site Development</b>							
<b>G2020</b>	<b>Parking</b>						
	Number of Cars	215	Parking lot			X	Asphalt pavement has severe alligator cracking and potholes
	Accessible Parking	10	Parking lot			X	Asphalt sealing and striping is worn
<b>G2030</b>	<b>Walks</b>						
	Concrete	71,400 SF	Throughout site	X			
<b>G4020</b>	<b>Lighting</b>						
	Area (>12')	32	Throughout site		X		
<b>G2050</b>	<b>Landscape</b>						
	Grass (Turf)	700,000 SF	Throughout site	X			
	Shrubs		Throughout site	X			
	Trees		Throughout site	X			
<b>G2057</b>	<b>Irrigation</b>						
	Sprinkler system	700,000 SF	Throughout site		X		
<b>G2045</b>	<b>Site Furnishings</b>						
	Tables, Picnic	40	Picnic areas		X		
	Benches, Seating	19	Throughout site		X		
	Drinking Fountain	6	Throughout site		X		1 damaged at batting cages
	Receptacle, Trash (metal)	38	Throughout site		X		1 damaged near picnic shelter 2
	Receptacle, Trash (concrete)	6	Throughout site	X			
	Barbecue Grills	8	Picnic areas		X		
	Bleachers	17	Baseball fields		X		
<b>G2046</b>	<b>Fountains, Pools, &amp; Watercourses</b>						
	Play Structure, Wet play	4	Concrete/wet play area	X			
<b>G2047</b>	<b>Playing Fields</b>						
	Diamond Field	5	Baseball fields	X			
<b>G2049</b>	<b>Miscellaneous Structures</b>						
	Rec Center	1	Rec center	X			
	Restroom Facility	3	Playground, Field 1	X			
	Concessions/storage	1	Field 2	X			

Amenity Type	Qty / ~Area	Description	Condition			Comments
			Good	Fair	Poor	
Gazebos	11	Picnic shelters, baseball fields, zoo, batting cages		X		
Barn	1	Petting zoo		X		
<b>G2050 Miscellaneous Recreation</b>						
Batting Cages	1		X			
Petting Zoo	1		X			
Play Structure	3	Playground	X			

## 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:

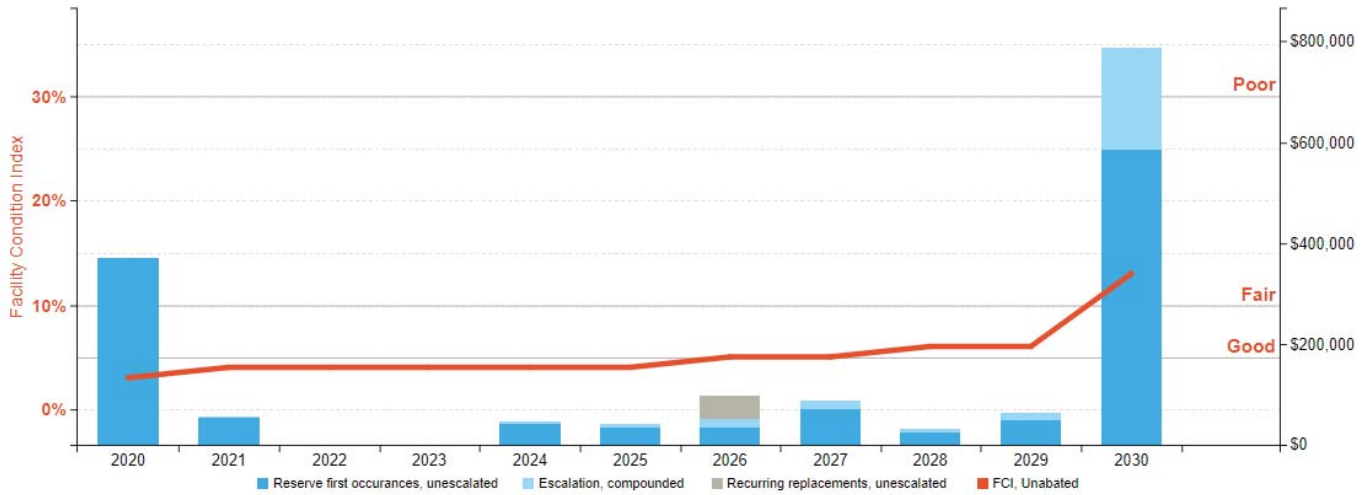
FCI Analysis							
Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Grant Rea Park (24.94 Acres) / Concessions Stand	\$225	830	\$186,750	0.0%	0.0%	0.0%	12.3%
Grant Rea Park (24.94 Acres) / Rec Center	\$225	1,750	\$393,750	0.0%	1.1%	3.3%	15.6%
Grant Rea Park (24.94 Acres) / Restroom - Field 1, North	\$225	530	\$119,250	0.0%	0.5%	0.5%	4.7%
Grant Rea Park (24.94 Acres) / Restroom - Field 1, South	\$225	1,700	\$382,500	0.0%	0.0%	4.2%	19.6%
Grant Rea Park (24.94 Acres) / Restroom - Playground	\$225	320	\$72,000	0.0%	0.0%	1.0%	30.2%
Grant Rea Park (24.94 Acres) / Site			\$1	0.0%	0.0%	0.0%	0.0%

The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis.

## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Grant Rea Park (24.94 Acres)

Replacement Value: \$ 11,950,246; Inflation rate: 3.0%



### Immediate Needs

Facility/Building	Total Items	Total Cost
Grant Rea Park (24.94 Acres)	3	\$371,277
<b>Total</b>	<b>3</b>	<b>\$371,277</b>

#### Grant Rea Park (24.94 Acres)

ID	Location	UF Code	Description	Condition	Plan Type	Cost
1826448	Grant Rea Park (24.94 Acres) / Site	G2022	Parking Lots, Asphalt Pavement, Mill & Overlay	Failed	Performance/Integrity	\$360,543
1826531	Grant Rea Park (24.94 Acres) / Site	G2045	Site Furnishings - Metal Trash Receptacles, Replace	Failed	Performance/Integrity	\$687
1833295	Grant Rea Park (24.94 Acres) / Site	Z105X	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$10,047
<b>Total (3 items)</b>						<b>\$371,277</b>

## Key Findings



### Parking Lots in Failed condition.

Asphalt Pavement  
Site

Uniformat Code: G2022  
Recommendation: **Mill & Overlay in 2020**

Priority Score: **87.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$360,500

**\$\$\$\$**

Asphalt parking lot has extensive alligator cracking and potholes throughout - AssetCALC ID: 1826448



### Parking Lots in Poor condition.

Asphalt Pavement  
Site

Uniformat Code: G2022  
Recommendation: **Seal & Stripe in 2021**

Priority Score: **87.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$46,400

**\$\$\$\$**

Asphalt pavement sealing and striping is worn - AssetCALC ID: 1826621



### Site Furnishings - Metal Trash Receptacles in Failed condition.

Site Picnic Shelter 2

Uniformat Code: G2045  
Recommendation: **Replace in 2020**

Priority Score: **84.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$700

**\$\$\$\$**

Damaged trash receptacle - AssetCALC ID: 1826531



### Interior Floor Finish in Poor condition.

Vinyl Tile (VCT)  
Rec Center Recreation Room

Uniformat Code: C3024  
Recommendation: **Replace in 2021**

Priority Score: **84.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$4,000

**\$\$\$\$**

Flooring is worn, damaged, and missing in some areas - AssetCALC ID: 1826455





### Drinking Fountain in Poor condition.

Outside/Site Style  
Site Batting Cages

Uniformat Code: D2018  
Recommendation: **Replace in 2021**

Priority Score: **84.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$4,800

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Fountain is damaged - AssetCALC ID: 1826539

No photo provided.

### Fire Alarm System

Basic/Zoned  
Restroom - Field 1, South Throughout building

Uniformat Code: D5037  
Recommendation: **Install in 2024**

Priority Score: **59.9**

Plan Type:  
Modernization/Adaptation

Cost Estimate: \$4,600

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Building lacks fire alarm system - AssetCALC ID: 1827011

No photo provided.

### Fire Alarm System

Basic/Zoned  
Rec Center Throughout building

Uniformat Code: D5037  
Recommendation: **Install in 2024**

Priority Score: **59.9**

Plan Type:  
Modernization/Adaptation

Cost Estimate: \$7,800

\$\$\$\$

Building lacks fire alarm system - AssetCALC ID: 1826997

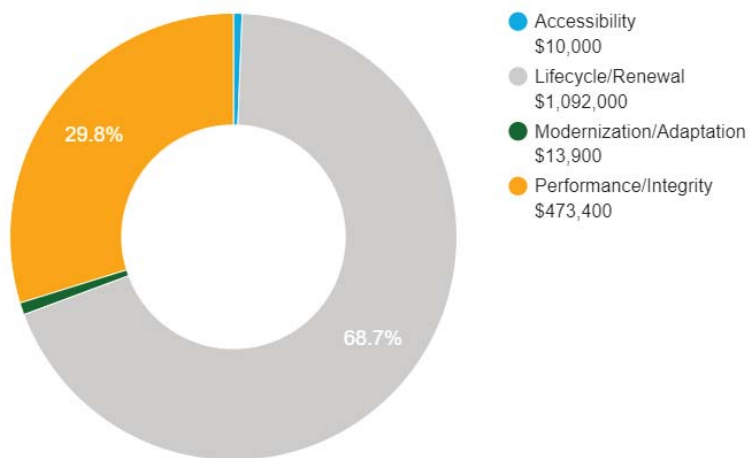
## Plan Types

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

<b>Safety</b>	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
<b>Performance/Integrity</b>	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
<b>Accessibility</b>	■	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
<b>Environmental</b>	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
<b>Retrofit/Adaptation</b>	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
<b>Lifecycle/Renewal</b>	■	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: \$1,589,300

## 2. Rec Center



### Rec Center: Systems Summary

<b>Address</b>	600 Rea Drive; Montebello, California	
<b>Constructed/Renovated</b>	Unknown / 2009	
<b>Building Size</b>	2,900 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls and wood-framed roofs	Good
<b>Façade</b>	Painted CMU	Good
<b>Roof</b>	Primary: Gable construction with asphalt shingles	Fair
<b>Interiors</b>	Walls: Painted CMU, Unfinished Floors: VCT, Unfinished Ceilings: Painted gypsum board, Unfinished/exposed	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast iron waste & venting No hot water Toilets, urinals, and sinks in all restrooms	Fair

## Rec Center: Systems Summary

<b>HVAC</b>	Evaporative Cooler	Fair
<b>Fire Suppression</b>	None	--
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: LED	--
<b>Fire Alarm</b>	None	--
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Building lacks fire alarm and suppression systems, damaged and missing VCT flooring	

## Rec Center: Systems Expenditure Forecast

### System Expenditure Forecast

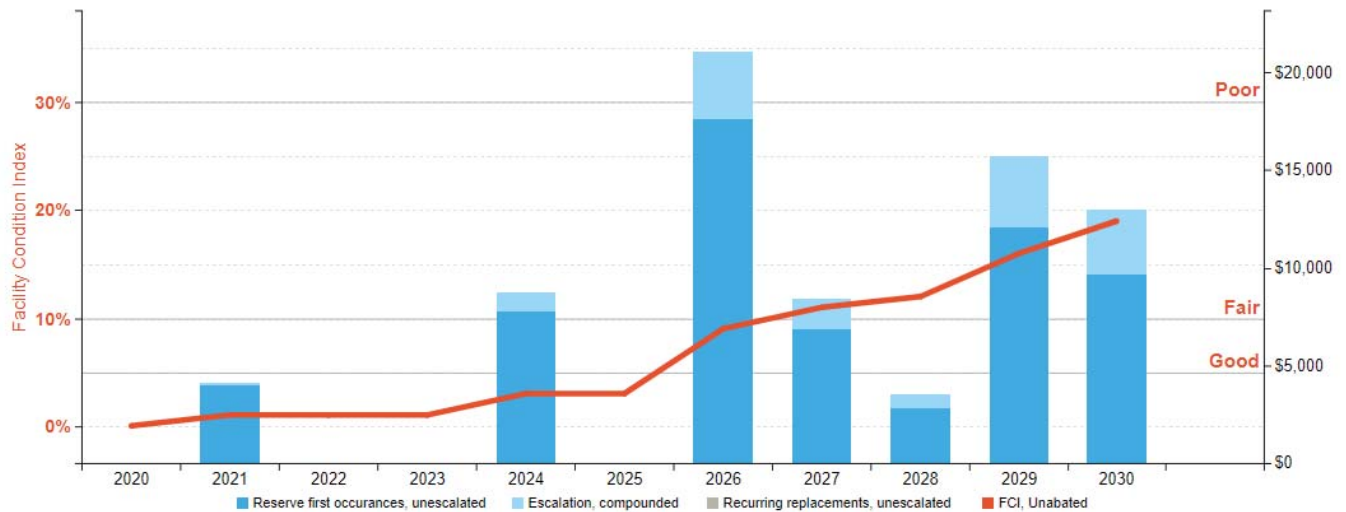
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	\$8,400	\$27,900	\$36,300
Roofing	-	-	-	-	\$25,400	\$25,400
Interiors	-	\$4,100	-	\$36,800	\$41,200	\$82,100
Plumbing	-	-	-	\$13,000	\$107,400	\$120,400
HVAC	-	-	-	\$3,600	\$2,800	\$6,300
Electrical	-	-	-	-	\$55,300	\$55,300
Fire Alarm & Comm	-	-	\$8,700	-	-	\$8,700
<b>TOTALS</b>	-	<b>\$4,100</b>	<b>\$8,700</b>	<b>\$61,800</b>	<b>\$260,000</b>	<b>\$334,500</b>

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Grant Rea Park (24.94 Acres) Rec Center

Replacement Value: \$ 393,750; Inflation rate: 3.0%



### 3. Restroom – Playground



#### Restroom – Playground: Systems Summary

<b>Address</b>	600 Rea Drive; Montebello, California	
<b>Constructed/Renovated</b>	Unknown / 2009	
<b>Building Size</b>	320 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls and wood-framed roofs	Good
<b>Façade</b>	Exposed CMU	Good
<b>Roof</b>	Primary: Gable construction with metal finish	Fair
<b>Interiors</b>	Walls: Painted CMU, Unfinished Floors: Painted/coated, Unfinished Ceilings: Painted gypsum board, Unfinished/exposed	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast iron waste & venting No hot water Toilets, urinals, and sinks in all restrooms	Fair



## Restroom – Playground: Systems Summary

<b>HVAC</b>	None	--
<b>Fire Suppression</b>	None	--
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: LED	Good
<b>Fire Alarm</b>	None	--
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Potential moderate/major issues have been identified at this property and a detailed accessibility study is recommended.	
<b>Key Issues and Findings</b>	Building lacks fire alarm and suppression systems, inaccessible building entrance	

## Restroom – Playground: Systems Expenditure Forecast

### System Expenditure Forecast

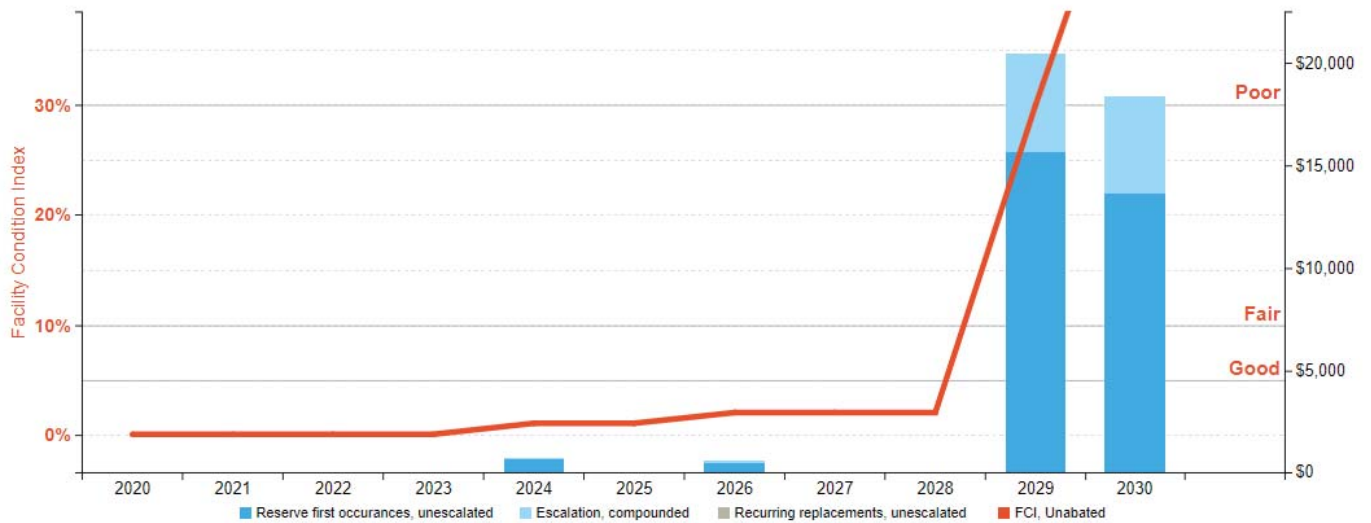
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	-	-	-
Roofing	-	-	-	-	-	-
Interiors	-	-	\$700	\$600	\$1,800	\$3,100
Plumbing	-	-	-	\$18,400	\$15,600	\$34,000
HVAC	-	-	-	\$20,400	-	\$20,400
Electrical	-	-	-	-	\$3,200	\$3,200
Site Development	-	-	-	-	\$2,900	\$2,900
<b>TOTALS</b>	-	-	<b>\$700</b>	<b>\$39,400</b>	<b>\$23,500</b>	<b>\$63,600</b>

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Grant Rea Park (24.94 Acres) Restroom - Playground

Replacement Value: \$ 72,000; Inflation rate: 3.0%



## 4. U y q



### Restroom – Field 1, North: Systems Summary

<b>Address</b>	600 Rea Drive; Montebello, California	
<b>Constructed/Renovated</b>	Unknown / 2009	
<b>Building Size</b>	530 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure on concrete slab	Good
<b>Façade</b>	Painted wood	Good
<b>Roof</b>	Primary: Gable construction with metal finish	Fair
<b>Interiors</b>	Walls: Ceramic tile, Unfinished Floors: Painted/coated, Unfinished Ceilings: Painted gypsum board, Unfinished/exposed	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast iron waste & venting No hot water Toilets, urinals, and sinks in all restrooms	Fair

## Restroom – Field 1, North: Systems Summary

<b>HVAC</b>	None	--
<b>Fire Suppression</b>	None	--
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: LED	Good
<b>Fire Alarm</b>	None	--
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Building lacks fire alarm and suppression systems	

## Restroom – Field 1, North: Systems Expenditure Forecast

### System Expenditure Forecast

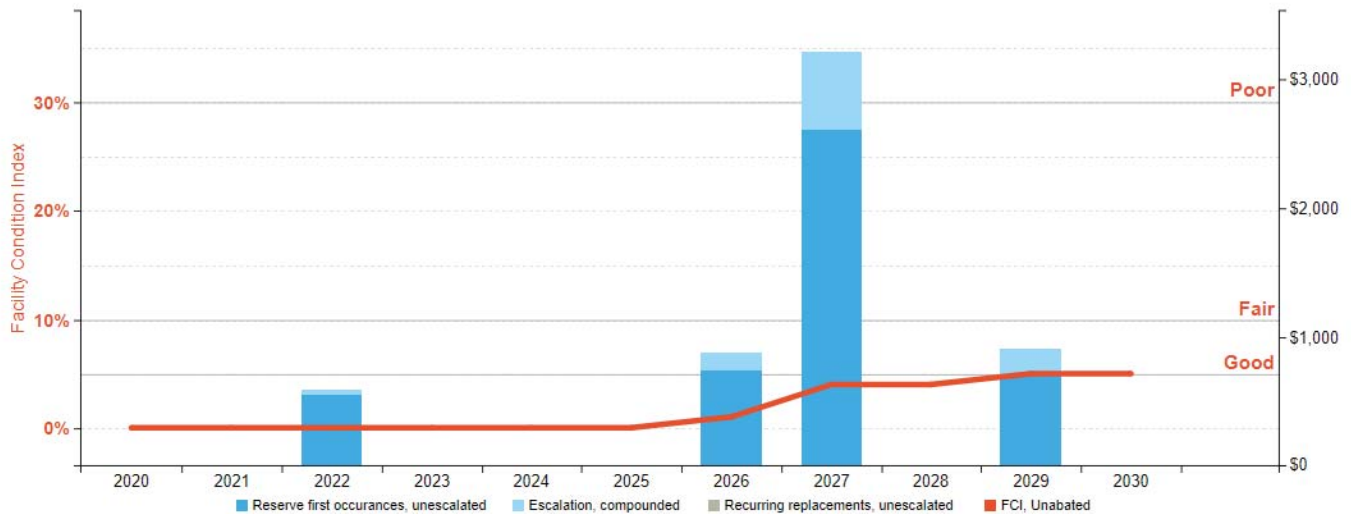
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	\$3,200	\$4,300	\$7,500
Roofing	-	-	-	-	\$20,400	\$20,400
Interiors	-	\$600	-	\$900	\$19,400	\$20,900
Plumbing	-	-	-	-	\$37,900	\$37,900
Electrical	-	-	-	\$900	\$3,200	\$4,100
<b>TOTALS</b>	<b>-</b>	<b>\$600</b>	<b>-</b>	<b>\$5,000</b>	<b>\$85,200</b>	<b>\$90,800</b>

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

### Needs by Year with Unaddressed FCI Over Time

#### FCI Analysis: Grant Rea Park (24.94 Acres) Restroom - Field 1, North

Replacement Value: \$ 119,250; Inflation rate: 3.0%



## 5. Restroom – Field 1, South



### Restroom – Field 1, South: Systems Summary

<b>Address</b>	600 Rea Drive; Montebello, California	
<b>Constructed/Renovated</b>	1800 / 2009	
<b>Building Size</b>	2,250 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls and wood-framed roofs	Good
<b>Façade</b>	Painted CMU with aluminum windows	Fair
<b>Roof</b>	Primary: Gable construction with asphalt shingles Secondary: Flat construction with modified bituminous finish	Fair
<b>Interiors</b>	Walls: Painted CMU, Unfinished Floors: Painted/coated, Unfinished Ceilings: Painted gypsum board, Unfinished/exposed	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast iron waste & venting No hot water Toilets, urinals, and sinks in all restrooms	Fair



## Restroom – Field 1, South: Systems Summary

<b>HVAC</b>	None	--
<b>Fire Suppression</b>	None	--
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: LED	Good
<b>Fire Alarm</b>	None	--
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Building lacks fire alarm and suppression systems	

## Restroom – Field 1, South: Systems Expenditure Forecast

### System Expenditure Forecast

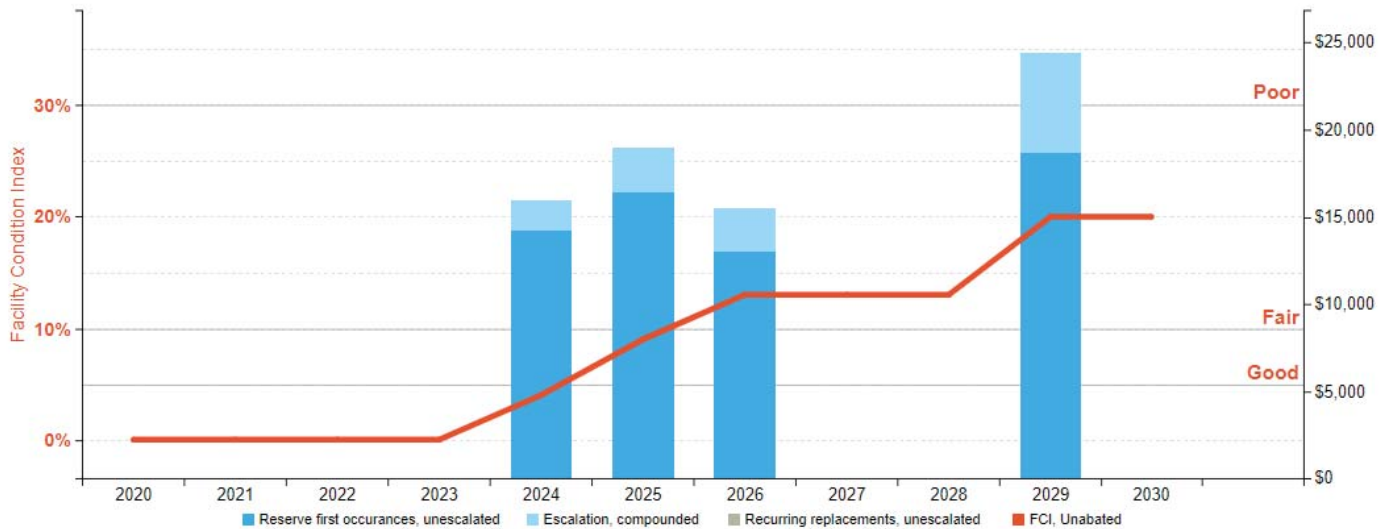
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$10,900	-	\$39,000	\$49,900
Roofing	-	-	\$19,000	-	-	\$19,000
Interiors	-	-	-	\$22,100	\$20,800	\$42,900
Plumbing	-	-	-	-	\$46,600	\$46,600
Electrical	-	-	-	\$17,800	\$10,300	\$28,100
Fire Alarm & Comm	-	-	\$5,100	-	-	\$5,100
<b>TOTALS</b>	-	-	<b>\$35,000</b>	<b>\$39,900</b>	<b>\$116,700</b>	<b>\$191,600</b>

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

### Needs by Year with Unaddressed FCI Over Time

#### FCI Analysis: Grant Rea Park (24.94 Acres) Restroom - Field 1, South

Replacement Value: \$ 382,500; Inflation rate: 3.0%



## 6. Concessions Stand



### Concessions Stand: Systems Summary

<b>Address</b>	600 Rea Drive; Montebello, California	
<b>Constructed/Renovated</b>	Unknown	
<b>Building Size</b>	830 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls and wood-framed roofs	Good
<b>Façade</b>	Painted CMU	Fair
<b>Roof</b>	Primary: Gable construction with asphalt shingles	Fair
<b>Interiors</b>	Walls: Painted CMU, Unfinished Floors: Unfinished Ceilings: Unfinished/exposed	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	None	--

## Concessions Stand: Systems Summary

<b>HVAC</b>	None	--
<b>Fire Suppression</b>	None	--
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: Incandescent	Fair
<b>Fire Alarm</b>	None	--
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Building lacks fire alarm and suppression systems	

## Concessions Stand: Systems Expenditure Forecast

### System Expenditure Forecast

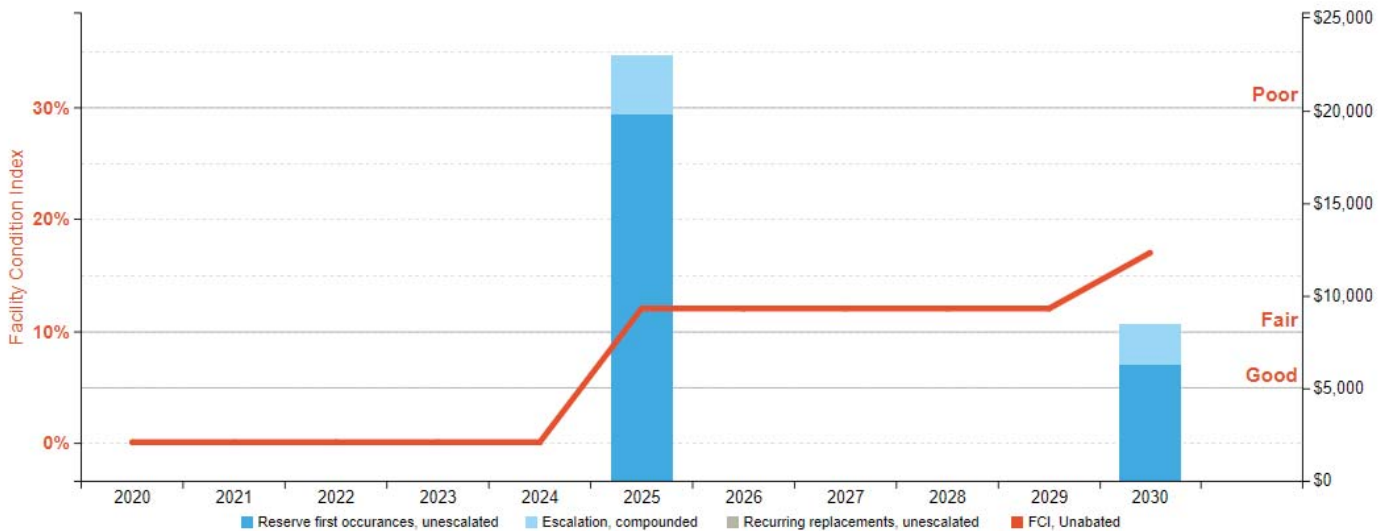
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	\$6,500	-	\$6,500
Roofing	-	-	\$5,900	-	-	\$5,900
Plumbing	-	-	-	-	\$10,000	\$10,000
Electrical	-	-	\$17,100	\$2,000	\$5,000	\$24,000
<b>TOTALS</b>	-	-	<b>\$23,000</b>	<b>\$8,500</b>	<b>\$15,000</b>	<b>\$46,400</b>

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Grant Rea Park (24.94 Acres) Concessions Stand

Replacement Value: \$ 186,750; Inflation rate: 3.0%



## 7. Site Summary



Site Information		
<b>Lot Size</b>	24.9 acres (estimated)	
<b>Parking Spaces</b>	215 total spaces all in open lots; 10 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Pavement/Flatwork</b>	Asphalt lots with concrete sidewalks, curbs, and ramps	Fair
<b>Site Development</b>	Property entrance signage, chain-link fencing, CMU dumpster enclosures Playgrounds and baseball fields with bleachers, fencing, and site lights Heavily furnished park benches, picnic tables, trash receptacles, grills	Fair
<b>Landscaping and Topography</b>	Heavy landscaping features Irrigation present Moderate site slopes throughout	Good
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric	Good
<b>Site Lighting</b>	Pole-mounted: LED Building-mounted: LED	Fair
<b>Ancillary Structures</b>	Gazebos, Barn	Fair
<b>Accessibility</b>	Potential moderate/major issues have been identified at this property and a detailed accessibility study is recommended.	
<b>Key Issues and Findings</b>	Severe alligator cracking and potholes, damaged trash receptacle, damaged drinking fountain	



## Site: Systems Expenditure Forecast

### System Expenditure Forecast

System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Roofing	-	-	-	-	\$30,200	\$30,200
Plumbing	-	\$5,000	\$21,700	-	\$59,600	\$86,300
Electrical	-	-	-	-	\$16,200	\$16,200
Equipment/Special	-	-	-	\$4,100	-	\$4,100
Site Development	\$700	-	-	\$514,100	\$1,303,800	\$1,818,600
Site Lighting	-	-	-	\$343,500	\$22,900	\$366,400
Pavement	\$360,500	\$47,700	-	\$55,400	\$138,600	\$602,200
Landscaping	-	-	-	-	\$5,113,100	\$5,113,100
Accessibility	\$10,000	-	-	-	-	\$10,000
<b>TOTALS</b>	<b>\$371,200</b>	<b>\$52,700</b>	<b>\$21,700</b>	<b>\$917,100</b>	<b>\$6,684,400</b>	<b>\$8,047,100</b>

## 8. Property Space Use and Observed Areas

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### Unit Allocation

All 24.9 acres of the property are occupied by the City of Montebello/Parks, Recreation, and Community Services. The space is a public park with a playground, picnic areas, baseball fields, batting cages, a petting zoo and supporting recreation and restroom facilities.

### Areas Observed

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

### Key Spaces Not Observed

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

- Concessions Stand, Locked room and no key
- Kitchen, Rec Center, Locked room and no key
- Kitchen, Restroom – Field 1, South, Locked room and no key

## 9. 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.

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 those areas and categories set forth in the tables throughout this report. 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 Bureau Veritas’s undertaking. Only a representative sample of areas was observed, and actual measurements were not taken to verify compliance.

The facility was originally constructed in 1963. The facility was renovated in 2009. Complaints about accessibility issues have not been received by the property management. The property does not have associated prior litigation related to existing barriers or previously removed barriers.

An accessibility study has not been performed at the site. A comprehensive ADA Compliance Survey will reveal specific aspects of the property that are not in compliance. Since some areas or categories above were identified as having major or moderate associated issues, Bureau Veritas recommends such a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

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.

### Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Parking</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Exterior Path of Travel</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Interior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Elevators</b>	NA	NA	NA
<b>Kitchens/Kitchenettes</b>	NA	NA	NA
<b>Recreation Facilities</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



## Campus Accessibility: Photographic Overview



Building entrance



Inaccessible building entrance



Accessible restroom accommodations



Accessible playground



Exterior path of travel



Accessible parking

The table below is intended to be used as a general reference guide to help differentiate the orders of magnitude between some of the more commonly observed accessibility issues. The table is not intended to be all-inclusive, and boxes checked in the tables above do not necessarily mean those specific problems or shortcomings cited as examples below exist at the subject buildings and sites. Reference the photos above and/or *Key Findings* section for visuals and/or more specifics about the subject site conditions.

<b>Reference Guide</b>			
	<b>Major Issues</b> <i>(ADA study recommended)</i>	<b>Moderate Issues</b> <i>(ADA study recommended)</i>	<b>Minor/No Issues</b>
<b>Parking</b>	<ul style="list-style-type: none"> <li>- Needs full reconstruction</li> <li>- Excessive slopes over 3% require major re-grading</li> <li>- No level locations to add required spaces</li> </ul>	<ul style="list-style-type: none"> <li>- No or non-compliant curb cuts</li> <li>- Moderate difficulty to add required accessible spaces</li> <li>- Slopes close to compliant</li> </ul>	<ul style="list-style-type: none"> <li>- Painting of markings needed</li> <li>- Signage height non-compliant</li> <li>- Signage missing</li> </ul>
<b>Exterior Path of Travel</b>	<ul style="list-style-type: none"> <li>- Large areas of sidewalks with excessive slopes</li> <li>- No ramp when needed</li> <li>- Ramps with excessive slopes</li> </ul>	<ul style="list-style-type: none"> <li>- Ramps need rails</li> <li>- Ramps need rail extensions</li> <li>- Need significant # of lever handles</li> <li>- All or most entrance door exterior maneuvering clearance areas with excessive slopes</li> </ul>	<ul style="list-style-type: none"> <li>- One entrance door exterior maneuvering clearance area with excessive slope</li> <li>- A few doorknobs instead of lever handles</li> <li>- Non-compliant signage</li> </ul>
<b>Interior Path of Travel</b>	<ul style="list-style-type: none"> <li>- All or most interior doors appear less than 32" wide</li> <li>- Corridors less than 36" wide</li> <li>- No ramp when needed</li> <li>- Ramps with excessive slopes</li> <li>- Non-compliant treads/risers at means of egress stairways</li> </ul>	<ul style="list-style-type: none"> <li>- Single height drinking fountains</li> <li>- Drinking fountain too high or protrudes into accessible route</li> <li>- Ramps need rails</li> <li>- Ramps need rail extensions</li> <li>- Need significant # of lever handles</li> <li>- Non-compliant rail extensions at egress stairways</li> <li>- All/most door thresholds high</li> </ul>	<ul style="list-style-type: none"> <li>- One door threshold too high</li> <li>- A few doorknobs instead of lever handles</li> <li>- Non-compliant door pressures</li> <li>- Non-compliant signage</li> <li>- Switches not within reach range</li> </ul>
<b>Public Use Restrooms</b>	<ul style="list-style-type: none"> <li>- No ADA RR on each accessible floor</li> <li>- Restroom(s) too small</li> <li>- Entire restroom(s) requires renovation</li> <li>- Water closet clearance requires moving walls</li> </ul>	<ul style="list-style-type: none"> <li>- Interior doors appear less than 32" wide</li> <li>- Missing or non-compliant grab bars</li> <li>- Easily fixable clearance issues</li> </ul>	<ul style="list-style-type: none"> <li>- Minor height adjustments required</li> <li>- Non-compliant door pressures</li> <li>- Missing a visual strobe (only required if audible fire alarm already present)</li> <li>- Missing lavatory pipe wraps</li> <li>- Signage not compliant</li> </ul>
<b>Elevators</b>	<ul style="list-style-type: none"> <li>- No elevator present when required</li> <li>- Elevator cab too small</li> </ul>	<ul style="list-style-type: none"> <li>- Panel control buttons not at compliant height</li> <li>- No hands-free emergency communication system</li> <li>- Elevator only has mechanical stops</li> </ul>	<ul style="list-style-type: none"> <li>- Audible/visual signals at every floor may be lacking</li> <li>- Minor signage / Braille issues</li> </ul>
<b>Kitchens/Kitchenettes</b>	<ul style="list-style-type: none"> <li>- Clear space for each appliance not present</li> <li>- Clearance between opposing counters too narrow</li> </ul>	<ul style="list-style-type: none"> <li>- Sink and counter too high</li> <li>- Sink knee and toe clearance not provided where required (built-in)</li> <li>- Less than 50% of cabinetry within reach range</li> </ul>	<ul style="list-style-type: none"> <li>- Dispensers not within reach range</li> <li>- Switches not within reach range</li> <li>- Missing sink pipe wraps if knee and toe clearance required</li> </ul>



## 10. Purpose and Scope

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### 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	
<b>Excellent</b>	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.
<b>Good</b>	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.
<b>Fair</b>	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.
<b>Poor</b>	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.
<b>Failed</b>	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
<b>Not Applicable</b>	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.

## 11. Opinions of Probable Costs

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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.

## 12. Certification

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The City of Montebello (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Grant Rea Park, 600 Rea Drive, Montebello, California 90640, 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 on behalf of and exclusively for the use of the Client for the purpose stated within the *Purpose and Scope* section of this report. The report, or any excerpt thereof, shall not be used by any party other than the Client or for any other purpose than that specifically stated in our agreement or within the *Purpose and Scope* section of this report without the express written consent of Bureau Veritas.

Any reuse or distribution of this report without such consent shall be at the Client and the recipient's sole risk, without liability to Bureau Veritas.

**Prepared by:** Jonathan Levine,  
Project Manager

**Reviewed by:**



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## 13. Appendices

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- Appendix A: Photographic Record
- Appendix B: Site Plan
- Appendix C: Pre-Survey Questionnaire
- Appendix D: ADA Checklist
- Appendix E: Component Condition Report
- Appendix F: Replacement Reserves
- Appendix G: Equipment Inventory List



**Appendix A:**  
Photographic Record

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1	GRANT REA PARK
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2	REC CENTER
---	------------



3	RESTROOM - PLAYGROUND
---	-----------------------



4	RESTROOM - FIELD 1, NORTH
---	---------------------------



5	RESTROOM - FIELD 1, SOUTH
---	---------------------------



6	CONCESSIONS STAND
---	-------------------



7	BASEBALL FIELD
---	----------------



8	BATTING CAGES
---	---------------



9	PETTING ZOO
---	-------------



10	MULTI-USE ROOM
----	----------------



11	RESTROOM
----	----------



12	RESTROOM
----	----------





13	ASPHALT SHINGLE ROOF
----	----------------------



14	METAL ROOF
----	------------



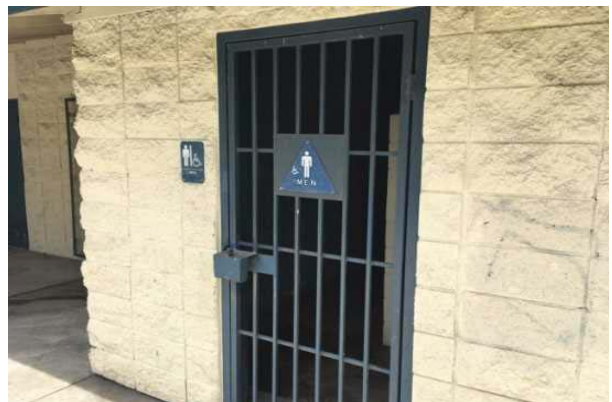
15	EXTERIOR PAINTED CMU WALL
----	---------------------------



16	ALUMINUM WINDOWS
----	------------------



17	EXTERIOR STEEL DOOR
----	---------------------



18	GATE DOOR
----	-----------



19	DAMAGED AND MISSING VCT
----	-------------------------



20	EVAPORATIVE COOLER
----	--------------------



21	ROOF MOUNTED EXHAUST FAN
----	--------------------------



22	DOMESTIC PIPING
----	-----------------



23	BACKFLOW PREVENTER
----	--------------------



24	BOOSTER PUMP
----	--------------





25	SAND FILTRATION SYSTEM
----	------------------------



26	MAIN SWITCHBOARD
----	------------------



27	MAIN DISTRIBUTION PANEL
----	-------------------------



28	TRANSFORMER
----	-------------



29	INTERIOR LIGHTING
----	-------------------



30	INTERIOR LIGHTING
----	-------------------





31	INTERIOR LIGHTING
----	-------------------



32	EXTERIOR BUILDING MOUNTED LIGHT
----	---------------------------------



33	SITE POLE LIGHT
----	-----------------



34	STADIUM POLE LIGHT
----	--------------------



35	LANDSCAPING
----	-------------



36	WET PLAY AREA
----	---------------



37	BARN
----	------



38	CRACKED ASPHALT PAVEMENT
----	--------------------------



39	ASPHALT PAVEMENT POTHOLE
----	--------------------------



40	ASPHALT PAVEMENT WORN SEALING AND STRIPING
----	--



41	PEDESTRIAN CONCRETE PAVEMENT
----	------------------------------



42	GAZEBO
----	--------





43	IRRIGATION SYSTEM
----	-------------------



44	BLEACHERS
----	-----------



45	SCOREBOARD
----	------------



46	CHAIN LINK FENCING
----	--------------------



47	PLAY STRUCTURE
----	----------------



48	AQUATIC PLAY STRUCTURE
----	------------------------



49	PARK BENCH
----	------------



50	PICNIC TABLE
----	--------------



51	PARK GRILL
----	------------



52	DAMAGED DRINKING FOUNTAIN
----	---------------------------



53	DAMAGED METAL TRASH RECEPTACLE
----	--------------------------------



54	CONCRETE TRASH RECEPTACLE
----	---------------------------



**Appendix B:**  
Site Plan

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# Site Plan



 <p><b>BUREAU VERITAS</b></p>	<b>Project Number</b>	<b>Project Name</b>	 <p>N</p>
	142318.20R000-002.354	Grant Rea Park	
	<b>Source</b>	<b>On-Site Date</b>	
	Google Earth	April 29, 2020	



**Appendix C:**  
Pre-Survey Questionnaire

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A PRE-SURVEY QUESTIONNAIRE WAS NOT RECEIVED

## **Appendix D:** ADA Checklist

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## Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Grant Rea Park

EMG Project Number: 142318.20R000-002.354

### Abbreviated Accessibility Checklist

#### Facility History & Interview

Question	Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property? If so, indicate when.			
		X		
2	Have any ADA improvements been made to the property since original construction? Elaborate, especially if fully or partially addressed as the result of a previous study.			
	X			
3	Has building ownership/management reported any ADA complaints or litigation?			
		X		

#### Playgrounds & Swimming Pools



Play structure



Accessible path to play structure area

Question	Yes	No	NA	Comments
1	Is there an accessible route to the play area/s?			
	X			
2	Has the play area been reviewed for accessibility?			
			X	Unknown
3	Are publicly accessible swimming pools equipped with an entrance lift?			
			X	No swimming pools

# Abbreviated Accessibility Checklist

## Parking



Accessible parking spots



Van accessible parking stall

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



## Abbreviated Accessibility Checklist

### Exterior Accessible Route



Exterior path of travel



Exterior path of travel

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



## Abbreviated Accessibility Checklist

### Building Entrances



Accessible building entrance



Inaccessible building entrance at playground restroom

Question		Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?			X	
3	Is signage provided indicating the location of alternate accessible entrances?			X	
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side?	X			
5	Do doors at accessible entrances appear to have compliant hardware?	X			
6	Do doors at accessible entrances appear to have a compliant clear opening width?	X			
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			Inaccessible step at entrances to playground restrooms

## Abbreviated Accessibility Checklist

### Interior Accessible Route, Interior Doors & Amenities



Field 1 south restroom building interior



Rec center building interior

Question		Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building?	X			
2	Do accessible routes appear free of obstructions and/or protruding objects?	X			
3	Do ramps on accessible routes appear to have compliant slopes?			X	
4	Do ramp runs on an accessible route appear to have a compliant rise and width?			X	
5	Do ramps on accessible routes appear to have compliant end and intermediate landings?			X	
6	Do ramps on accessible routes appear to have compliant handrails?			X	
7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage?			X	
8	Do public transaction areas have an accessible, lowered service counter section?			X	
9	Do public telephones appear mounted with an accessible height and location?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side?			X	
11	Do doors at interior accessible routes appear to have compliant hardware?			X	
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force?			X	

13	Do doors on interior accessible routes appear to have a compliant clear opening width?			X	
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## Abbreviated Accessibility Checklist

### Elevators

No elevator(s) present

No elevator(s) present

Question		Yes	No	NA	Comments
1	Are hallway call buttons configured with the "UP" button above the "DOWN" button?			X	
2	Is accessible floor identification signage present on the hoistway sidewalls on each level?			X	
3	Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances?			X	
4	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area?			X	
5	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?			X	
6	Do elevator car control buttons appear to be mounted at a compliant height?			X	
7	Are tactile and Braille characters mounted to the left of each elevator car control button?			X	
8	Are audible and visual floor position indicators provided in the elevator car?			X	
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication?			X	

## Abbreviated Accessibility Checklist

### Common Area Restrooms



Rec center restroom



Field 1 north restroom building restroom

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

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**Component Condition Report | Grant Rea Park (24.94 Acres) / Concessions Stand**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2032	Building exterior	Fair	Exterior Door, Steel	6	10	1826769
<b>Roofing</b>						
B3011	Roof	Fair	Roof, Asphalt Shingle 20-Year	1,000 SF	5	1826527
<b>Plumbing</b>						
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	830 SF	20	1833298
<b>Electrical</b>						
D5012	Irrigation room	Fair	Secondary Transformer, 15 KVA [No tag/plate found]	1	5	1826573
D5012	Utility closet	Fair	Main Distribution Panel, 125 AMP [No tag/plate found]	1	10	1833311
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	830 SF	20	1833300
D5029	Throughout building	Fair	Lighting System, Interior, Low Density & Standard Fixtures	830 SF	5	1833299

**Component Condition Report | Grant Rea Park (24.94 Acres) / Rec Center**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Building exterior	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,700 SF	7	1826639
B2032	Building exterior	Fair	Exterior Door, Steel	9	20	1826580
B2039	Building exterior	Good	Pedestrian Gate, Wrought Iron	2	17	1826595
<b>Roofing</b>						
B3011	Roof	Fair	Roof, Asphalt Shingle 20-Year	3,500 SF	12	1826638
<b>Interiors</b>						
C1031	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	12	9	1826464
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	4,900 SF	6	1826462
C3012	Throughout building	Fair	Interior Wall Finish, Ceramic Tile	150 SF	20	1826600
C3024	Recreation Room	Poor	Interior Floor Finish, Vinyl Tile (VCT)	600 SF	1	1826455
C3031	Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	2,900 SF	6	1826364
<b>Plumbing</b>						
D2011	Restrooms	Fair	Toilet, GPF	12	19	1826491
D2012	Restrooms	Fair	Urinal, GPF	3	19	1826373
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	7	19	1826611
D2018	Building exterior	Good	Drinking Fountain, Outside/Site Style	2	10	1826487
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	2,900 SF	20	1833302
<b>HVAC</b>						
D3031	Roof	Fair	Evaporative Cooler, 3000 CFM [Inaccessible]	1	8	1826444
D3042	Roof	Fair	Exhaust Fan, Roof mounted	1	13	1826380
<b>Electrical</b>						
D5012	Utility closet	Good	Main Distribution Panel, 125 AMP [No tag/plate found]	1	25	1833310
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	2,900 SF	20	1833301
D5022	Building exterior	Good	Light Fixture, 100 WATT	4	15	1826561
D5029	Throughout building	Good	Lighting System, Interior, Low Density & Standard Fixtures	2,900 SF	15	1826398



**Component Condition Report | Grant Rea Park (24.94 Acres) / Rec Center**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout building	NA	Fire Alarm System, Basic/Zoned, Install	2,900 SF	4	1826597

**Component Condition Report | Grant Rea Park (24.94 Acres) / Restroom - Field 1, North**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Building exterior	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	650 SF	7	1826608
B2032	Building exterior	Fair	Exterior Door, Steel	2	25	1826463
B2032	Building exterior	Fair	Exterior Door, Steel	2	25	1826593
B2032	Building exterior	Fair	Exterior Door, Steel	1	25	1826568
<b>Roofing</b>						
B3011	Roof	Fair	Roof, Metal	650 SF	20	1826468
<b>Interiors</b>						
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	400 SF	20	1826586
C3021	Restrooms	Fair	Interior Floor Finish, any surface w/ Paint or Sealant, Prep & Paint	300 SF	2	1826613
C3031	Restrooms	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	300 SF	6	1826365
<b>Plumbing</b>						
D2011	Restrooms	Fair	Toilet, GPF	1	19	1826503
D2011	Restrooms	Fair	Toilet, GPF	1	19	1826367
D2011	Restrooms	Fair	Toilet, GPF	1	19	1826441
D2011	Restrooms	Fair	Toilet, GPF	1	19	1826375
D2012	Restrooms	Fair	Urinal, GPF	1	19	1826584
D2012	Restrooms	Fair	Urinal, GPF	1	19	1826401
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	19	1826449
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	19	1826596
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	19	1826445
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	19	1826506
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	530 SF	20	1833304
<b>Electrical</b>						
D5012	Utility closet	Good	Main Distribution Panel, 125 AMP [No tag/plate found]	1	25	1833309
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	530 SF	20	1833303
D5022	Restroom 2	Fair	Light Fixture, 100 WATT	1	9	1826394
D5022	Restroom 2	Fair	Light Fixture, 100 WATT	1	9	1826576
D5022	Restrooms	Fair	Light Fixture, 100 WATT	1	9	1826472

**Component Condition Report | Grant Rea Park (24.94 Acres) / Restroom - Field 1, South**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	2,400 SF	4	1826641
B2021	Building exterior	Fair	Window, 12 SF	10	12	1826383
B2032	Building exterior	Fair	Exterior Door, Steel	6	20	1826450
B2039	Building exterior	Fair	Pedestrian Gate, Wrought Iron	2	15	1826594

**Component Condition Report | Grant Rea Park (24.94 Acres) / Restroom - Field 1, South**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Roofing</b>						
B3011	Roof	Fair	Roof, Asphalt Shingle 20-Year	2,300 SF	5	1826493
B3011	Kitchen Roof	Fair	Roof, Modified Bituminous	350 SF	5	1826883
<b>Interiors</b>						
C1031	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	5	9	1826609
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	4,000 SF	6	1826421
C3031	Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	1,850 SF	6	1826610
<b>Plumbing</b>						
D2011	Restrooms	Fair	Toilet, GPF	5	19	1826460
D2012	Restrooms	Fair	Urinal, GPF	2	19	1826537
D2014	Restrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	19	1826534
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	1,700 SF	20	1833306
<b>Electrical</b>						
D5012	Utility closet	Good	Main Distribution Panel, 125 AMP [KA1]	1	25	1826592
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	1,700 SF	20	1833305
D5029	Throughout building	Fair	Lighting System, Interior, Low Density & Standard Fixtures	1,700 SF	9	1826382
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout building	NA	Fire Alarm System, Basic/Zoned, Install	1,700 SF	4	1827011

**Component Condition Report | Grant Rea Park (24.94 Acres) / Restroom - Playground**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2032	Building exterior	Good	Exterior Door, Steel	2	29	1826453
B2032	Building exterior	Good	Exterior Door, Steel	2	29	1826406
<b>Roofing</b>						
B3011	Roof	Fair	Roof, Metal	400 SF	25	1826525
<b>Interiors</b>						
C3012	Restrooms	Fair	Interior Wall Finish, any surface, Prep & Paint	350 SF	4	1826614
C3031	Restrooms	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	200 SF	6	1826374
<b>Plumbing</b>						
D2011	Restrooms	Fair	Toilet, GPF	1	19	1826533
D2011	Restrooms	Fair	Toilet, GPF	1	19	1826434
D2014	Restrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	19	1826499
D2014	Restrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	19	1826426
D2023	Electrical room	Good	Domestic Circulation/Booster Pump, 3 HP [CK-2-4]	1	10	1826521
D2023	Electrical room	Good	Domestic Circulation/Booster Pump, 3 HP [CK-8-10]	1	10	1826469
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	320 SF	20	1833308
<b>HVAC</b>						
D3022	Sand filter room	Fair	Chemical Feed System [No tag/plate found]	1	9	1826549
<b>Electrical</b>						
D5012	Electrical room	Good	Secondary Transformer, 30 kVA [No tag/plate found]	1	25	1826602

**Component Condition Report | Grant Rea Park (24.94 Acres) / Restroom - Playground**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5012	Electrical room	Good	Main Distribution Panel, 100 AMP [NEMA 1]	1	25	1826544
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	320 SF	20	1833307
D5022	Building exterior	Good	Light Fixture, 100 WATT	1	15	1826399
D5022	Restrooms	Good	Light Fixture, 100 WATT	1	15	1826489
D5022	Building exterior	Good	Light Fixture, 100 WATT	1	15	1826457
D5022	Restrooms	Good	Light Fixture, 100 WATT	1	15	1826605
<b>Site Development</b>						
G2045	Site	Good	Site Furnishings, Trash/Recycling Receptacle, Heavy-Duty Fixed Concrete	1	15	1826442

**Component Condition Report | Grant Rea Park (24.94 Acres) / Site**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Roofing</b>						
B3011	Field 1	Fair	Roof, Dugout, Metal	160 SF	20	1826514
B3011	Field 4	Fair	Roof, Dugout, Metal	160 SF	20	1826507
B3011	Field 3	Fair	Roof, Dugout, Metal	160 SF	20	1826403
B3011	Field 5	Fair	Roof, Dugout, Metal	160 SF	25	1826574
B3011	Field 5	Fair	Roof, Dugout, Metal	160 SF	25	1826388
B3011	Field 1	Fair	Roof, Dugout, Metal	160 SF	20	1826362
B3011	Field 4	Fair	Roof, Dugout, Metal	160 SF	20	1826482
B3011	Field 3	Fair	Roof, Dugout, Metal	160 SF	20	1826625
<b>Plumbing</b>						
D2014	Picnic Shelter 3	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	19	1826488
D2014	Picnic area	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	19	1826530
D2018	Field 1	Fair	Drinking Fountain, Outside/Site Style	1	4	1826433
D2018	Field 3	Fair	Drinking Fountain, Outside/Site Style	1	4	1826411
D2018	Batting Cages	Poor	Drinking Fountain, Outside/Site Style	1	1	1826539
D2018	Field 2	Fair	Drinking Fountain, Outside/Site Style	1	4	1826389
D2018	Picnic area	Fair	Drinking Fountain, Outside/Site Style [No tag/plate found]	1	4	1826554
D2021	Petting Zoo	Fair	Backflow Preventer, 1 INCH [No tag/plate found]	1	17	1826483
D2021	Site	Fair	Backflow Preventer, 1 INCH [No tag/plate found]	1	17	1826516
D2021	Site	Fair	Backflow Preventer, 1 INCH [No tag/plate found]	1	17	1826569
D2021	Site	Fair	Backflow Preventer, 1 INCH [No tag/plate found]	1	17	1826575

**Electrical**

D5012	Electrical yard	Good	Secondary Transformer, 25 kVA [No tag/plate found]	1	20	1826384
D5012	Electrical yard	Good	Building/Main Switchboard, 400 AMP [MS1]	1	27	1826589
D5012	Electrical yard	Good	Building/Main Switchboard, 300 AMP [MS2]	1	27	1826526

**Equipment/Special**

E1099	Field 4	Fair	Bleachers, Fixed Aluminum Benches, 15 to 30 Tiers, Replace (per Seat)	1	9	1826647
E1099	Field 1	Fair	Bleachers, Fixed Aluminum Benches, 15 to 30 Tiers, Replace (per Seat)	1	9	1826630
E1099	Field 2	Fair	Bleachers, Fixed Aluminum Benches, 15 to 30 Tiers, Replace (per Seat)	1	9	1826497
E1099	Field 1	Fair	Bleachers, Fixed Aluminum Benches, 15 to 30 Tiers, Replace (per Seat)	1	9	1826379
E1099	Field 2	Fair	Bleachers, Fixed Aluminum Benches, 15 to 30 Tiers, Replace (per Seat)	1	9	1826485

**Component Condition Report | Grant Rea Park (24.94 Acres) / Site**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1099	Field 4	Fair	Bleachers, Fixed Aluminum Benches, 15 to 30 Tiers, Replace (per Seat)	1	9	1826422
E1099	Field 4	Fair	Bleachers, Fixed Aluminum Benches, 15 to 30 Tiers, Replace (per Seat)	1	9	1826480
E1099	Field 3	Fair	Bleachers, Fixed Aluminum Benches, 15 to 30 Tiers, Replace (per Seat)	1	9	1826402
E1099	Field 3	Fair	Bleachers, Fixed Aluminum Benches, 15 to 30 Tiers, Replace (per Seat)	1	9	1826436
E1099	Field 4	Fair	Bleachers, Fixed Aluminum Benches, 15 to 30 Tiers, Replace (per Seat)	1	9	1826635
E1099	Field 1	Fair	Bleachers, Fixed Aluminum Benches, 15 to 30 Tiers, Replace (per Seat)	1	9	1826477
E1099	Field 2	Fair	Bleachers, Fixed Aluminum Benches, 15 to 30 Tiers, Replace (per Seat)	1	9	1826413
E1099	Field 1	Fair	Bleachers, Fixed Aluminum Benches, 15 to 30 Tiers, Replace (per Seat)	1	9	1826385
E1099	Field 1	Fair	Bleachers, Fixed Aluminum Benches, 15 to 30 Tiers, Replace (per Seat)	1	9	1826632
E1099	Field 4	Fair	Bleachers, Fixed Aluminum Benches, 15 to 30 Tiers, Replace (per Seat)	1	9	1826415
E1099	Field 3	Fair	Bleachers, Fixed Aluminum Benches, 15 to 30 Tiers, Replace (per Seat)	1	9	1826376
E1099	Field 3	Fair	Bleachers, Fixed Aluminum Benches, 15 to 30 Tiers, Replace (per Seat)	1	9	1826360
<b>Pavement</b>						
G2022	Site	Failed	Parking Lots, Asphalt Pavement, Mill & Overlay	76,900 SF	0	1826448
G2022	Site	Poor	Parking Lots, Asphalt Pavement, Seal & Stripe	76,900 SF	1	1826621
<b>Site Development</b>						
G2041	Field 4	Fair	Fences & Gates, Chain Link, 6' High	600 LF	20	1826381
G2041	Field 1	Fair	Fences & Gates, Chain Link, 6' High	1,100 LF	20	1826767
G2041	Field 2	Fair	Fences & Gates, Chain Link, 6' High	1,100 LF	20	1826404
G2041	Petting Zoo	Fair	Fences & Gates, Chain Link, 4' High	700 LF	25	1826451
G2041	Field 5	Fair	Fences & Gates, Chain Link, 6' High	600 LF	25	1826618
G2041	Field 3	Fair	Fences & Gates, Chain Link, 6' High	1,100 LF	20	1826558
G2041	Petting Zoo	Fair	Fences & Gates, Chain Link, 6' High	1,400 LF	25	1826372
G2041	Batting Cages	Fair	Fences & Gates, Chain Link, 6' High	800 LF	20	1826512
G2045	Playground	Fair	Site Furnishings, Picnic Table, Precast Concrete	1	14	1826631
G2045	Picnic area	Fair	Site Furnishings - Metal Trash Receptacles	1	7	1826458
G2045	Picnic Shelter 2	Fair	Site Furnishings, Picnic Table, Precast Concrete	1	14	1826392
G2045	Picnic Shelter 3	Fair	Site Furnishings, Picnic Table, Precast Concrete	1	14	1826361
G2045	Picnic area	Fair	Park Grill (Barbeque)	1	7	1826623
G2045	Field 2	Fair	Site Furnishings - Metal Trash Receptacles	1	7	1826478
G2045	Playground	Fair	Site Furnishings, Picnic Table, Precast Concrete	1	14	1826358
G2045	Field 3	Fair	Site Furnishings - Metal Trash Receptacles	1	7	1826520
G2045	Field 5	Good	Site Furnishings, Park Bench, Wood/Composite/Fiberglass	1	15	1826542
G2045	Picnic Shelter 4	Fair	Site Furnishings, Picnic Table, Precast Concrete	1	14	1826519
G2045	Playground	Fair	Site Furnishings - Metal Trash Receptacles	1	7	1826550
G2045	Field 1	Fair	Site Furnishings, Park Bench, Wood/Composite/Fiberglass	1	6	1826475
G2045	Picnic area	Fair	Site Furnishings, Picnic Table, Precast Concrete	1	14	1826396
G2045	Picnic Shelter 1	Fair	Site Furnishings, Picnic Table, Precast Concrete	1	14	1826616
G2045	Picnic area	Fair	Site Furnishings, Picnic Table, Precast Concrete	1	14	1826604
G2045	Picnic Shelter 4	Fair	Site Furnishings, Picnic Table, Precast Concrete	1	14	1826428
G2045	Playground	Fair	Site Furnishings, Park Bench, Wood/Composite/Fiberglass	1	12	1826581

**Component Condition Report | Grant Rea Park (24.94 Acres) / Site**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2045	Picnic Shelter 4	Fair	Site Furnishings - Metal Trash Receptacles	1	7	1826513
G2045	Picnic Shelter 3	Good	Site Furnishings, Trash/Recycling Receptacle, Heavy-Duty Fixed Concrete	1	15	1826628
G2045	Picnic Shelter 3	Fair	Site Furnishings, Picnic Table, Precast Concrete	1	14	1826387
G2045	Picnic Shelter 2	Fair	Site Furnishings, Picnic Table, Precast Concrete	1	14	1826560
G2045	Field 3	Fair	Site Furnishings, Park Bench, Wood/Composite/Fiberglass	1	6	1826510
G2045	Picnic Shelter 2	Fair	Site Furnishings - Metal Trash Receptacles	1	7	1826368
G2045	Playground	Fair	Park Grill (Barbeque)	1	7	1826571
G2045	Field 2	Fair	Site Furnishings - Metal Trash Receptacles	1	7	1826585
G2045	Site	Fair	Site Furnishings - Metal Trash Receptacles	1	7	1826395
G2045	Picnic area	Fair	Site Furnishings, Picnic Table, Precast Concrete	1	14	1826578
G2045	Field 4	Fair	Site Furnishings, Park Bench, Wood/Composite/Fiberglass	1	6	1826547
G2045	Picnic area	Fair	Site Furnishings - Metal Trash Receptacles	1	7	1826540
G2045	Picnic Shelter 2	Fair	Site Furnishings, Picnic Table, Precast Concrete	1	14	1826467
G2045	Playground	Fair	Site Furnishings, Park Bench, Wood/Composite/Fiberglass	1	12	1826552
G2045	Playground	Fair	Site Furnishings, Picnic Table, Precast Concrete	1	14	1826643
G2045	Picnic area	Fair	Site Furnishings - Metal Trash Receptacles	1	7	1826529
G2045	Picnic area	Fair	Park Grill (Barbeque)	1	7	1826567
G2045	Picnic area	Fair	Site Furnishings, Picnic Table, Precast Concrete	1	14	1826652
G2045	Site	Fair	Site Furnishings - Metal Trash Receptacles	1	7	1826637
G2045	Field 4	Fair	Site Furnishings - Metal Trash Receptacles	1	7	1826590
G2045	Picnic Shelter 3	Fair	Site Furnishings, Picnic Table, Precast Concrete	1	14	1826543
G2045	Field 2	Fair	Site Furnishings - Metal Trash Receptacles	1	7	1826627
G2045	Field 5	Good	Site Furnishings, Park Bench, Wood/Composite/Fiberglass	1	15	1826508
G2045	Picnic Shelter 4	Fair	Site Furnishings, Picnic Table, Precast Concrete	1	14	1826500
G2045	Playground	Fair	Site Furnishings - Metal Trash Receptacles	1	7	1826555
G2045	Picnic area	Fair	Site Furnishings, Picnic Table, Precast Concrete	1	14	1826439
G2045	Picnic Shelter 2	Fair	Park Grill (Barbeque)	1	7	1826425
G2045	Picnic area	Good	Site Furnishings, Trash/Recycling Receptacle, Heavy-Duty Fixed Concrete	1	15	1826591
G2045	Field 5	Fair	Site Furnishings - Metal Trash Receptacles	1	7	1826515
G2045	Picnic Shelter 1	Fair	Site Furnishings, Picnic Table, Precast Concrete	1	14	1826416
G2045	Picnic Shelter 3	Fair	Site Furnishings - Metal Trash Receptacles	1	7	1826528
G2045	Picnic area	Fair	Park Grill (Barbeque)	1	7	1826486
G2045	Picnic Shelter 1	Fair	Site Furnishings, Picnic Table, Precast Concrete	1	14	1826536
G2045	Picnic area	Fair	Park Grill (Barbeque)	1	7	1826577
G2045	Field 5	Fair	Site Furnishings - Metal Trash Receptacles	1	7	1826474
G2045	Picnic area	Fair	Site Furnishings, Picnic Table, Precast Concrete	1	14	1826498
G2045	Picnic area	Fair	Site Furnishings - Metal Trash Receptacles	1	7	1826481
G2045	Picnic Shelter 3	Fair	Site Furnishings, Picnic Table, Precast Concrete	1	14	1826535
G2045	Field 2	Fair	Site Furnishings - Metal Trash Receptacles	1	7	1826559
G2045	Playground	Fair	Site Furnishings, Park Bench, Wood/Composite/Fiberglass	1	12	1826424
G2045	Picnic Shelter 4	Fair	Site Furnishings, Picnic Table, Precast Concrete	1	14	1826504

Component Condition Report | Grant Rea Park (24.94 Acres) / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2045	Playground	Fair	Site Furnishings, Picnic Table, Precast Concrete	1	14	1826369
G2045	Field 2	Fair	Site Furnishings - Metal Trash Receptacles	1	7	1826496
G2045	Picnic Shelter 1	Fair	Site Furnishings, Picnic Table, Precast Concrete	1	14	1826420
G2045	Field 5	Good	Site Furnishings, Park Bench, Wood/Composite/Fiberglass	1	15	1826645
G2045	Concrete/wet play area	Fair	Site Furnishings - Metal Trash Receptacles	1	7	1826541
G2045	Picnic Shelter 3	Fair	Site Furnishings, Picnic Table, Precast Concrete	1	14	1826622
G2045	Playground	Fair	Site Furnishings, Park Bench, Wood/Composite/Fiberglass	1	12	1826634
G2045	Picnic Shelter 3	Fair	Park Grill (Barbeque)	1	7	1826524
G2045	Picnic Shelter 3	Fair	Site Furnishings, Picnic Table, Precast Concrete	1	14	1826619
G2045	Field 4	Fair	Site Furnishings, Park Bench, Wood/Composite/Fiberglass	1	6	1826471
G2045	Playground	Fair	Site Furnishings, Park Bench, Wood/Composite/Fiberglass	1	12	1826407
G2045	Field 1	Fair	Site Furnishings, Park Bench, Wood/Composite/Fiberglass	1	6	1826417
G2045	Picnic area	Fair	Site Furnishings, Picnic Table, Precast Concrete	1	14	1826629
G2045	Picnic Shelter 4	Fair	Site Furnishings - Metal Trash Receptacles	1	7	1826461
G2045	Playground	Fair	Site Furnishings, Park Bench, Wood/Composite/Fiberglass	1	12	1826511
G2045	Picnic Shelter 1	Fair	Site Furnishings - Metal Trash Receptacles	1	7	1826440
G2045	Field 2	Fair	Site Furnishings - Metal Trash Receptacles	1	7	1826599
G2045	Playground	Fair	Site Furnishings - Metal Trash Receptacles	1	7	1826572
G2045	Playground	Fair	Site Furnishings - Metal Trash Receptacles	1	7	1826588
G2045	Picnic Shelter 1	Fair	Site Furnishings, Picnic Table, Precast Concrete	1	14	1826626
G2045	Picnic area	Fair	Site Furnishings, Picnic Table, Precast Concrete	1	14	1826393
G2045	Field 3	Fair	Site Furnishings, Park Bench, Wood/Composite/Fiberglass	1	6	1826359
G2045	Picnic Shelter 3	Fair	Site Furnishings, Picnic Table, Precast Concrete	1	14	1826423
G2045	Picnic area	Fair	Site Furnishings, Picnic Table, Precast Concrete	1	14	1826505
G2045	Field 3	Fair	Site Furnishings - Metal Trash Receptacles	1	7	1826377
G2045	Site	Fair	Site Furnishings - Metal Trash Receptacles	1	7	1826570
G2045	Picnic area	Fair	Site Furnishings - Metal Trash Receptacles	1	7	1826431
G2045	Picnic Shelter 3	Fair	Site Furnishings, Picnic Table, Precast Concrete	1	14	1826466
G2045	Picnic Shelter 2	Fair	Site Furnishings, Picnic Table, Precast Concrete	1	14	1826408
G2045	Picnic area	Good	Site Furnishings, Trash/Recycling Receptacle, Heavy-Duty Fixed Concrete	1	15	1826378
G2045	Picnic Shelter 3	Fair	Site Furnishings - Metal Trash Receptacles	1	7	1826640
G2045	Concrete/wet play area	Fair	Site Furnishings, Park Bench, Wood/Composite/Fiberglass	1	12	1826624
G2045	Playground	Fair	Site Furnishings, Park Bench, Wood/Composite/Fiberglass	1	12	1826492
G2045	Picnic area	Fair	Site Furnishings - Metal Trash Receptacles	1	7	1826557
G2045	Picnic Shelter 2	Fair	Site Furnishings, Picnic Table, Precast Concrete	1	14	1826454
G2045	Playground	Fair	Site Furnishings - Metal Trash Receptacles	1	7	1826546
G2045	Picnic Shelter 4	Fair	Site Furnishings - Metal Trash Receptacles	1	7	1826363
G2045	Picnic Shelter 1	Fair	Site Furnishings, Picnic Table, Precast Concrete	1	14	1826587
G2045	Field 2	Fair	Site Furnishings - Metal Trash Receptacles	1	7	1826502
G2045	Playground	Fair	Site Furnishings, Picnic Table, Precast Concrete	1	14	1826459
G2045	Playground	Fair	Site Furnishings, Park Bench, Wood/Composite/Fiberglass	1	12	1826646



**Component Condition Report | Grant Rea Park (24.94 Acres) / Site**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2045	Site	Fair	Site Furnishings - Metal Trash Receptacles	1	7	1826476
G2045	Picnic Shelter 2	Failed	Site Furnishings - Metal Trash Receptacles	1	0	1826531
G2045	Picnic Shelter 2	Fair	Site Furnishings, Picnic Table, Precast Concrete	1	14	1826452
G2045	Picnic Shelter 3	Fair	Park Grill (Barbeque)	1	7	1826553
G2045	Playground	Fair	Site Furnishings, Picnic Table, Precast Concrete	1	14	1826371
G2045	Site	Fair	Site Furnishings - Metal Trash Receptacles	1	7	1826650
G2045	Field 5	Good	Site Furnishings, Park Bench, Wood/Composite/Fiberglass	1	15	1826494
G2045	Field 4	Fair	Site Furnishings - Metal Trash Receptacles	1	7	1826648
G2045	Picnic area	Fair	Site Furnishings, Picnic Table, Precast Concrete	1	14	1826490
G2045	Field 1	Good	Site Furnishings, Trash/Recycling Receptacle, Heavy-Duty Fixed Concrete	1	15	1826484
G2045	Playground	Good	Site Furnishings, Trash/Recycling Receptacle, Heavy-Duty Fixed Concrete	1	15	1826636
G2047	Batting Cages	Fair	Sports Apparatus, Pitching Machine	1	7	1826606
G2047	Concrete/wet play area	Good	Play Structure, Very Small	1	14	1826615
G2047	Batting Cages	Fair	Sports Apparatus, Pitching Machine	1	7	1826563
G2047	Playground	Good	Play Surfaces & Sports Courts, Wood Chips, 3" Depth	2,400 SF	14	1826532
G2047	Concrete/wet play area	Good	Play Structure, Small	1	14	1826419
G2047	Field 4	Fair	Sports Apparatus, Scoreboard, Electronic Very Robust	1	14	1826456
G2047	Batting Cages	Fair	Sports Apparatus, Pitching Machine	1	7	1826473
G2047	Playground	Good	Play Structure, Large	1	14	1826470
G2047	Field 1	Fair	Sports Apparatus, Scoreboard, Electronic Very Robust	1	14	1826607
G2047	Field 3	Fair	Sports Apparatus, Scoreboard, Electronic Very Robust	1	14	1826447
G2047	Batting Cages	Fair	Sports Apparatus, Pitching Machine	1	7	1826564
G2047	Playground	Good	Play Structure, Small	1	14	1826651
G2047	Concrete/wet play area	Good	Play Structure, Very Small	1	14	1826566
G2047	Playground	Good	Play Surfaces & Sports Courts, Wood Chips, 3" Depth	1,300 SF	14	1826509
G2047	Playground	Good	Play Structure, Swing Set only, 4 Seats	1	14	1826517
G2047	Field 2	Fair	Sports Apparatus, Scoreboard, Electronic Very Robust	1	14	1826649
G2047	Batting Cages	Fair	Sports Apparatus, Pitching Machine	1	7	1826370
G2047	Batting Cages	Fair	Sports Apparatus, Pitching Machine	1	7	1826430
G2047	Concrete/wet play area	Good	Play Structure, Small	1	14	1826518
G2047	Batting Cages	Fair	Sports Apparatus, Bleachers, Steel Frame w/ Aluminum Seats, Replace (per Seat)	40	7	1826443
G2047	Playground	Good	Play Surfaces & Sports Courts, Wood Chips, 3" Depth	1,400 SF	14	1826485
G2049	Picnic Shelter 2	Fair	Prefabricated/Ancillary Building or Structure, All Components	500 SF	20	1826400
G2049	Picnic Shelter 1	Fair	Prefabricated/Ancillary Building or Structure, All Components	500 SF	20	1826523
G2049	Field 3	Fair	Prefabricated/Ancillary Building or Structure, All Components	500 SF	10	1826418
G2049	Petting Zoo	Fair	Prefabricated/Ancillary Building or Structure, All Components	2,500 SF	23	1826397
G2049	Field 4	Fair	Prefabricated/Ancillary Building or Structure, All Components	500 SF	10	1826432
G2049	Batting Cages	Fair	Prefabricated/Ancillary Building or Structure, All Components	100 SF	15	1826579
G2049	Picnic Shelter 4	Fair	Prefabricated/Ancillary Building or Structure, All Components	500 SF	20	1826588
G2049	Petting Zoo	Fair	Prefabricated/Ancillary Building or Structure, All Components	1,200 SF	23	1826410
G2049	Field 1	Fair	Prefabricated/Ancillary Building or Structure, All Components	500 SF	10	1826390

**Component Condition Report | Grant Rea Park (24.94 Acres) / Site**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2049	Petting Zoo	Fair	Prefabricated/Ancillary Building or Structure, All Components	800 SF	23	1826412
G2049	Picnic Shelter 3	Fair	Prefabricated/Ancillary Building or Structure, All Components	500 SF	20	1826603
G2049	Field 2	Fair	Prefabricated/Ancillary Building or Structure, All Components	500 SF	10	1826538
<b>Landscaping</b>						
G2057	Site	Fair	Irrigation System	700,000 SF	15	1826583
<b>Site Lighting</b>						
G4021	Field 1	Fair	Site Pole Light, 135 - 1000 WATT	1	10	1826409
G4021	Batting Cages	Fair	Site Pole Light, 105 - 200 WATT	1	8	1826601
G4021	Playground	Fair	Site Pole Light, 105 - 200 WATT	1	12	1826405
G4021	Field 5	Fair	Site Pole Light, 135 - 1000 WATT	1	10	1826446
G4021	Site	Fair	Site Pole Light, 105 - 200 WATT	1	12	1826562
G4021	Batting Cages	Fair	Site Pole Light, 105 - 200 WATT	1	8	1826386
G4021	Field 1	Fair	Site Pole Light, 135 - 1000 WATT	1	10	1826642
G4021	Field 1	Fair	Site Pole Light, 135 - 1000 WATT	1	10	1826620
G4021	Parking lot	Fair	Site Pole Light, 105 - 200 WATT	1	12	1826391
G4021	Field 3	Fair	Site Pole Light, 135 - 1000 WATT	1	10	1826612
G4021	Field 3	Fair	Site Pole Light, 135 - 1000 WATT [A1]	1	10	1826597
G4021	Field 1	Fair	Site Pole Light, 135 - 1000 WATT	1	10	1826522
G4021	Batting Cages	Fair	Site Pole Light, 105 - 200 WATT	1	8	1826435
G4021	Batting Cages	Fair	Site Pole Light, 105 - 200 WATT	1	8	1826495
G4021	Field 3	Fair	Site Pole Light, 135 - 1000 WATT	1	10	1826414
G4021	Field 3	Fair	Site Pole Light, 135 - 1000 WATT [A7]	1	10	1826501
G4021	Field 3	Fair	Site Pole Light, 135 - 1000 WATT	1	10	1826357
G4021	Field 3	Fair	Site Pole Light, 135 - 1000 WATT [B7]	1	10	1826429
G4021	Field 2	Fair	Site Pole Light, 135 - 1000 WATT	1	10	1826551
G4021	Field 3	Fair	Site Pole Light, 135 - 1000 WATT	1	10	1826427
G4021	Field 1	Fair	Site Pole Light, 135 - 1000 WATT	1	10	1826585
G4021	Field 1	Fair	Site Pole Light, 135 - 1000 WATT	1	10	1826438
G4021	Field 2	Fair	Site Pole Light, 135 - 1000 WATT	1	10	1826545
G4021	Field 2	Fair	Site Pole Light, 135 - 1000 WATT [A4]	1	10	1826633
G4021	Field 3	Fair	Site Pole Light, 135 - 1000 WATT	1	10	1826617
G4021	Field 4	Fair	Site Pole Light, 135 - 1000 WATT	1	10	1826548
G4021	Field 3	Fair	Site Pole Light, 135 - 1000 WATT	1	10	1826479
G4021	Field 2	Fair	Site Pole Light, 135 - 1000 WATT	1	10	1826644
G4021	Field 1	Fair	Site Pole Light, 135 - 1000 WATT [B5]	1	10	1826366
G4021	Field 2	Fair	Site Pole Light, 135 - 1000 WATT	1	10	1826592
G4021	Field 1	Fair	Site Pole Light, 135 - 1000 WATT	1	10	1826556
G4021	Field 4	Fair	Site Pole Light, 135 - 1000 WATT [A7*]	1	10	1826437
<b>Accessibility</b>						
Z105X	Throughout site/buildings	NA	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	1833295

**Appendix F:**  
Replacement Reserves

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Facility	Building	Uniformed Code ID	Cost Description	Life Span (E)U/E Age	RUL	Quantity	Unit Cost	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate			
Grant Res Park (24.94 Acres) Site		G2047	1826517 Play Structure, Swing Set only, 4 Seats, Replace	20	6	14	1	EA	\$3,348.90														\$3,349										
Grant Res Park (24.94 Acres) Site		G2047	1826648 Sports Apronets, Scoreboard, Electronic Very Roud, Replace	25	11	14	1	EA	\$26,791.20														\$26,791										
Grant Res Park (24.94 Acres) Site		G2047	1826518 Play Structure, Small, Replace	20	6	14	1	EA	\$13,396.60														\$13,396										
Grant Res Park (24.94 Acres) Site		G2047	1826485 Play Surfaces & Sports Courts, Wood Chips, 3" Depth, Replace	20	6	14	1400	SF	\$1.20														\$1,676										
Grant Res Park (24.94 Acres) Site		G2049	1826418 Prefabricated/Ancillary Building or Structure, All Components, Replace	35	25	10	500	SF	\$160.75														\$80,374										
Grant Res Park (24.94 Acres) Site		G2049	1826432 Prefabricated/Ancillary Building or Structure, All Components, Replace	35	25	10	500	SF	\$160.75														\$80,374										
Grant Res Park (24.94 Acres) Site		G2049	1826300 Prefabricated/Ancillary Building or Structure, All Components, Replace	35	25	10	500	SF	\$160.75														\$80,374										
Grant Res Park (24.94 Acres) Site		G2049	1826538 Prefabricated/Ancillary Building or Structure, All Components, Replace	35	25	10	500	SF	\$160.75														\$80,374										
Grant Res Park (24.94 Acres) Site		G2049	1826579 Prefabricated/Ancillary Building or Structure, All Components, Replace	35	20	15	100	SF	\$160.75														\$16,075										
Grant Res Park (24.94 Acres) Site		G2049	1826400 Prefabricated/Ancillary Building or Structure, All Components, Replace	35	15	20	500	SF	\$160.75														\$80,374										
Grant Res Park (24.94 Acres) Site		G2049	1826523 Prefabricated/Ancillary Building or Structure, All Components, Replace	35	15	20	500	SF	\$160.75														\$80,374										
Grant Res Park (24.94 Acres) Site		G2049	1826588 Prefabricated/Ancillary Building or Structure, All Components, Replace	35	15	20	500	SF	\$160.75														\$80,374										
Grant Res Park (24.94 Acres) Site		G2057	1826683 Irrigation System, Replace	25	15	20	70000	SF	\$160.75														\$80,374										
Grant Res Park (24.94 Acres) Site		G4021	1826601 Site Pole Light, 105'-200' WATT, Replace	20	12	8	1	EA	\$5,626.15														\$5,626										
Grant Res Park (24.94 Acres) Site		G4021	1826386 Site Pole Light, 105'-200' WATT, Replace	20	12	8	1	EA	\$5,626.15														\$5,626										
Grant Res Park (24.94 Acres) Site		G4021	1826435 Site Pole Light, 105'-200' WATT, Replace	20	12	8	1	EA	\$5,626.15														\$5,626										
Grant Res Park (24.94 Acres) Site		G4021	1826485 Site Pole Light, 105'-200' WATT, Replace	20	12	8	1	EA	\$5,626.15														\$5,626										
Grant Res Park (24.94 Acres) Site		G4021	1826409 Site Pole Light, 135'-1000' WATT, Replace	20	10	10	1	EA	\$9,376.92														\$9,377										
Grant Res Park (24.94 Acres) Site		G4021	1826446 Site Pole Light, 135'-1000' WATT, Replace	20	10	10	1	EA	\$9,376.92														\$9,377										
Grant Res Park (24.94 Acres) Site		G4021	1826642 Site Pole Light, 135'-1000' WATT, Replace	20	10	10	1	EA	\$9,376.92														\$9,377										
Grant Res Park (24.94 Acres) Site		G4021	1826620 Site Pole Light, 135'-1000' WATT, Replace	20	10	10	1	EA	\$9,376.92														\$9,377										
Grant Res Park (24.94 Acres) Site		G4021	1826612 Site Pole Light, 135'-1000' WATT, Replace	20	10	10	1	EA	\$9,376.92														\$9,377										
Grant Res Park (24.94 Acres) Site		G4021	1826597 Site Pole Light, 135'-1000' WATT, Replace	20	10	10	1	EA	\$9,376.92														\$9,377										
Grant Res Park (24.94 Acres) Site		G4021	1826522 Site Pole Light, 135'-1000' WATT, Replace	20	10	10	1	EA	\$9,376.92														\$9,377										
Grant Res Park (24.94 Acres) Site		G4021	1826414 Site Pole Light, 135'-1000' WATT, Replace	20	10	10	1	EA	\$9,376.92														\$9,377										
Grant Res Park (24.94 Acres) Site		G4021	1826501 Site Pole Light, 135'-1000' WATT, Replace	20	10	10	1	EA	\$9,376.92														\$9,377										
Grant Res Park (24.94 Acres) Site		G4021	1826357 Site Pole Light, 135'-1000' WATT, Replace	20	10	10	1	EA	\$9,376.92														\$9,377										
Grant Res Park (24.94 Acres) Site		G4021	1826429 Site Pole Light, 135'-1000' WATT, Replace	20	10	10	1	EA	\$9,376.92														\$9,377										
Grant Res Park (24.94 Acres) Site		G4021	1826551 Site Pole Light, 135'-1000' WATT, Replace	20	10	10	1	EA	\$9,376.92														\$9,377										
Grant Res Park (24.94 Acres) Site		G4021	1826427 Site Pole Light, 135'-1000' WATT, Replace	20	10	10	1	EA	\$9,376.92														\$9,377										
Grant Res Park (24.94 Acres) Site		G4021	1826585 Site Pole Light, 135'-1000' WATT, Replace	20	10	10	1	EA	\$9,376.92														\$9,377										
Grant Res Park (24.94 Acres) Site		G4021	1826438 Site Pole Light, 135'-1000' WATT, Replace	20	10	10	1	EA	\$9,376.92														\$9,377										
Grant Res Park (24.94 Acres) Site		G4021	1826545 Site Pole Light, 135'-1000' WATT, Replace	20	10	10	1	EA	\$9,376.92														\$9,377										
Grant Res Park (24.94 Acres) Site		G4021	1826633 Site Pole Light, 135'-1000' WATT, Replace	20	10	10	1	EA	\$9,376.92														\$9,377										
Grant Res Park (24.94 Acres) Site		G4021	1826617 Site Pole Light, 135'-1000' WATT, Replace	20	10	10	1	EA	\$9,376.92														\$9,377										
Grant Res Park (24.94 Acres) Site		G4021	1826548 Site Pole Light, 135'-1000' WATT, Replace	20	10	10	1	EA	\$9,376.92														\$9,377										
Grant Res Park (24.94 Acres) Site		G4021	1826479 Site Pole Light, 135'-1000' WATT, Replace	20	10	10	1	EA	\$9,376.92														\$9,377										
Grant Res Park (24.94 Acres) Site		G4021	1826644 Site Pole Light, 135'-1000' WATT, Replace	20	10	10	1	EA	\$9,376.92														\$9,377										
Grant Res Park (24.94 Acres) Site		G4021	1826366 Site Pole Light, 135'-1000' WATT, Replace	20	10	10	1	EA	\$9,376.92														\$9,377										
Grant Res Park (24.94 Acres) Site		G4021	1826592 Site Pole Light, 135'-1000' WATT, Replace	20	10	10	1	EA	\$9,376.92														\$9,377										
Grant Res Park (24.94 Acres) Site		G4021	1826556 Site Pole Light, 135'-1000' WATT, Replace	20	10	10	1	EA	\$9,376.92														\$9,377										
Grant Res Park (24.94 Acres) Site		G4021	1826437 Site Pole Light, 135'-1000' WATT, Replace	20	10	10	1	EA	\$9,376.92														\$9,377										
Grant Res Park (24.94 Acres) Site		G4021	1826405 Site Pole Light, 105'-200' WATT, Replace	20	8	12	1	EA	\$5,358.24														\$5,358										
Grant Res Park (24.94 Acres) Site		G4021	1826562 Site Pole Light, 105'-200' WATT, Replace	20	8	12	1	EA	\$5,358.24														\$5,358										
Grant Res Park (24.94 Acres) Site		G4021	1826391 Site Pole Light, 105'-200' WATT, Replace	20	8	12	1	EA	\$5,358.24														\$5,358										
Grant Res Park (24.94 Acres) Site		Z105X	1833295 ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluator Report	0	0	0	1	EA	\$10,046.70														\$10,047										
<b>Totals, Unescalated</b>									\$371,277	\$55,197	\$583	\$0	\$41,004	\$36,195	\$82,621	\$71,343	\$25,318	\$50,253	\$65,622	\$46,355	\$49,792	\$1,875	\$394,364	\$3,340,209	\$87,035	\$19,009	\$0	\$103,280	\$79,044	\$5,841,825			
<b>Totals, Escalated (0.6% Inflation, compounded annually)</b>									\$371,277	\$56,852	\$587	\$0	\$47,163	\$41,940	\$88,654	\$88,481	\$32,072	\$65,568	\$76,892	\$64,167	\$70,892	\$2,754	\$445,251	\$5,203,936	\$139,686	\$31,551	\$0	\$101,102	\$1,045,918	\$0	\$103,280	\$79,044	\$6,774,744

**Appendix G:**  
Equipment Inventory List

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D28 PLUMBING										
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dateplate Yr
1	1826463	D2021	Backflow Preventer	1 INCH	Grant Rosa Park (24.94 Acres) / Site	Petting Zoo	Zurn/Wilkins	Inaccessible	Inaccessible	
2	1826516	D2021	Backflow Preventer	1 INCH	Grant Rosa Park (24.94 Acres) / Site	Site	Wilkins Zurn	Inaccessible	Inaccessible	
3	1826569	D2021	Backflow Preventer	1 INCH	Grant Rosa Park (24.94 Acres) / Site	Site	Wilkins Zurn	Inaccessible	Inaccessible	
4	1826575	D2021	Backflow Preventer	1 INCH	Grant Rosa Park (24.94 Acres) / Site	Site	Wilkins Zurn	Inaccessible	Inaccessible	
5	1826521	D2023	Domestic Circulation/Booster Pump (CK-2-4)	3 HP	Grant Rosa Park (24.94 Acres) / Restroom - Playground	Electrical room	Pentair	011516	0326171/03718/Q	2015
6	1826469	D2023	Domestic Circulation/Booster Pump (CK-3-10)	3 HP	Grant Rosa Park (24.94 Acres) / Restroom - Playground	Electrical room	Pentair	011516	0326087/0150/HBL	2015

D29 HVAC										
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dateplate Yr
1	1826549	D3022	Chemical Feed System	Inaccessible	Grant Rosa Park (24.94 Acres) / Restroom - Playground	Sand filter room	Pentair	140315	01832451/00233/J	2014
2	1826444	D3031	Evaporative Cooler	Inaccessible	Grant Rosa Park (24.94 Acres) / Rec Center	Roof	Inaccessible	Inaccessible	Inaccessible	
3	1826380	D3042	Exhaust Fan	No tag/plate found	Grant Rosa Park (24.94 Acres) / Rec Center	Roof	Inaccessible	Inaccessible	Inaccessible	

D30 ELECTRICAL										
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dateplate Yr
1	1826589	D5012	Building/Main Switchboard (MS1)	400 AMP	Grant Rosa Park (24.94 Acres) / Site	Electrical yard	RSE Sierra	No tag/plate found	26151-1	2007
2	1826526	D5012	Building/Main Switchboard (MS2)	300 AMP	Grant Rosa Park (24.94 Acres) / Site	Electrical yard	RSE Sierra	No tag/plate found	26151-1	2007
3	1826582	D5012	Main Distribution Panel (KVA)	125 AMP	Grant Rosa Park (24.94 Acres) / Restroom - Field 1, South	Utility closet	GE	AQF 130/YBX	AX55	2015
4	1826544	D5012	Main Distribution Panel (NEMA 1)	100 AMP	Grant Rosa Park (24.94 Acres) / Restroom - Playground	Electrical room	Eaton	EZH202016	SIAG0603444	2015
5	1833310	D5012	Main Distribution Panel	125 AMP	Grant Rosa Park (24.94 Acres) / Rec Center	Utility closet	No tag/plate found	No tag/plate found	No tag/plate found	
6	1833309	D5012	Main Distribution Panel	125 AMP	Grant Rosa Park (24.94 Acres) / Restroom - Field 1, North	Utility closet	No tag/plate found	No tag/plate found	No tag/plate found	
7	1833311	D5012	Main Distribution Panel	125 AMP	Grant Rosa Park (24.94 Acres) / Concessions Stand	Utility closet	No tag/plate found	No tag/plate found	No tag/plate found	
8	1826373	D5012	Secondary Transformer	15 KVA	Grant Rosa Park (24.94 Acres) / Concessions Stand	Ingration room	Sierra	15SR2485	14641-2	
9	1826384	D5012	Secondary Transformer	25 KVA	Grant Rosa Park (24.94 Acres) / Site	Electrical yard	MGM Transformer Company	HS25C-38/25H	25SS-0007-2-10	2010
10	1826602	D5012	Secondary Transformer	100 WATT	Grant Rosa Park (24.94 Acres) / Restroom - Playground	Electrical room	GE	9T5B38372	1M0384901	2015
11	1826399	D5022	Light Fixture	100 WATT	Grant Rosa Park (24.94 Acres) / Restroom - Playground	Building exterior				
12	1826489	D5022	Light Fixture	100 WATT	Grant Rosa Park (24.94 Acres) / Restroom - Playground	Restrooms				
13	1826457	D5022	Light Fixture	100 WATT	Grant Rosa Park (24.94 Acres) / Restroom - Playground	Building exterior				
14	1826394	D5022	Light Fixture	100 WATT	Grant Rosa Park (24.94 Acres) / Restroom - Field 1, North	Restroom 2				2015
15	1826605	D5022	Light Fixture	100 WATT	Grant Rosa Park (24.94 Acres) / Restroom - Playground	Restrooms				
16	1826376	D5022	Light Fixture	100 WATT	Grant Rosa Park (24.94 Acres) / Restroom - Field 1, North	Restroom 2				
17	1826472	D5022	Light Fixture	100 WATT	Grant Rosa Park (24.94 Acres) / Restroom - Field 1, North	Restrooms				2009
18	1826581	D5022	Light Fixture	100 WATT	Grant Rosa Park (24.94 Acres) / Rec Center	Building exterior				

E10 EQUIPMENT										
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dateplate Yr
1	1826547	E1099	Bleachers		Grant Rosa Park (24.94 Acres) / Site	Field 4				2009
2	1826630	E1099	Bleachers		Grant Rosa Park (24.94 Acres) / Site	Field 1				2009
3	1826497	E1099	Bleachers		Grant Rosa Park (24.94 Acres) / Site	Field 2				2009
4	1826379	E1099	Bleachers		Grant Rosa Park (24.94 Acres) / Site	Field 1				2009
5	1826465	E1099	Bleachers		Grant Rosa Park (24.94 Acres) / Site	Field 2				2009
6	1826422	E1099	Bleachers		Grant Rosa Park (24.94 Acres) / Site	Field 4				2009
7	1826480	E1099	Bleachers		Grant Rosa Park (24.94 Acres) / Site	Field 4				2009
8	1826402	E1099	Bleachers		Grant Rosa Park (24.94 Acres) / Site	Field 3				2009
9	1826436	E1099	Bleachers		Grant Rosa Park (24.94 Acres) / Site	Field 4				2009
10	1826635	E1099	Bleachers		Grant Rosa Park (24.94 Acres) / Site	Field 1				2009
11	1826477	E1099	Bleachers		Grant Rosa Park (24.94 Acres) / Site	Field 2				2009
12	1826413	E1099	Bleachers		Grant Rosa Park (24.94 Acres) / Site	Field 2				2009
13	1826385	E1099	Bleachers		Grant Rosa Park (24.94 Acres) / Site	Field 1				2009
14	1826632	E1099	Bleachers		Grant Rosa Park (24.94 Acres) / Site	Field 1				2009
15	1826415	E1099	Bleachers		Grant Rosa Park (24.94 Acres) / Site	Field 4				2009
16	1826376	E1099	Bleachers		Grant Rosa Park (24.94 Acres) / Site	Field 3				2009
17	1826380	E1099	Bleachers		Grant Rosa Park (24.94 Acres) / Site	Field 3				2009

G40 OTHER										
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dateplate Yr
1	1826601	G4021	Site Pole Light	105 - 200 WATT	Grant Rosa Park (24.94 Acres) / Site	Baiting Cages				
2	1826405	G4021	Site Pole Light	105 - 200 WATT	Grant Rosa Park (24.94 Acres) / Site	Playground				
3	1826562	G4021	Site Pole Light	105 - 200 WATT	Grant Rosa Park (24.94 Acres) / Site	Site				2015
4	1826386	G4021	Site Pole Light	105 - 200 WATT	Grant Rosa Park (24.94 Acres) / Site	Baiting Cages				
5	1826391	G4021	Site Pole Light	105 - 200 WATT	Grant Rosa Park (24.94 Acres) / Site	Painting D1				
6	1826435	G4021	Site Pole Light	105 - 200 WATT	Grant Rosa Park (24.94 Acres) / Site	Baiting Cages				
7	1826495	G4021	Site Pole Light	105 - 200 WATT	Grant Rosa Park (24.94 Acres) / Site	Baiting Cages				
8	1826409	G4021	Site Pole Light	135 - 1000 WATT	Grant Rosa Park (24.94 Acres) / Site	Field 1				
9	1826446	G4021	Site Pole Light	135 - 1000 WATT	Grant Rosa Park (24.94 Acres) / Site	Field 5				
10	1826642	G4021	Site Pole Light	135 - 1000 WATT	Grant Rosa Park (24.94 Acres) / Site	Field 1				
11	1826620	G4021	Site Pole Light	135 - 1000 WATT	Grant Rosa Park (24.94 Acres) / Site	Field 1				
12	1826612	G4021	Site Pole Light	135 - 1000 WATT	Grant Rosa Park (24.94 Acres) / Site	Field 3				
13	1826522	G4021	Site Pole Light	135 - 1000 WATT	Grant Rosa Park (24.94 Acres) / Site	Field 1				
14	1826414	G4021	Site Pole Light	135 - 1000 WATT	Grant Rosa Park (24.94 Acres) / Site	Field 3				
15	1826357	G4021	Site Pole Light	135 - 1000 WATT	Grant Rosa Park (24.94 Acres) / Site	Field 3				
16	1826351	G4021	Site Pole Light	135 - 1000 WATT	Grant Rosa Park (24.94 Acres) / Site	Field 2				
17	1826427	G4021	Site Pole Light	135 - 1000 WATT	Grant Rosa Park (24.94 Acres) / Site	Field 3				
18	1826585	G4021	Site Pole Light	135 - 1000 WATT	Grant Rosa Park (24.94 Acres) / Site	Field 1				
19	1826438	G4021	Site Pole Light	135 - 1000 WATT	Grant Rosa Park (24.94 Acres) / Site	Field 1				

20	1826545	G4021	Site Pole Light	135 - 1000 WATT	Grant Resa Park (24.94 Acres) / Site	Field 2
21	1826617	G4021	Site Pole Light	135 - 1000 WATT	Grant Resa Park (24.94 Acres) / Site	Field 3
22	1826548	G4021	Site Pole Light	135 - 1000 WATT	Grant Resa Park (24.94 Acres) / Site	Field 4
23	1826479	G4021	Site Pole Light	135 - 1000 WATT	Grant Resa Park (24.94 Acres) / Site	Field 3
24	1826644	G4021	Site Pole Light	135 - 1000 WATT	Grant Resa Park (24.94 Acres) / Site	Field 2
25	1826592	G4021	Site Pole Light	135 - 1000 WATT	Grant Resa Park (24.94 Acres) / Site	Field 2
26	1826556	G4021	Site Pole Light	135 - 1000 WATT	Grant Resa Park (24.94 Acres) / Site	Field 1
27	1826597	G4021	Site Pole Light (A1)	135 - 1000 WATT	Grant Resa Park (24.94 Acres) / Site	Field 3
28	1826633	G4021	Site Pole Light (A4)	135 - 1000 WATT	Grant Resa Park (24.94 Acres) / Site	Field 2
29	1826501	G4021	Site Pole Light (A7)	135 - 1000 WATT	Grant Resa Park (24.94 Acres) / Site	Field 3
30	1826437	G4021	Site Pole Light	135 - 1000 WATT	Grant Resa Park (24.94 Acres) / Site	Field 4
31	1826366	G4021	Site Pole Light (B5)	135 - 1000 WATT	Grant Resa Park (24.94 Acres) / Site	Field 1
32	1826429	G4021	Site Pole Light (B7)	135 - 1000 WATT	Grant Resa Park (24.94 Acres) / Site	Field 3

SECTION IV-C  
Reggie Rodriguez  
Park



# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

**City of Montebello Recreation and Community Services**  
1700 West Victoria Avenue  
Montebello, California 90640



Reggie Rodriguez Park  
200 West Mines Avenue  
Montebello, California 90640

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**BV PROJECT #:**

142318.20R000-003.354

**DATE OF REPORT:**

May 12, 2020

**ON SITE DATE:**

April 17, 2020

**Bureau Veritas**

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# 1. Executive Summary

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## Property Overview and Assessment Details

General Information	
Property Type	Public Park
Main Address	200 West Mines Avenue, Montebello, California 90640
Site Developed	1960's
Site Area	7.6 acres
Parking Spaces	30 total spaces in an open lot; 1 of which is accessible
Building Area	6,800 SF, Community Center Building 750 SF, Restroom Building
Number of Stories	2- Community Center Building 1- Restroom Building
Outside Occupants / Leased Spaces	None
Date(s) of Visit	April 17, 2020
Management Point of Contact	City of Montebello/Park, Recreation and Community Services, David Sosnowski, Director 323.887.4588 phone <a href="mailto:dsosnowski@cityofmontebello.com">dsosnowski@cityofmontebello.com</a> email
On-site Point of Contact (POC)	Steve Zaragoza
Assessment and Report Prepared By	Mouaz Alrayes
Reviewed By	Mark Surdam Program Manager <a href="mailto:Mark.Surdam@bvna.com">Mark.Surdam@bvna.com</a> 800.733.0660 6251
AssetCalc Link	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Significant/Systemic Findings and Deficiencies

### Historical Summary

Reggie Rodriguez Park was originally constructed in the 1960's. The Restroom Building is original, and the Community Center Building was added in 2001.

### Architectural

The Restroom Building is constructed of concrete masonry units on a concrete slab floor with a heavy timber framed roof. It has not been renovated in the recent years. The interiors were not accessible. The metal security doors were welded closed because there was recent vandalism and to keep people away due to the Corona (Covid-19) virus shut-down.

The Community Center Building consist of wood frame construction on concrete slab with integral footings. The majority of the interior and exterior building components appears to be original to the 2001 construction. The exterior enclosures consist of painted stucco, aluminum windows and steel entry doors with steel service sliding and roll-up doors. The roof membrane is flat modified bitumen membrane; the roof was observed but not accessible due to the lack of a tall ladder.

In general, the structures appear to be sound, with no significant areas of settlement or structural-related deficiencies observed.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

Heating and cooling are not provided for the Restroom Building. The plumbing piping system is original and will need replacement during the assessment period. Hot water is not provided. Plumbing fixtures could not be observed.

The Restroom Building's electrical system and lighting fixtures are reaching the end of their lifecycle and need replacement. The building is not provided with a fire alarm system or fire suppression system.

Heating and cooling at the Community Center Building is provided by rooftop package units. The package units could not be directly observed as the rooftop was inaccessible due to lack of a proper ladder. Cooling for the electrical/elevator room is provided by a ductless split system unit.

The Community Center Building's electrical system and light fixtures are mostly original to the 2000-2001 construction as evidenced by manufacture dates on the main electrical switchboard, a few LED light fixtures were recently added at limited locations on the ground floor.

Plumbing systems at the Community Center Building generally consist of copper supply piping and cast-iron waste pipe with a gas water heater providing hot water to the restrooms.

The fire alarm and suppression systems appear to be in fair condition. Typical lifecycle replacements and ongoing maintenance will be required. One elevator provides access to the Community Center Building's second floor.

### Site

In general, the site has been well maintained. The site contains moderate landscaping, which is served by in-ground irrigation systems. There is one playground on site, and it is in fair condition. The concrete sidewalk is in fair overall condition with the exception of an area between the Restroom Building and the Community Center Building which require some repairs. The asphalt paved parking areas and drive aisles are in fair to poor condition and require sealing and striping. The site lighting is aged, and it is recommended that the system be upgraded to LED fixtures to improve energy efficiency.

### Recommended Additional Studies

The parking lot does not have the required accessible stalls and the picnic shelter, the playground, and picnic tables throughout the park are not fully accessible. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

Park Amenities Observed

Amenity Type		Qty /-Area	Description	Condition			Comments
				Good	Fair	Poor	
<b>Site Development</b>							
<b>G2020</b>	<b>Parking</b>						
	Number of Cars	30	Parking Lot		X		
	Accessible Parking	1	Parking Lot		X		
	Asphalt	12,500 SF	Parking Lot		X		Require sealing and striping
<b>G2030</b>	<b>Walks</b>						
	Concrete	14800 SF					
<b>G4020</b>	<b>Lighting</b>						
	Light Pole	6	Basketball Court		X		Outdated
	Pathway (8'-12')	5	Pathway		X		Outdated
	Area (>12')	6	Softball Field		X		Outdated
<b>G2050</b>	<b>Landscape</b>						
	Grass (Turf)	250,000 SF	Throughout		X		
	Shrubs		Throughout		X		
	Trees		Throughout		X		
<b>G2057</b>	<b>Irrigation</b>						
	Sprinkler system		Throughout		X		
<b>G2045</b>	<b>Site Furnishings</b>						
	Benches, Picnic	20	Throughout		X		
	Bleachers	3	Softball Field		X		
	Benches, Seating	6	Softball Field Dugouts		X		
	Benches, Seating	2	Playground		X		
	Drinking Fountain	1	Softball Field		X		
	Receptacle, Trash	13	Throughout		X		
	Receptacle, Other	1	Parking Lot		X		
<b>G2046</b>	<b>Fountains, Pools, &amp; Watercourses</b>						
	No Water Facilities Present						
<b>G2047</b>	<b>Playing Fields</b>						
	Softball Filed	1	Site		X		

Amenity Type		Qty /~Area	Description	Condition			Comments
				Good	Fair	Poor	
<b>G2049</b>	<b>Miscellaneous Structures</b>						
	Picnic Shelter, Small	1	Site		X		
	Restroom	1	Men and Women		X		Inaccessible
<b>G2050</b>	<b>Miscellaneous Recreation</b>						
	Basketball Court (Practice)	1	Site		X		
	Playground Equipment, Medium	1	Site		X		



## 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:

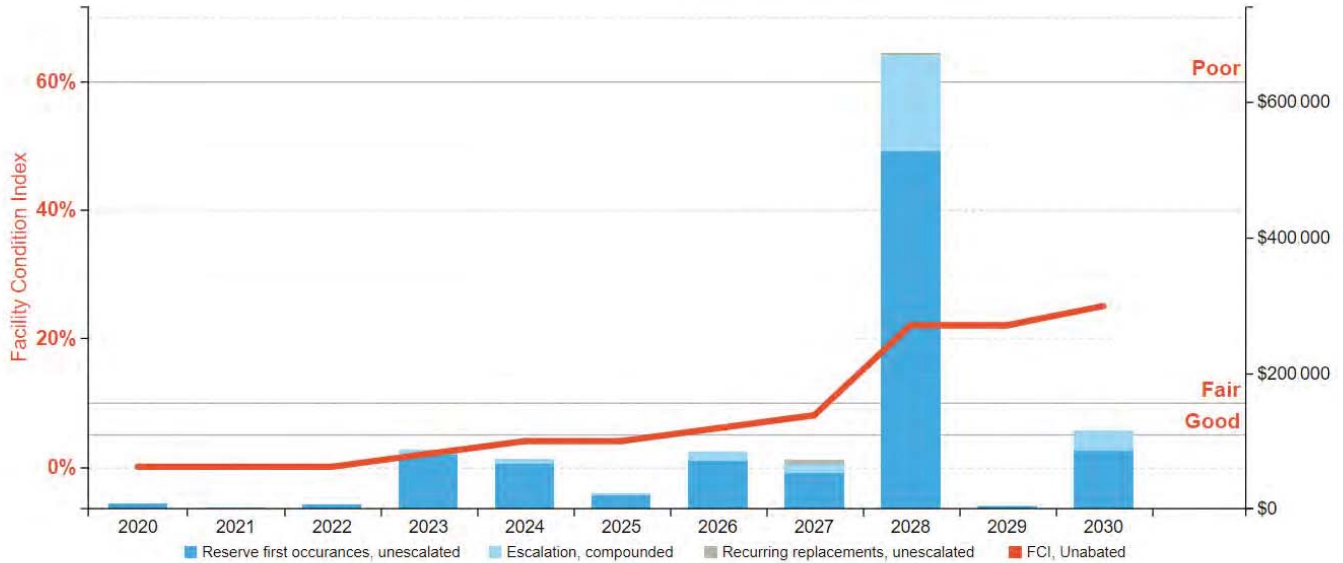
FCI Analysis			
FCI Analysis   Reggie Rodriguez Park (7.6 acres)			
<i>Replacement Value</i>	<i>Total SF</i>	<i>Cost/SF</i>	
\$ 4,634,800	331,056	\$ 14	
<b>Current FCI</b>		\$ 8,300	<b>0.2 %</b>
3-Year		\$ 104,600	2.3 %
5-Year		\$ 201,200	4.3 %
10-Year		\$ 1,137,600	24.5 %

The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis.

## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Reggie Rodriguez Park (7.6 acres)

Replacement Value: \$ 4,634,784; Inflation rate: 3.0%



## Immediate Needs

Facility/Building	Total Items	Total Cost
Reggie Rodriguez Park (7.6 acres)	1	\$8,235
<b>Total</b>	<b>1</b>	<b>\$8,235</b>

### Reggie Rodriguez Park (7.6 acres)

ID	Location	UF Code	Description	Condition	Plan Type	Cost
1821225	Reggie Rodriguez Park (7.6 acres) / Site	Z105X	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$8,235
<b>Total (1 Items)</b>						<b>\$8,235</b>

## Key Findings



### Exterior Door in Poor condition.

Metal Wire Mesh  
Restroom Building Restroom Building-Women's Restroom

Uniformat Code: B2039  
Recommendation: **Replace in 2021**

Priority Score: **88.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,100

\$\$\$

The door is badly rusted and deteriorated. - AssetCALC ID: 1821168



**Interior Ceiling Finish in Poor condition.**

Hard Tile Ceiling w/ ACT  
Community Center Building Recreation Center-  
2nd Floor Offices

Uniformat Code: C3032  
Recommendation: **Replace in 2022**

Priority Score: **83.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$200

\$\$\$\$

Some damaged ceiling tiles in the 2nd floor offices. - AssetCALC ID: 1821127

## 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

<b>Safety</b>	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
<b>Performance/Integrity</b>	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
<b>Accessibility</b>	■	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
<b>Environmental</b>	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
<b>Retrofit/Adaptation</b>	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
<b>Lifecycle/Renewal</b>	■	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: \$1,150,300

## 2. Community Center Building



### Community Center: Systems Summary

<b>Address</b>	200 West Mines Avenue, Montebello, California 90640	
<b>Constructed/Renovated</b>	2001	
<b>Building Size</b>	6,800 SF	
<b>Number of Stories</b>	2	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure on concrete slab	Good
<b>Façade</b>	Stucco with aluminum windows	Fair
<b>Roof</b>	Flat construction with modified bituminous finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board, vinyl Floors: VCT, Concrete Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	Hydraulic: 1 car	Fair
<b>Plumbing</b>	Copper supply and cast iron waste & venting Gas water heater Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Individual package units Supplemental components: ductless split-systems	Fair

## Community Center: Systems Summary

<b>Fire Suppression</b>	Wet-pipe sprinkler system; fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8, LED, CFL Emergency: None	Fair
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	NA	



## Community Center Building: Systems Expenditure Forecast

### System Expenditure Forecast

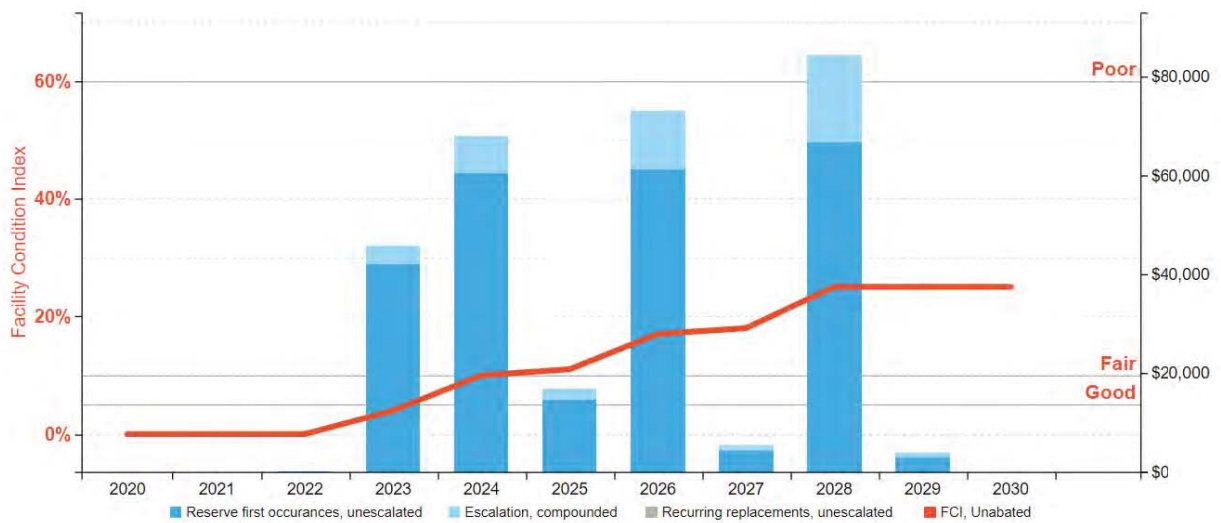
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$31,000	-	-	\$82,600	\$113,500
Roofing	-	-	-	-	\$57,000	\$57,000
Interiors	-	\$14,400	\$900	\$47,800	\$26,400	\$89,600
Elevators	-	-	-	\$3,900	\$88,900	\$92,800
Plumbing	-	-	-	\$4,000	\$22,700	\$26,700
Fire Suppression	-	-	-	\$13,400	-	\$13,400
HVAC	-	-	\$16,900	\$16,000	\$4,600	\$37,400
Electrical	-	\$800	\$67,200	-	-	\$68,000
Fire Alarm & Comm	-	-	-	\$81,900	-	\$81,900
Site Development	-	-	-	-	\$2,600	\$2,600
<b>TOTALS</b>	-	<b>\$46,200</b>	<b>\$85,000</b>	<b>\$167,000</b>	<b>\$284,800</b>	<b>\$582,900</b>

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

### Needs by Year with Unaddressed FCI Over Time

#### FCI Analysis: Reggie Rodriguez Park (7.6 acres) Community Center Building

Replacement Value: \$ 1,192,500; Inflation rate: 3.0%



### 3. Restroom Building



Restroom Building: Systems Summary		
<b>Address</b>	200 West Mines Avenue, Montebello, California 90640	
<b>Constructed/Renovated</b>	1960's	
<b>Building Size</b>	750 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls and wood-framed roofs	Good
<b>Façade</b>	Painted CMU with no windows	Fair
<b>Roof</b>	Gable construction with asphalt shingles	Fair
<b>Interiors</b>	Not available due to entry doors being welded close	Missing
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast iron waste & venting Toilets, urinals, and sinks in all restrooms-Not available due to entry doors being welded close	Missing
<b>HVAC</b>	None	--
<b>Fire Suppression</b>	N/A	--

## Restroom Building: Systems Summary

<b>Electrical</b>	Source and Distribution: Main switchboard with copper wiring Interior Lighting: Not available due to entry doors being welded close Emergency: None	Fair
<b>Fire Alarm</b>	N/A	--
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Not available due to entry doors being welded close	
<b>Key Issues and Findings</b>	Exterior doors are in poor condition	

## Restroom Building: Systems Expenditure Forecast

### System Expenditure Forecast

System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$7,900	-	-	\$11,600	\$19,500
Roofing	-	-	-	-	\$10,300	\$10,300
Plumbing	-	\$1,700	-	\$12,200	-	\$13,900
Electrical	-	\$900	-	\$70,000	-	\$70,900
<b>TOTALS</b>	-	<b>\$10,500</b>	-	<b>\$82,200</b>	<b>\$21,900</b>	<b>\$114,600</b>

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

### Needs by Year with Unaddressed FCI Over Time

Not available

## 4. Site Summary



Site Information		
<b>Lot Size</b>	7.6 acres (estimated)	
<b>Parking Spaces</b>	30 total spaces all in open lots; 1 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Pavement/Flatwork</b>	Asphalt lots with areas of concrete and concrete sidewalks and curbs	Fair
<b>Site Development</b>	Property entrance signages, chain-link and CMU fencing, CMU dumpster enclosures Playgrounds and sports courts with bleachers, fencing and gates, and site lights Moderate furnished park benches, picnic tables, trash receptacles, grills, flagpoles	Fair
<b>Landscaping and Topography</b>	Moderate landscaping features Irrigation present No retaining walls Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: HPS, halogen, metal halide Building-mounted: HPS, CFL, Pedestrian walkway and accent landscaping lighting	Fair
<b>Ancillary Structures</b>	Picnic shelter and Softball field dugout	Fair



## Site Information

<b>Accessibility</b>	Potential moderate/major issues have been identified associated with the site areas and a detailed accessibility study is recommended. See Appendix C
<b>Key Issues and Findings</b>	N/A

## Site: Systems Expenditure Forecast

### System Expenditure Forecast

System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	\$5,900	-	-	\$5,900
Facade	-	-	-	-	\$3,000	\$3,000
Roofing	-	-	-	\$2,500	-	\$2,500
Plumbing	-	-	-	\$26,600	-	\$26,600
Equipment/Special	-	-	-	\$8,900	\$3,300	\$12,200
Site Development	-	\$4,400	\$5,600	\$44,100	\$291,600	\$345,800
Site Lighting	-	\$28,800	-	\$551,100	-	\$579,900
Pavement	-	\$6,600	-	\$66,700	\$246,900	\$320,100
Landscaping	-	-	-	-	\$1,410,900	\$1,410,900
Accessibility	\$8,200	-	-	-	-	\$8,200
<b>TOTALS</b>	<b>\$8,200</b>	<b>\$39,800</b>	<b>\$11,500</b>	<b>\$699,900</b>	<b>\$1,955,700</b>	<b>\$2,715,100</b>



## 5. Property Space Use and Observed Areas

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### Unit Allocation

All 7.6 acres of the property are occupied by the City of Montebello. The spaces are mostly public park with supporting restrooms building, a community center, basketball court and a softball field.

### Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. The restrooms at the Restroom Building were not accessible (welded metal security doors) and a proper ladder could not be provided by the POC to access the Community Center Building's roof. Other areas accessed included the site within the property boundaries, the exterior of the property.

### Key Spaces Not Observed

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

- Restroom Building interior- welded metal security doors
- Community Center roof, Lack of ladder or other means of egress

## 6. 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.

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 those areas and categories set forth in the tables throughout this report. 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 Bureau Veritas’s undertaking. Only a representative sample of areas was observed, and actual measurements were not taken to verify compliance.

An accessibility study has not been performed at the site. A comprehensive ADA Compliance Survey will reveal specific aspects of the property that are not in compliance. Since some areas or categories above were identified as having major or moderate associated issues, Bureau Veritas recommends such a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

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.

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.

Accessibility Issues			
	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Parking</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Exterior Path of Travel</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Interior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input type="checkbox"/>	Restrooms Not Accessible
<b>Elevators</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Campus Accessibility: Photographic Overview



Parking Lot



Parking Lot



Picnic Shelter



BBQ Grill



Playground



Drinking Fountain

The table below is intended to be used as a general reference guide to help differentiate the orders of magnitude between some of the more commonly observed accessibility issues. The table is not intended to be all-inclusive, and boxes checked in the tables above do not necessarily mean those specific problems or shortcomings cited as examples below exist at the subject buildings and sites. Reference the photos above and/or *Key Findings* section for visuals and/or more specifics about the subject site conditions.

<b>Reference Guide</b>			
	<b>Major Issues</b> <i>(ADA study recommended)</i>	<b>Moderate Issues</b> <i>(ADA study recommended)</i>	<b>Minor/No Issues</b>
<b>Parking</b>	<ul style="list-style-type: none"> <li>- Needs full reconstruction</li> <li>- Excessive slopes over 3% require major re-grading</li> <li>- No level locations to add required spaces</li> </ul>	<ul style="list-style-type: none"> <li>- No or non-compliant curb cuts</li> <li>- Moderate difficulty to add required accessible spaces</li> <li>- Slopes close to compliant</li> </ul>	<ul style="list-style-type: none"> <li>- Painting of markings needed</li> <li>- Signage height non-compliant</li> <li>- Signage missing</li> </ul>
<b>Exterior Path of Travel</b>	<ul style="list-style-type: none"> <li>- Large areas of sidewalks with excessive slopes</li> <li>- No ramp when needed</li> <li>- Ramps with excessive slopes</li> </ul>	<ul style="list-style-type: none"> <li>- Ramps need rails</li> <li>- Ramps need rail extensions</li> <li>- Need significant # of lever handles</li> <li>- All or most entrance door exterior maneuvering clearance areas with excessive slopes</li> </ul>	<ul style="list-style-type: none"> <li>- One entrance door exterior maneuvering clearance area with excessive slope</li> <li>- A few doorknobs instead of lever handles</li> <li>- Non-compliant signage</li> </ul>
<b>Interior Path of Travel</b>	<ul style="list-style-type: none"> <li>- All or most interior doors appear less than 32" wide</li> <li>- Corridors less than 36" wide</li> <li>- No ramp when needed</li> <li>- Ramps with excessive slopes</li> <li>- Non-compliant treads/risers at means of egress stairways</li> </ul>	<ul style="list-style-type: none"> <li>- Single height drinking fountains</li> <li>- Drinking fountain too high or protrudes into accessible route</li> <li>- Ramps need rails</li> <li>- Ramps need rail extensions</li> <li>- Need significant # of lever handles</li> <li>- Non-compliant rail extensions at egress stairways</li> <li>- All/most door thresholds high</li> </ul>	<ul style="list-style-type: none"> <li>- One door threshold too high</li> <li>- A few doorknobs instead of lever handles</li> <li>- Non-compliant door pressures</li> <li>- Non-compliant signage</li> <li>- Switches not within reach range</li> </ul>
<b>Public Use Restrooms</b>	<ul style="list-style-type: none"> <li>- No ADA RR on each accessible floor</li> <li>- Restroom(s) too small</li> <li>- Entire restroom(s) requires renovation</li> <li>- Water closet clearance requires moving walls</li> </ul>	<ul style="list-style-type: none"> <li>- Interior doors appear less than 32" wide</li> <li>- Missing or non-compliant grab bars</li> <li>- Easily fixable clearance issues</li> </ul>	<ul style="list-style-type: none"> <li>- Minor height adjustments required</li> <li>- Non-compliant door pressures</li> <li>- Missing a visual strobe (only required if audible fire alarm already present)</li> <li>- Missing lavatory pipe wraps</li> <li>- Signage not compliant</li> </ul>
<b>Elevators</b>	<ul style="list-style-type: none"> <li>- No elevator present when required</li> <li>- Elevator cab too small</li> </ul>	<ul style="list-style-type: none"> <li>- Panel control buttons not at compliant height</li> <li>- No hands-free emergency communication system</li> <li>- Elevator only has mechanical stops</li> </ul>	<ul style="list-style-type: none"> <li>- Audible/visual signals at every floor may be lacking</li> <li>- Minor signage / Braille issues</li> </ul>
<b>Kitchens/Kitchenettes</b>	<ul style="list-style-type: none"> <li>- Clear space for each appliance not present</li> <li>- Clearance between opposing counters too narrow</li> </ul>	<ul style="list-style-type: none"> <li>- Sink and counter too high</li> <li>- Sink knee and toe clearance not provided where required (built-in)</li> <li>- Less than 50% of cabinetry within reach range</li> </ul>	<ul style="list-style-type: none"> <li>- Dispensers not within reach range</li> <li>- Switches not within reach range</li> <li>- Missing sink pipe wraps if knee and toe clearance required</li> </ul>



## 7. Purpose and Scope

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### 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	
<b>Excellent</b>	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.
<b>Good</b>	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.
<b>Fair</b>	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.
<b>Poor</b>	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.
<b>Failed</b>	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
<b>Not Applicable</b>	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.

## 8. Opinions of Probable Costs

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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.

## 9. Certification

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City of Montebello (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Reggie Rodriguez Park, 200 West Mines Avenue, Montebello, California 90640, 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 on behalf of and exclusively for the use of the Client for the purpose stated within the *Purpose and Scope* section of this report. The report, or any excerpt thereof, shall not be used by any party other than the Client or for any other purpose than that specifically stated in our agreement or within the *Purpose and Scope* section of this report without the express written consent of Bureau Veritas.

Any reuse or distribution of this report without such consent shall be at the Client and the recipient's sole risk, without liability to Bureau Veritas.

**Prepared by:** Mouaz Alrayes  
Project Manager

**Reviewed by:**



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## 10. Appendices

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- Appendix A: Photographic Record
- Appendix B: Site Plan
- Appendix C: Pre-Survey Questionnaire
- Appendix D: Component Condition Report
- Appendix E: Replacement Reserves
- Appendix F: Equipment Inventory List

**Appendix A:**  
Photographic Record

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1	SITE SIGNAGE
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2	PARK VIEW
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3	PARK VIEW
---	-----------



4	PARK VIEW
---	-----------



5	PICNIC SHELTER
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6	PICNIC SHELTER
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7	PICNIC TABLE
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8	PICNIC TABLE
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9	TRASH RECEPTACLE
---	------------------



10	TRASH RECEPTACLE
----	------------------



11	PLAY STRUCTURE
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12	PLAY STRUCTURE
----	----------------



13	BASKETBALL COURT
----	------------------



14	BASKETBALL COURT
----	------------------



15	SOFTBALL FIELD
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16	SOFTBALL FIELD
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17	SOFTBALL FIELD BLEACHER
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18	SOFTBALL FIELD BLEACHER
----	-------------------------





19	PARKING LOT
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20	PARKING LOT
----	-------------



21	CONCRETE PATHWAY
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22	CONCRETE PATHWAY
----	------------------



23	BASKETBALL COURT LIGHT POLE
----	-----------------------------



24	SOFTBALL FIELD LIGHT POLE
----	---------------------------



25 PARK FENCE



26 PARK FENCE



27 DUMPSTER ENCLOSURES



28 BACKFLOW PREVENTER



29 RESTROOM BUILDING FRONT ELEVATION



30 RESTROOM BUILDING RIGHT ELEVATION





31	RESTROOM BUILDING LEFT ELEVATION
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32	RESTROOM BUILDING REAR ELEVATION
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33	COMMUNITY CENTER FRONT ELEVATION
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34	COMMUNITY CENTER RIGHT ELEVATION
----	----------------------------------



35	COMMUNITY CENTER LEFT ELEVATION
----	---------------------------------



36	COMMUNITY CENTER REAR ELEVATION
----	---------------------------------

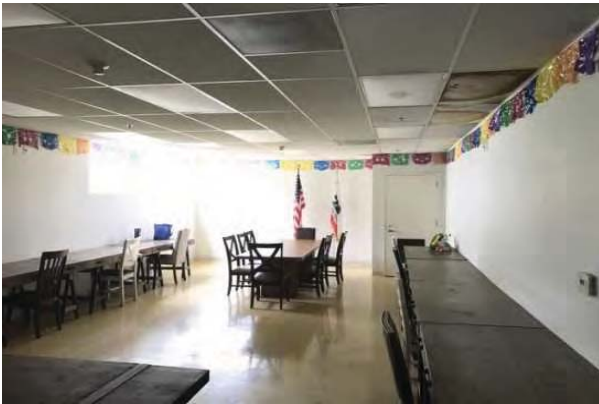




37 COMMUNITY BUILDING ROOF



38 RESTROOM BUILDING ROOF



39 COMMUNITY CENTER INTERIOR



40 COMMUNITY CENTER INTERIOR



41 COMMUNITY CENTER INTERIOR



42 COMMUNITY CENTER INTERIOR



43 COMMUNITY CENTER INTERIOR



44 COMMUNITY CENTER INTERIOR



45 COMMUNITY CENTER INTERIOR



46 COMMUNITY CENTER INTERIOR



47 COMMUNITY CENTER RESTROOM



48 COMMUNITY CENTER INTERIOR



49	COMMUNITY CENTER RESTROOM
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50	COMMUNITY CENTER RESTROOM
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51	RESTROOM BUILDING SWITCHBOARD
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52	COMMUNITY CENTER BUILDING SWITCHBOARD
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53	COMMUNITY CENTER FIRE ALARM PANEL
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54	COMMUNITY CENTER FIRE EXTINGUISHER
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55	COMMUNITY CENTER WATER HEATER
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56	COMMUNITY CENTER ELEVATOR, HYDRAULIC
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57	COMMUNITY CENTER ELEVATOR CAB FINISHES
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58	COMMUNITY CENTER RTU
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59	COMMUNITY CENTER SPLIT SYSTEM CONDENSER
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60	COMMUNITY CENTER GAS METER
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**Appendix B:**  
Site Plan

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# Site Plan



 <p><b>BUREAU VERITAS</b></p>	<b>Project Number</b>	<b>Project Name</b>	
	142318.20R000-003.354	Reggie Rodriguez Park KTUA Landscape Architects	
	<b>Source</b>	<b>On-Site Date</b>	
	Google	April 17, 2020	



**Appendix C:**  
Pre-Survey Questionnaire

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A PRE-SURVEY QUESTIONNAIRE WAS NOT RECEIVED

**Appendix D:**  
Component Condition Report

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Component Condition Report | Reggie Rodriguez Park (7.6 acres) / Community Center Building

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Recreation Center	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	8,600 SF	3	1821182
B2021	Recreation Center	Fair	Window, 12 SF	13	11	1821125
B2021	Recreation Center	Fair	Window, 24 SF	9	11	1821169
B2032	Recreation Center	Fair	Exterior Door, Steel	6	21	1821189
B2034	Recreation Center	Fair	Overhead Door, Overhead Door	1	11	1821219
B2034	Building exterior	Fair	Overhead/Dock Door, 400 SF	1	11	1821177
<b>Roofing</b>						
B3011	Roof	Fair	Roof, Modified Bituminous	3,400 SF	13	1821144
B3021	Roof	Fair	Roof Skylight, per unit (20 SF)	1	14	1821155
<b>Interiors</b>						
C1021	Recreation Center	Fair	Interior Door, Steel	10	21	1821210
C1031	Recreation Center-Men's Restroom	Fair	Toilet Partitions, Metal	1	12	1821205
C1031	Recreation Center-Women's Restroom	Fair	Toilet Partitions, Metal	3	12	1821238
C3012	Recreation Center-Women's Restroom	Fair	Interior Wall Finish, Vinyl	120 SF	11	1821179
C3012	Recreation Center-Throughout	Fair	Interior Wall Finish, any surface, Prep & Paint	7,900 SF	3	1821215
C3012	Recreation Center-Men's Restroom	Fair	Interior Wall Finish, Vinyl	95 SF	11	1821190
C3021	Recreation Center-Men's Restroom	Fair	Interior Floor Finish, any surface w/ Paint or Sealant, Prep & Paint	240 SF	4	1821133
C3021	Recreation Center-Women's Restroom	Fair	Interior Floor Finish, any surface w/ Paint or Sealant, Prep & Paint	240 SF	4	1821227
C3024	Recreation Center-Throughout	Fair	Interior Floor Finish, Vinyl Tile (VCT)	4,500 SF	8	1821196
C3032	Recreation Center-2nd Floor Offices	Poor	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	50 SF	2	1821127
C3032	Recreation Center-Throughout	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	3,600 SF	6	1821148
<b>Elevators</b>						
D1011	Recreation Center Electrical Room	Fair	Elevator, 1500 - 2500 LB, Renovate	1	11	1821164
D1019	Recreation Center	Fair	Elevator Cab Finishes, Standard w/out Stainless Steel Doors	1	6	1821173
<b>Plumbing</b>						
D2011	Recreation Center-Women's Restroom	Fair	Toilet, GPF	3	13	1821181
D2011	Recreation Center-Men's Restroom	Fair	Toilet, GPF	1	13	1821131
D2012	Recreation Center-Men's Restroom	Fair	Urinal, GPF	2	17	1821218
D2014	Recreation Center-Women's Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	17	1821126
D2014	Recreation Center-Men's Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	13	1821211
D2018	Recreation Center	Fair	Drinking Fountain, Interior	1	9	1821229
D2023	Recreation Center	Fair	Water Heater, 50 GAL	1	9	1821178
D2029	Recreation Center-Throughout	Fair	Plumbing System, Supply & Sanitary, Low Density (INCL fixtures)	6,800 SF	21	1821611
<b>Fire Suppression</b>						
D4019	Recreation Center-Throughout	Fair	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	6,800 SF	21	1821612
D4019	Recreation Center-Throughout	Fair	Sprinkler Heads (per SF)	6,800 SF	6	1821141
<b>HVAC</b>						
D3032	Roof	Fair	Condensing Unit, Split System, 1 Ton	1	5	1821231
D3042	Recreation Center-Women's Restroom	Fair	Exhaust Fan, Bathroom Residential	1	6	1821143
D3042	Recreation Center-Men's Restroom	Fair	Exhaust Fan, Bathroom Residential	1	6	1821199

**Component Condition Report | Reggie Rodriguez Park (7.6 acres) / Community Center Building**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	Roof	Fair	Packaged Unit (RTU), 5 Ton	1	8	1821236
D3052	Roof	Fair	Packaged Unit (RTU), 5 Ton	1	5	1821208
<b>Electrical</b>						
D5012	Recreation Center Electrical Room	Fair	Building/Main Switchboard, 800 AMP	1	21	1821220
D5019	Recreation Center-Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	6,800 SF	24	1826120
D5022	Recreation Center	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	3	3	1821146
D5029	Recreation Center-Throughout	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	6,800 SF	4	1821221
<b>Fire Alarm &amp; Comm</b>						
D5037	Recreation Center-Throughout	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	6,800 SF	8	1821165
D5037	Recreation Center Electrical Room	Fair	Fire Alarm Control Panel, Basic/Zoned	1	7	1821201
D5038	Recreation Center	Fair	Security/Surveillance System, Cameras and CCTV, Install	5,900 SF	6	1821235
<b>Site Development</b>						
G2044	Recreation Center	Fair	Signage, Property, Monument/Pylon	1	15	1821207

**Component Condition Report | Reggie Rodriguez Park (7.6 acres) / Restroom Building**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Restroom Building	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	960 SF	3	1821226
B2032	Restroom Building	Fair	Exterior Door, Steel	1	16	1821121
B2039	Restroom Building-Men's Restroom	Fair	Exterior Door, Metal Wire Mesh	1	3	1821161
B2039	Restroom Building-Women's Restroom	Poor	Exterior Door, Metal Wire Mesh	1	1	1821168
<b>Roofing</b>						
B3011	Restroom Building	Fair	Roof, Asphalt Shingle 20-Year	1,100 SF	11	1821175
B3021	Restroom Building	Fair	Roof Skylight, per unit (9-20 SF)	2	11	1821145
<b>Plumbing</b>						
D2014	Restroom Building	Fair	Service Sink, Wall-Hung	1	3	1821194
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	750 SF	10	1826121
<b>Electrical</b>						
D5012	Restroom Building	Fair	Building/Main Switchboard, 400 AMP	1	8	1821232
D5019	Throughout	Fair	Full Electrical System Upgrade, Low Density/Complexity	750 SF	10	1826122
D5022	Restroom Building	Fair	Light Fixture, 250 WATT	3	3	1821206

**Component Condition Report | Reggie Rodriguez Park (7.6 acres) / Site**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
B1022	Softball Field-Dugout 2	Fair	Roof Structure, Wood Trusses	120 SF	4	1821160
B1022	Softball Field-Dugout 1	Fair	Roof Structure, Wood Trusses	120 SF	4	1821150
<b>Facade</b>						
B2039	Site	Fair	Pedestrian Gate, Wrought Iron	1	18	1821156
B2039	Site	Fair	Pedestrian Gate, Wrought Iron	1	18	1821230
<b>Roofing</b>						
B3011	Picnic Shelter	Fair	Roof, Asphalt Shingle 20-Year	450 SF	10	1821137

**Component Condition Report | Reggie Rodriguez Park (7.6 acres) / Site**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Plumbing</b>						
D2018	Softball Field	Fair	Drinking Fountain, Outside/Site Style	1	10	1821162
D2021	Site	Fair	Backflow Preventer, 8 INCH	1	10	1821199
D2021	Site	Fair	Backflow Preventer, 4 INCH	1	21	1821202
<b>Equipment/Special</b>						
E1099	Softball Field	Fair	Bleacher, Telescoping Manual, 21 to 30 Tier	1	12	1821134
E1099	Softball Field	Fair	Bleacher, Telescoping Manual, 21 to 30 Tier	1	12	1821120
E1099	Softball Field	Fair	Bleacher, Telescoping Manual, to 15 Tier	1	12	1821170
F1041	Site	Fair	Circulation Pump, 2	1	6	1821176
<b>Pavement</b>						
G2022	Parking lot	Fair	Parking Lots, Asphalt Pavement, Mill & Overlay	12,500 SF	7	1821184
G2022	Parking lot	Fair	Parking Lots, Asphalt Pavement, Seal & Stripe	12,500 SF	2	1821124
G2031	Site	Fair	Pedestrian Pavement, Sidewalk, Concrete Large Areas	14,800 SF	15	1821217
<b>Site Development</b>						
G2041	Site	Fair	Fences & Gates, Chain Link, 6' High	250 LF	18	1821195
G2041	Softball Field	Fair	Fences & Gates, Chain Link, 8' High	150 LF	12	1821452
G2041	Site	Fair	Fences & Gates, Chain Link, 6' High	480 LF	18	1821183
G2041	Site	Fair	Fence or Screen Walls, Concrete Block (CMU)	145 SF	30	1821132
G2041	Site	Fair	Fences & Gates, Chain Link, 8' High	510 LF	18	1821174
G2044	Site	Fair	Signage, Property, Monument/Pylon, Replace/Install	1	10	1821167
G2044	Site	Fair	Signage, Property, Monument/Pylon, Replace/Install	1	10	1821166
G2045	Restroom Building Exterior	Fair	Site Furnishings, Trash Receptacle, Fixed, Thermoplastic Coated	1	18	1821139
G2045	Site	Fair	Site Furnishings, Park Bench, Metal/Wood/Plastic	1	15	1821209
G2045	Playground	Fair	Site Furnishings, Park Bench, Metal/Wood/Plastic	2	12	1821140
G2045	Site	Fair	Site Furnishings, Trash Receptacle, Fixed, Thermoplastic Coated	1	18	1821193
G2045	Site	Fair	Site Furnishings, Trash Receptacle, Fixed, Thermoplastic Coated	1	18	1821147
G2045	Site	Fair	Site Furnishings, Trash Receptacle, Fixed, Thermoplastic Coated	1	18	1821214
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal	2	15	1821212
G2045	Playground	Fair	Site Furnishings - Metal Trash Receptacles	1	10	1821135
G2045	Restroom Building Exterior	Fair	Park Grill (Barbeque)	1	6	1821157
G2045	Site	Fair	Site Furnishings, Trash Receptacle, Fixed, Thermoplastic Coated	2	18	1821130
G2045	Picnic Shelter	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal	6	15	1821153
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal	2	15	1821191
G2045	Picnic Shelter	Fair	Site Furnishings, Trash Receptacle, Fixed, Thermoplastic Coated	2	15	1821138
G2045	Softball Field-Dugout 2	Fair	Site Furnishings, Park Bench, Metal/Wood/Plastic	3	5	1821128
G2045	Restroom Building Exterior	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal	3	15	1821151
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal	1	15	1821200
G2045	Site	Fair	Site Furnishings - Metal Trash Receptacles, Trash Receptacle, Fixed, Thermoplastic Coated	1	11	1821192
G2045	Softball Field-Dugout 1	Fair	Site Furnishings, Park Bench, Metal/Wood/Plastic	3	5	1821180
G2045	Site	Fair	Site Furnishings - Metal Trash Receptacles	1	9	1821216
G2045	Site	Fair	Site Furnishings - Metal Trash Receptacles	1	10	1821204
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal	2	15	1821140



**Component Condition Report | Reggie Rodriguez Park (7.6 acres) / Site**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2045	Picnic Shelter	Fair	Park Grill (Barbecue)	1	6	1821233
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal	2	15	1821171
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal	2	15	1821228
G2045	Site	Fair	Site Furnishings, Trash Receptacle, Fixed, Thermoplastic Coated	1	18	1821163
G2047	Playground	Fair	Play Structure, Medium	1	13	1821136
G2047	Softball Field	Fair	Play Surfaces & Sports Courts, Sand	15,500 SF	11	1821222
G2047	Basketball Court	Fair	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	8,100 SF	3	1821237
G2047	Playground	Fair	Play Surfaces & Sports Courts, Wood Chips, 3" Depth	5,000 SF	8	1821187
G2047	Basketball Court	Fair	Sports Apparatus, Basketball Backstop	6	16	1821224
G2048	Site	Fair	Flagpole, Metal	1	18	1821122
G2049	Site	Fair	Dumpster Accessories, Enclosures, Concrete Block (CMU), 8' High, Replace/Install	20 LF	25	1821129
<b>Landscaping</b>						
G2057	Site	Fair	Irrigation System, Replace/Install	250,000 SF	13	1821172
<b>Site Lighting</b>						
G4021	Softball Field	Fair	Site Pole Light, 1000 WATT, Replace/Install	1	8	1821159
G4021	Basketball Court	Fair	Site Pole Light, 400 WATT, Replace/Install	6	3	1821188
G4021	Softball Field	Fair	Site Pole Light, 21000 WATT, Replace/Install	1	8	1821197
G4021	Site	Fair	Site Pole Light, 40' High, 400 W (LED Lamp Replacement)	1	8	1821185
G4021	Site	Fair	Site Pole Light, 200 WATT, Replace/Install	5	10	1821166
G4021	Softball Field	Fair	Site Pole Light, 1000 WATT, Replace/Install	1	8	1821149
G4021	Site	Fair	Site Pole Light, 1000 WATT, Replace/Install	1	8	1821203
G4021	Softball Field	Fair	Site Pole Light, 1000 WATT, Replace/Install	1	8	1821158
<b>Accessibility</b>						
Z105X	Throughout	NA	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	1821225

**Appendix E:**  
Replacement Reserves

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Replacement Reserves Report

5/12/2020

Facility	Building	Uniform Code	Cost Description	Lifespan (EUB/Age)	RUL	Quantity/Unit	Unit Cost / Subtotal 2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate		
Reggie Rodriguez Park (7.6 acres)	Community Center Building B2011	1821162	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	\$900	\$3,290	\$28,328																				\$56,675	
Reggie Rodriguez Park (7.6 acres)	Community Center Building B2021	1821125	Window, 12 SF, Replace	30	19	11	13	EA	\$713.70	\$9,278																			\$9,278	
Reggie Rodriguez Park (7.6 acres)	Community Center Building B2021	1821169	Window, 24 SF, Replace	30	19	11	9	EA	\$1,043.10	\$9,388																			\$9,388	
Reggie Rodriguez Park (7.6 acres)	Community Center Building B2034	1821219	Overhead Door, Overhead Door, Replace	30	19	11	1	EA	\$1,043.10	\$1,043																			\$1,043	
Reggie Rodriguez Park (7.6 acres)	Community Center Building B2034	1821177	Overhead Dock Door, 400 SF, Replace	30	19	11	1	EA	\$9,882.00	\$9,882																			\$9,882	
Reggie Rodriguez Park (7.6 acres)	Community Center Building B3011	1821144	Roof, Modified Blumount, Replace	20	7	13	3400	SF	\$10.98	\$37,332																			\$37,332	
Reggie Rodriguez Park (7.6 acres)	Community Center Building B3021	1821155	Roof Skylight, per unit (20 SF), Replace	30	16	14	1	EA	\$1,427.40	\$1,427																			\$1,427	
Reggie Rodriguez Park (7.6 acres)	Community Center Building C1011	1821205	Toilet Partitions, Metal, Replace	20	8	12	1	EA	\$933.30	\$933																			\$933	
Reggie Rodriguez Park (7.6 acres)	Community Center Building C1011	1821238	Toilet Partitions, Metal, Replace	20	8	12	3	EA	\$933.30	\$2,800																			\$2,800	
Reggie Rodriguez Park (7.6 acres)	Community Center Building C3012	1821215	Interior Wall Finish, any surface, Prep & Paint	10	7	3	7800	SF	\$1.65	\$13,011																			\$13,011	
Reggie Rodriguez Park (7.6 acres)	Community Center Building C3012	1821179	Interior Wall Finish, Vinyl, Replace	15	4	11	120	SF	\$2.75	\$329																			\$329	
Reggie Rodriguez Park (7.6 acres)	Community Center Building C3021	1821190	Interior Wall Finish, Vinyl, Replace	15	4	11	95	SF	\$2.75	\$261																			\$261	
Reggie Rodriguez Park (7.6 acres)	Community Center Building C3021	1821133	Interior Floor Finish, any surface w/ Paint or Scalett, Prep & Paint	10	6	4	240	SF	\$1.65	\$395																			\$395	
Reggie Rodriguez Park (7.6 acres)	Community Center Building C3021	1821227	Interior Floor Finish, any surface w/ Paint or Scalett, Prep & Paint	10	6	4	240	SF	\$1.65	\$395																				\$395
Reggie Rodriguez Park (7.6 acres)	Community Center Building C3024	1821199	Interior Floor Finish, Any Tile (VCT), Replace	15	7	8	4000	SF	\$5.49	\$24,705																				\$24,705
Reggie Rodriguez Park (7.6 acres)	Community Center Building C3032	1821127	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	25	23	2	50	SF	\$3.84	\$192																				\$192
Reggie Rodriguez Park (7.6 acres)	Community Center Building C3032	1821148	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	19	6	3800	SF	\$3.84	\$13,835																				\$13,835
Reggie Rodriguez Park (7.6 acres)	Community Center Building D1011	1821164	Elevator, 1500 - 2500 LB, Renovate	30	19	11	1	EA	\$60,390.00	\$60,390																				\$60,390
Reggie Rodriguez Park (7.6 acres)	Community Center Building D1019	1821173	Elevator Cab Finish, Standard w/col Stainless Steel Doors, Replace	10	4	6	1	EA	\$3,294.00	\$3,294																				\$3,294
Reggie Rodriguez Park (7.6 acres)	Community Center Building D2011	1821181	Toilet, GPF, Replace	30	17	13	3	EA	\$1,427.40	\$4,282																				\$4,282
Reggie Rodriguez Park (7.6 acres)	Community Center Building D2011	1821131	Toilet, GPF, Replace	30	17	13	1	EA	\$1,427.40	\$1,427																				\$1,427
Reggie Rodriguez Park (7.6 acres)	Community Center Building D2012	1821218	Urinal, GPF, Replace	30	13	17	2	EA	\$1,207.80	\$2,416																				\$2,416
Reggie Rodriguez Park (7.6 acres)	Community Center Building D2014	1821211	Sink/Lavatory, Wash-Hung, Veneer China, Replace	30	17	13	2	EA	\$1,647.00	\$3,294																				\$3,294
Reggie Rodriguez Park (7.6 acres)	Community Center Building D2014	1821238	Sink/Lavatory, Wash-Hung, Veneer China, Replace	30	13	17	2	EA	\$1,647.00	\$3,294																				\$3,294
Reggie Rodriguez Park (7.6 acres)	Community Center Building D2018	1821229	Drinking Fountain, Interior, Replace	15	6	9	1	EA	\$2,086.20	\$2,086																				\$2,086
Reggie Rodriguez Park (7.6 acres)	Community Center Building D2023	1821178	Water Heater, 50 GAL, Replace	15	6	9	1	EA	\$986.20	\$986																				\$986
Reggie Rodriguez Park (7.6 acres)	Community Center Building D3002	1821231	Condensing Unit, Split System, 1 Ton, Replace	15	10	6	1	EA	\$2,625.40	\$2,625																				\$2,625
Reggie Rodriguez Park (7.6 acres)	Community Center Building D3042	1821143	Exhaust Fan, Bathroom Residential, Replace	15	9	6	1	EA	\$274.50	\$275																				\$275
Reggie Rodriguez Park (7.6 acres)	Community Center Building D3042	1821198	Exhaust Fan, Bathroom Residential, Replace	15	9	6	1	EA	\$274.50	\$275																				\$275
Reggie Rodriguez Park (7.6 acres)	Community Center Building D3052	1821208	Packaged Unit (RTU), 5 Ton, Replace	20	15	5	1	EA	\$12,078.00	\$12,078																				\$12,078
Reggie Rodriguez Park (7.6 acres)	Community Center Building D3052	1821238	Packaged Unit (RTU), 5 Ton, Replace	20	12	8	1	EA	\$12,078.00	\$12,078																				\$12,078
Reggie Rodriguez Park (7.6 acres)	Community Center Building D4019	1821141	Sprinkler Heads (per SF), Replace	25	19	6	6800	SF	\$1.65	\$11,200																				\$11,200
Reggie Rodriguez Park (7.6 acres)	Community Center Building D5002	1821146	Light Fixture, Exterior Flood (Any Type w/ LED Replacement), 100 W, Replace	20	17	3	3	EA	\$290.58	\$692																				\$692
Reggie Rodriguez Park (7.6 acres)	Community Center Building D5029	1821161	Exterior Door Metal Wire Mesh, Replace	20	16	4	6800	SF	\$47.8	\$807.31																				\$807.31
Reggie Rodriguez Park (7.6 acres)	Community Center Building G2044	1821207	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	5	15	1	EA	\$1,647.00	\$1,647																				\$1,647
Reggie Rodriguez Park (7.6 acres)	Community Center Building D5037	1821201	Fire Alarm Control Panel, Baud/Zone, Replace	15	8	7	1	EA	\$4,392.00	\$4,392																				\$4,392
Reggie Rodriguez Park (7.6 acres)	Community Center Building D5037	1821165	Fire Alarm System, Standard Addressable, Upgrade/Install	20	12	8	6800	SF	\$4.39	\$29,666																				\$29,666
Reggie Rodriguez Park (7.6 acres)	Community Center Building D5038	1821236	Security/Surveillance System, Cameras and CCTV, Install	15	9	6	5900	SF	\$5.49	\$32,391																				\$32,391
Reggie Rodriguez Park (7.6 acres)	Community Center Building B2011	1821228	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	960	SF	\$3.29	\$3,162																				\$3,162
Reggie Rodriguez Park (7.6 acres)	Restroom Building B2032	1821121	Exterior Door Steel, Replace	40	24	16	1	EA	\$658.80	\$659																				\$659
Reggie Rodriguez Park (7.6 acres)	Restroom Building B2039	1821168	Exterior Door Metal Wire Mesh, Replace	10	9	1	1	EA	\$2,086.20	\$2,086																				\$2,086
Reggie Rodriguez Park (7.6 acres)	Restroom Building B2039	1821161	Exterior Door Metal Wire Mesh, Replace	10	7	3	1	EA	\$2,086.20	\$2,086																				\$2,086
Reggie Rodriguez Park (7.6 acres)	Restroom Building B3011	1821175	Roof, Asphalt Shingle 20-Year, Replace	20	9	11	1100	SF	\$4.17	\$4,590																				\$4,590
Reggie Rodriguez Park (7.6 acres)	Restroom Building B3021	1821145	Roof Skylight, per unit (8-20 SF), Replace	30	19	11	2	EA	\$1,427.40	\$2,855																				\$2,855
Reggie Rodriguez Park (7.6 acres)	Restroom Building D2014	1821194	Service Sink, Wash-Hung, Replace	35	32	3	1	EA	\$1,537.20	\$1,537																				\$1,537
Reggie Rodriguez Park (7.6 acres)	Restroom Building D5012	1821871	Plumbing System, Supply & Sanitary, Medium Density (exc Fixtures), Replace	40	30	10	750	SF	\$12.08	\$9,059																				\$9,059
Reggie Rodriguez Park (7.6 acres)	Restroom Building D5012	1821232	Building Main Switchboard, 400 AMP, Replace	40	32	8	1	EA	\$43,920.00	\$43,920																				\$43,920
Reggie Rodriguez Park (7.6 acres)	Restroom Building D5019	1821872	Full Electrical System Upgrade, Low Density/Complexity, Replace	40	30	10	750	SF	\$14.27	\$10,706																				\$10,706
Reggie Rodriguez Park (7.6 acres)	Restroom Building D5022	1821206	Light Fixture, 250 WATT, Replace	20	17	3	3	EA	\$274.50	\$824																				\$824
Reggie Rodriguez Park (7.6 acres)	Site B1022	1821160	Roof Structure, Wood Trusses, Replace	75	71	4	120	SF	\$21.96	\$2,635																				\$2,635
Reggie Rodriguez Park (7.6 acres)	Site B1022	1821150	Roof Structure, Wood Trusses, Replace	75	71	4	120	SF	\$21.96	\$2,635																				\$2,635
Reggie Rodriguez Park (7.6 acres)	Site B2039	1821159	Pedestrian Gate, Wrought Iron, Replace	25	7	18	1	EA	\$978.40	\$978					</															



**Appendix F:**  
Equipment Inventory List

---

Index	ID	UF Code	Component	Building	Capacity	Location Detail	Manufacturer	Model	Serial	Dateplate Yr	Barcode	Qty
<b>DIG CONVERTING</b>												
1	1821164	D1011	Elevator	Reggie Rodriguez Park (7.6 acres) / Community Center Building	20 HP	Recreation Center Electrical Room	ELMO	5275159J21H5W10	OC10X05	2001		
<b>D20 PULMING</b>												
Index	ID	UF Code	Component	Building	Capacity	Location Detail	Manufacturer	Model	Serial	Dateplate Yr	Barcode	Qty
1	1821202	D0321	Backflow Preventer	Reggie Rodriguez Park (7.6 acres) / Site	4 INCH	Location Detail	Manufacturer	Model	Serial	Dateplate Yr	Barcode	Qty
2	1821199	D0321	Backflow Preventer	Reggie Rodriguez Park (7.6 acres) / Site	8 INCH	Site	Weiss Zorn	NR048	No tagplate found	2011		
3	1821176	D0203	Water Heater	Reggie Rodriguez Park (7.6 acres) / Community Center Building	50 GAL	Site	Fibco	856	Illegible	2000		
<b>D80 HVAC</b>												
Index	ID	UF Code	Component	Building	Capacity	Location Detail	Manufacturer	Model	Serial	Dateplate Yr	Barcode	Qty
1	1821231	D0302	Compressing Unit	Reggie Rodriguez Park (7.6 acres) / Community Center Building		Recreation Center	Inaccessible	Inaccessible	Inaccessible			
2	1821143	D0342	Exhaust Fan	Reggie Rodriguez Park (7.6 acres) / Community Center Building		Roof	Inaccessible	Inaccessible	Inaccessible			
3	1821198	D0342	Exhaust Fan	Reggie Rodriguez Park (7.6 acres) / Community Center Building		Recreation Center-Women's Restroom	Inaccessible	Inaccessible	Inaccessible			
4	1821236	D0352	Package Unit (RTU)	Reggie Rodriguez Park (7.6 acres) / Community Center Building		Recreation Center-Mens Restroom	Inaccessible	Inaccessible	Inaccessible			
5	1821208	D0352	Package Unit (RTU)	Reggie Rodriguez Park (7.6 acres) / Community Center Building		Roof	Inaccessible	Inaccessible	Inaccessible			
<b>D90 ELECTRICAL</b>												
Index	ID	UF Code	Component	Building	Capacity	Location Detail	Manufacturer	Model	Serial	Dateplate Yr	Barcode	Qty
1	1821232	D0512	Building/Main Switchboard	Reggie Rodriguez Park (7.6 acres) / Restroom Building	400 AMP	Restroom Building	Square D	SS-12-LGP	A1422818			
2	1821220	D0512	Building/Main Switchboard	Reggie Rodriguez Park (7.6 acres) / Restroom Building	800 AMP	Recreation Center Electrical Room	RSE-SIERRA	14689-1	No tagplate found	2001		
3	1821206	D0522	Light Fixture	Reggie Rodriguez Park (7.6 acres) / Restroom Building	250 WATT	Restroom Building						
4	1821146	D0522	Light Fixture	Reggie Rodriguez Park (7.6 acres) / Restroom Building		Recreation Center						
5	1821201	D0537	Fire Alarm Control Panel	Reggie Rodriguez Park (7.6 acres) / Community Center Building		Recreation Center Electrical Room	Honeywell Fire-Job	SK-3208	No tagplate found			
<b>E10 EQUIPMENT</b>												
Index	ID	UF Code	Component	Building	Capacity	Location Detail	Manufacturer	Model	Serial	Dateplate Yr	Barcode	Qty
1	1821170	E1059	Bleacher	Reggie Rodriguez Park (7.6 acres) / Site		Location Detail						
2	1821154	E1059	Bleacher	Reggie Rodriguez Park (7.6 acres) / Site		Sorbial Field						
3	1821120	E1059	Bleacher	Reggie Rodriguez Park (7.6 acres) / Site		Sorbial Field						
<b>F10 OTHER</b>												
Index	ID	UF Code	Component	Building	Capacity	Location Detail	Manufacturer	Model	Serial	Dateplate Yr	Barcode	Qty
1	1821176	F1041	Circulation Pump	Reggie Rodriguez Park (7.6 acres) / Site	2	Location Detail	John Lurie Pump Inc.					
<b>G40 OTHER</b>												
Index	ID	UF Code	Component	Building	Capacity	Location Detail	Manufacturer	Model	Serial	Dateplate Yr	Barcode	Qty
1	1821159	G4021	Site Pole Light	Reggie Rodriguez Park (7.6 acres) / Site	1000 WATT	Location Detail						
2	1821140	G4021	Site Pole Light	Reggie Rodriguez Park (7.6 acres) / Site	1000 WATT	Sorbial Field						
3	1821203	G4021	Site Pole Light	Reggie Rodriguez Park (7.6 acres) / Site	1000 WATT	Sorbial Field						
4	1821158	G4021	Site Pole Light	Reggie Rodriguez Park (7.6 acres) / Site	1000 WATT	Site						
5	1821166	G4021	Site Pole Light	Reggie Rodriguez Park (7.6 acres) / Site	200 WATT	Sorbial Field						
6	1821197	G4021	Site Pole Light	Reggie Rodriguez Park (7.6 acres) / Site	1000 WATT	Site						
7	1821185	G4021	Site Pole Light	Reggie Rodriguez Park (7.6 acres) / Site	1000 WATT	Sorbial Field						
8	1821188	G4021	Site Pole Light	Reggie Rodriguez Park (7.6 acres) / Site	400 WATT	Basketball Court						



# Reggie Rodriguez Park (7.6 acres)

## Reserve Summary

	IMMEDIATE	2-Year	5-Year	10-Year	20-Year
Totals, Unescalated	\$10,046	\$20,341	\$221,693	\$1,135,777	\$2,989,888
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>	<b>\$10,046</b>	<b>\$20,888</b>	<b>\$245,109</b>	<b>\$1,402,330</b>	<b>\$4,159,945</b>

Average yearly investment: \$207,997



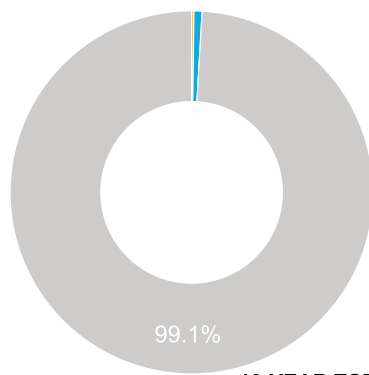
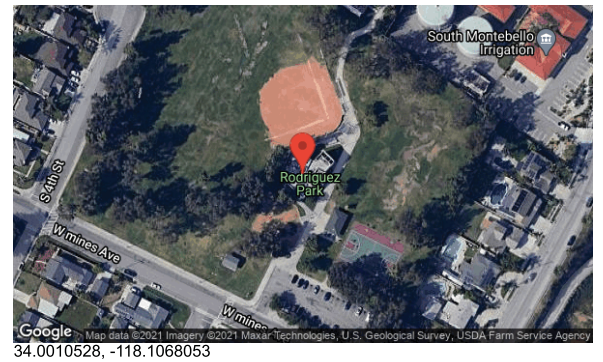
## Site Information

Edit

Assessment Date	04/16/2020
Facility	Reggie Rodriguez Park (7.6 acres)
Replacement Value	\$4,634,784
Street	200 W. MINES AVE.
City	Montebello
State	California
Zip	90640
Total Square Footage	331056
GPS	34.0010528, -118.1068053

Critical/Safety Issues: 0

Round Report



**10-YEAR TOTAL: \$1,402,500**

- Performance/Integrity  
\$2,900
- Accessibility  
\$10,100
- Lifecycle/Renewal  
\$1,389,500



# SECTION IV-D Acuna Park

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

**City of Montebello Recreation and Community Services**  
1700 West Victoria Avenue  
Montebello, California 90640



Acuna Park  
1700 Victoria Avenue  
Montebello, CA 90640

**PREPARED BY:**

Bureau Veritas  
10461 Mill Run Circle, Suite 1100  
Owings Mills, Maryland 21117  
800.733.0660  
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**BV PROJECT #:**

142318.20R000-004.354

**DATE OF REPORT:**

*April 6, 2020*

**ON SITE DATE:**

*April 2, 2020*

**Bureau Veritas**

10461 Mill Run Circle, Suite 1100 | Owings Mills, MD 21117 | [www.us.bureauveritas.com](http://www.us.bureauveritas.com) | p 800.733.0660

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# 1. Executive Summary

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## Property Overview and Assessment Details

General Information	
<b>Property Type</b>	Public Park
<b>Main Address</b>	1700 Victoria Avenue, Montebello, CA 90640
<b>Site Developed</b>	1960's Exact year is unknown
<b>Site Area</b>	7.4 acres (estimated)
<b>Parking Spaces</b>	34 total spaces all in diagonal street parking; 2 of which are accessible
<b>Building Area</b>	640 SF, Restroom Building
<b>Number of Stories</b>	1
<b>Outside Occupants / Leased Spaces</b>	None
<b>Date(s) of Visit</b>	April 2, 2020
<b>Management Point of Contact</b>	City of Montebello/Park, Recreation and Community Services, David Sosnowski, Director 323.887.4588 phone dsosnowski@cityofmentebello.com email
<b>On-site Point of Contact (POC)</b>	Same as above
<b>Assessment and Report Prepared By</b>	Nezar M. Tibi
<b>Reviewed By</b>	Mark Surdam Program Manager Mark.Surdam@bvna.com 800.733.0660 6251
<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Significant/Systemic Findings and Deficiencies

### Historical Summary

The Acuna Park was originally constructed in the 1960's. The restroom building was constructed at the same time.

### Architectural

The restroom building is constructed of concrete masonry units on a concrete slab floor with a heavy timber framed roof. It has not been renovated in the recent years. Most interior finishes seem to be original to the building. The built-up roof is in a fair condition however will need to be replaced to repair dry-rot damage to the roof structure. The exterior CMU walls are in need for a fresh paint. Renovation for most interior and exterior finishes is recommended in the next three years.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

There is no heating or cooling system in the restroom building. The plumbing piping system exhibits evidence of corrosion and will need replacement. Hot water is not provided. Plumbing fixtures are reaching the end of their lifecycle and need replacement.

The Electrical system and lighting fixtures are reaching the end of their lifecycle and need replacement. The building is not provided with a fire alarm system or fire suppression system.

### Site

In general, the site has been well maintained. The site contain heavy landscaping, which is served by in-ground irrigation systems. There is one playground on site and it is in fair condition. The concrete sidewalk is in fair overall condition with the exception of an areas adjacent to the restroom building which require some repair due to tree root caused uplift. The asphalt paved parking areas and drive aisles are in fair to poor condition and require sealing and striping. The site lighting is aged and it is recommended that the system be upgraded to LED fixtures to improve energy efficiency.

### Recommended Additional Studies

Some areas of the restroom building were identified as having major or moderate accessibility issues. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.



Park Amenities Observed

Amenity Type		Qty / ~Area	Description	Condition			Comments
				Good	Fair	Poor	
<b>Site Development</b>							
<b>G2020</b>	<b>Parking</b>						
	Number of Cars	34	Street, diagonal			X	Needs seal and stripe
	Accessible Parking	2	Street, diagonal			X	Needs seal and stripe
<b>G2030</b>	<b>Walks</b>						
	Concrete	17,500	Sidewalk		X	X	Some areas need repair
	Ashpalt	5,500	Parking lot		X		
<b>G4020</b>	<b>Lighting</b>						
	Area (>12')	3	Site		X		
<b>G2050</b>	<b>Landscape</b>						
	Grass (Turf)	240,000	Throughout park		X		
	Trees		Throughout park		X		
<b>G2057</b>	<b>Irrigation</b>						
	Sprinkler system		Throughout		X		
<b>G2045</b>	<b>Site Furnishings</b>						
	Benches, Picnic	16	Throughout park		X		
	Benches, Seating	5	Throughout park		X		
	Drinking Fountain	1	Adjacent to restroom bldg.			X	Unit does not drain
	Receptacle, Trash	15	Throughout		X		
<b>G2046</b>	<b>Fountains, Pools, &amp; Watercourses</b>						
	No Water Facilities Present						
<b>G2047</b>	<b>Playing Fields</b>						
	No Playing Fields Present						
<b>G2049</b>	<b>Miscellaneous Structures</b>						
	Restroom	1	Men and Women			X	Renovation is required

Amenity Type		Qty / ~Area	Description	Condition			Comments
				Good	Fair	Poor	
<b>G2050</b>	<b>Miscellaneous Recreation</b>						
	Picnic Ground		Throughout park	X			Tables on concrete pads
	Playground Equipment, Small	1	Playground		X		
	Playground Equipment, Medium	1	Playground		X		

## 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:

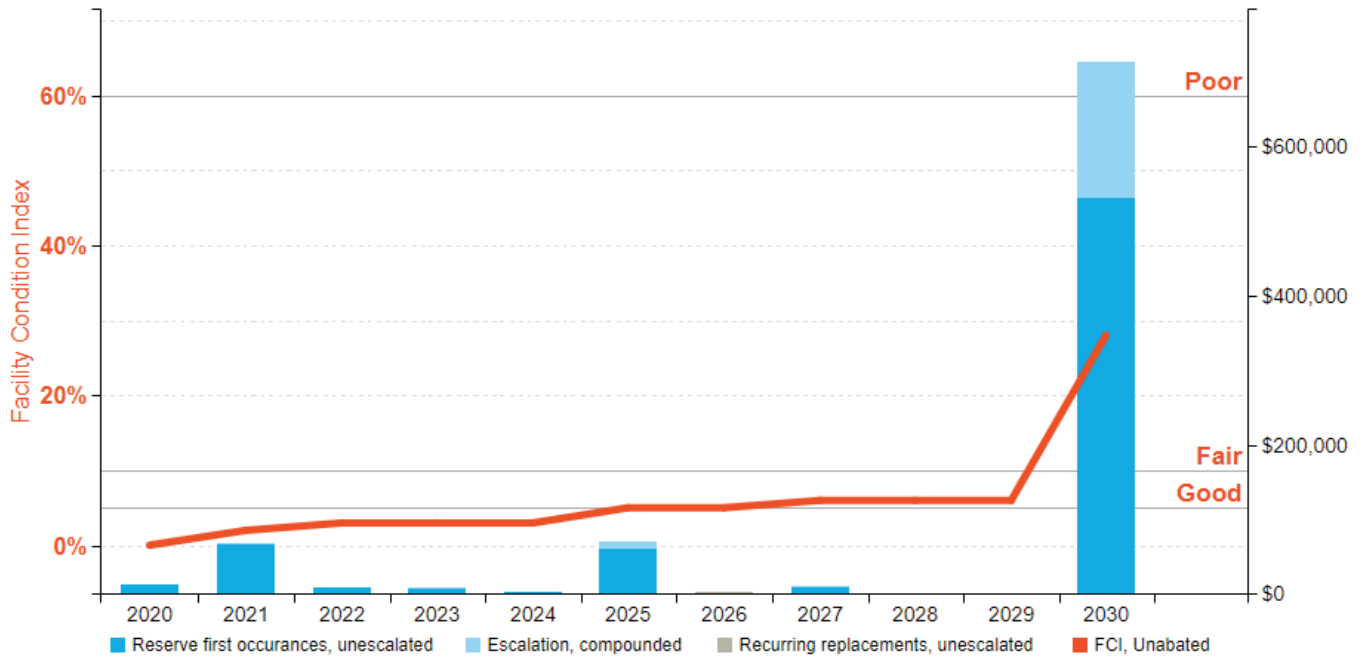
FCI Analysis   Acuna Park			
<i>Replacement Value</i>	<i>Total SF</i>	<i>Cost/SF</i>	
\$ 3,223,500	322,344	\$ 10	
	<b>Est Reserve Cost</b>		<b>FCI</b>
<b>Current FCI</b>	\$ 12,200		<b>0.4 %</b>
3-Year	\$ 97,400		3.0 %
5-Year	\$ 172,100		5.3 %
10-Year	\$ 893,900		27.7 %

The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis.

## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Acuna Park

Replacement Value: \$ 3,223,440; Inflation rate: 3.0%



### Immediate Needs

Facility/Building	Total Items	Total Cost
Acuna Park	5	\$12,114
<b>Total</b>	<b>5</b>	<b>\$12,114</b>

### Acuna Park

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
1817953	Restroom- men	B2032	Exterior Door, Steel, Replace	Poor	Performance/Integrity	\$1,318
1817900	Playground	G2045	Site Furnishings, Park Bench, Metal/Wood/Plastic, Replace	Poor	Performance/Integrity	\$1,071
1817912	Site	G2055	Landscaping, Sod at Eroded Areas, Add/Install	Poor	Performance/Integrity	\$1,315

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
1818153	Common area restrooms	Z105X	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$8,235
1817903	Restrooms	Z108X	ADA, Restroom, Lavatory Pipe Wraps/Insulation, Install	NA	Accessibility	\$176
<b>TOTAL</b>						<b>\$12,114</b>

## Key Findings



### Pedestrian Pavement in Poor condition.

Sidewalk, Concrete Sections/Small Areas  
Acuna Park Sidewalk

Uniformat Code: G2031  
Recommendation: **Replace in 2021**

Priority Score: **95.0**

Plan Type: Safety

Cost Estimate: \$16,500

\$\$\$\$

Isolated areas of cracks and uneven surface. - AssetCALC ID: 1817938



### Roof Structure in Poor condition.

Pitched, Wood Rafters  
Acuna Park Roof

Uniformat Code: B1022  
Recommendation: **Replace in 2021**

Priority Score: **90.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$17,900

\$\$\$\$

Wood rafter are rotting throughout - AssetCALC ID: 1817917



### Roof in Poor condition.

Built-Up  
Acuna Park Roof

Uniformat Code: B3011  
Recommendation: **Replace in 2021**

Priority Score: **90.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$9,800

\$\$\$\$

Roof replacement to coincide with roof structural repair. - AssetCALC ID: 1817868



**Exterior Wall in Poor condition.**

Aluminum Screen  
Acuna Park Throughout

Uniformat Code: B2011  
Recommendation: **Replace in 2022**

Priority Score: **90.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$400

\$\$\$\$

The screen are corroded - AssetCALC ID: 1817930



**Exterior Wall in Poor condition.**

any Painted Surface, 1-2 Stories  
Acuna Park Building exterior

Uniformat Code: B2011  
Recommendation: **Prep & Paint in 2022**

Priority Score: **89.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$4,000

\$\$\$\$

The paint is faded and chipped off - AssetCALC ID: 1817877



**Light Fixture in Poor condition.**

Exterior Flood (any type w/ LED Replacement),  
100 W  
Acuna Park Building exterior

Uniformat Code: D5022  
Recommendation: **Replace in 2021**

Priority Score: **88.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$200

\$\$\$\$

The light enclosure is corroded and not fully operational - AssetCALC ID: 1817861



**Exterior Door in Poor condition.**

Steel  
Acuna Park Utility closet

Uniformat Code: B2032  
Recommendation: **Replace in 2021**

Priority Score: **88.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,300

\$\$\$\$

The doors exhibit corrosion at the bottom - AssetCALC ID: 1817937



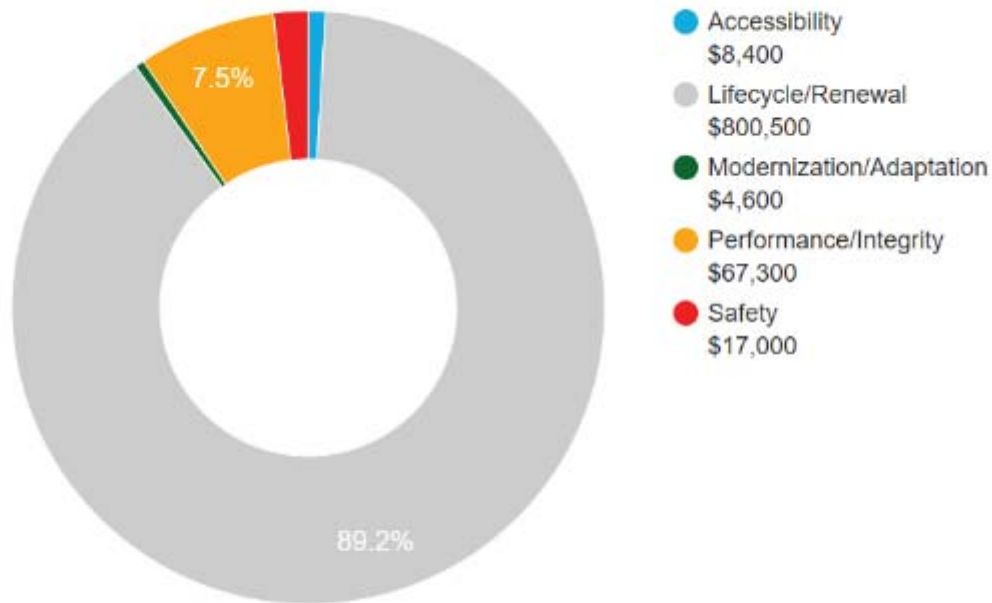
## Plan Types

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

<b>Safety</b>	■ An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
<b>Performance/Integrity</b>	■ Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
<b>Accessibility</b>	■ Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
<b>Environmental</b>	■ Improvements to air or water quality, including removal of hazardous materials from the building or site.
<b>Retrofit/Adaptation</b>	■ Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
<b>Lifecycle/Renewal</b>	■ 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: \$897,800

## 2. Building and Site Information



### Systems Summary

<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls and wood-framed roofs	Fair
<b>Façade</b>	Painted CMU with aluminum screen windows	Poor
<b>Roof</b>	Primary: Flat construction with built-up finish	Fair
<b>Interiors</b>	Walls: Painted CMU and Unfinished Floors: Elastomeric coating and Unfinished Ceilings: Painted wood and Unfinished/exposed	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast iron waste & venting No hot water Toilets, urinals, and sinks in all restrooms	Fair

## Systems Summary

<b>HVAC</b>	No heating or cooling system	--
<b>Fire Suppression</b>	Hydrants	Fair
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	None	--
<b>Equipment/Special</b>	None	--
<b>Site Pavement</b>	Asphalt lots with areas of concrete and concrete sidewalks, curbs and ramps	Fair
<b>Site Development</b>	Property entrance signage Playgrounds with park benches and site lights Heavy park benches, picnic tables, trash receptacles Fountains	Fair
<b>Landscaping and Topography</b>	Moderate landscaping features Irrigation present One retaining wall Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer	Good
<b>Site Lighting</b>	Pole-mounted: incandescent Building-mounted: incandescent	Fair
<b>Ancillary Structures</b>	None	--

## Systems Summary

### Accessibility

Potential major or moderate issues have been identified at this property and a detailed accessibility study is recommended.

### Key Issues and Findings

Rusted entrance doors, galvanized or leaking supply piping, building lacks fire suppression, aged electrical infrastructure, rusty aluminum screens, heavy asphalt wear, significant sidewalk trip hazards, Clogged drinking fountain

## Systems Expenditure Forecast

System	Immediate	Short Term (1-3 yr.)	Near Term (4-5 yr.)	Med Term (6-10 yr.)	Long Term (11-20 yr.)	TOTAL
Structure	-	\$18,500	\$600	-	\$800	\$19,800
Facade	\$1,300	\$6,700	-	-	\$5,600	\$13,600
Roofing	-	\$10,100	-	-	-	\$10,100
Interiors	-	\$2,600	\$7,600	-	\$10,900	\$21,100
Plumbing	-	\$7,700	\$11,200	\$15,300	\$6,300	\$40,600
HVAC	-	\$1,900	\$2,000	-	\$5,300	\$9,300
Electrical	-	\$200	\$15,500	-	-	\$15,700
Fire Alarm & Comm	-	-	\$4,100	-	\$6,300	\$10,400
Site Development	\$1,100	\$12,600	\$4,800	\$70,800	\$83,100	\$172,400
Pavement	-	\$20,300	\$29,000	\$3,800	\$321,900	\$375,000
Site Lighting	-	\$4,700	-	\$15,900	-	\$20,600
Landscaping	\$1,300	-	-	\$619,800	\$25,400	\$646,500
Accessibility	\$8,400	-	-	-	-	\$8,400
<b>TOTALS</b>	<b>\$12,100</b>	<b>\$85,300</b>	<b>\$74,800</b>	<b>\$725,600</b>	<b>\$465,600</b>	<b>\$1,363,500</b>

### 3. Property Space Use and Observed Areas

---

#### Unit Allocation

All 7.4 acres of the property are occupied by the City of Montebello. The spaces are mostly public park with supporting restrooms building.

#### 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.

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 those areas and categories set forth in the tables throughout this report. 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 Bureau Veritas’s undertaking. Only a representative sample of areas was observed and actual measurements were not taken to verify compliance.

An accessibility study has not been performed at the site. A comprehensive ADA Compliance Survey will reveal specific aspects of the property that are not in compliance. Since some areas or categories above were identified as having major or moderate associated issues, Bureau Veritas recommends such a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

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.

Accessibility Issues			
	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Parking</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Exterior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Elevators</b>		N/A	



## Accessibility Issues

Major Issues  
*(ADA study recommended)*

Moderate Issues  
*(ADA study recommended)*

Minor/No Issues

Kitchens/Kitchenettes

N/A

## Campus Accessibility: Photographic Overview



Building entrance



Main entrance



Lack of Accessible restroom



Lack of Accessible restroom



Accessible parking



Accessible exterior path of travel

The table below is intended to be used as a general reference guide to help differentiate the orders of magnitude between some of the more commonly observed accessibility issues. The table is not intended to be all-inclusive, and boxes checked in the tables above do not necessarily mean those specific problems or shortcomings cited as examples below exist at the subject buildings and sites. Reference the photos above and/or *Key Findings* section for visuals and/or more specifics about the subject site conditions.

Reference Guide			
	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Parking</b>	<ul style="list-style-type: none"> <li>- Needs full reconstruction</li> <li>- Excessive slopes over 3% require major re-grading</li> <li>- No level locations to add required spaces</li> </ul>	<ul style="list-style-type: none"> <li>- No or non-compliant curb cuts</li> <li>- Moderate difficulty to add required accessible spaces</li> <li>- Slopes close to compliant</li> </ul>	<ul style="list-style-type: none"> <li>- Painting of markings needed</li> <li>- Signage height non-compliant</li> <li>- Signage missing</li> </ul>
<b>Exterior Path of Travel</b>	<ul style="list-style-type: none"> <li>- Large areas of sidewalks with excessive slopes</li> <li>- No ramp when needed</li> <li>- Ramps with excessive slopes</li> </ul>	<ul style="list-style-type: none"> <li>- Ramps need rails</li> <li>- Ramps need rail extensions</li> <li>- Need significant # of lever handles</li> <li>- All or most entrance door exterior maneuvering clearance areas with excessive slopes</li> </ul>	<ul style="list-style-type: none"> <li>- One entrance door exterior maneuvering clearance area with excessive slope</li> <li>- A few doorknobs instead of lever handles</li> <li>- Non-compliant signage</li> </ul>
<b>Public Use Restrooms</b>	<ul style="list-style-type: none"> <li>- No ADA RR on each accessible floor</li> <li>- Restroom(s) too small</li> <li>- Entire restroom(s) requires renovation</li> <li>- Water closet clearance requires moving walls</li> </ul>	<ul style="list-style-type: none"> <li>- Interior doors appear less than 32" wide</li> <li>- Missing or non-compliant grab bars</li> <li>- Easily fixable clearance issues</li> </ul>	<ul style="list-style-type: none"> <li>- Minor height adjustments required</li> <li>- Non-compliant door pressures</li> <li>- Missing a visual strobe (only required if audible fire alarm already present)</li> <li>- Missing lavatory pipe wraps</li> <li>- Signage not compliant</li> </ul>

## 5. Purpose and Scope

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### 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	
<b>Excellent</b>	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.
<b>Good</b>	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.
<b>Fair</b>	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.
<b>Poor</b>	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.
<b>Failed</b>	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
<b>Not Applicable</b>	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

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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. Certification

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The City of Montebello (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Acuna Park, 1700 Victoria Avenue, Montebello, CA 90640, 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 on behalf of and exclusively for the use of the Client for the purpose stated within the *Purpose and Scope* section of this report. The report, or any excerpt thereof, shall not be used by any party other than the Client or for any other purpose than that specifically stated in our agreement or within the *Purpose and Scope* section of this report without the express written consent of Bureau Veritas.

Any reuse or distribution of this report without such consent shall be at the Client and the recipient's sole risk, without liability to Bureau Veritas.

**Prepared by:** Nezar M. Tibi,  
Project Manager

**Reviewed by:**   
\_\_\_\_\_  
Mark Surdam, RA  
Program Manager  
Mark.Surdam@bvna.com 800.733.0660 x6251

## 8. Appendices

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- Appendix A: Photographic Record
- Appendix B: Site and Floor Plans
- Appendix C: Pre-Survey Questionnaire
- Appendix D: Component Condition Report
- Appendix E: Replacement Reserves
- Appendix F: Equipment Inventory List

**Appendix A:**  
Photographic Record

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1	VIEW FROM SOUTH
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2	VIEW FROM SOUTHWEST
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3	VIEW FROM NORTHEAST
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4	VIEW SOUTH FROM NORTHWEST
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5	PARKING ALONG VICTORIA FROM WEST
---	----------------------------------



6	PARKING ALONG VICTORIA FROM EAST
---	----------------------------------





7	ADA PARKING ALONG VICTORIA
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8	ALLIGATOR CRACKING IN PARKING ASPHALT
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9	BACKFLOW PREVENTER
---	--------------------



10	DRAINAGE SWALE
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11	DETERIORATED LANDSCAPING
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12	FLOODED DRINKING FOUNTAIN
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13	PATHWAY BRIDGE
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14	SIDEWALK
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15	RETAINING WALL
----	----------------



16	EXTERIOR RAILING
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17	ADA RAMP
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18	UNEVEN PEDESTRIAN SIDEWALK
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19	CRACKED PEDESTRIAN SIDEWALK
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20	FLAGPOLE
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21	SITE POLE LIGHT
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22	SITE POLE LIGHT
----	-----------------



23	PLAY STRUCTURE
----	----------------



24	SWING PLAY STRUCTURE
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25	PARK PICNIC TABLE
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26	PARK BENCH
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27	PARK LARGE BARBECUE GRILL
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28	PARK SMALL BARBECUE GRILL
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29	PARK TRASH RECEPTACLE
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30	DAMAGED PARK TRASH RECEPTACLE
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31	RESTROOM BUILDING
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32	DETERIORATED EXTERIOR WALLS
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33	EXTERIOR LIGHT FIXTURE
----	------------------------



34	DETERIORATED ROOF STRUCTURE
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35	DETERIORATED ROOF STRUCTURE
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36	CAMERAS AND CCTV
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37	RESTROOM ROOF
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38	RESTROOM STORAGE ROOM EXTERIOR DOOR
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39	RESTROOM EXTERIOR DOOR
----	------------------------



40	CORROSION AT EXTERIOR DOOR
----	-------------------------------



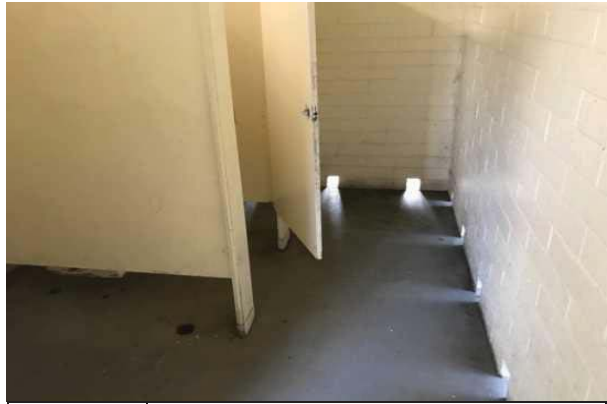
41	RESTROOM PLUMBING SYSTEM
----	--------------------------



42	ELECTRICAL SYSTEM DISTRIBUTION PANEL
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43	INTERIOR LIGHTING SYSTEM
----	--------------------------



44	NON-COMPLIANT RESTROOM ADA ACCESS
----	-----------------------------------



45	TOILET
----	--------



46	URINAL
----	--------



47	RESTROOM LAVATORY AND HAND DRYER
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48	MISSING LAVATORY ADA PIPE WRAPS
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**Appendix B:**  
Site and Floor Plans

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# Site Plan



 <p><b>BUREAU VERITAS</b></p>	<b>Project Number</b>	<b>Project Name</b>	 <p><b>N</b></p>
	142318.20R000-004.354	Acuna Park City of Montebello	
	<b>Source</b>	<b>On-Site Date</b>	
	Google	April 2, 2020	

**Appendix C:**  
Pre-Survey Questionnaire

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A PRE-SURVEY QUESTIONNAIRE WAS NOT RECEIVED

**Appendix D:**  
Component Condition Report

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## Component Condition Report | Acuna Park

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
B1012	Site Pathway Bridge	Good	Structural Flooring/Decking, Wood	280 SF	55	1817891
B1015	Site	Fair	Exterior Stair/Ramp Rails, Metal, Refinish	80 LF	5	1817913
B1022	Roof	Poor	Roof Structure, Pitched, Wood Rafters	680 SF	1	1817917
<b>Facade</b>						
B2011	Building exterior	Poor	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,200 SF	2	1817877
B2011	Throughout	Poor	Exterior Wall, Aluminum Screen	44 SF	2	1817930
B2032	Utility closet	Poor	Exterior Door, Steel	2	1	1817937
B2032	Restroom-women	Poor	Exterior Door, Steel	1	1	1817879
B2032	Restroom- men	Poor	Exterior Door, Steel	2	0	1817953
<b>Roofing</b>						
B3011	Roof	Poor	Roof, Built-Up	640 SF	1	1817868
<b>Interiors</b>						
C1031	Restroom-women	Fair	Toilet Partitions, Metal	2	3	1817927
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	1,200 SF	4	1817947
C3021	Utility closet	Fair	Interior Floor Finish, any surface w/ Paint or Sealant, Prep & Paint	300 SF	3	1817887
C3021	Restrooms	Fair	Interior Floor Finish, any surface w/ Elastomeric Coating, Prep & Paint	330 SF	5	1817873
C3031	Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	640 SF	4	1817918
<b>Plumbing</b>						
D2011	Restroom- Men	Fair	Toilet, Wall Hung	1	5	1817914
D2011	Restroom- men	Fair	Toilet, Wall Hung	1	5	1817922
D2011	Restroom-women	Fair	Toilet, Wall Hung	2	5	1817884
D2012	Restroom- men	Fair	Urinal	1	5	1817901
D2014	Restroom- men	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	5	1817875

## Component Condition Report | Acuna Park

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2014	Restroom-women	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	5	1817878
D2018	North of restrooms	Poor	Drinking Fountain, Outside/Site Style	1	1	1817886
D2021	Northeast	Fair	Backflow Preventer, 3 INCH	1	10	1817904
D2021	Site- southwest	Fair	Backflow Preventer, 3 INCH	1	10	1817882
D2029	Utility closet	Poor	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	640 SF	1	1817890
<b>HVAC</b>						
D3099	Restroom- men	Fair	Hand Dryer, Restroom	1	5	1817897
D3099	Restroom-women	Fair	Hand Dryer, Restroom	1	3	1817881
<b>Electrical</b>						
D5019	Utility closet	Fair	Full Electrical System Upgrade, Low Density/Complexity	640 SF	5	1817896
D5022	Building exterior	Poor	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	1	1	1817861
D5029	Throughout building	Fair	Lighting System, Interior, Low Density & Standard Fixtures	640 SF	5	1817864
<b>Fire Alarm &amp; Comm</b>						
D5038	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV, Upgrade/Install	640 SF	5	1817921
<b>Pavement</b>						
G2022	Parking lot	Poor	Parking Lots, Asphalt Pavement, Seal & Stripe	6,500 SF	1	1817928
G2022	Parking lot	Fair	Parking Lots, Asphalt Pavement, Mill & Overlay	6,500 SF	5	1817907
G2031	Sidewalk	Poor	Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas	750 SF	1	1817938
G2031	Sidewalk	Fair	Pedestrian Pavement, Sidewalk, Concrete Large Areas	17,500 SF	20	1817894
<b>Site Development</b>						
G2042	South entrance	Fair	Retaining Wall, Concrete Masonry Unit (per SF Face)	220 SF	20	1817926
G2044	Site	Fair	Signage, Property, Monument/Pylon, Replace/Install	1	10	1817874



## Component Condition Report | Acuna Park

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2044	South entrance	Fair	Signage, Property, Monument/Pylon, Composite, Replace/Install	1	5	1817934
G2045	Playground	Poor	Site Furnishings, Park Bench, Metal/Wood/Plastic	1	0	1817900
G2045	Site	Fair	Park Grill (Barbeque), Grill barbecue	1	7	1817893
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal, Fixed	1	15	1817902
G2045	Site	Fair	Site Furnishings, Trash Receptacle, Fixed, Thermoplastic Coated	1	10	1817910
G2045	Site	Fair	Site Furnishings, Park Bench, Metal/Wood/Plastic	1	10	1817943
G2045	Site	Fair	Site Furnishings - Metal Trash Receptacles	6	3	1817880
G2045	Site	Fair	Site Furnishings, Trash Receptacle, Fixed, Thermoplastic Coated	1	10	1817952
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal, Fixed	1	15	1817942
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal, Fixed	1	15	1817876
G2045	Site	Fair	Park Grill (Barbeque), Grill barbecue	1	7	1817925
G2045	Site	Fair	Site Furnishings, Picnic Table, Wood or Composite, Non-Fixed	1	10	1817867
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal, Fixed	1	15	1817862
G2045	Site	Fair	Park Grill (Barbeque), Grill barbecue	1	7	1817924
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal, Fixed	1	15	1817950
G2045	Playground	Fair	Site Furnishings, Park Bench, Metal/Wood/Plastic	1	10	1817919
G2045	Site	Fair	Park Grill (Barbeque), Grill barbecue	1	7	1817888
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal, Fixed	1	15	1817954
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal, Fixed	1	15	1817866
G2045	Site	Fair	Site Furnishings, Trash Receptacle, Fixed, Thermoplastic Coated	1	10	1817895
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal, Fixed	1	15	1817949

## Component Condition Report | Acuna Park

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2045	Site	Fair	Park Grill (Barbeque), Grill barbecue	1	7	1817871
G2045	Site	Fair	Site Furnishings, Trash Receptacle, Fixed, Thermoplastic Coated	1	10	1817865
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal, Fixed	1	15	1817951
G2045	Playground	Fair	Site Furnishings, Park Bench, Metal/Wood/Plastic	1	10	1817946
G2045	Site	Fair	Site Furnishings, Trash Receptacle, Fixed, Thermoplastic Coated	1	10	1817883
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal, Fixed	1	15	1817923
G2045	Site	Poor	Site Furnishings, Trash Receptacle, Fixed, Thermoplastic Coated	1	1	1817932
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal, Fixed	1	15	1817915
G2045	Site	Fair	Site Furnishings, Park Bench, Metal/Wood/Plastic	1	10	1817944
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal, Fixed	1	15	1817920
G2045	Site	Poor	Site Furnishings, Trash Receptacle, Fixed, Thermoplastic Coated	1	1	1817908
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal, Fixed	1	15	1817945
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal, Fixed	1	15	1817931
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal, Fixed	1	15	1817905
G2045	Site	Fair	Site Furnishings, Trash Receptacle, Fixed, Thermoplastic Coated	1	10	1817906
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal, Fixed	1	15	1817863
G2045	Site	Fair	Site Furnishings, Trash Receptacle, Fixed, Thermoplastic Coated	1	10	1817872
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal, Fixed	1	15	1817936
G2045	Site	Fair	Park Grill (Barbeque), Grill barbecue	1	7	1817929
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal, Fixed	1	15	1817948

## Component Condition Report | Acuna Park

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2045	Playground	Fair	Site Furnishings, Park Bench, Metal/Wood/Plastic	1	10	1817939
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal, Fixed	1	15	1817916
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal, Fixed	1	15	1817889
G2047	Playground	Poor	Play Structure, Very Small	1	1	1817899
G2047	Playground	Fair	Play Structure, Medium	1	10	1817940
G2047	Playground	Fair	Play Surfaces & Sports Courts, Wood Chips, 3" Depth	3,900 SF	10	1817898
G2047	Playground	Fair	Play Structure, Swing Set only, 2 Seats	1	5	1817869
G2048	Site	Fair	Flagpole, Metal	1	10	1817885
<b>Landscaping</b>						
G2052	Site	Good	Landscaping, Drainage Swale, Concrete, Replace/Install	320 LF	20	1817909
G2055	Site	Poor	Landscaping, Sod at Eroded Areas, Add/Install	1,200 SF	0	1817912
G2057	Landscaping	Fair	Irrigation System, Replace/Install	240,000 SF	10	1817933
<b>Site Lighting</b>						
G4021	Site	Poor	Site Pole Light, 16' High, 400 WATT, Replace/Install	1	2	1817941
G4021	Site	Fair	Site Pole Light, Dual Fixture, 400 WATT, Replace/Install	1	10	1817892
G4021	Site	Fair	Site Pole Light, 16' High, 400 WATT, Replace/Install	1	10	1817911
<b>Accessibility</b>						
Z105X	Common area restrooms	NA	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	1818153
Z108X	Restrooms	NA	ADA, Restroom, Lavatory Pipe Wraps/Insulation, Install	2	0	1817903

**Appendix E:**  
Replacement Reserves

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**Appendix F:**  
Equipment Inventory List

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**D20 PLUMBING**

Index	ID	UFCode	Component	Capacity	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1817904	D2021	<b>Backflow Preventer</b>	3 INCH	Northeast	Inaccessible	Inaccessible	Inaccessible	2000		1
2	1817882	D2021	<b>Backflow Preventer</b>	3 INCH	Site- southwest	Inaccessible	Inaccessible	Inaccessible	2000		1

**D30 HVAC**

Index	ID	UFCode	Component	Capacity	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1817897	D3099	<b>Hand Dryer</b>		Restroom- men				2015		1
2	1817881	D3099	<b>Hand Dryer</b>		Restroom- women				2013		1

**D50 ELECTRICAL**

Index	ID	UFCode	Component	Capacity	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1817861	D5022	<b>Light Fixture</b>		Building exterior				2000		1

**G40 OTHER**

Index	ID	UFCode	Component	Capacity	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1817941	G4021	<b>Site Pole Light, 16' High</b>	400 WATT	Site				2000		1
2	1817911	G4021	<b>Site Pole Light, 16' High</b>	400 WATT	Site				2010		1
3	1817892	G4021	<b>Site Pole Light, Dual Fixture</b>	400 WATT	Site				2010		1

**SECTION IV-E**  
**Sanchez Adobe**  
**Park**

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

**City of Montebello Recreation and Community Services**  
1700 West Victoria Avenue  
Montebello, California 90640



Sanchez Adobe Museum  
946 North Adobe Avenue  
Montebello, California 90640

**PREPARED BY:**

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10461 Mill Run Circle, Suite 1100  
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**BV PROJECT #:**

142318.20R000-006.354

**DATE OF REPORT:**

*June 5, 2020*

**ON SITE DATE:**

*April 23, 2020*

**Bureau Veritas**

10461 Mill Run Circle, Suite 1100 | Owings Mills, MD 21117 | [www.us.bureauveritas.com](http://www.us.bureauveritas.com) | p 800.733.0660

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# 1. Executive Summary

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## Property Overview and Assessment Details

General Information	
<b>Property Type</b>	Public Museum
<b>Main Address</b>	946 North Adobe Avenue, Montebello, California 90640
<b>Site Developed</b>	1960's
<b>Site Area</b>	1.48 acres (estimated)
<b>Parking Spaces</b>	4 total spaces all in open lots; 1 of which are accessible
<b>Building Area</b>	7,720 SF
<b>Number of Stories</b>	One
<b>Outside Occupants / Leased Spaces</b>	None
<b>Date(s) of Visit</b>	April 23, 2020
<b>Management Point of Contact</b>	City of Montebello/Park, Recreation and Community Services, David Sosnowski, Director 323.887.4588 phone <a href="mailto:dsosnowski@cityofmontebello.com">dsosnowski@cityofmontebello.com</a> email
<b>On-site Point of Contact (POC)</b>	Michael Singleton 619.294.4477 X134 phone
<b>Assessment and Report Prepared By</b>	Nezar M. Tibi
<b>Reviewed By</b>	Mark Surdam Program Manager <a href="mailto:Mark.Surdam@bvna.com">Mark.Surdam@bvna.com</a> 800.733.0660 6251
<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>



## Significant/Systemic Findings and Deficiencies

### Historical Summary

The Sanchez Adobe Museum was originally constructed in the 1960's. The restroom building was constructed around 1990's.

### Architectural

The main building consists of wood frame construction on concrete slab with integral footings. The asphalt shingle roof is in fair condition with exception of isolated areas of deterioration. The restroom building is constructed of concrete masonry units on a concrete slab floor with a heavy timber framed roof. Areas of deteriorated roof wood rafter are in need of repairs. It has not been renovated in the recent years. The exterior CMU walls are in need for a fresh paint and repair of the women's restroom entrance.

In general, the structures appear to be sound, with no significant areas of settlement or structural-related deficiencies observed. Most interior finishes seem to be original to the building. Renovation for most interior and exterior finishes is recommended in the next three years. Renovation for most interior and exterior finishes is recommended in the next three years.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

There are no heating or cooling systems. The plumbing piping system is only in the restroom building and it is in fair condition and it has been renovated in the last few years. Hot water is not provided. Typical lifecycle replacements of the plumbing fixtures are budgeted and anticipated.

The electrical system and lighting fixtures are in fair condition. The buildings are not provided with a fire alarm system or fire suppression system.

### Site

In general, the site has been well maintained. The site contains moderate landscaping, which is served by in-ground irrigation systems. There is one lunch and barbeque shelter on site, and they are in fair condition. A brick fire pit is located at the rear of the main building and it is in fair condition. The concrete sidewalk is in fair overall condition with the exception of an areas require some repair. The parking lot area is in fair to poor condition and require sealing and striping.

### Recommended Additional Studies

No additional studies recommended at this time.

Park Amenities Observed

Amenity Type		Qty / ~Area	Description	Condition			Comments
				Good	Fair	Poor	
<b>Site Development</b>							
<b>G2020</b>	<b>Parking</b>						
	Number of Cars	4	Asphalt parking		X		
	Accessible Parking	1	Asphalt parking		X		
<b>G2030</b>	<b>Walks</b>						
	Concrete	3,300	Sidewalk		X		Isolated areas of concrete cracks
<b>G4020</b>	<b>Lighting</b>						
	Pathway (8'-12')	1	Main entrance		X		
<b>G2050</b>	<b>Landscape</b>						
	Grass (Turf)	30,000	Landscaping		X	X	Eroded small area
	Shrubs		Throughout		X		
	Trees		Throughout		X		
<b>G2057</b>	<b>Irrigation</b>						
	Sprinkler system	30,000	Landscaping		X		
<b>G2045 Site Furnishings</b>							
	Benches, Picnic	7	Lunch shelter		X		
	Benches, Seating	3	Landscaping		X		
	Drinking Fountain	1	Restroom building		X		
	Receptacle, Trash	6	Throughout		X		
	Barbeque	3	Lunch shelter		X		
<b>G2046 Fountains, Pools, &amp; Watercourses</b>							
	N/A						

Amenity Type		Qty / ~Area	Description	Condition			Comments
				Good	Fair	Poor	
<b>G2047</b>	<b>Playing Fields</b>						
	N/A						
<b>G2049</b>	<b>Miscellaneous Structures</b>						
	Shelter, Small	1	Lunch shelter		X		
	Restroom	1	Common restrooms		X		
<b>G2050</b>	<b>Miscellaneous Recreation</b>						
	Picnic Ground	900	Lunch shelter		X		

## 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							
Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Sanchez Adobe Museum / Main Building	\$320	7,080	\$2,265,600	0.2%	0.6%	5.8%	9.9%
Sanchez Adobe Museum / Restrooms Building	\$225	640	\$144,000	1.8%	4.8%	15.5%	44.8%
Sanchez Adobe Museum / Site	\$0	0	\$1	0.0%	0.0%	0.0%	0.0%

## Immediate Needs

Not applicable

## Key Findings

Not applicable

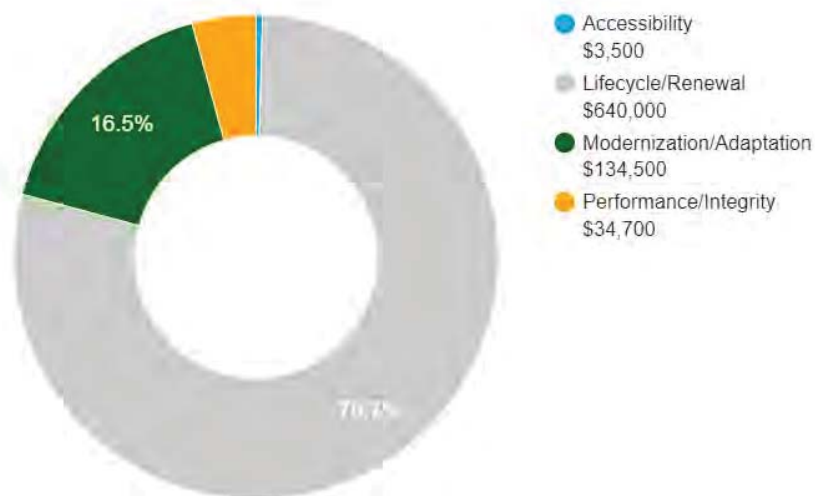
## Plan Types

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

<b>Safety</b>	■ An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
<b>Performance/Integrity</b>	■ Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
<b>Accessibility</b>	■ Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
<b>Environmental</b>	■ Improvements to air or water quality, including removal of hazardous materials from the building or site.
<b>Retrofit/Adaptation</b>	■ Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
<b>Lifecycle/Renewal</b>	■ 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: \$812,700



## 2. Main Building



### Main Building: Systems Summary

<b>Address</b>	946 North Adobe Avenue, Montebello, California	
<b>Constructed/Renovated</b>	1960's	
<b>Building Size</b>	7,080 SF	
<b>Number of Stories</b>	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure on concrete slab/ with raised floor	Fair
<b>Façade</b>	Stucco with wood windows	Fair
<b>Roof</b>	Primary: Gable construction with wood shake/shingle	Fair
<b>Interiors</b>	Walls: Painted gypsum board Floors: wood Ceilings: Painted wood	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	None	--
<b>HVAC</b>	None	--

## Main Building: Systems Summary

<b>Fire Suppression</b>	None	--
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	None	--
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Building lacks fire suppression, isolated areas of roof repair, isolated areas of wood flooring repair, building lacks fire alarm system	

## Main Building: Systems Expenditure Forecast

### System Expenditure Forecast

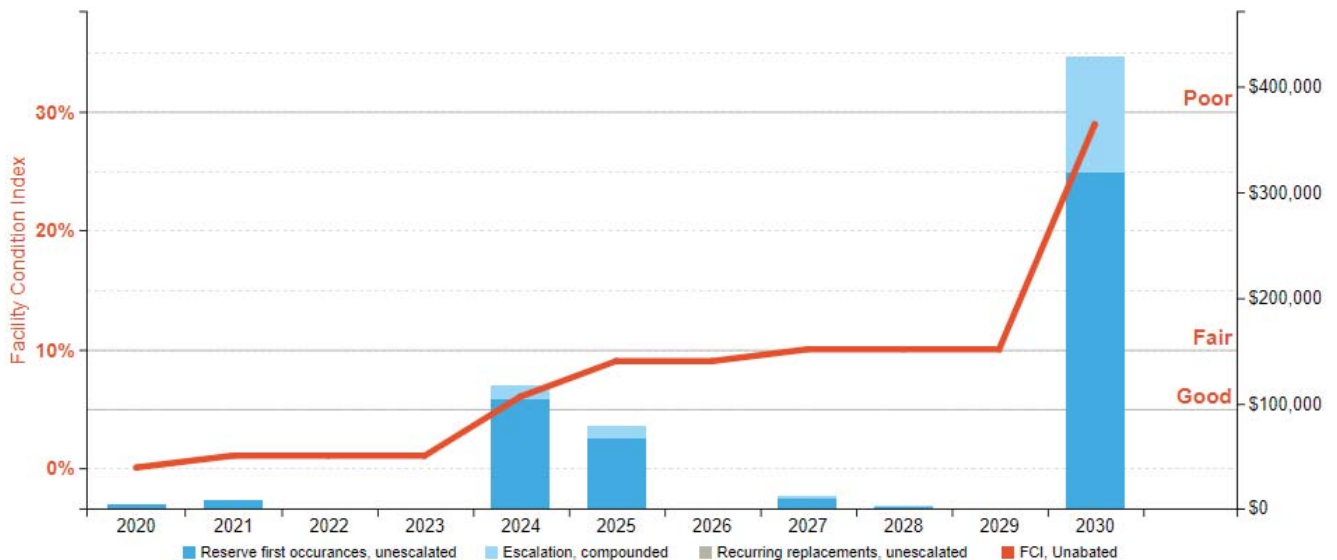
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	\$4,400	-	-	-	-	\$4,400
Facade	-	-	\$36,300	\$91,200	\$48,800	\$176,300
Roofing	-	\$8,600	-	\$81,500	-	\$90,000
Interiors	-	-	\$41,800	-	\$284,400	\$326,200
Fire Suppression	-	-	\$53,400	-	-	\$53,400
HVAC	-	-	-	-	\$10,800	\$10,800
Electrical	-	-	-	\$270,900	-	\$270,900
Fire Alarm & Comm	-	-	\$64,000	-	-	\$64,000
<b>TOTALS</b>	<b>\$4,400</b>	<b>\$8,600</b>	<b>\$195,500</b>	<b>\$443,600</b>	<b>\$344,000</b>	<b>\$996,000</b>

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Sanchez Adobe Museum Main Building

Replacement Value: \$ 2,265,600; Inflation rate: 3.0%



### 3. Restroom Building



Restroom Building : Systems Summary		
<b>Address</b>	946 North Adobe Avenue, Montebello, California	
<b>Constructed/Renovated</b>	1990's	
<b>Building Size</b>	640 SF	
<b>Number of Stories</b>	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls and wood-framed roofs	Fair
<b>Façade</b>	Stucco with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with built-up finish	Fair
<b>Interiors</b>	Walls: Painted CMU and Unfinished Floors: elastomeric coating Ceilings: Painted wood and Unfinished	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast iron waste & venting No hot water Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	No heating or cooling system	--

## Restroom Building : Systems Summary

<b>Fire Suppression</b>	None	--
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: incandescent Emergency: None	Fair
<b>Fire Alarm</b>	None	--
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Building lacks fire suppression, repair roof wood rafters, repair damaged exterior wall, building lacks fire alarm system	

## Restroom Building: Systems Expenditure Forecast

### System Expenditure Forecast

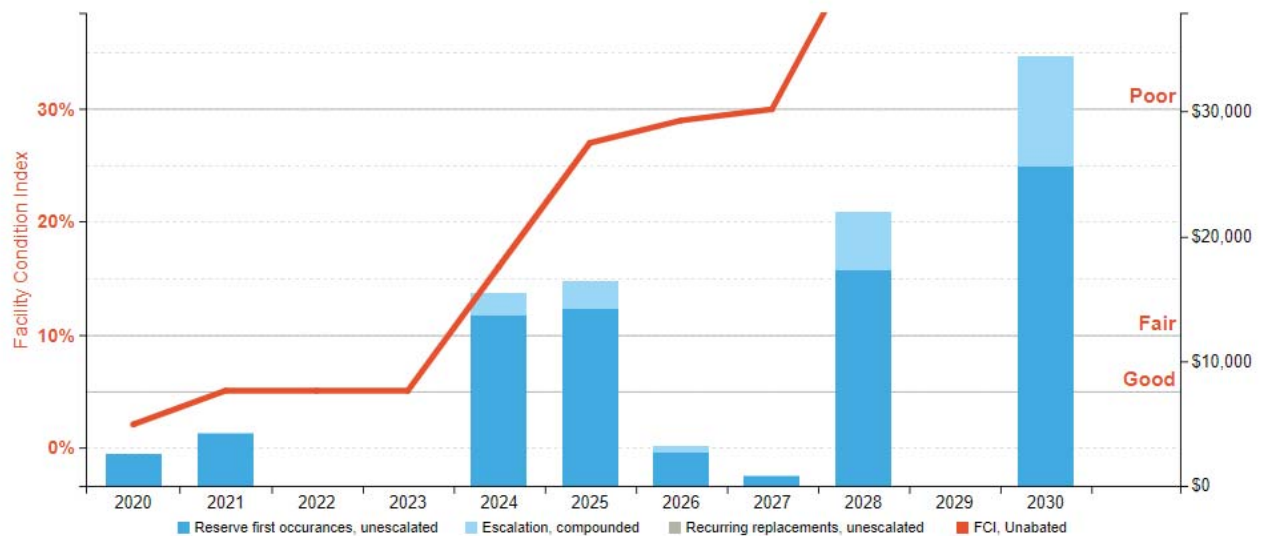
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	\$4,300	-	-	-	\$4,300
Facade	\$2,400	-	\$5,300	-	\$9,400	\$17,100
Roofing	-	-	-	-	\$17,100	\$17,100
Interiors	-	-	\$11,200	\$7,400	\$33,100	\$51,700
Plumbing	-	-	-	\$30,600	-	\$30,600
Fire Suppression	-	-	\$4,800	-	-	\$4,800
HVAC	-	-	\$4,800	-	\$6,500	\$11,300
Electrical	-	-	-	\$22,400	-	\$22,400
Fire Alarm & Comm	-	-	\$5,800	-	-	\$5,800
Accessibility	\$200	-	-	-	-	\$200
<b>TOTALS</b>	<b>\$2,600</b>	<b>\$4,300</b>	<b>\$31,900</b>	<b>\$60,400</b>	<b>\$66,100</b>	<b>\$165,300</b>

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Sanchez Adobe Museum Restrooms Building

Replacement Value: \$ 144,000; Inflation rate: 3.0%





## 4. Site Summary



Site Information		
<b>Lot Size</b>	1.48 acres (estimated)	
<b>Parking Spaces</b>	4 total spaces all in open lots; 1 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Pavement/Flatwork</b>	Asphalt lots with areas of concrete and concrete sidewalks, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Property entrance signage, wrought iron fencing Limited park benches, picnic tables, trash receptacles, lunch shelter, barbeque, flagpole	Fair
<b>Landscaping and Topography</b>	Moderate landscaping features Irrigation present No retaining walls Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric	Fair
<b>Site Lighting</b>	Pole-mounted: LED Building-mounted: incandescent	Fair
<b>Ancillary Structures</b>	Fire pit, barbecue area	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix C.	
<b>Key Issues and Findings</b>	Concrete sidewalk cracks, large eroded landscaping area	

## Site: Systems Expenditure Forecast

### System Expenditure Forecast

System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	\$200	-	\$2,700	\$2,900
Facade	-	-	-	-	\$10,300	\$10,300
Roofing	-	-	-	-	\$3,900	\$3,900
Electrical	-	-	-	\$3,100	-	\$3,100
Site Development	-	-	-	\$37,100	\$46,400	\$83,500
Pavement	-	\$9,500	-	\$1,500	\$28,800	\$39,800
Landscaping	\$6,700	-	-	-	\$219,100	\$225,800
Accessibility	\$3,300	-	-	-	-	\$3,300
<b>TOTALS</b>	<b>\$10,000</b>	<b>\$9,500</b>	<b>\$200</b>	<b>\$41,700</b>	<b>\$311,200</b>	<b>\$372,600</b>

## 5. Property Space Use and Observed Areas

---

### Unit Allocation

All 7,720 square feet of the property are occupied by the City of Montebello. The spaces are mostly a museum building and common restroom building with storage 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 roofs.

### Key Spaces Not Observed

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

- Women's restroom, Locked room and no key
- Roof at restroom building, Lack of ladder or other means of egress

## 6. 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.

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 those areas and categories set forth in the tables throughout this report. 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 Bureau Veritas’s undertaking. Only a representative sample of areas was observed and actual measurements were not taken to verify compliance.

The facility was originally constructed in 1960’s. The facility was not subsequently renovated. Complaints about accessibility issues have not been received by the property management. The property does not have associated prior or pending litigation related to existing barriers or previously removed barriers.

An accessibility study has not been performed at the site. Although no significant issues were identified, a comprehensive ADA Compliance Survey may reveal specific aspects of the property that are not in full compliance.

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.

Accessibility Issues			
	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exterior Path of Travel	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Interior Path of Travel	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Use Restrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevators		N/A	
Kitchens/Kitchenettes		N/A	



## Campus Accessibility: Photographic Overview



Building entrance with ramp



Restroom building entrance



Accessible restroom accommodations



Accessible restroom accommodations



Accessible parking



Accessible parking

The table below is intended to be used as a general reference guide to help differentiate the orders of magnitude between some of the more commonly observed accessibility issues. The table is not intended to be all-inclusive, and boxes checked in the tables above do not necessarily mean those specific problems or shortcomings cited as examples below exist at the subject buildings and sites. Reference the photos above and/or *Key Findings* section for visuals and/or more specifics about the subject site conditions.

<b>Reference Guide</b>			
	<b>Major Issues</b> <i>(ADA study recommended)</i>	<b>Moderate Issues</b> <i>(ADA study recommended)</i>	<b>Minor/No Issues</b>
<b>Parking</b>	<ul style="list-style-type: none"> <li>- Needs full reconstruction</li> <li>- Excessive slopes over 3% require major re-grading</li> <li>- No level locations to add required spaces</li> </ul>	<ul style="list-style-type: none"> <li>- No or non-compliant curb cuts</li> <li>- Moderate difficulty to add required accessible spaces</li> <li>- Slopes close to compliant</li> </ul>	<ul style="list-style-type: none"> <li>- Painting of markings needed</li> <li>- Signage height non-compliant</li> <li>- Signage missing</li> </ul>
<b>Exterior Path of Travel</b>	<ul style="list-style-type: none"> <li>- Large areas of sidewalks with excessive slopes</li> <li>- No ramp when needed</li> <li>- Ramps with excessive slopes</li> </ul>	<ul style="list-style-type: none"> <li>- Ramps need rails</li> <li>- Ramps need rail extensions</li> <li>- Need significant # of lever handles</li> <li>- All or most entrance door exterior maneuvering clearance areas with excessive slopes</li> </ul>	<ul style="list-style-type: none"> <li>- One entrance door exterior maneuvering clearance area with excessive slope</li> <li>- A few door knobs instead of lever handles</li> <li>- Non-compliant signage</li> </ul>
<b>Interior Path of Travel</b>	<ul style="list-style-type: none"> <li>- All or most interior doors appear less than 32" wide</li> <li>- Corridors less than 36" wide</li> <li>- No ramp when needed</li> <li>- Ramps with excessive slopes</li> <li>- Non-compliant treads/risers at means of egress stairways</li> </ul>	<ul style="list-style-type: none"> <li>- Single height drinking fountains</li> <li>- Drinking fountain too high or protrudes into accessible route</li> <li>- Ramps need rails</li> <li>- Ramps need rail extensions</li> <li>- Need significant # of lever handles</li> <li>- Non-compliant rail extensions at egress stairways</li> <li>- All/most door thresholds high</li> </ul>	<ul style="list-style-type: none"> <li>- One door threshold too high</li> <li>- A few door knobs instead of lever handles</li> <li>- Non-compliant door pressures</li> <li>- Non-compliant signage</li> <li>- Switches not within reach range</li> </ul>
<b>Public Use Restrooms</b>	<ul style="list-style-type: none"> <li>- No ADA RR on each accessible floor</li> <li>- Restroom(s) too small</li> <li>- Entire restroom(s) requires renovation</li> <li>- Water closet clearance requires moving walls</li> </ul>	<ul style="list-style-type: none"> <li>- Interior doors appear less than 32" wide</li> <li>- Missing or non-compliant grab bars</li> <li>- Easily fixable clearance issues</li> </ul>	<ul style="list-style-type: none"> <li>- Minor height adjustments required</li> <li>- Non-compliant door pressures</li> <li>- Missing a visual strobe (only required if audible fire alarm already present)</li> <li>- Missing lavatory pipe wraps</li> <li>- Signage not compliant</li> </ul>
<b>Elevators</b>	<ul style="list-style-type: none"> <li>- No elevator present when required</li> <li>- Elevator cab too small</li> </ul>	<ul style="list-style-type: none"> <li>- Panel control buttons not at compliant height</li> <li>- No hands-free emergency communication system</li> <li>- Elevator only has mechanical stops</li> </ul>	<ul style="list-style-type: none"> <li>- Audible/visual signals at every floor may be lacking</li> <li>- Minor signage / Braille issues</li> </ul>
<b>Kitchens/Kitchenettes</b>	<ul style="list-style-type: none"> <li>- Clear space for each appliance not present</li> <li>- Clearance between opposing counters too narrow</li> </ul>	<ul style="list-style-type: none"> <li>- Sink and counter too high</li> <li>- Sink knee and toe clearance not provided where required (built-in)</li> <li>- Less than 50% of cabinetry within reach range</li> </ul>	<ul style="list-style-type: none"> <li>- Dispensers not within reach range</li> <li>- Switches not within reach range</li> <li>- Missing sink pipe wraps if knee and toe clearance required</li> </ul>



## 7. Purpose and Scope

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### 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	
<b>Excellent</b>	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.
<b>Good</b>	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.
<b>Fair</b>	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.
<b>Poor</b>	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.
<b>Failed</b>	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
<b>Not Applicable</b>	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.

## 8. Opinions of Probable Costs

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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.

## 9. Certification

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City of Montebello (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Sanchez Adobe Museum, 946 North Adobe Avenue, Montebello, California 90640, 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 on behalf of and exclusively for the use of the Client for the purpose stated within the *Purpose and Scope* section of this report. The report, or any excerpt thereof, shall not be used by any party other than the Client or for any other purpose than that specifically stated in our agreement or within the *Purpose and Scope* section of this report without the express written consent of Bureau Veritas.

Any reuse or distribution of this report without such consent shall be at the Client and the recipient's sole risk, without liability to Bureau Veritas.

**Prepared by:** Nezar M. Tibi,  
Project Manager

**Reviewed by:**



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## 10. Appendices

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- Appendix A: Photographic Record
- Appendix B: Site Plan
- Appendix C: Pre-Survey Questionnaire
- Appendix D: Component Condition Report
- Appendix E: Replacement Reserves
- Appendix F: Equipment Inventory List



**Appendix A:**  
Photographic Record

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1 FRONT ELEVATION



2 LEFT ELEVATION



3 REAR ELEVATION



4 RIGHT ELEVATION



5 RESTROOM FRONT ELEVATION



6 RESTROOM REAR ELEVATION



7      PARKING LOTS



8      ADA, PARKING MISSING SIGN



9      PEDESTRIAN PAVEMENT  
SIDEWALK



10      DAMAGED PEDESTRIAN  
PAVEMENT SIDEWALK



11      ADA SIDEWALK



12      ADA RAMP





13	LANDSCAPING
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14	FENCE
----	-------



15	ERODED LANDSCAPING AREAS
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16	FIRE PIT
----	----------



17	BARBECUE AREA
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18	MAIN ENTRANCE
----	---------------



19 PROPERTY SIGNAGE



20 RAMP AT MAIN DOOR ENTRANCE



21 DAMAGED WOOD STAIRS



22 DAMAGED WOOD FLOORING



23 RESTROOM DAMAGED ROOF RAFTERS



24 RESTROOM DAMAGED ROOF RAFTERS





25	RESTROOM DAMAGED STUCCO
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26	PICNIC TABLES
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27	PARK BENCHS
----	-------------



28	PARK BENCH
----	------------



29	BARBECUE GRILL
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30	TRASH RECEPTACLE
----	------------------





31	ROOF
----	------



32	DAMAGED ROOF AREAS
----	--------------------



33	RESTROOM ROOF
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34	FIRE PIT ROOF
----	---------------



35	MAIN EXTERIOR DOOR
----	--------------------



36	EXTERIOR WINDOW
----	-----------------



37	RESTROOM EXTERIOR DOOR
----	------------------------



38	RESTROOM INTERIOR DOOR
----	------------------------



39	ELECTRICAL DISTRIBUTION SYSTEM
----	--------------------------------



40	DRINKING FOUNTAIN
----	-------------------



41	MAIN BUILDING INTERIOR LOBBY
----	------------------------------



42	MAIN BUILDING INTERIOR LOBBY
----	------------------------------



43	MAIN BUILDING MUSEUM DISPLAY
----	------------------------------



44	MAIN BUILDING FIRE PLACE
----	--------------------------



45	RESTROOM TOILET PARTITIONS
----	----------------------------



46	RESTROOM TOILET
----	-----------------



47	SINK/LAVATORY AND URINAL
----	--------------------------



48	RESTROOM HAND DRYER
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**Appendix B:**  
Site Plan



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# Site Plan



© Google Earth  
Source: Google

	<b>Project Number</b>	<b>Project Name</b>	
	142318.20R000-006.354	Sanchez Adobe Museum	
	<b>Source</b>	<b>On-Site Date</b>	
	Google	April 23, 2020	

**Appendix C:**  
Pre-Survey Questionnaire

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A PRE-SURVEY QUESTIONNAIRE WAS NOT RECEIVED

**Appendix D:**  
Component Condition Report

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**Component Condition Report | Sanchez Adobe Museum / Main Building**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
B1012	Walkway	Poor	Structural Flooring/Decking, Wood, Repair	300 SF	0	1823826
<b>Facade</b>						
B2011	Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	7,800 SF	5	1823850
B2016	Soffit	Fair	Soffit, Wood	1,600 SF	10	1823887
B2021	Building exterior	Fair	Window, 24 SF	11	10	1823828
B2032	Building exterior	Fair	Exterior Door, Wood Solid-Core	11	7	1823885
<b>Roofing</b>						
B3011	Roof	Poor	Roof, Wood Shake/Shingle	1,000 SF	1	1823846
B3011	Roof	Fair	Roof, Wood Shake/Shingle	7,300 SF	10	1823851
<b>Interiors</b>						
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	8,500 SF	5	1823876
C3024	Throughout building	Fair	Interior Floor Finish, Wood Strip	7,080 SF	16	1823880
C3031	Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	7,080 SF	5	1823842
<b>Fire Suppression</b>						
D4019	Throughout building	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	7,080 SF	4	1823862
<b>HVAC</b>						
D3023	Building interior- fireplace	Fair	Fireplace, Wood	1	13	1823837
<b>Electrical</b>						
D5019	Throughout	Fair	Full Electrical System Upgrade, Low Density/Complexity	7,080 SF	10	1827551
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	9	8	1823823
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	7,080 SF	10	1823822
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout building	NA	Fire Alarm System, Advanced Addressable, Upgrade/Install	7,080 SF	4	1823849

**Component Condition Report | Sanchez Adobe Museum / Restrooms Building**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
B1022	Restrooms	Poor	Roof Structure, Pitched, Wood Rafters	150 SF	1	1823869
<b>Facade</b>						
B2011	Restrooms	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	950 SF	5	1823852
B2011	Restrooms- women's	Poor	Exterior Wall, Stucco, 1-2 Stories, Repair	90 SF	0	1823840
B2021	Restrooms	Fair	Window Screen, Aluminum 12 SF, Remove & Replace	4	5	1823867
B2032	Restrooms- women's	Fair	Exterior Door, Steel	1	15	1823892
B2032	Restrooms- men's	Fair	Exterior Door, Steel	1	15	1823824
<b>Roofing</b>						
B3011	Restrooms	Fair	Roof, Built-Up	640 SF	12	1823843
<b>Interiors</b>						

**Component Condition Report | Sanchez Adobe Museum / Restrooms Building**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1021	Restrooms- women's	Fair	Interior Door, Wood Hollow-Core Residential Closet	2	6	1823835
C1021	Restrooms- men's	Fair	Interior Door, Wood Hollow-Core Residential Closet	2	6	1823878
C1031	Restrooms- women's	Fair	Toilet Partitions, Wood	3	8	1823889
C1031	Restrooms- men's	Fair	Toilet Partitions, Wood	2	8	1823884
C3012	Restrooms	Fair	Interior Wall Finish, any surface, Prep & Paint	950 SF	5	1823836
C3021	Restrooms	Fair	Interior Floor Finish, any surface w/ Elastomeric Coating, Prep & Paint	640 SF	5	1823819
C3031	Restrooms	Fair	Interior Ceiling Finish, Wood	640 SF	14	1823866
<b>Plumbing</b>						
D2011	Restrooms- men's	Fair	Toilet, GPF	1	10	1823821
D2011	Restrooms- women's	Fair	Toilet, GPF	1	10	1823886
D2011	Restrooms- women's	Fair	Toilet, GPF	1	10	1823873
D2011	Restrooms- men's	Fair	Toilet, GPF	1	10	1823855
D2011	Restrooms- women's	Fair	Toilet, GPF	1	10	1823864
D2012	Restrooms- men's	Fair	Urinal, GPF	1	10	1823891
D2014	Restrooms- men's	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	8	1823870
D2014	Restrooms- women's	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	8	1823829
D2018	Restrooms	Fair	Drinking Fountain, Outside/Site Style	1	8	1823853
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	640 SF	10	1827550
<b>Fire Suppression</b>						
D4019	Throughout building	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	640 SF	4	1827552
<b>HVAC</b>						
D3099	Restrooms- women's	Fair	Hand Dryer, Restroom	1	4	1823897
D3099	Restrooms- men's	Fair	Hand Dryer, Restroom	1	4	1823839
<b>Electrical</b>						
D5019	Restrooms	Fair	Full Electrical System Upgrade, Low Density/Complexity	640 SF	10	1823856
D5022	Restrooms	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	3	7	1823845
D5029	Restrooms	Fair	Lighting System, Interior, Low Density & Standard Fixtures	640 SF	8	1823888
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout building	NA	Fire Alarm System, Advanced Addressable, Upgrade/Install	640 SF	4	1827553
<b>Accessibility</b>						
Z108X	Common area restrooms	NA	ADA, Restroom, Lavatory Pipe Wraps/Insulation, Install	2	0	1828096

**Component Condition Report | Sanchez Adobe Museum / Site**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
B1012	Shelter	Fair	Structural Flooring/Decking, Wood	1,500 SF	30	1823841
B1012	Site- fire pit	Fair	Structural Flooring/Decking, Wood	90 SF	20	1823860
B1015	Site	Fair	Exterior Stair/Ramp Rails, Metal, Refinish	110 LF	5	1823868
<b>Facade</b>						

**Component Condition Report | Sanchez Adobe Museum / Site**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2011	Site- fire pit	Fair	Exterior Wall, Brick, 1-2 Stories	80 SF	20	1823883
<b>Roofing</b>						
B3011	Site- fire pit	Fair	Roof, Clay/Concrete Tile	110 SF	15	1823833
<b>Electrical</b>						
D5022	Site	Fair	LED Lighting Fixture, Pole Mounted, 400 W	1	10	1823880
<b>Pavement</b>						
G2016	Main entrance	Fair	Roadways, Information history sign	1	8	1823848
G2022	Parking lot	Fair	Parking Lots, Asphalt Pavement, Seal & Stripe	1,950 SF	3	1823830
G2022	Parking lot	Fair	Parking Lots, Asphalt Pavement, Mill & Overlay	1,950 SF	12	1823859
G2031	Sidewalk	Fair	Pedestrian Pavement, Sidewalk, Concrete Large Areas	3,300 SF	26	1823875
G2031	Sidewalk	Poor	Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas	300 SF	1	1823865
G2031	Main entrance	Fair	Pedestrian Pavement, Sidewalk, Clay Brick/Masonry Pavers	190 SF	13	1823882
<b>Site Development</b>						
G2041	Site	Fair	Fences & Gates, Wrought Iron, 6' High	320 LF	20	1823884
G2044	Main entrance	Fair	Signage, Property, Monument/Pylon, Replace/Install	1	8	1823838
G2045	Shelter	Fair	Site Furnishings, Picnic Table, Wood or Composite, Non-Fixed	1	7	1823877
G2045	Shelter	Fair	Park Grill (Barbeque), Barbeque	1	7	1823863
G2045	Site	Fair	Site Furnishings, Park Bench, Metal Powder-Coated	1	10	1823834
G2045	Site	Fair	Site Furnishings, Park Bench, Metal Powder-Coated	1	10	1823854
G2045	Shelter	Fair	Site Furnishings, Trash Receptacle, Fixed, Thermoplastic Coated	1	15	1823881
G2045	Shelter	Fair	Site Furnishings, Picnic Table, Wood or Composite, Non-Fixed	1	10	1823831
G2045	Shelter	Fair	Site Furnishings, Picnic Table, Wood or Composite, Non-Fixed	1	7	1823874
G2045	Shelter	Fair	Site Furnishings, Picnic Table, Wood or Composite, Non-Fixed	1	10	1823827
G2045	Shelter	Fair	Site Furnishings, Picnic Table, Wood or Composite, Non-Fixed	1	7	1823886
G2045	Site	Fair	Site Furnishings, Park Bench, Metal Powder-Coated	1	10	1823825
G2045	Site	Fair	Site Furnishings, Trash Receptacle, Fixed, Thermoplastic Coated	1	15	1823879
G2045	Shelter	Fair	Site Furnishings, Picnic Table, Wood or Composite, Non-Fixed	1	10	1823888
G2045	Shelter	Fair	Site Furnishings, Trash Receptacle, Fixed, Thermoplastic Coated	1	15	1823885
G2045	Shelter	Fair	Site Furnishings, Trash Receptacle, Fixed, Thermoplastic Coated	1	10	1823872
G2045	Shelter	Fair	Park Grill (Barbeque), Barbeque	1	7	1823820
G2045	Shelter	Fair	Site Furnishings, Trash Receptacle, Fixed, Thermoplastic Coated	1	15	1823857
G2045	Site	Fair	Site Furnishings, Trash Receptacle, Fixed, Thermoplastic Coated	1	15	1823889
G2045	Site	Fair	Site Furnishings, Trash Receptacle, Fixed, Thermoplastic Coated	1	15	1823847
G2045	Shelter	Fair	Park Grill (Barbeque), Barbeque	1	7	1823871
G2048	Site	Fair	Flagpole, Metal	1	10	1823832
<b>Landscaping</b>						
G2055	Landscaping	Poor	Landscaping, Sod at Eroded Areas, Add/Install	5,000 SF	0	1823883
G2057	Landscaping	Fair	Irrigation System, Replace/Install	30,000 SF	15	1823861
<b>Accessibility</b>						

**Component Condition Report | Sanchez Adobe Museum / Site**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Z106X	Parking lot	NA	ADA, Parking, Designated Stall with Pavement Markings & Signage (Van), Install	1	0	1828097
Z106X	Parking lot	NA	ADA, Parking, Designated Stall with Pavement Markings & Signage, Install	1	0	1823858



**Appendix E:**  
Replacement Reserves

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Replacement Reserves Report

6/5/2020

Facility	Building	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAGE	RUL	Quantity/Unit	Unit Cost* Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate			
Sanchez-Adobe Museum	Main Building	B1012	1623626	Structural Flooring/Decking, Wood, Repair	0	0	0	300	SF \$4.74	\$4,421																						\$4,421		
Sanchez-Adobe Museum	Main Building	B2011	1623850	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	7800	SF \$4.02	\$31,346					\$31,346																	\$31,346		
Sanchez-Adobe Museum	Main Building	B2016	1623887	Soffit, Wood, Replace	20	10	10	1600	SF \$35.45	\$40,723										\$40,723												\$40,723		
Sanchez-Adobe Museum	Main Building	B2021	1623828	Window, 48 SF, Replace	30	20	10	11	EA \$1,607.47	\$17,682										\$17,682												\$17,682		
Sanchez-Adobe Museum	Main Building	B2032	1623865	Exterior Door, Wood Solid-Core, Replace	25	18	7	11	EA \$937.69	\$10,315																						\$10,315		
Sanchez-Adobe Museum	Main Building	B3011	1623846	Roof, Wood Shakes/Shingle, Replace	25	24	1	1000	SF \$6.31	\$6,305																						\$6,305		
Sanchez-Adobe Museum	Main Building	B3011	1623851	Roof, Wood Shakes/Shingle, Replace	25	15	10	7300	SF \$8.31	\$60,628											\$60,628											\$60,628		
Sanchez-Adobe Museum	Main Building	C3012	1623876	Interior Wall Finish, any surface, Prep & Paint	10	5	5	8900	SF \$2.01	\$17,079					\$17,079																	\$17,079		
Sanchez-Adobe Museum	Main Building	C3031	1623842	Interior Ceiling Finish, any flat surface, Prep & Paint	10	5	5	7080	SF \$2.68	\$18,968					\$18,968																	\$18,968		
Sanchez-Adobe Museum	Main Building	D3023	1623837	Fireplaces, Wood, Replace	30	17	13	1	EA \$7,380.98	\$7,381											\$7,381											\$7,381		
Sanchez-Adobe Museum	Main Building	D4019	1623862	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40	36	4	7080	SF \$6.70	\$47,420					\$47,420																		\$47,420	
Sanchez-Adobe Museum	Main Building	D5019	1623851	Full Electrical System Upgrade, Low Density/Complexity, Replace	40	30	10	7080	SF \$17.41	\$123,293											\$123,293												\$123,293	
Sanchez-Adobe Museum	Main Building	D5022	1623823	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	12	8	9	EA \$261.31	\$2,352																							\$2,352	
Sanchez-Adobe Museum	Main Building	D5029	1623822	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	10	10	7080	SF \$10.72	\$75,873											\$75,873												\$75,873	
Sanchez-Adobe Museum	Main Building	D5037	1623849	Fire Alarm System, Advanced/ Addressable, Upgrade/Install	20	16	4	7080	SF \$8.04	\$56,905																							\$56,905	
Sanchez-Adobe Museum	Restrooms Building B1022	1623869	Roof Structure, Pitched, Wood Refines, Replace	75	74	1	160	SF \$28.13	\$4,220																							\$4,220		
Sanchez-Adobe Museum	Restrooms Building B2011	1623840	Exterior Wall, Stucco, 1-2 Stories, Repair	0	0	0	30	SF \$26.79	\$2,411																								\$2,411	
Sanchez-Adobe Museum	Restrooms Building B2021	1623862	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	960	SF \$4.02	\$3,818						\$3,818																	\$3,818		
Sanchez-Adobe Museum	Restrooms Building B2021	1623867	Window Screen, Aluminum 12 SF, Remove & Replace	10	5	5	4	EA \$84.46	\$738						\$738																	\$738		
Sanchez-Adobe Museum	Restrooms Building B2032	1623862	Exterior Door, Steel, Replace	40	25	15	1	EA \$737.86	\$738																								\$738	
Sanchez-Adobe Museum	Restrooms Building B3011	1623824	Exterior Door, Steel, Replace	40	25	15	1	EA \$737.86	\$738																								\$738	
Sanchez-Adobe Museum	Restrooms Building B3011	1623843	Roof, Built-Up, Replace	25	13	12	640	SF \$18.75	\$12,002																								\$12,002	
Sanchez-Adobe Museum	Restrooms Building C1021	1623835	Interior Door, Wood Hollow-Core Residential Closet, Replace	15	9	6	2	EA \$614.88	\$1,230																								\$1,230	
Sanchez-Adobe Museum	Restrooms Building C1021	1623878	Interior Door, Wood Hollow-Core Residential Closet, Replace	15	9	6	2	EA \$614.88	\$1,230																								\$1,230	
Sanchez-Adobe Museum	Restrooms Building C1031	1623889	Toilet Partitions, Wood, Replace	20	12	8	3	EA \$669.78	\$2,009																								\$2,009	
Sanchez-Adobe Museum	Restrooms Building C3012	1623866	Interior Wall Finish, any surface, Prep & Paint	10	5	5	890	SF \$2.01	\$1,809						\$1,809																		\$1,809	
Sanchez-Adobe Museum	Restrooms Building C3021	1623819	Interior Floor Finish, any surface w/ Elastomeric Coating, Prep & Paint	10	5	5	640	SF \$12.06	\$7,716																								\$7,716	
Sanchez-Adobe Museum	Restrooms Building C3031	1623865	Interior Ceiling Finish, Wood, Replace	30	16	14	640	SF \$18.75	\$12,002																								\$12,002	
Sanchez-Adobe Museum	Restrooms Building D2011	1623821	Toilet, GPF, Replace	30	20	10	1	EA \$1,741.43	\$1,741												\$1,741												\$1,741	
Sanchez-Adobe Museum	Restrooms Building D2011	1623886	Toilet, GPF, Replace	30	20	10	1	EA \$1,741.43	\$1,741												\$1,741												\$1,741	
Sanchez-Adobe Museum	Restrooms Building D2011	1623873	Toilet, GPF, Replace	30	20	10	1	EA \$1,741.43	\$1,741												\$1,741												\$1,741	
Sanchez-Adobe Museum	Restrooms Building D2011	1623855	Toilet, GPF, Replace	30	20	10	1	EA \$1,741.43	\$1,741												\$1,741												\$1,741	
Sanchez-Adobe Museum	Restrooms Building D2012	1623881	Urinal, GPF, Replace	30	20	10	1	EA \$1,473.52	\$1,474												\$1,474												\$1,474	
Sanchez-Adobe Museum	Restrooms Building D2014	1623870	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	22	8	1	EA \$2,009.34	\$2,009																								\$2,009	
Sanchez-Adobe Museum	Restrooms Building D2014	1623829	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	22	8	1	EA \$2,009.34	\$2,009																								\$2,009	
Sanchez-Adobe Museum	Restrooms Building D2018	1623863	Drinking Fountain, Outside/Ste Style, Replace	15	7	8	1	EA \$4,822.42	\$4,822																								\$4,822	
Sanchez-Adobe Museum	Restrooms Building D2029	1627550	Plumbing System, Supply & Sanitary, Low Density (exc fixtures), Replace	40	30	10	640	SF \$6.70	\$4,287																								\$4,287	
Sanchez-Adobe Museum	Restrooms Building D3099	1623890	Hand Dyrn, Restroom, Replace	10	6	4	1	EA \$2,143.30	\$2,143																								\$2,143	
Sanchez-Adobe Museum	Restrooms Building D3099	1623890	Hand Dyrn, Restroom, Replace	10	6	4	1	EA \$2,143.30	\$2,143																									\$2,143
Sanchez-Adobe Museum	Restrooms Building D5019	1627652	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40	36	4	640	SF \$6.70	\$4,287																								\$4,287	
Sanchez-Adobe Museum	Restrooms Building D5019	1623866	Full Electrical System Upgrade, Low Density/Complexity, Replace	40	30	10	640	SF \$17.41	\$11,145																								\$11,145	
Sanchez-Adobe Museum	Restrooms Building D5022	1623845	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	13	7	3	EA \$265.25	\$775																								\$775	
Sanchez-Adobe Museum	Restrooms Building D5029	1623886	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	12	8	640	SF \$8.04	\$5,144																								\$5,144	
Sanchez-Adobe Museum	Restrooms Building D5037	1627653	Fire Alarm System, Advanced/ Addressable, Upgrade/Install	20	16	4	640	SF \$8.04	\$5,144																								\$5,144	
Sanchez-Adobe Museum	Restrooms Building D108X	1628096	ADA, Restroom, Lavatory Pipe Wrap/Insulation, Install	0	0	0	2	EA \$98.38	\$197																								\$197	
Sanchez-Adobe Museum	Site	B1012	1623860	Structural Flooring/Decking, Wood, Replace	75	55	20	90	SF \$13.53	\$1,217																							\$1,217	
Sanchez-Adobe Museum	Site	B2011	1623868	Exterior Stair/Ramp Rails, Metal, Refinish	10	5	5	110	LF \$1.84	\$203																							\$203	
Sanchez-Adobe Museum	Site	B3011	1623893	Exterior Wall, Brick, 1-2 Stories, Replace	50	35	15	80	SF \$71.00	\$5,680																								\$5,680
Sanchez-Adobe Museum	Site	B3011	1623893	Roof, Clay/Concrete Tile, Replace	50	35	15	110	SF \$22.77	\$2,505		</																						



**Appendix F:**  
Equipment Inventory List

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**D39 HVAC**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Displate Yr	Barcode	City
1	1823837	D3923	Fireplace		Sanchez Adobe Museum / Main Building	Building interior- fireplace						
2	1823897	D3999	Hand Dryer		Sanchez Adobe Museum / Restrooms Building	Restrooms-women's						
3	1823839	D3999	Hand Dryer		Sanchez Adobe Museum / Restrooms Building	Restrooms-men's						

**D39 ELECTRICAL**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Displate Yr	Barcode	City
1	1823800	D5022	LED Lighting Fixture	16 FEET	Sanchez Adobe Museum / Site	Site						
2	1823803	D5022	Light Fixture		Sanchez Adobe Museum / Main Building	Building exterior						9
3	1823845	D5022	Light Fixture		Sanchez Adobe Museum / Restrooms Building	Restrooms						3

**SECTION IV-F**  
**Chet Holifield**  
**Park**



# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

**City of Montebello Recreation and Community Services**  
1700 West Victoria Avenue  
Montebello, California 90640



Chet Holifield Park  
1060 South Greenwood Avenue  
Montebello, California 90640

**PREPARED BY:**

Bureau Veritas  
10461 Mill Run Circle, Suite 1100  
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800.733.0660  
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**BV PROJECT #:**

142318.20R000-007.354

**DATE OF REPORT:**

*May 12, 2020*

**ON SITE DATE:**

*April 17, 2020*

**Bureau Veritas**

10461 Mill Run Circle, Suite 1100 | Owings Mills, MD 21117 | [www.us.bureauveritas.com](http://www.us.bureauveritas.com) | p 800.733.0660

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# 1. Executive Summary

## Property Overview and Assessment Details

General Information	
<b>Property Type</b>	Public Park
<b>Main Address</b>	1060 South Greenwood Avenue, Montebello, California 90640
<b>Site Developed</b>	1960s
<b>Site Area</b>	6.55 acres
<b>Parking Spaces</b>	50 total spaces in an open lot; 4 of which are accessible
<b>Building Area</b>	1,300 SF, Concession Stand (Storage) 1,400 SF, Pool House (Office) 350 SF, Pool Equipment room 750 SF, Restroom Building
<b>Number of Stories</b>	1- Concession Stand (Storage) 1- Pool House 1- Restroom Building
<b>Outside Occupants / Leased Spaces</b>	None
<b>Date(s) of Visit</b>	April 17, 2020
<b>Management Point of Contact</b>	City of Montebello/Park, Recreation and Community Services, David Sosnowski, Director 323.887.4588 phone dsosnowski@cityofmontebello.com email
<b>On-site Point of Contact (POC)</b>	Steve Zaragoza
<b>Assessment and Report Prepared By</b>	Mouaz Alrayes
<b>Reviewed By</b>	Mark Surdam Program Manager Mark.Surdam@bvna.com 800.733.0660 6251
<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Significant/Systemic Findings and Deficiencies

### Historical Summary

Chet Holifield Park was originally constructed in the 1960's. The Restroom Building, Pool House, Concession Stand, the Scout House, and Rangers Office buildings appear to be original.

According to the POC, the Scout House and Rangers Office buildings are scheduled to be demolished over the next few months. They were inaccessible and they will not be included in this report although some assets are included in AssetCALC for reference.

### Architectural

The Concession Stand, the Restroom Building, and the Pool House are constructed of concrete masonry units on a concrete slab floor with a heavy timber framed roof. They have not been renovated in the recent years. The Pool House restrooms were not accessible as their metal doors were bolted shut due to the Corona (Covid-19) virus shut-down.

The Rangers Office building consist of wood frame construction on concrete slabs with integral footings. And the Scout House is constructed of bricks on a concrete slab floor with a heavy timber framed roof.

In general, the structures appear to be sound, with no significant areas of settlement or structural-related deficiencies observed.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

Heating and cooling are not provided for any of the buildings within the park boundaries. Only the park Ranger Office building has a condensing unit along its exterior wall, but the building interior was inaccessible.

The plumbing system at the Restroom Building and Pool House building are original and will need replacement during the assessment period. Hot water is not provided. Plumbing fixtures in the Restroom Building are reaching the end of their lifecycle and need replacement.

The electrical system and lighting fixtures in the Restroom Building and the Pool House building are reaching the end of their lifecycle and need replacement. The interior light fixtures in the Concession Stand building were recently upgraded to LED.

None of the buildings are provided with a fire alarm system or fire suppression system.

### Site

In general, the site has been well maintained. The site contains moderate landscaping, which is served by in-ground irrigation systems. There are two playgrounds on site, both in a fair condition. The concrete sidewalk is in fair overall condition with the exception of an area between the Pool Equipment Building and the picnic shelter which require some repairs.

The asphalt paved parking lot is shared with the public library, the community center, and the park. The parking lot asphalt pavement is weathered throughout the lot with isolated areas of significant deterioration and in a poor overall condition. The site lighting is aged, and it is recommended that the system be upgraded to LED fixtures to improve energy efficiency.

### Recommended Additional Studies

The parking lot, the Pool House, the playgrounds, and the picnic tables throughout the park are not fully accessible. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

Park Amenities Observed

Amenity Type		Qty / ~Area	Description	Condition			Comments
				Good	Fair	Poor	
<b>Site Development</b>							
<b>G2020</b>	<b>Parking</b>						
	Number of Cars	5	Parking Lot			X	
	Accessible Parking	4	Parking Lot			X	
	Asphalt	16,400 SF	Parking Lot			X	Require millOverlay & sealing and striping
<b>G2030</b>	<b>Walks</b>						
	Concrete	10600 SF					
<b>G4020</b>	<b>Lighting</b>						
	Light Pole	4	Basketball Court	X			LED
	Pathway (8'-12')	3	Site		X		Outdated
	Light Pole	3	Parking lot		X		Outdated
	Area (>12')	9	Softball Field & Site		X		Outdated
<b>G2050</b>	<b>Landscape</b>						
	Grass (Turf)	195,000 SF	Throughout		X		
	Shrubs		Throughout		X		
	Trees		Throughout		X		
<b>G2057</b>	<b>Irrigation</b>						
	Sprinkler system		Throughout		X		
<b>G2045</b>	<b>Site Furnishings</b>						
	Benches, Picnic	25	Throughout		X		
	Bleachers	5	Softball Field		X		
	Bleachers	2	Pool House		X		
	Drinking Fountain	1	Restroom Building		X		
	Drinking Fountain	1	Picnic Shelter		X		
	Receptacle, Trash	4	Throughout		X		
	Receptacle, Other	1	Parking Lot		X		
	BBQ Grill	2	Site		X		
<b>G2046</b>	<b>Fountains, Pools, &amp; Watercourses</b>						
	Aquatics, Lap Pool	1	Pool House		X		



Amenity Type	Qty / ~Area	Description	Condition			Comments
			Good	Fair	Poor	
<b>G2047 Playing Fields</b>						
	1	Softball Field		X		
<b>G2049 Miscellaneous Structures</b>						
	1	Picnic Shelter, Small		X		
	1	Restroom		X		
<b>G2050 Miscellaneous Recreation</b>						
	1	Basketball Court (Practice)		X		
	2	Playground Equipment, Medium		X		





## 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			
FCI Analysis   Chet Holifield Park (6.55 Acres)			
Replacement Value	Total SF	Cost/SF	
\$ 3,994,500	285,318	\$ 14	
<b>Current FCI</b>		\$ 8,300	<b>0.2 %</b>
3-Year		\$ 228,100	5.7 %
5-Year		\$ 300,200	7.5 %
10-Year		\$ 1,136,700	28.5 %

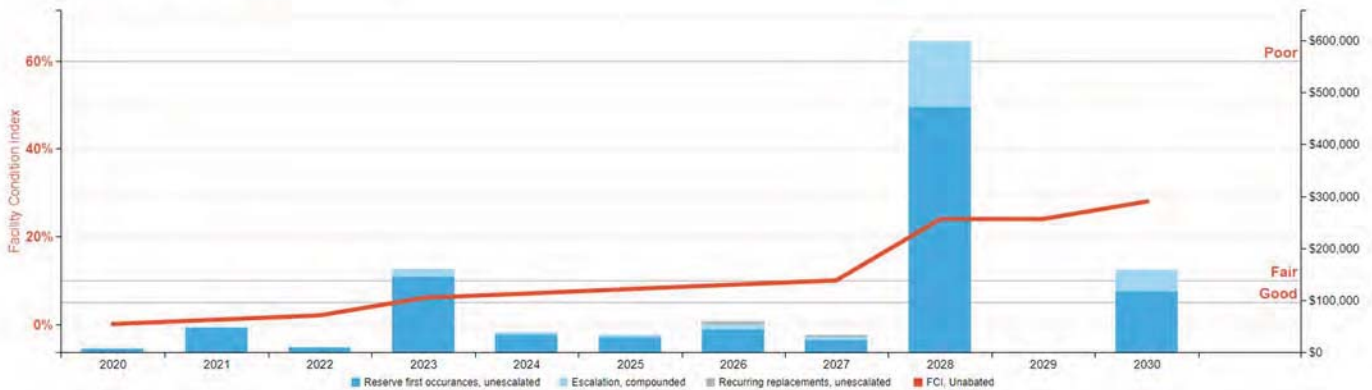


The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis.

### Needs by Year with Unaddressed FCI Over Time

#### FCI Analysis: Chet Holifield Park (6.55 Acres)

Replacement Value: \$ 3,994,452; Inflation rate: 3.0%



### Immediate Needs

Facility/Building	Total Items	Total Cost
Chet Holifield Park (6.55 Acres)	1	\$8,235
<b>Total</b>	<b>1</b>	<b>\$8,235</b>

#### Chet Holifield Park (6.55 Acres)

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
1821246	Throughout the Park	Z105X	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$8,235
<b>Total (1 items)</b>						<b>\$8,235</b>

### Key Findings



#### Parking Lots in Poor condition.

Asphalt Pavement  
Site Parking lot

Uniformat Code: G2022  
Recommendation: **Overlay in 2021**

Priority Score: **87.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$35,900

\$\$\$



Heavy weathering and alligator cracks all over the parking lot. - AssetCALC ID: 1821272



**Parking Lots in Poor condition.**

Asphalt Pavement  
Site Parking lot

Uniformat Code: G2022  
Recommendation: **Seal & Stripe in 2021**

Priority Score: **87.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$8,100

\$\$\$\$

Heavy weathering and alligator cracks all over the parking lot. - AssetCALC ID: 1821267



**Drinking Fountain in Poor condition.**

Outside/Site Style  
Site Picnic Shelter

Uniformat Code: D2018  
Recommendation: **Replace in 2021**

Priority Score: **84.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$4,000

\$\$\$\$

Broken - water dispenser does not exist. - AssetCALC ID: 1821319



**Dumpster Accessories in Fair condition.**

Enclosures, Concrete Block (CMU), 8' High  
Site

Uniformat Code: G2049  
Recommendation: **Replace/Install in 2045**

Priority Score: **56.9**

Plan Type:  
Modernization/Adaptation

Cost Estimate: \$3,500

\$\$\$\$

- AssetCALC ID: 1821337

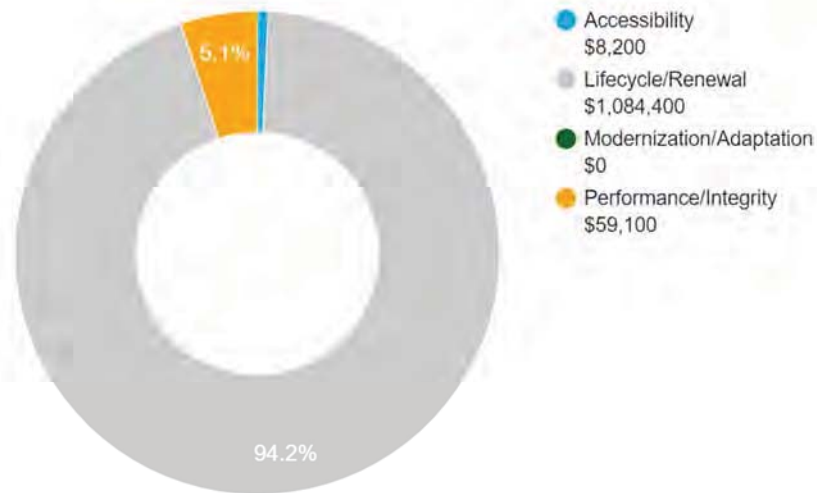
## Plan Types

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

<b>Safety</b>	■ An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
<b>Performance/Integrity</b>	■ Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
<b>Accessibility</b>	■ Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
<b>Environmental</b>	■ Improvements to air or water quality, including removal of hazardous materials from the building or site.
<b>Retrofit/Adaptation</b>	■ Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
<b>Lifecycle/Renewal</b>	■ 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: \$1,151,700

## 2. Concession Stand Building



### Concession Stand Building: Systems Summary

<b>Address</b>	1060 South Greenwood Avenue, Montebello	
<b>Constructed/Renovated</b>	1960's	
<b>Building Size</b>	1,300 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls and wood-framed roofs	Good
<b>Façade</b>	Painted CMU with aluminum windows	Fair
<b>Roof</b>	Gable construction with asphalt shingles	Fair
<b>Interiors</b>	Walls: Painted CMU Floors: VCT Ceilings: Painted gypsum board	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast-iron waste & venting	Fair
<b>HVAC</b>	None	--



Concession Stand Building: Systems Summary		
<b>Fire Suppression</b>	None	--
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency: None	Fair
<b>Fire Alarm</b>	None	--
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	None	

Concession Stand Building: Systems Expenditure Forecast						
System Expenditure Forecast						
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$7,900	\$10,800	\$20,300	\$39,000
Roofing	-	-	-	-	\$8,600	\$8,600
Interiors	-	-	\$13,000	-	\$19,200	\$32,100
Plumbing	-	-	-	\$1,900	-	\$1,900
Electrical	-	\$800	-	\$24,900	\$47,500	\$73,100
Fire Alarm & Comm	-	-	\$8,300	-	\$12,900	\$21,200
<b>TOTALS</b>	-	<b>\$800</b>	<b>\$29,200</b>	<b>\$37,600</b>	<b>\$108,500</b>	<b>\$175,900</b>

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

### Needs by Year with Unaddressed FCI Over Time

Not available





### 3. Restroom Building



Restroom Building: Systems Summary		
<b>Address</b>	1060 South Greenwood Avenue, Montebello	
<b>Constructed/Renovated</b>	1960's	
<b>Building Size</b>	750 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls and wood-framed roofs	Good
<b>Façade</b>	Painted CMU with no steel security screens	Fair
<b>Roof</b>	Gable construction with asphalt shingles	Fair
<b>Interiors</b>	Walls: Painted CMU Floors: Painted Concrete Ceilings: Painted gypsum board	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast iron waste & venting Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	None	--

Restroom Building: Systems Summary		
<b>Fire Suppression</b>	None	--
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: None Emergency: None	Fair
<b>Fire Alarm</b>	None	--
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Potential moderate issues have been identified at this property and a detailed accessibility study is recommended	
<b>Key Issues and Findings</b>	None	

Restroom Building: Systems Expenditure Forecast						
System Expenditure Forecast						
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$4,300	-	\$9,100	\$13,400
Roofing	-	-	-	-	\$5,200	\$5,200
Interiors	-	\$2,200	-	-	\$6,900	\$9,100
Plumbing	-	\$15,400	-	\$16,900	-	\$32,200
Electrical	-	\$1,000	\$1,400	\$14,400	-	\$16,800
<b>TOTALS</b>	-	<b>\$18,600</b>	<b>\$6,700</b>	<b>\$31,300</b>	<b>\$21,200</b>	<b>\$76,700</b>

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

### Needs by Year with Unaddressed FCI Over Time

Not available



## 4. Pool House



Pool House: Systems Summary		
<b>Address</b>	1060 South Greenwood Avenue, Montebello	
<b>Constructed/Renovated</b>	1960's	
<b>Building Size</b>	1,400 SF, Pool House (Office) 350 SF, Pool Equipment Building	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls and wood-framed roofs	Good
<b>Façade</b>	Pool House Office: Exposed CMU with no windows Pool Equipment Building: Painted CMU with no windows	Fair
<b>Roof</b>	Pool House Office: Gable construction with asphalt shingles Pool Equipment Building: Flat construction with modified bituminous finish	Fair
<b>Interiors</b>	Walls: Unfinished Floors: Carpet, Unfinished Ceilings: Unfinished/exposed	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast-iron waste & venting Toilets, urinals, and sinks in all restrooms (Restrooms not accessible) Showers by the Pool	Fair
<b>HVAC</b>	None	--

Pool House: Systems Summary		
<b>Fire Suppression</b>	None	--
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: T8 Emergency: None	Fair
<b>Fire Alarm</b>	None	--
<b>Equipment/Special</b>	Swimming pool and related equipment	Fair
<b>Accessibility</b>	Potential moderate issues have been identified at this property and a detailed accessibility study is recommended	
<b>Key Issues and Findings</b>	None	

Pool House: Systems Expenditure Forecast						
System Expenditure Forecast						
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	\$8,600	-	-	-	\$8,600
Facade	-	-	\$2,800	-	\$16,000	\$18,800
Roofing	-	\$4,100	-	-	\$12,500	\$16,600
Interiors	-	\$1,900	-	-	\$2,500	\$4,400
Plumbing	-	\$5,800	-	-	-	\$5,800
HVAC	-	-	-	-	\$18,300	\$18,300
Electrical	-	\$1,800	-	\$10,800	\$39,500	\$52,200
Equipment/Special	-	\$7,200	\$23,100	\$39,500	\$47,400	\$117,200
Site Lighting	-	-	-	-	\$15,700	\$15,700
Site Development	-	-	\$600	\$700	\$15,800	\$17,200
<b>TOTALS</b>	<b>-</b>	<b>\$29,400</b>	<b>\$26,500</b>	<b>\$51,000</b>	<b>\$167,700</b>	<b>\$274,800</b>

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

### Needs by Year with Unaddressed FCI Over Time

Not available





## 5. Site Summary



Site Information		
<b>Lot Size</b>	6.55 acres (estimated)	
<b>Parking Spaces</b>	50 total spaces all in open lots; 4 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Pavement/Flatwork</b>	Asphalt lots with areas of concrete and concrete pavement and curbs	Poor
<b>Site Development</b>	Property entrance signages, chain-link and CMU fencing, CMU dumpster enclosures Playgrounds and sports courts with bleachers, fencing, and site lights Moderate furnished park benches, picnic tables, trash receptacles, drinking fountain	Fair
<b>Landscaping and Topography</b>	Moderate landscaping features Irrigation present No retaining walls Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: HPS, halogen, metal halide Building-mounted: HPS, CFL, Pedestrian walkway and accent landscaping lighting	Fair
<b>Ancillary Structures</b>	Picnic shelter and Softball field dugouts Scout House and Rangers Office buildings (Due for demolishing)	Fair
<b>Accessibility</b>	Potential moderate/major issues have been identified associated with the site areas and a detailed accessibility study is recommended. See Appendix C	

## Site Information

**Key Issues and Findings** Parking lot and the drinking fountain are in an overall poor condition. Scout House and Rangers Office buildings (Due for demolishing)

## Site: Systems Expenditure Forecast

System Expenditure Forecast						
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	\$25,700	-	\$25,700
Facade	-	-	-	-	\$1,300	\$1,300
Roofing	-	-	-	\$4,600	-	\$4,600
Plumbing	-	\$4,100	\$7,800	-	\$15,200	\$27,100
Equipment/Special	-	-	-	\$1,100	\$2,300	\$3,400
Landscaping	-	-	-	-	\$1,100,500	\$1,100,500
Site Development	-	\$26,500	\$3,000	\$114,000	\$185,600	\$329,100
Site Lighting	-	-	-	\$576,500	\$196,600	\$773,200
Pavement	-	\$49,700	-	\$9,700	\$24,200	\$83,600
Accessibility	\$8,200	-	-	-	-	\$8,200
<b>TOTALS</b>	<b>\$8,200</b>	<b>\$80,300</b>	<b>\$10,800</b>	<b>\$731,600</b>	<b>\$1,525,700</b>	<b>\$2,356,700</b>





## 6. Property Space Use and Observed Areas

### Unit Allocation

All 6.55 acres of the property are occupied by the City of Montebello. The spaces are mostly public park with supporting restrooms building, a community center, basketball court and a softball field.

### Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. The restrooms at the Pool House building and the Scout House and Rangers office were not accessible. Other areas accessed included the site within the property boundaries, the exterior of the property.

### Key Spaces Not Observed

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

- Pool House building restroom, bolted metal doors
- Scout House & Rangers Office, Down unit or area

## 7. 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.

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 those areas and categories set forth in the tables throughout this report. 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 Bureau Veritas’s undertaking. Only a representative sample of areas was observed and actual measurements were not taken to verify compliance.

The facility was originally constructed in 1960s. The facility was not subsequently renovated.

A full ADA Compliance Survey has been previously performed for the following park locations at the site. ; Park Restroom, Park Picnic Shelter, and Park Pool Building.

The accessibility study was completed in 2015. The associated recommendations have been partially addressed.

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.

### Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Parking</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Exterior Path of Travel</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Interior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



### Campus Accessibility: Photographic Overview



Parking Lot



Parking Lot



Picnic Table



BBQ Grill





Playground

Drinking Fountain



Restrooms



Restrooms

The table below is intended to be used as a general reference guide to help differentiate the orders of magnitude between some of the more commonly observed accessibility issues. The table is not intended to be all-inclusive, and boxes checked in the tables above do not necessarily mean those specific problems or shortcomings cited as examples below exist at the subject buildings and sites. Reference the photos above and/or *Key Findings* section for visuals and/or more specifics about the subject site conditions.

Reference Guide			
	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Parking</b>	<ul style="list-style-type: none"> <li>- Needs full reconstruction</li> <li>- Excessive slopes over 3% require major re-grading</li> <li>- No level locations to add required spaces</li> </ul>	<ul style="list-style-type: none"> <li>- No or non-compliant curb cuts</li> <li>- Moderate difficulty to add required accessible spaces</li> <li>- Slopes close to compliant</li> </ul>	<ul style="list-style-type: none"> <li>- Painting of markings needed</li> <li>- Signage height non-compliant</li> <li>- Signage missing</li> </ul>
<b>Exterior Path of Travel</b>	<ul style="list-style-type: none"> <li>- Large areas of sidewalks with excessive slopes</li> <li>- No ramp when needed</li> <li>- Ramps with excessive slopes</li> </ul>	<ul style="list-style-type: none"> <li>- Ramps need rails</li> <li>- Ramps need rail extensions</li> <li>- Need significant # of lever handles</li> <li>- All or most entrance door exterior maneuvering clearance areas with excessive slopes</li> </ul>	<ul style="list-style-type: none"> <li>- One entrance door exterior maneuvering clearance area with excessive slope</li> <li>- A few doorknobs instead of lever handles</li> <li>- Non-compliant signage</li> </ul>
<b>Interior Path of Travel</b>	<ul style="list-style-type: none"> <li>- All or most interior doors appear less than 32" wide</li> <li>- Corridors less than 36" wide</li> <li>- No ramp when needed</li> <li>- Ramps with excessive slopes</li> <li>- Non-compliant treads/risers at means of egress stairways</li> </ul>	<ul style="list-style-type: none"> <li>- Single height drinking fountains</li> <li>- Drinking fountain too high or protrudes into accessible route</li> <li>- Ramps need rails</li> <li>- Ramps need rail extensions</li> <li>- Need significant # of lever handles</li> <li>- Non-compliant rail extensions at egress stairways</li> <li>- All/most door thresholds high</li> </ul>	<ul style="list-style-type: none"> <li>- One door threshold too high</li> <li>- A few doorknobs instead of lever handles</li> <li>- Non-compliant door pressures</li> <li>- Non-compliant signage</li> <li>- Switches not within reach range</li> </ul>



<b>Reference Guide</b>			
	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Public Use Restrooms</b>	<ul style="list-style-type: none"> <li>- No ADA RR on each accessible floor</li> <li>- Restroom(s) too small</li> <li>- Entire restroom(s) requires renovation</li> <li>- Water closet clearance requires moving walls</li> </ul>	<ul style="list-style-type: none"> <li>- Interior doors appear less than 32" wide</li> <li>- Missing or non-compliant grab bars</li> <li>- Easily fixable clearance issues</li> </ul>	<ul style="list-style-type: none"> <li>- Minor height adjustments required</li> <li>- Non-compliant door pressures</li> <li>- Missing a visual strobe (only required if audible fire alarm already present)</li> <li>- Missing lavatory pipe wraps</li> <li>- Signage not compliant</li> </ul>
<b>Elevators</b>	<ul style="list-style-type: none"> <li>- No elevator present when required</li> <li>- Elevator cab too small</li> </ul>	<ul style="list-style-type: none"> <li>- Panel control buttons not at compliant height</li> <li>- No hands-free emergency communication system</li> <li>- Elevator only has mechanical stops</li> </ul>	<ul style="list-style-type: none"> <li>- Audible/visual signals at every floor may be lacking</li> <li>- Minor signage / Braille issues</li> </ul>
<b>Kitchens/Kitchenettes</b>	<ul style="list-style-type: none"> <li>- Clear space for each appliance not present</li> <li>- Clearance between opposing counters too narrow</li> </ul>	<ul style="list-style-type: none"> <li>- Sink and counter too high</li> <li>- Sink knee and toe clearance not provided where required (built-in)</li> <li>- Less than 50% of cabinetry within reach range</li> </ul>	<ul style="list-style-type: none"> <li>- Dispensers not within reach range</li> <li>- Switches not within reach range</li> <li>- Missing sink pipe wraps if knee and toe clearance required</li> </ul>



## 8. 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	
<b>Excellent</b>	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.
<b>Good</b>	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.
<b>Fair</b>	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.
<b>Poor</b>	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.
<b>Failed</b>	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
<b>Not Applicable</b>	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.

## 9. Opinions of Probable Costs

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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.

## 10. Certification

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City of Montebello (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Chet Holifield Park, 1060 South Greenwood Avenue, Montebello, California 90640, 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 on behalf of and exclusively for the use of the Client for the purpose stated within the *Purpose and Scope* section of this report. The report, or any excerpt thereof, shall not be used by any party other than the Client or for any other purpose than that specifically stated in our agreement or within the *Purpose and Scope* section of this report without the express written consent of Bureau Veritas.

Any reuse or distribution of this report without such consent shall be at the Client and the recipient's sole risk, without liability to Bureau Veritas.

**Prepared by:** Mouaz Alrayes  
Project Manager

**Reviewed by:**



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## 11. Appendices

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- Appendix A: Photographic Record
- Appendix B: Site Plan
- Appendix C: Pre-Survey Questionnaire
- Appendix D: Component Condition Report
- Appendix E: Replacement Reserves
- Appendix F: Equipment Inventory List



# Appendix A:

## Photographic Record

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1	SITE SIGNAGE
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2	PARK VIEW
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3	PARK VIEW
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4	PARK POLE LIGHT
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5	PICNIC TABLE
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6	PICNIC TABLE
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7	PICNIC TABLE
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8	PICNIC TABLE
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9	TRASH RECEPTACLE
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10	BBQ GRILL
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11	PLAY STRUCTURE, LARGE, REPLACE
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12	PLAY STRUCTURE
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13	CONCRETE PATHWAY
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14	CONCRETE PATHWAY
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15	BASKETBALL COURT
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16	BASKETBALL COURT
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17	PICNIC SHELTER
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18	DRINKING FOUNTAIN
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19	SOFTBALL FIELD
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20	SOFTBALL FIELD POLE LIGHT
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21	SOFTBALL FIELD BLEACHER
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22	DUMPSTER ENCLOSURES
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23	SITE - BACKFLOW PREVENTER
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24	IRRIGATION PUMP HOUSE
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25      PARKING LOT



26      PARKING LOT



27      RESTROOM - FRONT ELEVATION



28      RESTROOM - RIGHT ELEVATION



29      RESTROOM - LEFT ELEVATION



30      RESTROOM - REAR ELEVATION





31 RESTROOM - INTERIOR



32 RESTROOM - INTERIOR



33 RESTROOM - INTERIOR



34 RESTROOMS BUILDING PLUMBING



35 CONCESSION BUILDING - FRONT/RIGHT ELEVATIONS



36 CONCESSION BUILDING - LEFT ELEVATION





37	CONCESSION BUILDING - REAR ELEVATION
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38	CONCESSION BUILDING INTERIOR
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39	FRONT ELEVATION
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40	POOL HOUSE - REAR ELEVATION
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41	POOL EQUIPMENT BUILDING
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42	POOL SHOWERS
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43	SWIMMING POOL
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44	SWIMMING POOL FILTRATION SYSTEM
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45	POOL HOUSE DISTRIBUTION PANEL
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46	SWIMMING POOL CIRCULATION PUMP
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47	SWIMMING POOL CHEMICAL FEED SYSTEM
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48	SWIMMING POOL GAS HEATER
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49	PARK RANGERS BUILDING EXTERIOR
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50	PARK RANGERS BUILDING EXTERIOR
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51	PARK RANGERS BUILDING EXTERIOR
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52	PARK RANGERS BUILDING EXTERIOR
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53	SCOUT HOUSE BUILDING EXTERIOR
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54	SCOUT HOUSE BUILDING EXTERIOR
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55	SCOUT HOUSE BUILDING EXTERIOR
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56	SCOUT HOUSE BUILDING EXTERIOR
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57	SCOUT HOUSE BUILDING EXTERIOR
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58	SCOUT HOUSE BUILDING CONDENSING UNIT
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# Appendix B:

## Site Plan



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# Site Plan



	<b>Project Number</b>	<b>Project Name</b>	
	142318.20R000-007.354	Chet Holifield Park KTUA Landscape Architects	
	<b>Source</b>	<b>On-Site Date</b>	
	Google	April 17, 2020	



## Appendix C: Pre-Survey Questionnaire

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**THE PRE-SURVEY QUESTIONNAIRE WAS NOT  
RETURNED TO EMG**

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## Appendix D: Component Condition Report

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**Component Condition Report | Chet Hollifield Park (6.55 Acres) / Concession Stand Building**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Concession Building	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,500 SF	4	1821252
B2021	Concession Building	Fair	Window, 12 SF	12	8	1821352
B2021	Concession Building	Fair	Window Screen, Aluminum 12-24 SF	12	5	1821342
B2032	Concession Building	Fair	Exterior Door, Steel	2	18	1821327
B2034	Concession Building	Fair	Overhead/Dock Door, 144 SF	1	15	1821260
<b>Roofing</b>						
B3011	Concession Building	Fair	Roof, Asphalt Shingle 20-Year	1,400 SF	13	1821324
<b>Interiors</b>						
C3012	Concession Building	Fair	Interior Wall Finish, any surface, Prep & Paint	2,450 SF	5	1821278
C3024	Concession Building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	1,300 SF	5	1826123
<b>Plumbing</b>						
D2029	Concession Building	Good	Plumbing System, Supply & Sanitary, Very Low Density (excl fixtures)	1,300 SF	10	1826124
<b>Electrical</b>						
D5012	Concession Building	Fair	Main Distribution Panel, 120/240 V, 100 Amp Residential-Style	1	17	1821355
D5012	Concession Building	Fair	Main Distribution Panel, 120/240 V, 225 Amp	1	14	1821348
D5019	Concession Building	Good	Full Electrical System Upgrade, Low Density/Complexity	1,300 SF	10	1826125
D5022	Concession Building	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	3	3	1821347
D5029	Concession Building	Good	Lighting System, Interior, Very High Density or High-End Fixtures	1,300 SF	18	1821280
<b>Fire Alarm &amp; Comm</b>						
D5038	Concession Building	Fair	Security/Surveillance System, 12, Upgrade/Install	1,300 SF	5	1821353

**Component Condition Report | Chet Hollifield Park (6.55 Acres) / Park Ranger & Scout House**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Park Ranger Building	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,400 SF	3	1821373
B2011	Scout House	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,680 SF	2	1821331
B2021	Scout House	Fair	Window, Vinyl-Clad Double-Glazed 24 SF, 1-2 Stories	8	3	1821256
B2021	Scout House	Fair	Window Screen, Aluminum 12 SF	10	3	1821354
B2021	Park Ranger Building	Fair	Window, 12 SF	9	3	1821326
B2021	Park Ranger Building	Fair	Window, 12 SF	9	3	1821362
B2021	Scout House	Fair	Window, Vinyl-Clad Double-Glazed 12 SF, 1-2 Stories	2	3	1821261
B2032	Park Ranger Building	Fair	Exterior Door, Steel	3	3	1821334
<b>Roofing</b>						

**Component Condition Report | Chet Hollifield Park (6.55 Acres) / Park Ranger & Scout House**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3011	Scout House	Fair	Roof, Asphalt Shingle 20-Year	2,100 SF	3	1821303
B3011	Park Ranger Building	Fair	Roof, Modified Bituminous	1,850 SF	3	1821361
<b>HVAC</b>						
D3032	Scout House	Fair	Condensing Unit/Heat Pump, 5 TON	1	3	1821345
<b>Electrical</b>						
D5022	Park Ranger Building	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	4	3	1821316
D5022	Scout House	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	4	3	1821255

**Component Condition Report | Chet Hollifield Park (6.55 Acres) / Pool House**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
B1022	Pool Equipment Building	Fair	Roof Structure, Flat, Wood Rafters	340 SF	3	1821323
<b>Facade</b>						
B2011	Pool Equipment Building	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	760 SF	4	1821268
B2032	Pool Equipment Building	Fair	Exterior Door, Steel	4	18	1821295
B2032	Pool House	Fair	Exterior Door, Steel	4	25	1821270
B2034	Pool House Office	Fair	Overhead/Dock Door, 144 SF	1	16	1821308
<b>Roofing</b>						
B3011	Pool House	Fair	Roof, Asphalt Shingle 20-Year	2,100 SF	12	1821302
B3011	Pool Equipment Building	Fair	Roof, Modified Bituminous	340 SF	3	1826130
<b>Interiors</b>						
C3025	Pool House Office	Fair	Interior Floor Finish, Carpet Commercial Standard	210 SF	3	1821266
<b>Plumbing</b>						
D2017	Pool House	Fair	Shower Head w/ Valve, GPM	6	3	1821259
<b>HVAC</b>						
D3022	Pool Equipment Building	Fair	Chemical Feed System	1	12	1821346
<b>Electrical</b>						
D5012	Pool House	Fair	Main Distribution Panel, 100 AMP	1	18	1821292
D5012	Pool House	Fair	Main Distribution Panel, 50 AMP	1	14	1821335
D5019	Pool Equipment Building	Fair	Full Electrical System Upgrade, Low Density/Complexity	1,750 SF	12	1826133
D5022	Pool House	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	3	3	1821369
D5022	Pool Equipment Building	Fair	Light Fixture, 100 WATT	4	3	1821254
D5029	Pool House	Fair	Lighting System, Interior, Low Density & Standard Fixtures	1,300 SF	8	1821282
<b>Equipment/Special</b>						
E1099	Pool House	Fair	Bleacher, Telescoping Power Operated, 16 to 20 Tier	2	10	1821244

**Component Condition Report | Chet Hollifield Park (6.55 Acres) / Pool House**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
F1041	Pool Equipment Building	Fair	Circulation Pump, Swimming Pool, 3 HP	1	6	1821287
F1041	Pool Equipment Building	Fair	Gas Heater, 750 MBH	1	4	1821262
F1041	Pool House	Fair	Swimming Pool, Plaster Basin, Refinish	3,800 SF	6	1821306
F1041	Pool Equipment Building	Fair	Circulation Pump, Swimming Pool, 5 HP	1	15	1821286
F1041	Pool House	Fair	Swimming Pool, Lifeguard Chair	1	15	1821368
F1041	Pool House	Fair	Swimming Pool, Accessible Lift Transfer Device	1	12	1821340
F1041	Pool Equipment Building	Fair	Swimming Pool, Filtration System	1	3	1821298
<b>Site Development</b>						
G2041	Pool House	Fair	Fences & Gates, Chain Link, 10' High	380 LF	14	1821300
G2045	Pool House	Fair	Site Furnishings, Park Bench, Metal/Wood/Plastic	1	10	1821249
G2045	Pool House	Fair	Site Furnishings, Park Bench, Metal/Wood/Plastic	1	5	1821367
<b>Site Lighting</b>						
G4021	Pool House	Good	Site Pole Light, 200 WATT, Replace/Install	1	18	1821253
G4021	Pool House	Good	Site Pole Light, 200 WATT, Replace/Install	1	18	1821240

**Component Condition Report | Chet Hollifield Park (6.55 Acres) / Restroom Building**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Restrooms Building	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,150 SF	4	1821375
B2032	Restrooms Building	Fair	Exterior Door, Steel	3	18	1821372
<b>Roofing</b>						
B3011	Restrooms Building	Fair	Roof, Asphalt Shingle 20-Year	850 SF	13	1821250
<b>Interiors</b>						
C1031	Restrooms Building-Men's Restroom	Fair	Toilet Partitions, Wood	1	13	1821241
C1031	Restrooms Building-Woman's Restroom	Fair	Toilet Partitions, Wood	4	13	1821304
C3012	Restrooms Building	Fair	Interior Wall Finish, any surface, Prep & Paint	1,200 SF	3	1821283
<b>Plumbing</b>						
D2011	Restrooms Building-Woman's Restroom	Fair	Toilet, 1.8 GPF	4	3	1821322
D2011	Restrooms Building-Men's Restroom	Fair	Toilet, 1.8 GPF	1	3	1821366
D2012	Restrooms Building-Men's Restroom	Fair	Urinal, 0.125 GPF	3	3	1821291
D2014	Restrooms Building-Men's Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	3	1821277
D2014	Restrooms Building-Woman's Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	3	1821284
D2018	Restrooms Building	Fair	Drinking Fountain, Outside/Site Style	1	6	1821329
D2029	Restroom Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	750 SF	10	1826127

**Electrical**



**Component Condition Report | Chet Hollifield Park (6.55 Acres) / Restroom Building**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5012	Restrooms Building	Fair	Main Distribution Panel, 120/240 V, 70 Amp Residential-Style	1	5	1821359
D5019	Restroom Building	Fair	Full Electrical System Upgrade, Low Density/Complexity	750 SF	10	1826126
D5022	Restrooms Building	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	4	3	1821251

**Component Condition Report | Chet Hollifield Park (6.55 Acres) / Site**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
B1022	Picnic Shelter	Fair	Roof Structure, Pitched, Wood Trusses	950 SF	7	1821263
<b>Facade</b>						
B2039	Site	Fair	Pedestrian Gate, Aluminized Steel	1	15	1821264
<b>Roofing</b>						
B3011	Softball Field-Dugout	Fair	Roof, Metal	120 SF	10	1821318
B3011	Softball Field-Dugout	Fair	Roof, Metal	120 SF	10	1821350
<b>Plumbing</b>						
D2018	Picnic Shelter	Poor	Drinking Fountain, Outside/Site Style	1	1	1821319
D2021	Site	Fair	Backflow Preventer, 3 INCH	1	15	1821314
D2023	Site	Fair	Domestic Circulation/Booster Pump, 5 HP	1	5	1821273
<b>Equipment/Special</b>						
E1099	Softball Field	Fair	Bleacher, Telescoping Power Operated, 16 to 20 Tier	1	14	1821242
E1099	Softball Field	Fair	Bleacher, Telescoping Power Operated, 21 to 30 Tier	1	14	1821257
E1099	Softball Field	Fair	Bleacher, Telescoping Power Operated, 21 to 30 Tier	1	10	1821364
<b>Pavement</b>						
G2012	Site	Fair	Roadways, Concrete Pavement	10,600 SF	30	1821339
G2022	Parking lot	Poor	Parking Lots, Asphalt Pavement, Seal & Stripe	16,400 SF	1	1821267
G2022	Parking lot	Poor	Parking Lots, Asphalt Pavement, Overlay	16,400 SF	1	1821272
G2022	Site-Adjacent to Picnic Shelter	Fair	Parking Lots, Concrete Pavement	400 SF	3	1821317
<b>Site Development</b>						
G2041	Site	Fair	Fences & Gates, Chain Link, 4' High	255 LF	25	1821301
G2041	Site	Fair	Fence or Screen Walls, Concrete Block (CMU)	880 SF	25	1821312
G2041	Basketball Court	Fair	Fences & Gates, Chain Link, 6' High	60 LF	25	1821305
G2041	Softball Field	Fair	Fences & Gates, Chain Link, 6' High	160 LF	22	1821356
G2041	Softball Field	Fair	Fences & Gates, Chain Link, 20' High	620 LF	18	1821274
G2044	Site	Fair	Signage, Property, Monument/Pylon, Replace/Install	1	12	1821281
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal	1	6	1821293
G2045	Site	Fair	Site Furnishings - Metal Trash Receptacles	1	7	1821321

Component Condition Report | Chet Hollifield Park (6.55 Acres) / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2045	Softball Field	Fair	Site Furnishings, Park Bench, Metal/Wood/Plastic	1	10	1821276
G2045	Site	Fair	Park Grill (Barbeque), Large Group	1	6	1821385
G2045	Site	Fair	Site Furnishings, Picnic Table, Concrete	1	15	1821351
G2045	Site	Fair	Site Furnishings, Picnic Table, Concrete	1	14	1821297
G2045	Picnic Shelter	Fair	Site Furnishings - Metal Trash Receptacles, Site Furnishings - Metal Trash Receptacles	1	7	1821376
G2045	Site	Fair	Site Furnishings, Picnic Table, Concrete	1	17	1821315
G2045	Picnic Shelter	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal	13	3	1821296
G2045	Site	Fair	Site Furnishings, Picnic Table, Concrete	1	14	1821360
G2045	Site	Fair	Site Furnishings, Picnic Table, Concrete	1	6	1821349
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal	1	6	1821269
G2045	Site	Fair	Site Furnishings, Picnic Table, Concrete	1	17	1821358
G2045	Picnic Shelter	Fair	Site Furnishings - Metal Trash Receptacles, Site Furnishings - Metal Trash Receptacles	1	7	1821265
G2045	Site	Fair	Site Furnishings, Park Bench, Metal/Wood/Plastic	1	12	1821279
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal	1	6	1821325
G2045	Softball Field	Fair	Site Furnishings, Park Bench, Metal/Wood/Plastic	1	12	1821294
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal	1	14	1821320
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal	1	14	1821336
G2045	Site	Fair	Park Grill (Barbeque)	1	7	1821328
G2045	Site	Fair	Site Furnishings, Picnic Table, Concrete	1	4	1821258
G2047	Basketball Court	Fair	Sports Apparatus, Basketball Backstop	6	10	1821370
G2047	Playground #1	Fair	Play Surfaces & Sports Courts, Wood Chips, 3" Depth	2,400 SF	8	1821247
G2047	Softball Field	Fair	Play Surfaces & Sports Courts, Sand	12,500 SF	14	1821265
G2047	Basketball Court	Fair	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	9,000 SF	2	1821289
G2047	Playground #1	Fair	Play Structure, Medium	1	14	1821332
G2047	Playground #2	Fair	Play Surfaces & Sports Courts, Wood Chips, 3" Depth	6,200 SF	8	1821271
G2047	Playground #2	Fair	Play Structure, Large	1	14	1821239
G2049	Site	Fair	Dumpster Accessories, Enclosures, Concrete Block (CMU), 8' High, Replace/Install	20 LF	25	1821337
<b>Landscaping</b>						
G2057	Site	Fair	Irrigation System, Replace/Install	195,000 SF	13	1821371
<b>Site Lighting</b>						
G4021	Site	Fair	Site Pole Light, 200 WATT, Replace/Install	1	10	1821330
G4021	Basketball Court	Good	Site Pole Light, 1000 WATT, Replace/Install	1	18	1821338
G4021	Basketball Court	Good	Site Pole Light, 1000 WATT, Replace/Install	1	18	1821248
G4021	Softball Field	Fair	Site Pole Light, 1000 WATT, Replace/Install	1	8	1821313
G4021	Parking lot	Good	Site Pole Light, 1000 WATT, Replace/Install	3	16	1821307

Component Condition Report | Chet Hollifield Park (6.55 Acres) / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G4021	Softball Field	Fair	Site Pole Light, 1000 WATT, Replace/Install	1	8	1821343
G4021	Site	Fair	Site Pole Light, 200 WATT, Replace/Install	6	8	1821309
G4021	Softball Field	Fair	Site Pole Light, 1000 WATT, Replace/Install	1	12	1821341
G4021	Softball Field	Fair	Site Pole Light, 1000 WATT, Replace/Install	1	8	1821344
G4021	Softball Field	Fair	Site Pole Light, 1000 WATT, Replace/Install	1	12	1821374
G4021	Softball Field	Fair	Site Pole Light, 1000 WATT, Replace/Install	1	8	1821275
G4021	Basketball Court	Good	Site Pole Light, 1000 WATT, Replace/Install	1	18	1821245
G4021	Softball Field	Fair	Site Pole Light, 1000 WATT, Replace/Install	1	8	1821311
G4021	Basketball Court	Good	Site Pole Light, 1000 WATT, Replace/Install	1	18	1821243
G4021	Site	Fair	Site Pole Light, 200 WATT, Replace/Install	1	10	1821333
G4021	Softball Field	Fair	Site Pole Light, 1000 WATT, Replace/Install	1	8	1821310
G4021	Softball Field	Fair	Site Pole Light, 1000 WATT, Replace/Install	1	8	1821357

Accessibility

Z105X	Throughout the Park	NA	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	1821246
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## Appendix E: Replacement Reserves

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Replacement Reserves Report

5/12/2020

Location	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Total Escalated Estimate
Chet Hollifield Park (6.55 Acres)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Chet Hollifield Park (6.55 Acres) / Concession Stand Building	\$0	\$0	\$0	\$756	\$5,561	\$23,517	\$0	\$0	\$10,849	\$0	\$26,856	\$0	\$0	\$6,578	\$11,626	\$16,893	\$0	\$1,996	\$45,554	\$0	\$25,780	\$175,866
Chet Hollifield Park (6.55 Acres) / Park Ranger & Scout House	\$0	\$0	\$5,871	\$85,139	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,890	\$9,191	\$0	\$0	\$0	\$0	\$13,272	\$0	\$0	\$121,463
Chet Hollifield Park (6.55 Acres) / Pool House	\$0	\$0	\$0	\$29,305	\$25,927	\$636	\$37,575	\$0	\$10,849	\$0	\$2,656	\$0	\$85,209	\$2,540	\$21,391	\$17,449	\$7,753	\$0	\$33,460	\$0	\$0	\$274,751
Chet Hollifield Park (6.55 Acres) / Restroom Building	\$0	\$0	\$0	\$18,525	\$4,264	\$1,400	\$4,720	\$0	\$0	\$0	\$26,361	\$0	\$0	\$12,142	\$5,730	\$0	\$0	\$0	\$3,365	\$0	\$0	\$76,706
Chet Hollifield Park (6.55 Acres) / Site	\$8,235	\$49,420	\$4,707	\$26,156	\$2,997	\$7,765	\$19,197	\$34,605	\$575,417	\$0	\$102,864	\$11,217	\$131,565	\$1,100,497	\$119,559	\$14,230	\$56,948	\$14,230	\$73,818	\$0	\$0	\$2,356,668
<b>Grand Total</b>	<b>\$8,235</b>	<b>\$49,420</b>	<b>\$10,578</b>	<b>\$159,891</b>	<b>\$38,749</b>	<b>\$33,318</b>	<b>\$61,492</b>	<b>\$34,605</b>	<b>\$597,115</b>	<b>\$0</b>	<b>\$189,437</b>	<b>\$11,217</b>	<b>\$224,664</b>	<b>\$1,132,948</b>	<b>\$158,306</b>	<b>\$46,915</b>	<b>\$64,100</b>	<b>\$16,226</b>	<b>\$173,468</b>	<b>\$0</b>	<b>\$23,780</b>	<b>\$5,005,455</b>

Chet Hollifield Park (6.55 Acres)

\* Markup/Location Factor (1.098) has been included in unit costs.

Chet Hollifield Park (6.55 Acres) / Concession Stand Building

Uniformat CodeID	Cost Description	Lifespan (EUL)	EA/LEAGE	RUL	Quantity	Unit	Unit Cost	Subtotal 2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Total Escalated Repair Estimate	
B2011	1821352 Exterior Wall, any Painted Surface, Prep & Paint	10	6	4	1500	SF	\$3,229	\$4,941																						\$9,882
B2021	1821342 Window Screen, Aluminum 12-24 SF, Replace	10	5	5	12	EA	\$184,270	\$1,976															\$4,941							\$3,963
B2021	1821352 Window, 12 SF, Replace	30	22	8	12	EA	\$713,770	\$8,564																						\$8,564
B2032	1821327 Exterior Door, Steel, Replace	40	22	18	2	EA	\$658,880	\$1,318																						\$1,318
B2034	1821260 Overhead/Dock Door, 144 SF, Replace	30	15	15	1	EA	\$4,831,220	\$4,831																						\$4,831
B0011	1821324 Roof, Asphalt Shingle 20-Year, Replace	20	7	13	1400	SF	\$4,417	\$5,941																						\$5,941
C3012	1821278 Interior Wall Finish, any surface, Prep & Paint	10	5	5	2450	SF	\$1,655	\$4,035																						\$4,035
C3024	1826123 Interior Floor Finish, Vinyl Tile (VCT), Replace	15	10	5	1300	SF	\$5,429	\$7,137																						\$7,137
D0029	1826124 Plumbing System, Supply & Sanitary, Very Low Density (excl fixtures), Replace	40	30	10	1300	SF	\$1,10	\$1,427																						\$1,427
D0012	1821346 Main Distribution Panel, 120/240 V, 225 Amp, Replace	30	16	14	1	EA	\$2,745,200	\$2,745																						\$2,745
D3012	1821355 Main Electrical Panel, 120/240 V, 100 Amp Residential-Style, Replace	30	13	17	1	EA	\$1,207,80	\$1,208																						\$1,208
D0019	1826125 Full Electrical System Upgrade, Low Density/Complexity, Replace	40	30	10	1300	SF	\$14,27	\$18,556																						\$18,556
D0022	1821347 Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	17	3	3	EA	\$230,58	\$692																						\$692
D3029	1821280 Lighting System, Interior, Very High Density or High-End Fixtures, Replace	20	2	18	1300	SF	\$18,867	\$24,266																						\$24,266
D3038	1821353 Security/Surveillance System, 12, Upgrade/Install	15	10	5	1300	SF	\$5,429	\$7,137																						\$7,137
<b>Totals, Unescalated</b>									\$0	\$0	\$692	\$4,941	\$20,286	\$0	\$0	\$8,564	\$0	\$19,984	\$0	\$5,841	\$7,686	\$10,843	\$0	\$1,208	\$25,583	\$0	\$14,274	\$0	\$119,902	
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>									\$0	\$0	\$756	\$5,561	\$23,517	\$0	\$10,849	\$0	\$26,856	\$0	\$6,578	\$11,626	\$16,893	\$0	\$1,996	\$45,554	\$0	\$25,780	\$0	\$25,780	\$175,966	

\* Markup/Location Factor (1.098) has been included in unit costs.

Chet Hollifield Park (6.55 Acres) / Park Ranger & Scout House

Uniformat CodeID	Cost Description	Lifespan (EUL)	EA/LEAGE	RUL	Quantity	Unit	Unit Cost	Subtotal 2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Total Escalated Repair Estimate	
B2011	1821331 Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	6	2	1680	SF	\$3,229	\$5,534																						\$5,534
B2011	1821373 Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	1400	SF	\$3,229	\$4,612																						\$4,612
B2021	1821256 Window, Vinyl-Clad Double-Clad 24 SF, 1-2 Stories, Replace	30	27	3	8	EA	\$988,20	\$7,906																						\$7,906
B2021	1821354 Window Screen, Aluminum 12 SF, Replace	10	7	3	10	EA	\$164,70	\$1,647																						\$1,647
B2021	1821326 Window, 12 SF, Replace	30	27	3	9	EA	\$1,207,80	\$10,870																						\$10,870
B2021	1821362 Window, 12 SF, Replace	30	27	3	9	EA	\$1,207,80	\$10,870																						\$10,870
B2021	1821261 Window, Vinyl-Clad Double-Clad 12 SF, 1-2 Stories, Replace	30	27	3	2	EA	\$658,80	\$1,318																						\$1,318
B2032	1821334 Exterior Door, Steel, Replace	40	37	3	3	EA	\$658,80	\$1,976																						\$1,976
B0011	1821303 Roof, Asphalt Shingle 20-Year, Replace	20	17	3	2100	SF	\$4,17	\$8,762																						\$8,762
B0011	1821361 Roof, Modified Bituminous, Replace	20	17	3	1850	SF	\$10,98	\$20,313																						\$20,313
D3032	1821345 Condensing Unit/Heat Pump, 5 TON, Replace	15	12	3	1	EA	\$7,795,80	\$7,796																						\$7,796
D3022	1821316 Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	17	3	4	EA	\$230,58	\$922																						\$922
D3022	1821255 Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	17	3	4	EA	\$230,58	\$922																						\$922
<b>Totals, Unescalated</b>									\$0	\$0	\$5,534	\$77,914	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,534	\$6,259	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$103,036
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>									\$0	\$0	\$5,871	\$85,139	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,890	\$9,191	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$121,363





Uniformat CodeID Cost Description Lifespan (EUL) Age RUL Quantity Unit Unit Cost \* Subtotal 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 Deficiency Repair Estimate

Totals, Escalated (3.0% inflation, compounded annually) \$0 \$0 \$18,525 \$4,264 \$1,400 \$4,720 \$0 \$0 \$0 \$26,561 \$0 \$0 \$12,142 \$5,730 \$0 \$0 \$3,365 \$0 \$0 \$0 \$0 \$76,706

\* Markup/Location Factor (1.038) has been included in unit costs.

Uniformat Code	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost * Subtotal 2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate	
B022	1821293 Roof Structure, Pitched, Wood Trusses, Replace	75	68	7	950	SF	\$21,96	\$20,862																					
B039	1821264 Pedestrian Gate, Aluminumized Steel, Replace	25	10	15	1	EA	\$823,50	\$824														\$824							\$824
B3011	1821316 Roof, Metal, Replace	40	30	10	120	SF	\$14,27	\$1713																					\$1,713
B3011	1821350 Roof, Metal, Replace	40	30	10	120	SF	\$14,27	\$1,713																					\$1,713
D2018	1821319 Drinking Fountain, Outside/Site Style, Replace	15	14	1	1	EA	\$3,952,60	\$3,953																					\$3,953
D2021	1821314 Backflow Preventer, 3 INCH, Replace	30	15	15	1	EA	\$5,709,60	\$5,710																					\$5,710
D2023	1821273 Domestic Circulation/Booster Pump, 5 HP, Replace	25	20	5	1	EA	\$6,697,60	\$6,698																					\$6,698
E 0099	1821364 Bleacher, Telescoping Power Operated, 21 to 30 Tier, Replace	20	10	10	1	EA	\$823,50	\$824																					\$824
E 0099	1821242 Bleacher, Telescoping Power Operated, 16 to 20 Tier, Replace	20	6	14	1	EA	\$713,70	\$714																					\$714
E 0099	1821267 Bleacher, Telescoping Power Operated, 21 to 30 Tier, Replace	20	6	14	1	EA	\$823,50	\$824																					\$824
G2022	1821267 Parking Lots, Asphalt Pavement, Seal & Stripe	5	4	1	16400	SF	\$0,49	\$8,103	\$8,103																				\$8,103
G2022	1821272 Parking Lots, Asphalt Pavement, Overlay	25	24	1	16400	SF	\$2,19	\$35,924	\$35,924																				\$35,924
G2022	1821317 Parking Lots, Concrete Pavement, Replace	50	47	3	400	SF	\$9,68	\$3,953	\$3,953																				\$3,953
G2041	1821274 Fences & Gates, Chain Link, 20' High, Replace	40	22	18	620	LF	\$27,45	\$17,019																					\$17,019
G2044	1821281 Signage, Property, Monument/Post, Replace/Install	25	22	3	13	EA	\$1,537,20	\$1,984	\$1,984																				\$10,431
G2045	1821266 Site Furnishings, Picnic Table, Plastic-Coated Metal, Replace	25	21	4	1	EA	\$2,662,65	\$2,663	\$2,663																				\$2,663
G2045	1821268 Site Furnishings, Picnic Table, Concrete, Replace	25	21	4	1	EA	\$2,662,65	\$2,663	\$2,663																				\$2,663
G2045	1821293 Site Furnishings, Picnic Table, Plastic-Coated Metal, Replace	25	19	6	1	EA	\$1,537,20	\$1,537	\$1,537																				\$1,537
G2045	1821365 Park Grill (Barbeque), Large Group, Replace	15	9	6	1	EA	\$1,824,88	\$1,825	\$1,825																				\$1,825
G2045	1821269 Site Furnishings, Picnic Table, Plastic-Coated Metal, Replace	25	19	6	1	EA	\$1,537,20	\$1,537	\$1,537																				\$1,537
G2045	1821265 Site Furnishings, Picnic Table, Plastic-Coated Metal, Replace	25	19	6	1	EA	\$1,537,20	\$1,537	\$1,537																				\$1,537
G2045	1821221 Site Furnishings - Metal Trash Receptacles	15	8	7	1	EA	\$613,78	\$614	\$614																				\$614
G2045	1821265 Site Furnishings - Metal Trash Receptacles, Replace	15	8	7	1	EA	\$613,78	\$614	\$614																				\$614
G2045	1821276 Site Furnishings - Metal Trash Receptacles, Replace	15	8	7	1	EA	\$613,78	\$614	\$614																				\$614
G2045	1821281 Site Furnishings, Park Bench, Metal/Wood/Plastic, Replace	20	10	10	1	EA	\$46,00	\$549	\$549																				\$549
G2045	1821279 Site Furnishings, Park Bench, Metal/Wood/Plastic, Replace	20	8	12	1	EA	\$549,00	\$549	\$549																				\$549
G2045	1821294 Site Furnishings, Park Bench, Metal/Wood/Plastic, Replace	20	8	12	1	EA	\$549,00	\$549	\$549																				\$549
G2045	1821297 Site Furnishings, Picnic Table, Concrete, Replace	25	11	14	1	EA	\$1,537,20	\$1,537	\$1,537																				\$1,537
G2045	1821220 Site Furnishings, Picnic Table, Concrete, Replace	25	11	14	1	EA	\$1,537,20	\$1,537	\$1,537																				\$1,537
G2045	1821315 Site Furnishings, Picnic Table, Concrete, Replace	25	10	15	1	EA	\$1,537,20	\$1,537	\$1,537																				\$1,537
G2045	1821338 Site Furnishings, Picnic Table, Plastic-Coated Metal, Replace	25	11	14	1	EA	\$1,537,20	\$1,537	\$1,537																				\$1,537
G2045	1821351 Site Furnishings, Picnic Table, Concrete, Replace	25	10	15	1	EA	\$1,537,20	\$1,537	\$1,537																				\$1,537
G2045	1821358 Site Furnishings, Picnic Table, Concrete, Replace	25	8	17	1	EA	\$2,635,20	\$2,635	\$2,635																				\$2,635
G2047	1821289 Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	5	3	2	9000	SF	\$0,49	\$4,437	\$4,437																				\$4,437
G2047	1821271 Play Surfaces & Sports Courts, Wood Chips, 3" Depth, Replace	20	12	8	2400	SF	\$0,98	\$2,359	\$2,359																				\$2,359
G2047	1821271 Play Surfaces & Sports Courts, Wood Chips, 3" Depth, Replace	20	12	8	2400	SF	\$0,98	\$2,359	\$2,359																				\$2,359
G2047	1821270 Sports Apparatus, Basketball Backstop, Replace	25	15	10	6	EA	\$10,431,00	\$62,586	\$62,586																				\$62,586
G2047	1821285 Play Surfaces & Sports Courts, Sand, Replace	20	6	14	1	EA	\$21,960,00	\$21,960	\$21,960																				\$21,960
G2047	1821332 Play Structure, Medium, Replace	20	6	14	1	EA	\$38,430,00	\$38,430	\$38,430																				\$38,430
G2047	1821239 Play Structure, Large, Replace	20	6	14	1	EA	\$21,960,00	\$21,960	\$21,960																				\$21,960
G2057	1821371 Irrigation System, Replace/Install	25	12	13	195000	SF	\$3,64	\$749,395	\$749,395																				\$749,395
G4021	1821313 Site Pole Light, 1000 WATT, Replace/Install	20	12	8	1	EA	\$68,625,00	\$68,625	\$68,625																				\$68,625
G4021	1821343 Site Pole Light, 1000 WATT, Replace/Install	20	12	8	1	EA	\$68,625,00	\$68,625	\$68,625																				\$68,625
G4021	1821309 Site Pole Light, 200 WATT, Replace/Install	20	12	8	6	EA	\$4,392,00	\$26,352	\$26,352																				\$26,352
G4021	1821344 Site Pole Light, 1000 WATT, Replace/Install	20	12	8	1	EA	\$68,625,00	\$68,625	\$68,625																				\$68,625
G4021	1821275 Site Pole Light, 1000 WATT, Replace/Install	20	12	8	1	EA	\$68,625,00	\$68,625	\$68,625																				\$68,625

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate	
G4021	1821311	Site Pole Light, 1000 WATT, Replace/Install	20	12	8	1	EA	\$68,625.00	\$68,625								\$68,625													\$68,625	
G4021	1821310	Site Pole Light, 1000 WATT, Replace/Install	20	12	8	1	EA	\$7,686.00	\$7,686								\$7,686														\$7,686
G4021	1821357	Site Pole Light, 1000 WATT, Replace/Install	20	12	8	1	EA	\$68,625.00	\$68,625								\$68,625														\$68,625
G4021	1821330	Site Pole Light, 200 WATT, Replace/Install	20	10	10	1	EA	\$4,392.00	\$4,392										\$4,392												\$4,392
G4021	1821333	Site Pole Light, 200 WATT, Replace/Install	20	10	10	1	EA	\$4,392.00	\$4,392										\$4,392												\$4,392
G4021	1821341	Site Pole Light, 1000 WATT, Replace/Install	20	8	12	1	EA	\$68,625.00	\$68,625											\$68,625											\$68,625
G4021	1821374	Site Pole Light, 1000 WATT, Replace/Install	20	8	12	1	EA	\$7,686.00	\$7,686											\$7,686											\$7,686
G4021	1821307	Site Pole Light, 1000 WATT, Replace/Install	20	4	16	3	EA	\$7,686.00	\$23,058											\$23,058										\$23,058	
G4021	1821338	Site Pole Light, 1000 WATT, Replace/Install	20	2	18	1	EA	\$7,466.40	\$7,466																						\$7,466
G4021	1821248	Site Pole Light, 1000 WATT, Replace/Install	20	2	18	1	EA	\$7,466.40	\$7,466																						\$7,466
G4021	1821245	Site Pole Light, 1000 WATT, Replace/Install	20	2	18	1	EA	\$7,466.40	\$7,466																						\$7,466
G4021	1821243	Site Pole Light, 1000 WATT, Replace/Install	20	2	18	1	EA	\$7,466.40	\$7,466																						\$7,466
Z105X	1821246	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluator Report	0	0	0	1	EA	\$8,235.00	\$8,235																						\$8,235
<b>Totals, Unescalated</b>									\$8,235	\$47,980	\$4,437	\$23,936	\$2,663	\$6,698	\$16,077	\$28,137	\$454,239	\$0	\$76,168	\$8,103	\$92,277	\$749,385	\$79,042	\$8,070	\$35,114	\$8,609	\$46,885	\$0	\$0	\$1,696,657	
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>									\$8,235	\$49,420	\$4,707	\$26,156	\$2,937	\$7,785	\$19,197	\$34,605	\$575,417	\$0	\$102,364	\$11,217	\$131,885	\$1,100,487	\$119,589	\$12,573	\$86,348	\$14,230	\$79,818	\$0	\$0	\$2,396,688	

\* Markup/LocationFactor (1.088) has been included in unit costs.

## Appendix F: Equipment Inventory List

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Index	ID	UFCode	Component	Capacity	Building	Location/Detail	Manufacturer	Model	Serial	Dateplate Yr	Barcode	City
<b>D20 PLUMBING</b>												
1	1821314	D2021	Backflow Preventer	3 INCH	Chet Hollifield Park (6.55 Acres) / Site	Site	Febooc	825 YD	N0801150556			
2	1821273	D2023	Domestic Circulation/Booster Pump		Chet Hollifield Park (6.55 Acres) / Site	Site	Inaccessible	Inaccessible	Inaccessible			
<b>D30 HVAC</b>												
Index	ID	UFCode	Component	Capacity	Building	Location/Detail	Manufacturer	Model	Serial	Dateplate Yr	Barcode	City
1	1821346	D3022	Chemical Feed System		Chet Hollifield Park (6.55 Acres) / Pool House	Pool Equipment Building	Chemtrol	No tagplate found	No tagplate found			
2	1821345	D3032	Condensing Unit/Heat Pump	5 TON	Chet Hollifield Park (6.55 Acres) / Park Ranger & Scout House	Scout House	York	GGGD060S41S3A	W1E0947655	2008		
<b>D50 ELECTRICAL</b>												
Index	ID	UFCode	Component	Capacity	Building	Location/Detail	Manufacturer	Model	Serial	Dateplate Yr	Barcode	City
1	1821292	D5012	Main Distribution Panel	100 AMP	Chet Hollifield Park (6.55 Acres) / Pool House	Pool House	FPE	NBLP-G	No tagplate found			
2	1821355	D5012	Main Distribution Panel		Chet Hollifield Park (6.55 Acres) / Concession Stand Building	Concession Building	General Electric	illegible	illegible			
3	1821348	D5012	Main Distribution Panel		Chet Hollifield Park (6.55 Acres) / Concession Stand Building	Concession Building	General Electric	NLAB	BE264143			
4	1821359	D5012	Main Distribution Panel		Chet Hollifield Park (6.55 Acres) / Restroom Building	Restrooms Building	Benjamin	illegible	illegible			
5	1821335	D5012	Main Distribution Panel	50 AMP	Chet Hollifield Park (6.55 Acres) / Pool House	Pool House	FPE	NBLP-G	CH281110			
6	1821254	D5022	Light Fixture	100 WATT	Chet Hollifield Park (6.55 Acres) / Pool House	Pool Equipment Building	FPE	NBLP-G				
7	1821316	D5022	Light Fixture		Chet Hollifield Park (6.55 Acres) / Park Ranger & Scout House	Park Ranger Building						
8	1821369	D5022	Light Fixture		Chet Hollifield Park (6.55 Acres) / Pool House	Pool House						
9	1821251	D5022	Light Fixture		Chet Hollifield Park (6.55 Acres) / Restroom Building	Restrooms Building						
10	1821347	D5022	Light Fixture		Chet Hollifield Park (6.55 Acres) / Concession Stand Building	Concession Building						
11	1821255	D5022	Light Fixture		Chet Hollifield Park (6.55 Acres) / Park Ranger & Scout House	Scout House						
<b>E10 EQUIPMENT</b>												
Index	ID	UFCode	Component	Capacity	Building	Location/Detail	Manufacturer	Model	Serial	Dateplate Yr	Barcode	City
1	1821242	E1099	Bleacher		Chet Hollifield Park (6.55 Acres) / Site	Softball Field						
2	1821244	E1099	Bleacher		Chet Hollifield Park (6.55 Acres) / Pool House	Pool House						
3	1821257	E1099	Bleacher		Chet Hollifield Park (6.55 Acres) / Site	Softball Field						
4	1821364	E1099	Bleacher		Chet Hollifield Park (6.55 Acres) / Site	Softball Field						
<b>F10 OTHER</b>												
Index	ID	UFCode	Component	Capacity	Building	Location/Detail	Manufacturer	Model	Serial	Dateplate Yr	Barcode	City
1	1821287	F1041	Circulation Pump		Chet Hollifield Park (6.55 Acres) / Pool House	Pool Equipment Building	A. O. Smith	PLBC-1781	1098			
2	1821286	F1041	Circulation Pump		Chet Hollifield Park (6.55 Acres) / Pool House	Pool Equipment Building	A. O. Smith	illegible	illegible			
3	1821262	F1041	Gas Heater	750 MBH	Chet Hollifield Park (6.55 Acres) / Pool House	Pool Equipment Building	Raypak	illegible	illegible			
4	1821340	F1041	Swimming Pool		Chet Hollifield Park (6.55 Acres) / Pool House	Pool House	Aquatic Lift	390-0000	S4349	2012		
5	1821288	F1041	Swimming Pool		Chet Hollifield Park (6.55 Acres) / Pool House	Pool Equipment Building	No tagplate found	No tagplate found	No tagplate found			
6	1821368	F1041	Swimming Pool		Chet Hollifield Park (6.55 Acres) / Pool House	Pool House						
<b>G40 OTHER</b>												
Index	ID	UFCode	Component	Capacity	Building	Location/Detail	Manufacturer	Model	Serial	Dateplate Yr	Barcode	City
1	1821338	G4021	Site Pole Light	1000 WATT	Chet Hollifield Park (6.55 Acres) / Site	Basketball Court						
2	1821248	G4021	Site Pole Light	1000 WATT	Chet Hollifield Park (6.55 Acres) / Site	Basketball Court						
3	1821313	G4021	Site Pole Light	1000 WATT	Chet Hollifield Park (6.55 Acres) / Site	Softball Field						
4	1821307	G4021	Site Pole Light	1000 WATT	Chet Hollifield Park (6.55 Acres) / Site	Parking lot						
5	1821343	G4021	Site Pole Light	1000 WATT	Chet Hollifield Park (6.55 Acres) / Site	Softball Field						
6	1821341	G4021	Site Pole Light	1000 WATT	Chet Hollifield Park (6.55 Acres) / Site	Softball Field						
7	1821344	G4021	Site Pole Light	1000 WATT	Chet Hollifield Park (6.55 Acres) / Site	Softball Field						
8	1821374	G4021	Site Pole Light	1000 WATT	Chet Hollifield Park (6.55 Acres) / Site	Softball Field						
9	1821275	G4021	Site Pole Light	1000 WATT	Chet Hollifield Park (6.55 Acres) / Site	Softball Field						
10	1821245	G4021	Site Pole Light	1000 WATT	Chet Hollifield Park (6.55 Acres) / Site	Basketball Court						
11	1821311	G4021	Site Pole Light	1000 WATT	Chet Hollifield Park (6.55 Acres) / Site	Softball Field						
12	1821243	G4021	Site Pole Light	1000 WATT	Chet Hollifield Park (6.55 Acres) / Site	Softball Field						
13	1821310	G4021	Site Pole Light	1000 WATT	Chet Hollifield Park (6.55 Acres) / Site	Softball Field						
14	1821357	G4021	Site Pole Light	1000 WATT	Chet Hollifield Park (6.55 Acres) / Site	Softball Field						
15	1821330	G4021	Site Pole Light	200 WATT	Chet Hollifield Park (6.55 Acres) / Site	Site						
16	1821253	G4021	Site Pole Light	200 WATT	Chet Hollifield Park (6.55 Acres) / Pool House	Pool House						
17	1821309	G4021	Site Pole Light	200 WATT	Chet Hollifield Park (6.55 Acres) / Site	Site						
18	1821240	G4021	Site Pole Light	200 WATT	Chet Hollifield Park (6.55 Acres) / Pool House	Pool House						
19	1821333	G4021	Site Pole Light	200 WATT	Chet Hollifield Park (6.55 Acres) / Site	Site						

**SECTION IV-G**  
**Potrero Heights**  
**Park**

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

**City of Montebello Recreation and Community Services**  
1700 West Victoria Avenue  
Montebello, California 90640



Potrero Heights Park  
8051 Arroyo Drive  
Montebello, California 90640

**PREPARED BY:**

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**BV PROJECT #:**

*142318.20R000-008.354*

**DATE OF REPORT:**

*May 14, 2020*

**ON SITE DATE:**

*April 23, 2020*

**Bureau Veritas**

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# 1. Executive Summary

## Property Overview and Assessment Details

General Information	
<b>Property Type</b>	Public Park
<b>Main Address</b>	8051 Arroyo Drive, Montebello, California 90640
<b>Site Developed</b>	1976 Renovated 2012
<b>Site Area</b>	6.78 acres (estimated)
<b>Parking Spaces</b>	21 total spaces all in open lots; 2 of which are accessible
<b>Building Area</b>	1,300 SF, Recreation/Restroom Building
<b>Number of Stories</b>	One
<b>Outside Occupants</b>	None
<b>Date(s) of Visit</b>	April 23, 2020
<b>Management Point of Contact</b>	City of Montebello/Park, Recreation and Community Services, David Sosnowski, Director 323.887.4588 phone dsosnowski@cityofmontebello.com email
<b>On-site Point of Contact (POC)</b>	Steve Zaragoza
<b>Assessment and Report Prepared By</b>	Jonathan Levine
<b>Reviewed By</b>	Mark Surdam Program Manager Mark.Surdam@bvna.com 800.733.0660 x6251
<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Significant/Systemic Findings and Deficiencies

### Historical Summary

Potrero Heights Park was originally built in 1976. The recreation/restroom facility was constructed at the same time. The park and facility were renovated in 2012. The neighboring Senior Center, to the south west, and baseball field, to the north, are maintained by the County and were out of scope for this assessment.

### Architectural

The recreation/restroom facility consists of a concrete masonry unit structure on a concrete slab with a wood framed roof. The exterior façade consists of painted CMU with steel windows. Exterior doors are metal entry doors for the recreation room and iron gates for the restrooms. The recreation room roof is of pyramid construction with asphalt shingles and the restroom roof is a flat construction with a modified bituminous finish. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

The recreation room is heated and cooled by an electric furnace located in the furnace closet. No heating or cooling is provided to the restroom portion of the building.

The plumbing systems are adequate for the facility and no major piping issues were found. Domestic hot water is provided by an electric water heater located in the mechanical room. There was no evidence suggesting any problems with the general plumbing and sewage systems.

The building is served by a main distribution panel located in the mechanical room. The panel appears to be original and will require lifecycle replacement. Interior lighting consists of LED light fixtures.

The building is not protected by a fire alarm nor sprinkler suppression system. It is recommended an alarm system be installed for safety systems modernization.

### Site

The site consists of the park, the recreation/restroom facility, concrete sidewalks/walkways, and an asphalt parking lot. In general, the site appears to be well maintained. The park contains grass and trees, play structures, benches and tables, gazebos, and barbecue grills. An irrigation serves the landscaping features. The parking lot asphalt pavement sealing and striping is worn and should be replaced. A portion of the pedestrian concrete pavement near the recreation/restroom building requires joint caulking. Site lighting consists of building mounted and scattered pole fixtures.

### Recommended Additional Studies

Some areas of the facility were identified as having major or moderate accessibility issues. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

Park Amenities Observed

Amenity Type		Qty / ~Area	Description	Condition			Comments
				Good	Fair	Poor	
<b>Site Development</b>							
<b>G2020</b>	<b>Parking</b>						
	Number of Cars	21	Parking lot		X		
	Accessible Parking	2	Parking lot		X		
<b>G2030</b>	<b>Walks</b>						
	Concrete	11,000 SF	Throughout site				
<b>G4020</b>	<b>Lighting</b>						
	Building Mounted	4	Building exterior		X		
	Area (>12')	6	Throughout site	X			
<b>G2050</b>	<b>Landscape</b>						
	Grass (Turf)	29,200 SF	Throughout park	X			
	Trees	7	Throughout park	X			
<b>G2057</b>	<b>Irrigation</b>						
	Sprinkler system	29,200 SF	Throughout park		X		
<b>G2045 Site Furnishings</b>							
	Benches, Picnic	20	Throughout park	X			
	Benches, Seating	3	Throughout park	X			
	Receptacle, Trash	13	Throughout site		X		
	Park Grill	5	Throughout park		X		
<b>G2046 Fountains, Pools, &amp; Watercourses</b>							
	Playground Equipment, Wet Play	3	Concrete play area		X		
<b>G2047 Playing Fields</b>							
	No Playing Fields Present						
<b>G2049 Miscellaneous Structures</b>							
	Recreation/Restroom	1	Recreation room with adjacent men's and women's restrooms	X			
	Gazebo	2	Picnic shelters	X			
<b>G2050 Miscellaneous Recreation</b>							
	Picnic Ground	4	Concrete Pad	X			
	Playground Equipment, Large	1	Play area	X			



## 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

FCI Analysis   Potrero Heights Park (6.78 acres)			
<i>Replacement Value</i>	<i>Total SF</i>	<i>Cost/SF</i>	
\$ 3,544,100	295,337	\$ 12	
<b>Current FCI</b>		\$ 8,800	<b>0.2 %</b>
3-Year		\$ 14,900	0.4 %
5-Year		\$ 77,200	2.2 %
10-Year		\$ 264,100	7.5 %

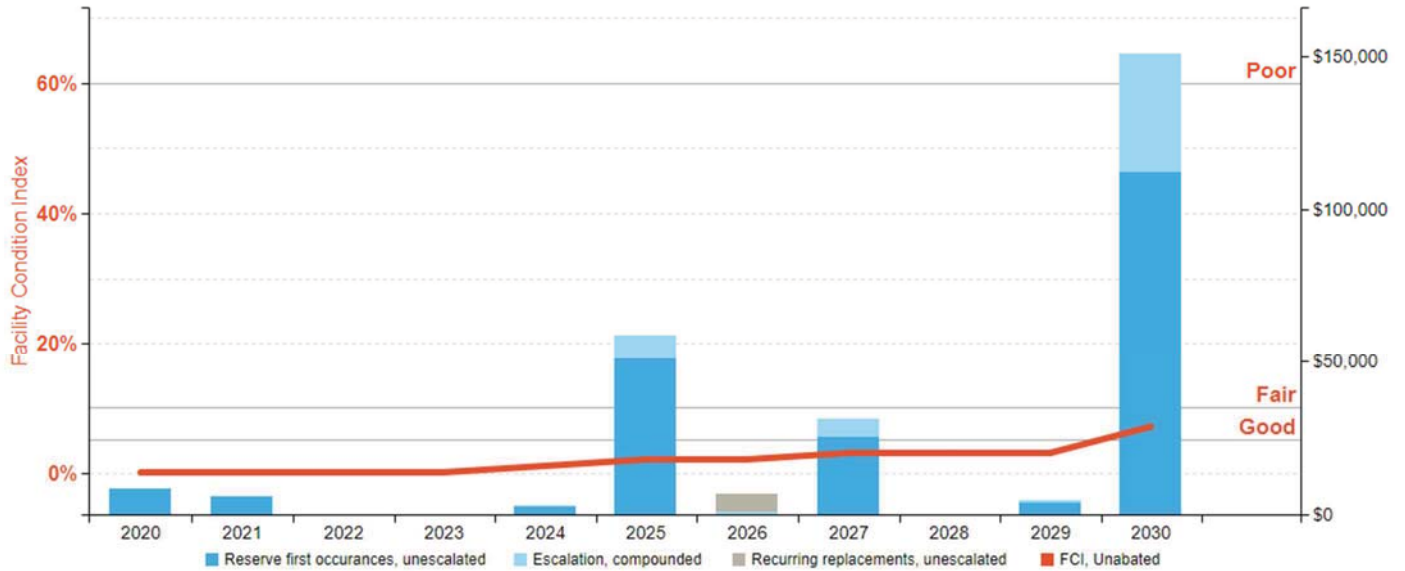


The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis.

## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Potrero Heights Park (6.78 acres)

Replacement Value: \$ 3,544,044; Inflation rate: 3.0%



### Immediate Needs

None

### Key Findings

None

### 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.

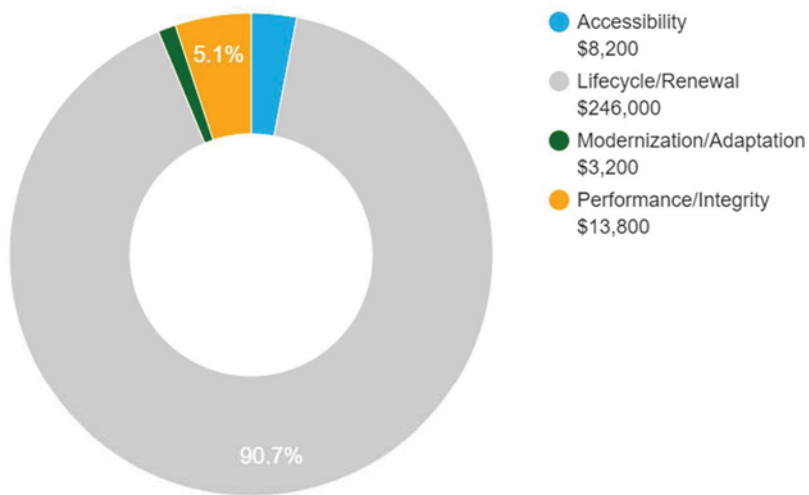




## Plan Type Descriptions

<b>Performance/Integrity</b>	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
<b>Accessibility</b>	■	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
<b>Environmental</b>	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
<b>Retrofit/Adaptation</b>	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
<b>Lifecycle/Renewal</b>	■	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: \$271,200

## 2. Building and Site Information



Systems Summary		
System	Description	Condition
<b>Structure</b>	Masonry bearing walls and wood-framed roofs	Good
<b>Façade</b>	Painted CMU with steel windows	Fair
<b>Roof</b>	Primary: Pyramid construction with asphalt shingles Primary: Flat construction with modified bituminous finish	Fair
<b>Interiors</b>	Walls: Painted CMU, Unfinished Floors: VCT, Unfinished Ceilings: Wood, Unfinished/exposed	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast iron waste & venting Electric water heater Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Electric Furnace	Fair
<b>Fire Suppression</b>	None	--

<b>Systems Summary</b>		
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: LED	Fair
<b>Fire Alarm</b>	None	--
<b>Equipment/Special</b>	None	--
<b>Site Pavement</b>	Asphalt lots with concrete sidewalks, curbs, ramps, and stairs	Good
<b>Site Development</b>	Property entrance signage, CMU dumpster enclosures Playgrounds and site lights Heavily furnished park benches, picnic tables, grills, and trash receptacles	Good
<b>Landscaping and Topography</b>	Moderate landscaping features Irrigation present Severe site slopes along south boundary	Good
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric	Good
<b>Site Lighting</b>	Pole-mounted: LED Building-mounted: LED	Good
<b>Ancillary Structures</b>	Gazebos	Good
<b>Accessibility</b>	Potential moderate/major issues have been identified at this property and a detailed accessibility study is recommended.	
<b>Key Issues and Findings</b>	Recreation/restroom building lacks fire alarm and suppression systems, asphalt parking lot pavement needs sealing and striping, pedestrian concrete pavement requires joint caulking	

## Systems Expenditure Forecast

System Expenditure Forecast						
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	\$800	-	\$1,000	\$1,800
Facade	-	-	-	\$6,500	\$29,200	\$35,700
Roofing	-	-	-	-	\$14,700	\$14,700
Interiors	-	-	\$600	\$7,500	\$6,400	\$14,400
Plumbing	-	-	-	\$700	\$3,000	\$3,700
HVAC	-	-	-	\$5,000	-	\$5,000
Electrical	-	-	\$3,800	-	\$18,500	\$22,300
Fire Alarm & Comm	-	-	\$3,200	-	-	\$3,200
Equipment/Special	-	-	-	\$500	\$500	\$900
Site Development	-	-	-	\$15,900	\$146,700	\$162,700
Site Lighting	-	-	-	-	\$41,100	\$41,100
Pavement	\$500	\$6,200	\$53,900	\$7,100	\$17,900	\$85,600
Landscaping	-	-	-	\$150,800	-	\$150,800
Accessibility	\$8,200	-	-	-	-	\$8,200
<b>TOTALS</b>	<b>\$8,700</b>	<b>\$6,200</b>	<b>\$62,300</b>	<b>\$194,000</b>	<b>\$279,000</b>	<b>\$550,100</b>



### 3. Property Space Use and Observed Areas

---

#### Unit Allocation

All 6.78 acres of the property are occupied by the City of Montebello/Parks, Recreation, and Community Services. The space is a public park with a supporting recreation/restroom facility.

#### Areas Observed

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

#### Key Spaces Not Observed

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

- Roofs, Lack of ladder or other means of egress

## 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.

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 those areas and categories set forth in the tables throughout this report. 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 Bureau Veritas’s undertaking. Only a representative sample of areas was observed and actual measurements were not taken to verify compliance.

The facility was originally constructed in 1976. The facility was significantly renovated in 2012. Complaints about accessibility issues have not been received by the property management. The property does not have associated prior litigation related to existing barriers or previously removed barriers.

An accessibility study has not been performed at the site. A comprehensive ADA Compliance Survey will reveal specific aspects of the property that are not in compliance. Since some areas or categories above were identified as having major or moderate associated issues, Bureau Veritas recommends such a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

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.

Accessibility Issues			
	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Parking</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Exterior Path of Travel</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Interior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>





## Accessibility Issues

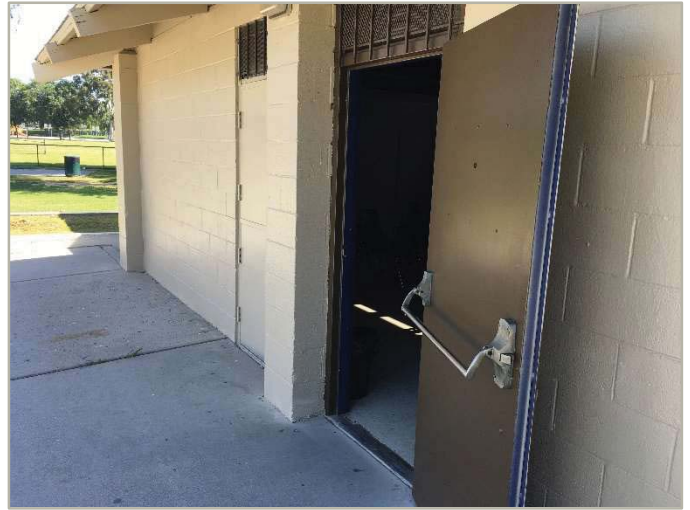
	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Public Use Restrooms</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Elevators</b>	NA	NA	NA
<b>Kitchens/Kitchenettes</b>	NA	NA	NA
<b>Recreational equipment</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



### Campus Accessibility: Photographic Overview



Park entrance ramp



Accessible building entrance



Restroom



Playground



Accessible parking



Exterior path of travel

The table below is intended to be used as a general reference guide to help differentiate the orders of magnitude between some of the more commonly observed accessibility issues. The table is not intended to be all-inclusive, and boxes checked in the tables above do not necessarily mean those specific problems or shortcomings cited as examples below exist at the subject buildings and sites. Reference the photos above and/or *Key Findings* section for visuals and/or more specifics about the subject site conditions.

<b>Reference Guide</b>			
	<b>Major Issues</b> <i>(ADA study recommended)</i>	<b>Moderate Issues</b> <i>(ADA study recommended)</i>	<b>Minor/No Issues</b>
<b>Parking</b>	<ul style="list-style-type: none"> <li>- Needs full reconstruction</li> <li>- Excessive slopes over 3% require major re-grading</li> <li>- No level locations to add required spaces</li> </ul>	<ul style="list-style-type: none"> <li>- No or non-compliant curb cuts</li> <li>- Moderate difficulty to add required accessible spaces</li> <li>- Slopes close to compliant</li> </ul>	<ul style="list-style-type: none"> <li>- Painting of markings needed</li> <li>- Signage height non-compliant</li> <li>- Signage missing</li> </ul>
<b>Exterior Path of Travel</b>	<ul style="list-style-type: none"> <li>- Large areas of sidewalks with excessive slopes</li> <li>- No ramp when needed</li> <li>- Ramps with excessive slopes</li> </ul>	<ul style="list-style-type: none"> <li>- Ramps need rails</li> <li>- Ramps need rail extensions</li> <li>- Need significant # of lever handles</li> <li>- All or most entrance door exterior maneuvering clearance areas with excessive slopes</li> </ul>	<ul style="list-style-type: none"> <li>- One entrance door exterior maneuvering clearance area with excessive slope</li> <li>- A few door knobs instead of lever handles</li> <li>- Non-compliant signage</li> </ul>
<b>Interior Path of Travel</b>	<ul style="list-style-type: none"> <li>- All or most interior doors appear less than 32" wide</li> <li>- Corridors less than 36" wide</li> <li>- No ramp when needed</li> <li>- Ramps with excessive slopes</li> <li>- Non-compliant treads/risers at means of egress stairways</li> </ul>	<ul style="list-style-type: none"> <li>- Single height drinking fountains</li> <li>- Drinking fountain too high or protrudes into accessible route</li> <li>- Ramps need rails</li> <li>- Ramps need rail extensions</li> <li>- Need significant # of lever handles</li> <li>- Non-compliant rail extensions at egress stairways</li> <li>- All/most door thresholds high</li> </ul>	<ul style="list-style-type: none"> <li>- One door threshold too high</li> <li>- A few door knobs instead of lever handles</li> <li>- Non-compliant door pressures</li> <li>- Non-compliant signage</li> <li>- Switches not within reach range</li> </ul>
<b>Public Use Restrooms</b>	<ul style="list-style-type: none"> <li>- No ADA RR on each accessible floor</li> <li>- Restroom(s) too small</li> <li>- Entire restroom(s) requires renovation</li> <li>- Water closet clearance requires moving walls</li> </ul>	<ul style="list-style-type: none"> <li>- Interior doors appear less than 32" wide</li> <li>- Missing or non-compliant grab bars</li> <li>- Easily fixable clearance issues</li> </ul>	<ul style="list-style-type: none"> <li>- Minor height adjustments required</li> <li>- Non-compliant door pressures</li> <li>- Missing a visual strobe (only required if audible fire alarm already present)</li> <li>- Missing lavatory pipe wraps</li> <li>- Signage not compliant</li> </ul>
<b>Elevators</b>	<ul style="list-style-type: none"> <li>- No elevator present when required</li> <li>- Elevator cab too small</li> </ul>	<ul style="list-style-type: none"> <li>- Panel control buttons not at compliant height</li> <li>- No hands-free emergency communication system</li> <li>- Elevator only has mechanical stops</li> </ul>	<ul style="list-style-type: none"> <li>- Audible/visual signals at every floor may be lacking</li> <li>- Minor signage / Braille issues</li> </ul>
<b>Kitchens/Kitchenettes</b>	<ul style="list-style-type: none"> <li>- Clear space for each appliance not present</li> <li>- Clearance between opposing counters too narrow</li> </ul>	<ul style="list-style-type: none"> <li>- Sink and counter too high</li> <li>- Sink knee and toe clearance not provided where required (built-in)</li> <li>- Less than 50% of cabinetry within reach range</li> </ul>	<ul style="list-style-type: none"> <li>- Dispensers not within reach range</li> <li>- Switches not within reach range</li> <li>- Missing sink pipe wraps if knee and toe clearance required</li> </ul>





## 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	
<b>Excellent</b>	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.
<b>Good</b>	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.
<b>Fair</b>	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.
<b>Poor</b>	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.
<b>Failed</b>	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
<b>Not Applicable</b>	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

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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. Certification

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The City of Montebello (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Potrero Heights Park, 8051 Arroyo Drive, Montebello, California 90640, 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 on behalf of and exclusively for the use of the Client for the purpose stated within the *Purpose and Scope* section of this report. The report, or any excerpt thereof, shall not be used by any party other than the Client or for any other purpose than that specifically stated in our agreement or within the *Purpose and Scope* section of this report without the express written consent of Bureau Veritas.

Any reuse or distribution of this report without such consent shall be at the Client and the recipient's sole risk, without liability to Bureau Veritas.

**Prepared by:** Jonathan Levine,  
Project Manager

**Reviewed by:**



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## 8. Appendices

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- Appendix A: Photographic Record
- Appendix B: Site Plan
- Appendix C: Pre-Survey Questionnaire
- Appendix D: ADA Checklist
- Appendix E: Component Condition Report
- Appendix F: Replacement Reserves
- Appendix G: Equipment Inventory List



# Appendix A:

## Photographic Record

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1	POTRERO HEIGHTS PARK
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2	POTRERO HEIGHTS PARK
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3	RECREATION/RESTROOM FACILITY
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4	RECREATION ROOM
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5	RESTROOM
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6	MECHANICAL ROOM
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7	EXTERIOR PAINTED CMU WALL
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8	STEEL WINDOWS
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9	EXTERIOR METAL DOOR
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10	ASPHALT SHINGLES ROOF
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11	WATER HEATER
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12	DOMESTIC PIPING
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13	IRRIGATION SYSTEM
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14	FURNACE
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15	HVAC SYSTEM DUCTWORK
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16	MAIN DISTRIBUTION PANEL
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17	INTERIOR LIGHTING
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18	EXTERIOR BUILDING MOUNTED LIGHT
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19	SITE POLE LIGHT
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20	PLAY AREA
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21	PARK BENCH
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22	PICNIC TABLE
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23	PARK GRILL
----	------------



24	TRASH RECEPTACLE
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25	GAZEBO
----	--------



26	DUMPSTER ENCLOSURES
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27	LANDSCAPING
----	-------------



28	PEDESTRIAN CONCRETE PAVEMENT
----	------------------------------



29	MISSING JOINT CAULKING IN CONCRETE PAVEMENT
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30	EXTERIOR STAIRS
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31	ASPHALT PARKING LOT PAVEMENT
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32	WORN ASPHALT PAVEMENT SEALING AND STRIPING
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# Appendix B:

## Site Plan



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# Site Plan



 <p><b>BUREAU VERITAS</b></p>	<b>Project Number</b>	<b>Project Name</b>	 <p>N</p>
	142318.20R000-008.354	Potrero Heights Park City of Montebello	
	<b>Source</b>	<b>On-Site Date</b>	
	Google Earth	April 23, 2020	



## Appendix C:

### Pre-Survey Questionnaire

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**PRE-SURVEY QUESTIONNAIRE**

<b>Name of Person Completing Questionnaire:</b>	N/A - Not returned to BV
<b>Association with Property:</b>	
<b>Length of Association with Property:</b>	
<b>Date Completed:</b>	
<b>Phone Number:</b>	
<b>Property Name:</b>	
<b>EMG Project Number:</b>	

Inspections		Date Last Inspected	List any Outstanding Repairs Required
1	Elevators		
2	HVAC, Mechanical, Electric, Plumbing		
3	Life-Safety/Fire		
4	Roofs		

Question	Response
5 List any major capital improvement within the last three years.	
6 List any major capital expenditures planned for the next year.	
7 What is the age of the roof(s)?	
8 What building systems (HVAC, roof, interior/exterior finishes, paving, etc.) are the responsibilities of the tenant to maintain and replace?	

Question	Yes	No	Unk	N/A	Comments
9 Are there any unresolved building, fire, or zoning code issues?					
10 Are there any "down" or unusable units?					
11 Are there any problems with erosion, stormwater drainage or areas of paving that do not drain?					
12 Is the property served by a private water well?					
13 Is the property served by a private septic system or other waste treatment systems?					
14 Are there any problems with foundations or structures?					
15 Is there any water infiltration in basements or crawl spaces?					
16 Are there any wall, or window leaks?					
17 Are there any roof leaks?					
18 Is the roofing covered by a warranty or bond?					
19 Are there any poorly insulated areas?					
20 Is Fire Retardant Treated (FRT) plywood used?					

PRE-SURVEY QUESTIONNAIRE						
Question		Yes	No	Unk	N/A	Comments
21	Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?					
22	Are there any problems with the utilities, such as inadequate capacities?					
23	Are there any problems with the landscape irrigation systems?					
24	Has a termite/wood boring insect inspection been performed within the last year?					
25	Do any of the HVAC systems use R-11, 12, or 22 refrigerants?					
26	Has any part of the property ever contained visible suspect mold growth?					
27	Is there a mold Operations and Maintenance Plan?					
28	Have there been indoor air quality or mold related complaints from tenants?					
29	Is polybutylene piping used?					
30	Are there any plumbing leaks or water pressure problems?					
31	Are there any leaks or pressure problems with natural gas service?					
32	Does any part of the electrical system use aluminum wiring?					
33	Do Residential units have a less than 60-Amp service?					
34	Do Commercial units have less than 200-Amp service?					
35	Are there any recalled fire sprinkler heads (Star, GEM, Central, Omega)?					
36	Is there any pending litigation concerning the property?					
37	Has the management previously completed an ADA review?					
38	Have any ADA improvements been made to the property?					
39	Does a Barrier Removal Plan exist for the property?					
40	Has the Barrier Removal Plan been approved by an arms-length third party?					
41	Has building ownership or management received any ADA related complaints?					
42	Does elevator equipment require upgrades to meet ADA standards?					
43	Are there any problems with exterior lighting?					
44	Are there any other significant issues/hazards with the property?					

**PRE-SURVEY QUESTIONNAIRE**

<b>Question</b>		<b>Yes</b>	<b>No</b>	<b>Unk</b>	<b>N/A</b>	<b>Comments</b>
45	Are there any unresolved construction defects at the property?					

**Comments**

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## Appendix D: ADA Checklist

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## Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Potrero Heights Park

EMG Project Number: 142318.20R000-008.354

### Abbreviated Accessibility Checklist

#### Facility History & Interview

Question	Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property? If so, indicate when.			
		X		
2	Have any ADA improvements been made to the property since original construction? Elaborate, especially if fully or partially addressed as the result of a previous study.			
			X	
3	Has building ownership/management reported any ADA complaints or litigation?			
		X		

#### Playgrounds & Swimming Pools



Play area



Play area

Question	Yes	No	NA	Comments
1	Is there an accessible route to the play area/s?			
	X			
2	Has the play area been reviewed for accessibility?			
	X			
3	Are publicly accessible swimming pools equipped with an entrance lift?			
			X	



# Abbreviated Accessibility Checklist

## Parking



Accessible parking spots



Accessible parking stall

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

## Abbreviated Accessibility Checklist

### Exterior Accessible Route



Park entrance ramp



Pedestrian path of travel

Question		Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property?	X			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	X			
4	Do curb ramps appear to have compliant slopes for all components?	X			
5	Do ramp runs on an accessible route appear to have compliant slopes?	X			
6	Do ramp runs on an accessible route appear to have a compliant rise and width?	X			
7	Do ramps on an accessible route appear to have compliant end and intermediate landings?		X		Entrance ramp does not have intermediate landings as required due to its length
8	Do ramps on an accessible route appear to have compliant handrails?		X		Entrance ramp does not have handrails

# Abbreviated Accessibility Checklist

## Building Entrances



Accessible building entrance



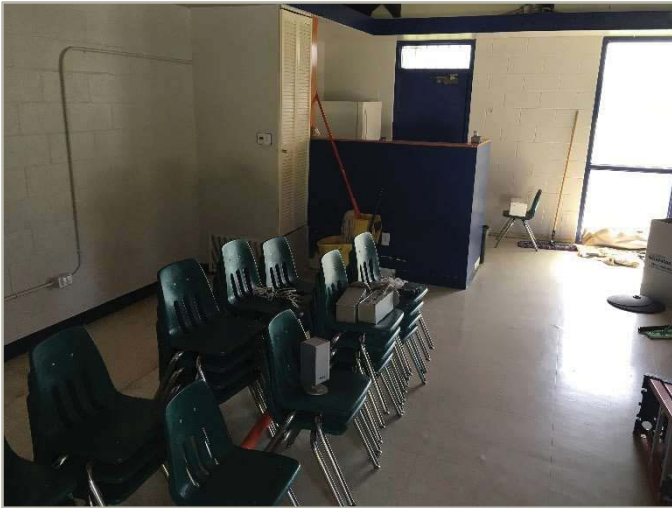
Accessible building exit

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

### Interior Accessible Route, Interior Doors & Amenities



Recreation room



Recreation room

Question		Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building?	X			
2	Do accessible routes appear free of obstructions and/or protruding objects?	X			
3	Do ramps on accessible routes appear to have compliant slopes?			X	
4	Do ramp runs on an accessible route appear to have a compliant rise and width?			X	
5	Do ramps on accessible routes appear to have compliant end and intermediate landings?			X	
6	Do ramps on accessible routes appear to have compliant handrails?			X	
7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage?		X		No accessibility signage present
8	Do public transaction areas have an accessible, lowered service counter section?			X	
9	Do public telephones appear mounted with an accessible height and location?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side?			X	
11	Do doors at interior accessible routes appear to have compliant hardware?			X	
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force?			X	

Question		Yes	No	NA	Comments
13	Do doors on interior accessible routes appear to have a compliant clear opening width?			X	

## Abbreviated Accessibility Checklist

### Elevators

No elevator(s) present

No elevator(s) present

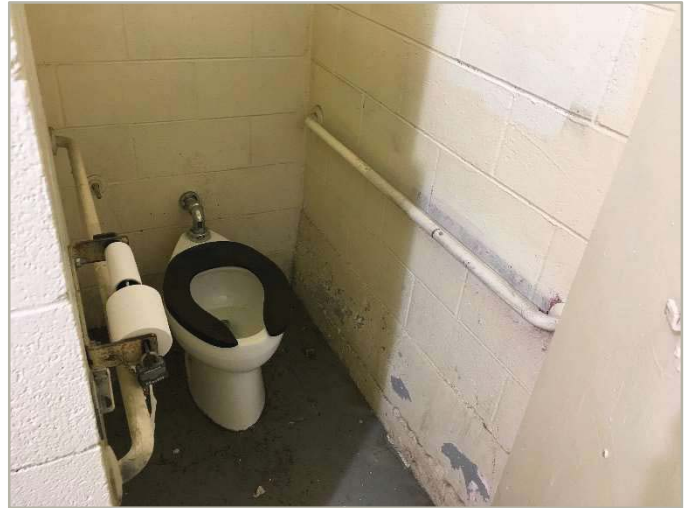
Question		Yes	No	NA	Comments
1	Are hallway call buttons configured with the "UP" button above the "DOWN" button?			X	
2	Is accessible floor identification signage present on the hoistway sidewalls on each level?			X	
3	Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances?			X	
4	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area?			X	
5	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?			X	
6	Do elevator car control buttons appear to be mounted at a compliant height?			X	
7	Are tactile and Braille characters mounted to the left of each elevator car control button?			X	
8	Are audible and visual floor position indicators provided in the elevator car?			X	
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication?			X	

## Abbreviated Accessibility Checklist

### Common Area Restrooms



Restroom



Restroom

Question		Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area?	X			
3	Does the lavatory faucet have compliant handles?	X			
4	Is the plumbing piping under lavatories configured to protect against contact?		X		Missing toe wraps under sinks
5	Are grab bars provided at compliant locations around the toilet?		X		Missing rear wall grab bar
6	Do toilet stall doors appear to provide the minimum compliant clear width?		X		Accessible toilet stalls not large enough
7	Do toilet stalls appear to provide the minimum compliant clear floor area?		X		Accessible toilet stalls not large enough
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		Soap dispensers too high



## Appendix E:

### Component Condition Report

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**Component Condition Report | Potrero Heights Park (6.78 acres) / Restroom/Rec Room Building**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Building exterior	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,600 SF	7	1822082
B2021	Building exterior	Fair	Window, 24 SF	4	15	1822083
B2032	Building exterior	Fair	Exterior Door, Steel	5	20	1822088
B2039	Restrooms	Good	Pedestrian Gate, Wrought Iron	1	17	1822149
B2039	Restrooms	Good	Pedestrian Gate, Wrought Iron	1	17	1822146
<b>Roofing</b>						
B3011	Restroom Roof	Fair	Roof, Modified Bituminous	370 SF	12	1822810
B3011	Roof	Fair	Roof, Asphalt Shingle 20-Year	1,500 SF	12	1822101
<b>Interiors</b>						
C1031	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	2	12	1822134
C3012	Recreation Room and Restrooms	Good	Interior Wall Finish, any surface, Prep & Paint	1,200 SF	7	1822081
C3021	Restrooms	Fair	Interior Floor Finish, any surface w/ Paint or Sealant, Prep & Paint	300 SF	5	1822140
C3024	Recreation Room	Fair	Interior Floor Finish, Vinyl Tile (VCT)	750 SF	7	1822084
C3031	Recreation Room	Good	Interior Ceiling Finish, Wood	900 SF	22	1822108
<b>Plumbing</b>						
D2011	Restrooms	Good	Toilet, GPF	3	22	1822113
D2012	Restrooms	Good	Urinal, GPF	1	22	1822102
D2014	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	2	22	1822127
D2014	Recreation Room	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	22	1822088
D2023	Mechanical room	Fair	Water Heater, 5 - 15 GAL [No tag/plate found]	1	7	1822114
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	300 SF	20	1822125
<b>HVAC</b>						
D3041	Recreation Room	Good	HVAC System Ductwork, Low Density	750 SF	22	1822100
D3051	Recreation Room	Fair	Furnace, 15 kW [No tag/plate found]	1	9	1822089
<b>Electrical</b>						
D5012	Mechanical room	Fair	Main Distribution Panel, 100 AMP [No tag/plate found]	1	5	1822142
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	1,300 SF	12	1828102
D5022	Building exterior	Fair	Light Fixture, 100 WATT	4	12	1822116
D5029	Throughout building	Fair	Lighting System, Interior, Low Density & Standard Fixtures	1,300 SF	12	1822132
<b>Fire Alarm &amp; Comm</b>						
D5037	Recreation/Restroom Facility	NA	Fire Alarm System, Basic/Zoned, Install	1,300 SF	4	1822981
<b>Equipment/Special</b>						
E1094	Recreation Room	Fair	Residential Fixtures, Ceiling Fan	1	7	1822126
E2012	Recreation Room	Fair	Kitchen Cabinetry, Stock Hardwood	1 LF	12	1822143

Component Condition Report | Potrero Heights Park (6.78 acres) / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
B1015	Site	Fair	Exterior Stair/Ramp Rails, Metal, Refinish	400 LF	5	1822131
<b>Pavement</b>						
G2022	Site	Fair	Parking Lots, Asphalt Pavement, Mill & Overlay	12,100 SF	5	1822157
G2022	Site	Poor	Parking Lots, Asphalt Pavement, Seal & Stripe	12,100 SF	1	1822115
G2031	Site	Poor	Pedestrian Pavement, sectional sidewalk repairs per man-day, Repair	1	0	1822161
<b>Site Development</b>						
G2045	Site	Fair	Park Grill (Barbeque)	1	7	1822093
G2045	Picnic Shelter 1	Good	Site Furnishings, Picnic Table, Plastic-Coated Metal	1	17	1822148
G2045	Site	Fair	Site Furnishings - Metal Trash Receptacles, Trash Receptacle, Fixed Concrete	1	7	1822096
G2045	Concrete Play Area	Good	Site Furnishings, Picnic Table, Plastic-Coated Metal	1	17	1822121
G2045	Site	Fair	Park Grill (Barbeque)	1	7	1822139
G2045	Picnic Shelter 1	Good	Site Furnishings, Picnic Table, Plastic-Coated Metal	1	17	1822154
G2045	Site	Good	Site Furnishings, Picnic Table, Plastic-Coated Metal	1	17	1822141
G2045	Picnic Shelter 2	Good	Site Furnishings, Picnic Table, Plastic-Coated Metal	1	17	1822111
G2045	Site	Good	Site Furnishings, Park Bench, Metal/Wood/Plastic	1	15	1822137
G2045	Site	Fair	Site Furnishings - Metal Trash Receptacles, Trash Receptacle, Fixed Concrete	1	7	1822092
G2045	Picnic Shelter 1	Fair	Site Furnishings - Metal Trash Receptacles, Trash Receptacle, Fixed Concrete	1	7	1822086
G2045	Picnic Shelter 1	Good	Site Furnishings, Picnic Table, Plastic-Coated Metal	1	17	1822150
G2045	Concrete Play Area	Fair	Site Furnishings - Metal Trash Receptacles, Trash Receptacle, Fixed Concrete	1	7	1822099
G2045	Concrete Play Area	Good	Site Furnishings, Park Bench, Metal/Wood/Plastic	1	15	1822119
G2045	Picnic Shelter 1	Good	Site Furnishings, Picnic Table, Plastic-Coated Metal	1	17	1822103
G2045	Site	Good	Site Furnishings, Picnic Table, Plastic-Coated Metal	1	17	1822095
G2045	Concrete Play Area	Good	Site Furnishings, Park Bench, Metal/Wood/Plastic	1	15	1822120
G2045	Picnic Shelter 1	Good	Site Furnishings, Picnic Table, Plastic-Coated Metal	1	17	1822158
G2045	Picnic Shelter 2	Fair	Site Furnishings - Metal Trash Receptacles, Trash Receptacle, Fixed Concrete	1	7	1822162
G2045	Site	Good	Site Furnishings, Picnic Table, Plastic-Coated Metal	1	17	1822104
G2045	Picnic Shelter 1	Fair	Site Furnishings - Metal Trash Receptacles, Trash Receptacle, Fixed Concrete	1	7	1822130
G2045	Picnic Shelter 2	Good	Site Furnishings, Picnic Table, Plastic-Coated Metal	1	17	1822129
G2045	Picnic Shelter 1	Fair	Park Grill (Barbeque)	1	7	1822153
G2045	Site	Fair	Site Furnishings - Metal Trash Receptacles, Trash Receptacle, Fixed Concrete	1	7	1822145
G2045	Picnic Shelter 2	Fair	Park Grill (Barbeque)	1	7	1822122
G2045	Picnic Shelter 2	Good	Site Furnishings, Picnic Table, Plastic-Coated Metal	1	17	1822118
G2045	Site	Fair	Site Furnishings - Metal Trash Receptacles, Trash Receptacle, Fixed Concrete	1	7	1822078
G2045	Site	Good	Site Furnishings, Picnic Table, Plastic-Coated Metal	1	17	1822128
G2045	Site	Fair	Site Furnishings - Metal Trash Receptacles, Trash Receptacle, Fixed Concrete	1	7	1822079

**Component Condition Report | Potrero Heights Park (6.78 acres) / Site**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2045	Picnic Shelter 2	Fair	Park Grill (Barbeque)	1	7	1822091
G2045	Picnic Shelter 2	Fair	Site Furnishings - Metal Trash Receptacles, Trash Receptacle, Fixed Concrete	1	7	1822085
G2045	Picnic Shelter 2	Good	Site Furnishings, Picnic Table, Plastic-Coated Metal	1	17	1822151
G2045	Site	Good	Site Furnishings, Picnic Table, Plastic-Coated Metal	1	17	1822107
G2045	Picnic Shelter 2	Good	Site Furnishings, Picnic Table, Plastic-Coated Metal	1	17	1822160
G2045	Picnic Shelter 2	Good	Site Furnishings, Picnic Table, Plastic-Coated Metal	1	17	1822133
G2045	Site	Good	Site Furnishings, Picnic Table, Plastic-Coated Metal	1	17	1822123
G2045	Site	Fair	Site Furnishings - Metal Trash Receptacles, Trash Receptacle, Fixed Concrete	1	7	1822138
G2045	Picnic Shelter 1	Good	Site Furnishings, Picnic Table, Plastic-Coated Metal	1	17	1822110
G2045	Site	Fair	Site Furnishings - Metal Trash Receptacles, Trash Receptacle, Fixed Concrete	1	7	1822080
G2045	Picnic Shelter 1	Fair	Site Furnishings - Metal Trash Receptacles, Trash Receptacle, Fixed Concrete	1	7	1822105
G2045	Site	Good	Site Furnishings, Picnic Table, Plastic-Coated Metal	1	17	1822144
G2047	Concrete Play Area	Fair	Play Structure, Very Small	1	12	1822087
G2047	Site	Fair	Play Surfaces & Sports Courts, Wood Chips, 3" Depth	3,200 SF	12	1822124
G2047	Concrete Play Area	Fair	Play Structure, Very Small	1	12	1822159
G2047	Site	Good	Play Structure, Large	1	15	1822112
G2047	Concrete Play Area	Fair	Play Structure, Very Small	1	12	1822136
G2049	Picnic Shelter 2	Good	Prefabricated/Ancillary Building or Structure, All Components	500 SF	27	1822117
G2049	Site	Fair	Dumpster Accessories, Enclosures, Concrete Block (CMU), 8' High	30 LF	25	1822106
G2049	Picnic Shelter 1	Good	Prefabricated/Ancillary Building or Structure, All Components	500 SF	27	1822135
<b>Landscaping</b>						
G2057	Site	Fair	Irrigation System	29,200 SF	10	1822090
<b>Site Lighting</b>						
G4021	Site	Good	Site Pole Light, 105 - 200 WATT	1	15	1822152
G4021	Site	Good	Site Pole Light, 105 - 200 WATT	1	15	1822094
G4021	Site	Good	Site Pole Light, 105 - 200 WATT	1	15	1822109
G4021	Site	Good	Site Pole Light, 105 - 200 WATT	1	15	1822156
G4021	Site	Good	Site Pole Light, 105 - 200 WATT	1	15	1822147
G4021	Site	Good	Site Pole Light, 105 - 200 WATT	1	15	1822097
<b>Accessibility</b>						
Z105X	Site	NA	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	1822171

## Appendix F: Replacement Reserves

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Replacement Reserves Report

5/14/2020

Location	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Total Escalated Estimate	
Potrero Heights Park (6.78 acres)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Potrero Heights Park (6.78 acres) / Restroom/Rec Room Building	\$0	\$0	\$0	\$3,213	\$4,391	\$0	\$15,192	\$0	\$5,014	\$0	\$0	\$0	\$36,022	\$0	\$0	\$12,402	\$0	\$14,882	\$0	\$0	\$0	\$0	\$100,040
Potrero Heights Park (6.78 acres) / Site	\$8,729	\$6,158	\$0	\$0	\$54,669	\$7,139	\$15,944	\$0	\$0	\$0	\$150,808	\$8,276	\$32,682	\$0	\$0	\$105,374	\$9,594	\$50,815	\$0	\$0	\$0	\$0	\$450,168
<b>Grand Total</b>	<b>\$8,729</b>	<b>\$6,158</b>	<b>\$0</b>	<b>\$3,213</b>	<b>\$59,060</b>	<b>\$7,139</b>	<b>\$31,136</b>	<b>\$0</b>	<b>\$5,014</b>	<b>\$0</b>	<b>\$150,808</b>	<b>\$8,276</b>	<b>\$68,684</b>	<b>\$0</b>	<b>\$0</b>	<b>\$117,776</b>	<b>\$9,594</b>	<b>\$65,697</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,924</b>	<b>\$550,209</b>

Potrero Heights Park (6.78 acres)

\* Markup/LocationFactor (1.098) has been included in unit costs.

Potrero Heights Park (6.78 acres) / Restroom/Rec Room Building

Uniformat CodeID	Cost Description	Lifespan (EUL)/EAge	RUL	Quantity	Unit	Unit Cost - Subtotal/2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate	
B2011	1822082 Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	3	7	1600	SF	\$3,229	\$5,270																				
B2021	1822083 Window, 24 SF, Replace	30	15	4	EA	\$1,866.60	\$7,468														\$7,466							\$7,466
B2032	1822088 Exterior Door, Steel, Replace	40	20	5	EA	\$658.80	\$3,294														\$7,496							\$3,294
B2039	1822149 Peasarian Gate, Wrought Iron, Replace	25	8	17	EA	\$976.40	\$978																\$978					\$978
B2039	1822146 Peasarian Gate, Wrought Iron, Replace	25	8	17	EA	\$976.40	\$978																\$978					\$978
B5011	1822810 Roof, Modified Bituminous, Replace	20	8	12	370	SF	\$10.98	\$4,063																				\$4,063
B3011	1822101 Roof, Asphalt Shingle 20-Year, Replace	20	8	12	1500	SF	\$4.17	\$6,259																				\$6,259
C1031	1822134 Tolek Partitions, Plastic/Laminata, Replace	20	8	12	2	EA	\$823.50	\$1,647																				\$1,647
C3012	1822081 Interior Wall Finish, any surface, Prep & Paint	10	3	7	1200	SF	\$1.65	\$1,976														\$1,976						\$3,953
C3021	1822140 Interior Floor Finish, any surface w/ Paint or Sealant, Prep & Paint	15	8	7	300	SF	\$1.65	\$494														\$494						\$988
C3024	1822084 Interior Floor Finish, Vinyl Tile (VCT), Replace	15	8	7	750	SF	\$5.49	\$4,118																				\$4,118
D0023	1822114 Water Heater, 5 - 15 GAL, Replace	15	8	7	1	EA	\$603.90	\$604																				\$604
D0229	1822125 Plumbing System, Supply & Sanitary, Low Density (cold/futures), Replace	40	20	200	300	SF	\$5.49	\$1,647																				\$1,647
D3051	1822089 Furnace, 15 kW, Replace	20	11	9	1	EA	\$3,843.00	\$3,843																				\$3,843
D5012	1822142 Main Distribution Panel, 100 AMP, Replace	30	25	5	1	EA	\$3,294.00	\$3,294																				\$3,294
D0019	1828102 Electrical Wiring & Switches, Average or Low Density/Complexity, Replace	40	28	12	1300	SF	\$2.75	\$3,569																				\$3,569
D0022	1822116 Light Fixture, 100 WATT, Replace	40	8	12	4	EA	\$206.62	\$834																				\$834
D0029	1822132 Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	8	12	1300	SF	\$6.59	\$8,564																				\$8,564
D0037	1822981 Fire Alarm System, Basic/Zoned, Install	20	16	4	1300	SF	\$2.20	\$2,855																				\$2,855
E1094	1822126 Residential Fixtures, Ceiling Fin, Replace	15	8	7	1	EA	\$384.30	\$384																				\$384
E2012	1822143 Kitchen Cabinetry, Stock Hardware, Replace	20	8	12	1	EA	\$329.40	\$329																				\$329
<b>Totals, Unescalated</b>							\$0	\$0	\$0	\$2,855	\$3,788	\$0	\$12,353	\$0	\$3,843	\$0	\$5,979	\$0	\$5,979	\$0	\$7,961	\$0	\$9,004	\$0	\$4,941	\$0	\$0	\$70,008
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>							\$0	\$0	\$0	\$3,213	\$4,391	\$0	\$15,192	\$0	\$5,014	\$0	\$5,014	\$0	\$36,022	\$0	\$17,402	\$0	\$14,882	\$0	\$6,924	\$0	\$0	\$100,040

\* Markup/LocationFactor (1.098) has been included in unit costs.

Potrero Heights Park (6.78 acres) / Site

Uniformat CodeID	Cost Description	Lifespan (EUL)/EAge	RUL	Quantity	Unit	Unit Cost - Subtotal/2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate		
B1015	1822131 Exterior Stair/Ramp Rails, Metal, Refinish	10	5	400	LF	\$1.64	\$657																						\$1,315
G2022	1822115 Parking Lots, Asphalt Pavement, Seal & Strip	5	4	1	12100	SF	\$0.49	\$5,979																					\$23,914
G2022	1822157 Parking Lots, Asphalt Pavement, Mill & Overlay	25	20	5	12100	SF	\$3.84	\$46,500																					\$46,500
G2031	1822161 Pedestrian Pavement, sectional sidewalk repairs per man-day, Repair	0	0	0	1	EA	\$494.10	\$494																					\$494
G2045	1822093 Park Grill (Barbeque), Replace	15	8	7	1	EA	\$996.98	\$997																					\$997
G2045	1822139 Park Grill (Barbeque), Replace	15	8	7	1	EA	\$613.78	\$614																					\$614
G2045	1822092 Site Furnishings - Metal Trash Receptacles, Trash Receptacles, Fixed Concrete, Replace	15	8	7	1	EA	\$996.98	\$997																					\$997
G2045	1822096 Site Furnishings - Metal Trash Receptacles, Trash Receptacles, Fixed Concrete, Replace	15	8	7	1	EA	\$613.78	\$614																					\$614
G2045	1822099 Site Furnishings - Metal Trash Receptacles, Trash Receptacles, Fixed Concrete, Replace	15	8	7	1	EA	\$613.78	\$614																					\$614
G2045	1822162 Site Furnishings - Metal Trash Receptacles, Trash Receptacles, Fixed Concrete, Replace	15	8	7	1	EA	\$613.78	\$614																					\$614
G2045	1822130 Site Furnishings - Metal Trash Receptacles, Trash Receptacles, Fixed Concrete, Replace	15	8	7	1	EA	\$613.78	\$614																					\$614
G2045	1822153 Park Grill (Barbeque), Replace	15	8	7	1	EA	\$996.98	\$997																					\$997
G2045	1822145 Site Furnishings - Metal Trash Receptacles, Trash Receptacles, Fixed Concrete, Replace	15	8	7	1	EA	\$613.78	\$614																					\$614



Uniformat CodeID	Cost Description	Lifespan (EUL)EA	RUL	Quantity	Unit	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate				
G2045	1822122 Park Grill (Barbecue), Replace	15	8	7	1	EA	\$998.98	\$997						\$997															\$997			
G2045	1822078 Site Furnishings - Metal Trash Receptacles, Fixed Concrete, Replace	15	8	7	1	EA	\$613.78	\$614						\$614															\$614			
G2045	1822079 Site Furnishings - Metal Trash Receptacles, Trash Receptacle, Fixed Concrete, Replace	15	8	7	1	EA	\$613.78	\$614						\$614															\$614			
G2045	1822091 Park Grill (Barbecue), Replace	15	8	7	1	EA	\$998.98	\$997						\$997															\$997			
G2045	1822085 Site Furnishings - Metal Trash Receptacles, Trash Receptacle, Fixed Concrete, Replace	15	8	7	1	EA	\$613.78	\$614						\$614															\$614			
G2045	1822138 Site Furnishings - Metal Trash Receptacles, Trash Receptacle, Fixed Concrete, Replace	15	8	7	1	EA	\$613.78	\$614						\$614															\$614			
G2045	1822080 Site Furnishings - Metal Trash Receptacles, Trash Receptacle, Fixed Concrete, Replace	15	8	7	1	EA	\$613.78	\$614						\$614															\$614			
G2045	1822105 Site Furnishings - Metal Trash Receptacles, Trash Receptacle, Fixed Concrete, Replace	15	8	7	1	EA	\$613.78	\$614						\$614															\$614			
G2045	1822137 Site Furnishings, Park Bench, Metal/Wood/Plastic, Replace	20	5	15	1	EA	\$549.00	\$549						\$549															\$549			
G2045	1822119 Site Furnishings, Park Bench, Metal/Wood/Plastic, Replace	20	5	15	1	EA	\$824.50	\$824						\$824															\$824			
G2045	1822120 Site Furnishings, Park Bench, Metal/Wood/Plastic, Replace	20	5	15	1	EA	\$824.50	\$824						\$824															\$824			
G2045	1822148 Site Furnishings, Picnic Table, Plastic-Coated Metal, Replace	25	8	17	1	EA	\$1,537.20	\$1,537						\$1,537															\$1,537			
G2045	1822121 Site Furnishings, Picnic Table, Plastic-Coated Metal, Replace	25	8	17	1	EA	\$1,537.20	\$1,537						\$1,537															\$1,537			
G2045	1822154 Site Furnishings, Picnic Table, Plastic-Coated Metal, Replace	25	8	17	1	EA	\$1,537.20	\$1,537						\$1,537															\$1,537			
G2045	1822141 Site Furnishings, Picnic Table, Plastic-Coated Metal, Replace	25	8	17	1	EA	\$1,537.20	\$1,537						\$1,537															\$1,537			
G2045	1822111 Site Furnishings, Picnic Table, Plastic-Coated Metal, Replace	25	8	17	1	EA	\$1,537.20	\$1,537						\$1,537															\$1,537			
G2045	1822150 Site Furnishings, Picnic Table, Plastic-Coated Metal, Replace	25	8	17	1	EA	\$1,537.20	\$1,537						\$1,537															\$1,537			
G2045	1822103 Site Furnishings, Picnic Table, Plastic-Coated Metal, Replace	25	8	17	1	EA	\$1,537.20	\$1,537						\$1,537															\$1,537			
G2045	1822095 Site Furnishings, Picnic Table, Plastic-Coated Metal, Replace	25	8	17	1	EA	\$1,537.20	\$1,537						\$1,537															\$1,537			
G2045	1822156 Site Furnishings, Picnic Table, Plastic-Coated Metal, Replace	25	8	17	1	EA	\$1,537.20	\$1,537						\$1,537															\$1,537			
G2045	1822104 Site Furnishings, Picnic Table, Plastic-Coated Metal, Replace	25	8	17	1	EA	\$1,537.20	\$1,537						\$1,537															\$1,537			
G2045	1822129 Site Furnishings, Picnic Table, Plastic-Coated Metal, Replace	25	8	17	1	EA	\$1,537.20	\$1,537						\$1,537															\$1,537			
G2045	1822118 Site Furnishings, Picnic Table, Plastic-Coated Metal, Replace	25	8	17	1	EA	\$1,537.20	\$1,537						\$1,537															\$1,537			
G2045	1822128 Site Furnishings, Picnic Table, Plastic-Coated Metal, Replace	25	8	17	1	EA	\$1,537.20	\$1,537						\$1,537															\$1,537			
G2045	1822151 Site Furnishings, Picnic Table, Plastic-Coated Metal, Replace	25	8	17	1	EA	\$1,537.20	\$1,537						\$1,537															\$1,537			
G2045	1822107 Site Furnishings, Picnic Table, Plastic-Coated Metal, Replace	25	8	17	1	EA	\$1,537.20	\$1,537						\$1,537															\$1,537			
G2045	1822160 Site Furnishings, Picnic Table, Plastic-Coated Metal, Replace	25	8	17	1	EA	\$1,537.20	\$1,537						\$1,537															\$1,537			
G2045	1822133 Site Furnishings, Picnic Table, Plastic-Coated Metal, Replace	25	8	17	1	EA	\$1,537.20	\$1,537						\$1,537															\$1,537			
G2045	1822123 Site Furnishings, Picnic Table, Plastic-Coated Metal, Replace	25	8	17	1	EA	\$1,537.20	\$1,537						\$1,537															\$1,537			
G2045	1822110 Site Furnishings, Picnic Table, Plastic-Coated Metal, Replace	25	8	17	1	EA	\$1,537.20	\$1,537						\$1,537															\$1,537			
G2045	1822144 Site Furnishings, Picnic Table, Plastic-Coated Metal, Replace	25	8	17	1	EA	\$1,537.20	\$1,537						\$1,537															\$1,537			
G2047	1822087 Play Structure, Very Small, Replace	20	8	12	1	EA	\$6,588.00	\$6,588						\$6,588															\$6,588			
G2047	1822124 Play Surfaces & Sports Courts, Wood Chips, 3" Depth, Replace	20	8	12	3200	SF	\$0.98	\$3,145						\$3,145															\$3,145			
G2047	1822159 Play Structure, Very Small, Replace	20	8	12	1	EA	\$6,588.00	\$6,588						\$6,588															\$6,588			
G2047	1822136 Play Structure, Very Small, Replace	20	8	12	1	EA	\$6,588.00	\$6,588						\$6,588															\$6,588			
G2047	1822112 Play Structure, Large, Replace	20	5	15	1	EA	\$38,430.00	\$38,430						\$38,430															\$38,430			
G2057	1822090 Irrigation System, Replace	25	15	10	29200	SF	\$3.84	\$112,216						\$112,216															\$112,216			
G4021	1822152 Site Pole Light, 105 - 200 WATT, Replace	20	5	15	1	EA	\$4,392.00	\$4,392						\$4,392															\$4,392			
G4021	1822094 Site Pole Light, 105 - 200 WATT, Replace	20	5	15	1	EA	\$4,392.00	\$4,392						\$4,392															\$4,392			
G4021	1822109 Site Pole Light, 105 - 200 WATT, Replace	20	5	15	1	EA	\$4,392.00	\$4,392						\$4,392															\$4,392			
G4021	1822156 Site Pole Light, 105 - 200 WATT, Replace	20	5	15	1	EA	\$4,392.00	\$4,392						\$4,392															\$4,392			
G4021	1822147 Site Pole Light, 105 - 200 WATT, Replace	20	5	15	1	EA	\$4,392.00	\$4,392						\$4,392															\$4,392			
G4021	1822097 Site Pole Light, 105 - 200 WATT, Replace	20	5	15	1	EA	\$4,392.00	\$4,392						\$4,392															\$4,392			
Z105X	1822171 ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	\$8,235.00	\$8,235																					\$8,235			
<b>Totals, Unescalated</b>							\$8,729	\$5,979	\$0	\$0	\$0	\$0	\$47,158	\$5,979	\$12,964	\$0	\$0	\$150,088	\$8,276	\$32,662	\$0	\$0	\$67,635	\$5,979	\$30,744	\$0	\$0	\$0	\$326,269			
<b>Totals, Escalated (0.0% inflation, compounded annually)</b>							\$8,729	\$6,188	\$0	\$0	\$0	\$0	\$54,669	\$7,139	\$16,944	\$0	\$0	\$106,374	\$9,594	\$50,615	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$450,168

\* Markup/Labor/Factor (1.038) has been included in unit costs.

## Appendix G: Equipment Inventory List

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<b>D20 PLUMBING</b>											
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Date/Date Yr	City
1	1822114	D023	Water Heater	5 - 15 GAL	Potero Heights Park (6.78 acres) / Restroom/Rec Room Building	Mechanical room	Vanguard	1P281	Q271205394	2012	
<b>D30 HVAC</b>											
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Date/Date Yr	City
1	1822089	D051	Furnace	15 KW	Potero Heights Park (6.78 acres) / Restroom/Rec Room Building	Recreation Room	Friedson Air	AHX33600A1	M07990175	2009	
<b>D50 ELECTRICAL</b>											
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Date/Date Yr	City
1	1822142	D612	Main Distribution Panel	100 AMP	Potero Heights Park (6.78 acres) / Restroom/Rec Room Building	Mechanical room	Culter-Hammer	No tag/date found	No tag/date found	2012	
2	1822116	D622	Light Fixture	100 WATT	Potero Heights Park (6.78 acres) / Restroom/Rec Room Building	Building exterior					
<b>E10 EQUIPMENT</b>											
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Date/Date Yr	City
1	1822126	E1094	Residential Fixtures		Potero Heights Park (6.78 acres) / Restroom/Rec Room Building	Recreation Room				2012	
<b>G40 OTHER</b>											
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Date/Date Yr	City
1	1822152	G4021	Site Pole Light	105 - 200 WATT	Potero Heights Park (6.78 acres) / Site	Site					
2	1822084	G4021	Site Pole Light	105 - 200 WATT	Potero Heights Park (6.78 acres) / Site	Site					
3	1822109	G4021	Site Pole Light	105 - 200 WATT	Potero Heights Park (6.78 acres) / Site	Site					
4	1822156	G4021	Site Pole Light	105 - 200 WATT	Potero Heights Park (6.78 acres) / Site	Site					
5	1822147	G4021	Site Pole Light	105 - 200 WATT	Potero Heights Park (6.78 acres) / Site	Site					
6	1822087	G4021	Site Pole Light	105 - 200 WATT	Potero Heights Park (6.78 acres) / Site	Site					

# SECTION IV-H Ashiya Park

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

**City of Montebello Recreation and Community Services**  
1700 West Victoria Avenue  
Montebello, California 90640



Ashiya Park  
2700 West Beverly Boulevard  
Montebello, California 90640

**PREPARED BY:**

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**BV PROJECT #:**

*142318.20R000-009.354*

**DATE OF REPORT:**

*May 14, 2020*

**ON SITE DATE:**

*April 16, 2020*

**Bureau Veritas**

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# 1. Executive Summary

## Property Overview and Assessment Details

General Information	
<b>Property Type</b>	Public Park
<b>Main Address</b>	2700 West Beverly Boulevard, Montebello, California 90640
<b>Site Developed</b>	1960s Exact year is unknown
<b>Site Area</b>	7.93 acres (estimated)
<b>Parking Spaces</b>	2 total spaces all in open lots; 2 of which are accessible
<b>Building Area</b>	800 SF
<b>Number of Stories</b>	1
<b>Outside Occupants / Leased Spaces</b>	None
<b>Date(s) of Visit</b>	April 16, 2020
<b>Management Point of Contact</b>	City of Montebello/Park, Recreation and Community Services, David Sosnowski, Director 323.887.4588 phone dsosnowski@cityofmentebello.com email
<b>On-site Point of Contact (POC)</b>	Matthew Wilkins
<b>Assessment and Report Prepared By</b>	Nezar M. Tibi
<b>Reviewed By</b>	Mark Surdam Program Manager Mark.Surdam@bvna.com 800.733.0660 6251
<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Significant/Systemic Findings and Deficiencies

### Historical Summary

Ashiya Park was originally constructed in the 1960's. The restroom building was constructed at the same time.

### Architectural

The restroom building is constructed of concrete masonry units on a concrete slab floor with a heavy timber framed roof. It has not been renovated in the recent years. Most interior finishes seem to be original to the building. The asphalt shingle roof is in a fair condition. The exterior CMU walls are in need of painting and the north east section needs repair. Renovation for most interior and exterior finishes is recommended in the next three years.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

There is no heating or cooling system in the restroom building. The plumbing piping system is in fair condition and it has been renovated in the last few years. Hot water is not provided. Plumbing fixtures are reaching the end of their lifecycle and need replacement.

The electrical system and lighting fixtures are reaching the end of their lifecycle and need replacement. The building is not provided with a fire alarm system or fire suppression system.

### Site

In general, the site has been well maintained. The site contains heavy landscaping, which is served by in-ground irrigation systems. There are two playgrounds on site, and they are in fair condition. The concrete sidewalk is in fair overall condition with the exception of an area adjacent to the restroom building which requires repair due to uplift from tree roots.

The asphalt paved accessible parking area and drive aisles are in fair to poor condition and require sealing and striping. There is no site lighting available, it is recommended that LED fixtures lighting system be installed.

### Recommended Additional Studies

No additional studies recommended at this time.

Park Amenities Observed

Amenity Type		Qty / ~Area	Description	Condition			Comments
				Good	Fair	Poor	
<b>Site Development</b>							
<b>G2020</b>	<b>Parking</b>						
	Number of Cars		N/A				
	Accessible Parking	2			X		Needs seal and stripe
<b>G2030</b>	<b>Walks</b>						
	Concrete	19,300	Sidewalk	X	X		Some areas need repair
	Asphalt	26,000	Driveway		X		Needs seal
<b>G4020</b>	<b>Lighting</b>						
	Pathway (8'-12')		N/A				
<b>G2050</b>	<b>Landscape</b>						
	Grass (Turf)	298,000	Throughout park	X			
	Trees		Throughout park	X			
	Flower Beds	80	Throughout park	X			
<b>G2057</b>	<b>Irrigation</b>						
	Sprinkler system	298,000	Throughout park	X			
<b>G2045 Site Furnishings</b>							
	Benches, Picnic	10	Throughout park	X			
	Benches, Seating	4	Throughout park	X			
	Drinking Fountain	2	Adjacent to restroom bldg. and playground	X	X		One is rusty
	Receptacle, Trash	8	Throughout park				
<b>G2046</b>	<b>Fountains, Pools, &amp; Watercourses</b>						
	No Water Facilities Present						
<b>G2047</b>	<b>Playing Fields</b>						
	No Playing Fields Present						
<b>G2049</b>	<b>Miscellaneous Structures</b>						
	Restroom	1	Men and Women	X			
<b>G2050</b>	<b>Miscellaneous Recreation</b>						
	Basketball Court (Practice)	1	Adjacent to Restroom Bldg.	X			
	Picnic Ground		Throughout park	X			Tables on concrete pads

Amenity Type		Qty / ~Area	Description	Condition			Comments
				Good	Fair	Poor	
<b>G2050 Miscellaneous Recreation</b>							
	Playground Equipment, Medium	1	North Playground		X		
	Playground Equipment, Medium	1	South Playground		X		

## 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

FCI Analysis   Ashiya Park (7.93 Acres)			
<i>Replacement Value</i>	<i>Total SF</i>	<i>Cost/SF</i>	
\$ 4,512,900	322,344	\$ 14	
<b>Current FCI</b>		\$ 41,600	<b>0.9 %</b>
3-Year		\$ 178,900	4.0 %
5-Year		\$ 204,800	4.5 %
10-Year		\$ 385,900	8.6 %

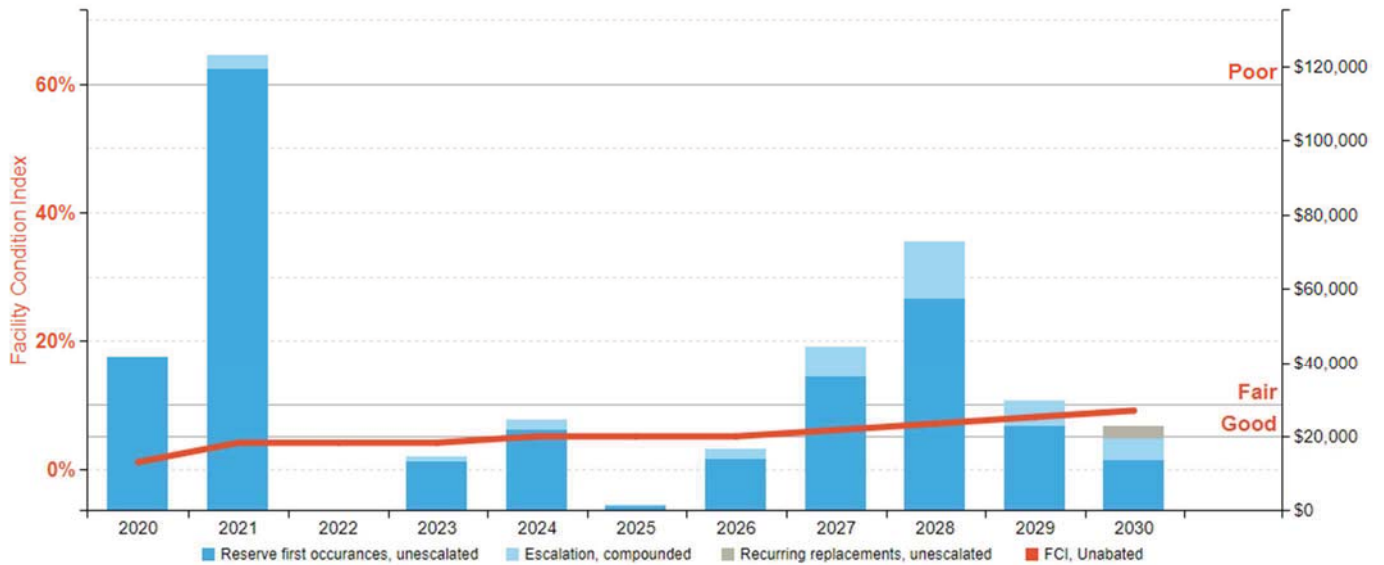


The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis.

## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Ashiya Park (7.93 Acres)

Replacement Value: \$ 4,512,816; Inflation rate: 3.0%



### Immediate Needs

None

### Key Findings

None

### 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.

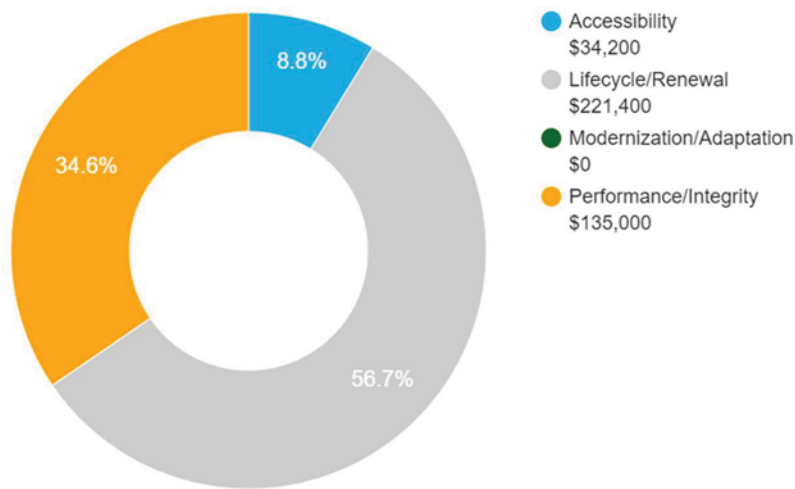




## Plan Type Descriptions

<b>Performance/Integrity</b>	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
<b>Accessibility</b>	■	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
<b>Environmental</b>	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
<b>Retrofit/Adaptation</b>	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
<b>Lifecycle/Renewal</b>	■	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: \$390,600

## 2. Building and Site Information



Systems Summary		
System	Description	Condition
<b>Structure</b>	Masonry bearing walls and wood-framed roofs	Fair
<b>Façade</b>	Painted CMU with aluminum screen windows	Fair
<b>Roof</b>	Primary: Gable construction with asphalt shingles	Fair
<b>Interiors</b>	Walls: Painted stucco & Unfinished Floors: Elastomeric coating and Unfinished Ceilings: Painted stucco and Unfinished/exposed	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast iron waste & venting No hot water Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	No heating or cooling system	--
<b>Fire Suppression</b>		--

<b>Systems Summary</b>		
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
<b>Fire Alarm</b>	None	--
<b>Equipment/Special</b>	None	--
<b>Site Pavement</b>	Asphalt lots with areas of concrete and concrete sidewalks, curbs and ramps	Fair
<b>Site Development</b>	Property entrance signage Playgrounds and sport court with benches Heavily park benches, picnic tables, trash receptacles Drinking fountains	Fair
<b>Landscaping and Topography</b>	Moderate landscaping features Irrigation present No retaining walls Low to moderate site slopes throughout with an exception of one Severe site slopes along the north boundary	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric	Good
<b>Site Lighting</b>	Building-mounted: incandescent	Fair
<b>Ancillary Structures</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Building lacks fire suppression, rusty aluminum screens, Interior and exterior wall repairs, eroded sections at landscaping areas, heavy asphalt wear, None operational restroom hand dryers, significant sidewalk trip hazards, rusty drinking fountain enclosure, repair storm piping at north playground, lack of site lighting, missing interior door. Repair roof structure.	

## Systems Expenditure Forecast

System Expenditure Forecast						
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	\$1,400	-	-	\$2,300	\$3,700
Facade	\$500	\$300	\$7,100	\$4,600	\$10,000	\$22,600
Roofing	-	-	-	\$4,400	-	\$4,400
Interiors	\$900	\$13,400	\$13,900	-	\$28,500	\$56,700
Plumbing	-	\$4,100	-	\$51,500	\$32,800	\$88,300
Fire Suppression	-	-	-	-	-	-
HVAC	\$3,500	-	-	\$4,700	\$6,300	\$14,600
Electrical	-	\$1,000	-	\$22,300	-	\$23,300
Fire Alarm & Comm	-	-	\$4,900	-	\$7,700	\$12,600
Site Development	-	-	-	\$98,300	\$70,100	\$168,400
Landscaping	\$1,900	-	-	-	\$1,737,900	\$1,739,800
Site Lighting	-	-	-	-	\$42,300	\$42,300
Utilities	\$600	-	-	-	-	\$600
Pavement	-	\$117,000	-	-	-	\$117,000
Accessibility	\$34,200	-	-	-	-	\$34,200
<b>TOTALS</b>	<b>\$41,600</b>	<b>\$137,200</b>	<b>\$25,900</b>	<b>\$185,800</b>	<b>\$1,937,900</b>	<b>\$2,328,500</b>



### 3. Property Space Use and Observed Areas

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#### Unit Allocation

All 7.93 acres of the property are occupied by City of Montebello. The spaces are mostly public park with supporting restrooms building.

#### 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.

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 those areas and categories set forth in the tables throughout this report. 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 Bureau Veritas’s undertaking. Only a representative sample of areas was observed, and actual measurements were not taken to verify compliance.

An accessibility study has not been performed at the site. Although no significant issues were identified, a comprehensive ADA Compliance Survey may reveal specific aspects of the property that are not in full compliance.

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.

Accessibility Issues			
	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Parking</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Exterior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Elevators</b>		N/A	
<b>Kitchens/Kitchenettes</b>		N/A	





### Campus Accessibility: Photographic Overview



Building entrance



Exterior path of travel



Accessible restroom accommodations



Accessible restroom accommodations



Accessible parking



Exterior path of travel

The table below is intended to be used as a general reference guide to help differentiate the orders of magnitude between some of the more commonly observed accessibility issues. The table is not intended to be all-inclusive, and boxes checked in the tables above do not necessarily mean those specific problems or shortcomings cited as examples below exist at the subject buildings and sites. Reference the photos above and/or *Key Findings* section for visuals and/or more specifics about the subject site conditions.

<b>Reference Guide</b>			
	<b>Major Issues</b> <i>(ADA study recommended)</i>	<b>Moderate Issues</b> <i>(ADA study recommended)</i>	<b>Minor/No Issues</b>
<b>Parking</b>	<ul style="list-style-type: none"> <li>- Needs full reconstruction</li> <li>- Excessive slopes over 3% require major re-grading</li> <li>- No level locations to add required spaces</li> </ul>	<ul style="list-style-type: none"> <li>- No or non-compliant curb cuts</li> <li>- Moderate difficulty to add required accessible spaces</li> <li>- Slopes close to compliant</li> </ul>	<ul style="list-style-type: none"> <li>- Painting of markings needed</li> <li>- Signage height non-compliant</li> <li>- Signage missing</li> </ul>
<b>Exterior Path of Travel</b>	<ul style="list-style-type: none"> <li>- Large areas of sidewalks with excessive slopes</li> <li>- No ramp when needed</li> <li>- Ramps with excessive slopes</li> </ul>	<ul style="list-style-type: none"> <li>- Ramps need rails</li> <li>- Ramps need rail extensions</li> <li>- Need significant # of lever handles</li> <li>- All or most entrance door exterior maneuvering clearance areas with excessive slopes</li> </ul>	<ul style="list-style-type: none"> <li>- One entrance door exterior maneuvering clearance area with excessive slope</li> <li>- A few doorknobs instead of lever handles</li> <li>- Non-compliant signage</li> </ul>
<b>Interior Path of Travel</b>	<ul style="list-style-type: none"> <li>- All or most interior doors appear less than 32" wide</li> <li>- Corridors less than 36" wide</li> <li>- No ramp when needed</li> <li>- Ramps with excessive slopes</li> <li>- Non-compliant treads/risers at means of egress stairways</li> </ul>	<ul style="list-style-type: none"> <li>- Single height drinking fountains</li> <li>- Drinking fountain too high or protrudes into accessible route</li> <li>- Ramps need rails</li> <li>- Ramps need rail extensions</li> <li>- Need significant # of lever handles</li> <li>- Non-compliant rail extensions at egress stairways</li> <li>- All/most door thresholds high</li> </ul>	<ul style="list-style-type: none"> <li>- One door threshold too high</li> <li>- A few doorknobs instead of lever handles</li> <li>- Non-compliant door pressures</li> <li>- Non-compliant signage</li> <li>- Switches not within reach range</li> </ul>
<b>Public Use Restrooms</b>	<ul style="list-style-type: none"> <li>- No ADA RR on each accessible floor</li> <li>- Restroom(s) too small</li> <li>- Entire restroom(s) requires renovation</li> <li>- Water closet clearance requires moving walls</li> </ul>	<ul style="list-style-type: none"> <li>- Interior doors appear less than 32" wide</li> <li>- Missing or non-compliant grab bars</li> <li>- Easily fixable clearance issues</li> </ul>	<ul style="list-style-type: none"> <li>- Minor height adjustments required</li> <li>- Non-compliant door pressures</li> <li>- Missing a visual strobe (only required if audible fire alarm already present)</li> <li>- Missing lavatory pipe wraps</li> <li>- Signage not compliant</li> </ul>
<b>Elevators</b>	<ul style="list-style-type: none"> <li>- No elevator present when required</li> <li>- Elevator cab too small</li> </ul>	<ul style="list-style-type: none"> <li>- Panel control buttons not at compliant height</li> <li>- No hands-free emergency communication system</li> <li>- Elevator only has mechanical stops</li> </ul>	<ul style="list-style-type: none"> <li>- Audible/visual signals at every floor may be lacking</li> <li>- Minor signage / Braille issues</li> </ul>
<b>Kitchens/Kitchenettes</b>	<ul style="list-style-type: none"> <li>- Clear space for each appliance not present</li> <li>- Clearance between opposing counters too narrow</li> </ul>	<ul style="list-style-type: none"> <li>- Sink and counter too high</li> <li>- Sink knee and toe clearance not provided where required (built-in)</li> <li>- Less than 50% of cabinetry within reach range</li> </ul>	<ul style="list-style-type: none"> <li>- Dispensers not within reach range</li> <li>- Switches not within reach range</li> <li>- Missing sink pipe wraps if knee and toe clearance required</li> </ul>



## 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	
<b>Excellent</b>	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.
<b>Good</b>	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.
<b>Fair</b>	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.
<b>Poor</b>	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.
<b>Failed</b>	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
<b>Not Applicable</b>	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

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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. Certification

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The City of Montebello (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Ashiya Park, 2700 West Beverly Boulevard, Montebello, California 90640 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 on behalf of and exclusively for the use of the Client for the purpose stated within the *Purpose and Scope* section of this report. The report, or any excerpt thereof, shall not be used by any party other than the Client or for any other purpose than that specifically stated in our agreement or within the *Purpose and Scope* section of this report without the express written consent of Bureau Veritas.

Any reuse or distribution of this report without such consent shall be at the Client and the recipient's sole risk, without liability to Bureau Veritas.

**Prepared by:** Nezar M. Tibi,  
Project Manager

**Reviewed by:**



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Technical Report Reviewer for  
Mark Surdam  
Program Manager  
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## 8. Appendices

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- Appendix A: Photographic Record
- Appendix B: Site Plan
- Appendix C: Pre-Survey Questionnaire
- Appendix D: ADA Checklist
- Appendix E: Component Condition Report
- Appendix F: Replacement Reserves
- Appendix G: Equipment Inventory List

## Appendix A: Photographic Record

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1	FRONT ELEVATION
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2	LEFT ELEVATION
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3	REAR ELEVATION
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4	RIGHT ELEVATION
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5	RESTROOM BUILDING
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6	EXTERIOR WALL
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7	DAMAGED CMU EXTERIOR WALL
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8	DAMAGED ROOF STRUCTURE
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9	POOR ADA PARKING
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10	VEHICLE GATE
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11	DRAINAGE CONCRETE SWALE
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12	POOR ASPHALT PAVEMENT DRIVEWAY
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13	NORTH SIGNAGE
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14	SOUTH SIGNAGE
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15	SIDEWALK
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16	NORTH PLAY STRUCTURE
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17	SOUTH PLAY STRUCTURE
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18	SWING SET
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19	BASKETBALL COURT
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20	SECURITY/SURVEILLANCE SYSTEM
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21	CONCRETE AND PLANT PARK BENCH
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22	PICNIC TABLE
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23	PARK BENCH
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24	TRASH RECEPTACLE
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25	LARGE GRILL
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26	SMALL GRILL
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27	NORTH DRINKING FOUNTAIN
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28	DETERIORATED SOUTH DRINKING FOUNTAIN ENCLOSURE
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29	UNEVEN PEDESTRIAN PAVEMENT SIDEWALK
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30	CRACKED PEDESTRIAN PAVEMENT SIDEWALK
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31	NORTH PLAYGROUND FLOODED AREA
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32	BACKFLOW PREVENTER
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33	LANDSCAPING
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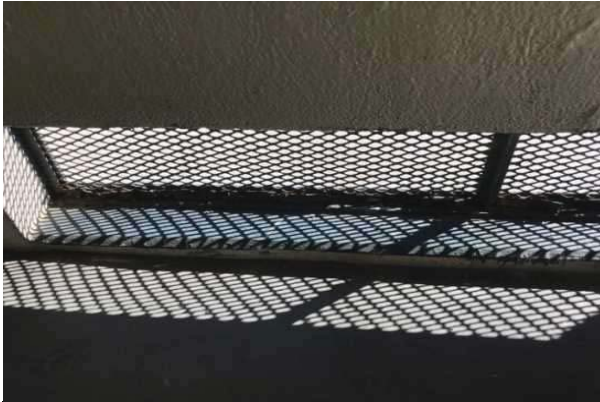
34	LANDSCAPING
----	-------------



35	ROOF
----	------



36	EXTERIOR WINDOW SCREEN
----	------------------------



37	CORRODED WINDOW SCREEN
----	------------------------



38	RESTROOM EXTERIOR DOOR
----	------------------------



39	UTILITY EXTERIOR DOOR
----	-----------------------



40	PLUMBING SYSTEM
----	-----------------



41	ELECTRICAL SYSTEM
----	-------------------



42	DAMAGED INTERIOR WALL FINISH
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43	WOMEN'S RESTROOM
----	------------------



44	MEN'S RESTROOM
----	----------------



45	MISSING ADA TOILET GRAB BAR
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46	URINAL
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47	MISSING ADA SINK PIPE WRAP
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48	NON-OPERATIONAL HAND DRYER
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# Appendix B:

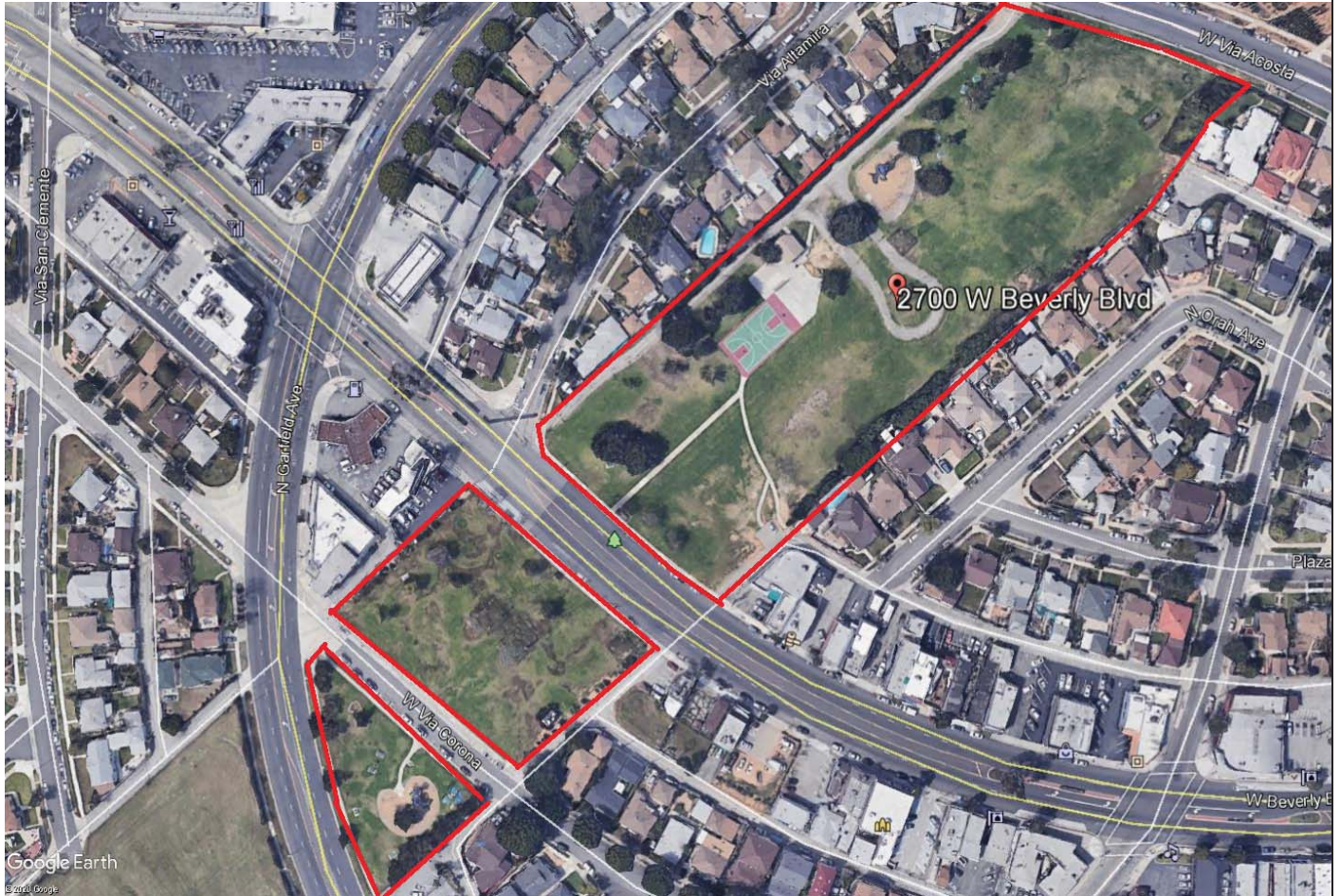
## Site Plan



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# Site Plan



	<b>Project Number</b>	<b>Project Name</b>	
	142318.20R000-009.354	Ashiya Park City of Montebello	
	<b>Source</b>	<b>On-Site Date</b>	
Google	April 16, 2020		

## Appendix C:

### Pre-Survey Questionnaire

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**PRE-SURVEY QUESTIONNAIRE**

<b>Name of Person Completing Questionnaire:</b>	N/A - Not returned to BV
<b>Association with Property:</b>	
<b>Length of Association with Property:</b>	
<b>Date Completed:</b>	
<b>Phone Number:</b>	
<b>Property Name:</b>	
<b>EMG Project Number:</b>	

Inspections		Date Last Inspected	List any Outstanding Repairs Required
1	Elevators		
2	HVAC, Mechanical, Electric, Plumbing		
3	Life-Safety/Fire		
4	Roofs		

Question	Response
5 List any major capital improvement within the last three years.	
6 List any major capital expenditures planned for the next year.	
7 What is the age of the roof(s)?	
8 What building systems (HVAC, roof, interior/exterior finishes, paving, etc.) are the responsibilities of the tenant to maintain and replace?	

Question	Yes	No	Unk	N/A	Comments
9 Are there any unresolved building, fire, or zoning code issues?					
10 Are there any "down" or unusable units?					
11 Are there any problems with erosion, stormwater drainage or areas of paving that do not drain?					
12 Is the property served by a private water well?					
13 Is the property served by a private septic system or other waste treatment systems?					
14 Are there any problems with foundations or structures?					
15 Is there any water infiltration in basements or crawl spaces?					
16 Are there any wall, or window leaks?					
17 Are there any roof leaks?					
18 Is the roofing covered by a warranty or bond?					
19 Are there any poorly insulated areas?					
20 Is Fire Retardant Treated (FRT) plywood used?					

PRE-SURVEY QUESTIONNAIRE						
Question		Yes	No	Unk	N/A	Comments
21	Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?					
22	Are there any problems with the utilities, such as inadequate capacities?					
23	Are there any problems with the landscape irrigation systems?					
24	Has a termite/wood boring insect inspection been performed within the last year?					
25	Do any of the HVAC systems use R-11, 12, or 22 refrigerants?					
26	Has any part of the property ever contained visible suspect mold growth?					
27	Is there a mold Operations and Maintenance Plan?					
28	Have there been indoor air quality or mold related complaints from tenants?					
29	Is polybutylene piping used?					
30	Are there any plumbing leaks or water pressure problems?					
31	Are there any leaks or pressure problems with natural gas service?					
32	Does any part of the electrical system use aluminum wiring?					
33	Do Residential units have a less than 60-Amp service?					
34	Do Commercial units have less than 200-Amp service?					
35	Are there any recalled fire sprinkler heads (Star, GEM, Central, Omega)?					
36	Is there any pending litigation concerning the property?					
37	Has the management previously completed an ADA review?					
38	Have any ADA improvements been made to the property?					
39	Does a Barrier Removal Plan exist for the property?					
40	Has the Barrier Removal Plan been approved by an arms-length third party?					
41	Has building ownership or management received any ADA related complaints?					
42	Does elevator equipment require upgrades to meet ADA standards?					
43	Are there any problems with exterior lighting?					
44	Are there any other significant issues/hazards with the property?					

**PRE-SURVEY QUESTIONNAIRE**

<b>Question</b>		<b>Yes</b>	<b>No</b>	<b>Unk</b>	<b>N/A</b>	<b>Comments</b>
45	Are there any unresolved construction defects at the property?					

**Comments**

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## Appendix D: ADA Checklist

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## Visual Checklist - 2010 ADA Standards for Accessible Design

**Property Name:** Ashiya Park

**EMG Project Number:** 142318.20R000-009.354

### Abbreviated Accessibility Checklist

#### Facility History & Interview

Question		Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property? If so, indicate when.			X	This should match PSQ question #18. Please cross-reference and ensure consistency.
2	Have any ADA improvements been made to the property since original construction? Elaborate, especially if fully or partially addressed as the result of a previous study.			X	This should match PSQ question #19. Please cross-reference and ensure consistency.
3	Has building ownership/management reported any ADA complaints or litigation?		X		This should match PSQ question #20. Please cross-reference and ensure consistency.

#### Playgrounds & Swimming Pools



Playground



Basketball Court

Question		Yes	No	NA	Comments
1	Is there an accessible route to the play area/s?	X			if NOT: this could be a MINOR, MODERATE, or MAJOR issue depending on the required fix (reference other exterior route costs)
2	Has the play area been reviewed for accessibility?			X	Unknown
3	Are publicly accessible swimming pools equipped with an entrance lift?			X	if NOT: use AC ID 23650 for matrix: a MAJOR (\$10k+) issue

## Abbreviated Accessibility Checklist

### Parking



ADA Parking



ADA Parking

Question		Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided?	X			if NOT: this is a MINOR issue if 1 space or less and only painting/signage modifications are needed (AC ID: 23614 for paint + signs; 23613 for striping only; use 23617 or 23618 if signage issues only) this is a MODERATE issue if 2 spaces or more (use same AC line items above) this is a MAJOR issue if redesigning/regrading/repaving (AC ID: 23616)
2	Does the required number of van-accessible designated spaces appear to be provided?		X		use same methodology and line items above
3	Are accessible spaces on the shortest accessible route to an accessible building entrance?	X			if space/s need to be "moved" use same methodology and line items above
4	Does parking signage include the International Symbol of Accessibility?	X			if NOT: this is a MINOR issue if 2 spaces or less and only signage modifications are needed (AC ID: 23617 or 23618) this is a MODERATE issue if 3 spaces or more (use same AC line items above)
5	Does each accessible space have an adjacent access aisle?	X			if NOT: use AC ID 23612 MINOR issue if <= \$1000; MODERATE issue if > \$1000
6	Do parking spaces and access aisles appear to be relatively level and without obstruction?	X			if NOT: this is a MAJOR issue if redesigning/regrading/ repaving is necessary (AC ID: 23616)

## Abbreviated Accessibility Checklist

### Exterior Accessible Route



Exterior Route Access



Exterior Route Access

Question		Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property?	X			if NOT: difficult to cost from standard AC items – probably need a custom item for scopes where we are providing costs – else use generic item 23586 & edit cost/description for MATRIX purposes: probably a MODERATE (\$1k to \$10k) or MAJOR fix (\$10k+)
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances?	X			if NOT: difficult to cost from standard AC items – probably need a custom item for scopes where we are providing costs – else use generic item 23586 & edit cost/description for MATRIX purposes: probably a MODERATE (\$1k to \$10k) or MAJOR fix (\$10k+)
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	X			if NOT: this is a MODERATE issue and use AC ID 23658
4	Do curb ramps appear to have compliant slopes for all components?	X			if NOT: this is a MODERATE issue and use AC ID 23658
5	Do ramp runs on an accessible route appear to have compliant slopes?	X			if NOT: use AC ID's 23652 or 26353 to rebuild, and add a +50% mark-up if demolishing an old bad ramp likely a MODERATE (\$1k to \$10k) or MAJOR (\$10k+) issue

Question		Yes	No	NA	Comments
6	Do ramp runs on an accessible route appear to have a compliant rise and width?	X			if NOT: use AC ID's 23652 or 26353 to rebuild, and add a +50% mark-up if demolishing an old bad ramp likely a MODERATE (\$1k to \$10k) or MAJOR (\$10k+) issue
7	Do ramps on an accessible route appear to have compliant end and intermediate landings?			X	if NOT: use AC ID's 23652 or 26353 to rebuild, and add a +50% mark-up if demolishing an old bad ramp likely a MODERATE (\$1k to \$10k) or MAJOR (\$10k+) issue
8	Do ramps on an accessible route appear to have compliant handrails?			X	if NOT: use AC ID 23604 as-is for full handrail replacements or installations; to just add 'extensions' to the ends of existing rails use AC ID 30868 per instance likely a MINOR (less than \$1k) or MODERATE (\$1k to \$10k) issue depending on number of rails affected



## Abbreviated Accessibility Checklist

### Building Entrances



Building Entrance



Building Entrance

Question		Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided?	X			if NOT: use mix of costs below (in AC as "ADA, Door...") to achieve accessibility
2	If the main entrance is not accessible, is an alternate accessible entrance provided?			X	if NOT: use mix of costs below (in AC as "ADA, Door...") to achieve accessibility
3	Is signage provided indicating the location of alternate accessible entrances?			X	if NOT and main entrance is not accessible: use AC ID 23609 for 1-3 locations; likely a just MINOR issue
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side?	X			if NOT: could be 'zero-cost maintenance' to move things out of the way OR use generic item 23586 & edit cost/description to reconfigure the geometry as-needed
5	Do doors at accessible entrances appear to have compliant hardware?	X			if NOT: use AC ID 23557 to install lever handles likely a MINOR (less than \$1k) or MODERATE (\$1k to \$10k) issue depending on number of doors
6	Do doors at accessible entrances appear to have a compliant clear opening width?	X			if NOT: use AC ID 23561 or 23562 to widen likely a MODERATE (\$1k to \$10k) or MAJOR (\$10k+) issue depending on number of doors
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them?	X			if NOT: use generic item 23586 & edit cost/description to reconfigure vestibule/etc

Question		Yes	No	NA	Comments
8	Do thresholds at accessible entrances appear to have a compliant height?	X			if NOT: use AC ID 23560 to install lever handles likely a MINOR (less than \$1k) or MODERATE (\$1k to \$10k) issue depending on number of doors



## Abbreviated Accessibility Checklist

### Interior Accessible Route, Interior Doors & Amenities



Interior Route



Interior Route

Question		Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building?	X			if NOT: use mix of costs in library to achieve accessibility if not otherwise accounted for below
2	Do accessible routes appear free of obstructions and/or protruding objects?	X			if NOT: could be 'zero-cost maintenance' to move things out of the way OR use 23602 OR use generic item 23586 & edit cost/description to reconfigure the geometry as-needed
3	Do ramps on accessible routes appear to have compliant slopes?			X	if NOT: use AC ID's 23652 or 26353 to rebuild, and add a +50% mark-up if demolishing an old bad ramp likely a MODERATE (\$1k to \$10k) or MAJOR (\$10k+) issue
4	Do ramp runs on an accessible route appear to have a compliant rise and width?			X	if NOT: use AC ID's 23652 or 26353 to rebuild, and add a +50% mark-up if demolishing an old bad ramp likely a MODERATE (\$1k to \$10k) or MAJOR (\$10k+) issue
5	Do ramps on accessible routes appear to have compliant end and intermediate landings?			X	if NOT: use AC ID's 23652 or 26353 to rebuild, and add a +50% mark-up if demolishing an old bad ramp likely a MODERATE (\$1k to \$10k) or MAJOR (\$10k+) issue

Question		Yes	No	NA	Comments
6	Do ramps on accessible routes appear to have compliant handrails?			X	if NOT: use AC ID 23604 as-is for full handrail replacements or installations; to just add 'extensions' to the ends of existing rails use AC ID 30868 per instance  likely a MINOR (less than \$1k) or MODERATE (\$1k to \$10k) issue depending on number of rails affected
7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage?			X	if NOT use AC ID 23609 while estimating # of signs needed; likely a just MINOR issue
8	Do public transaction areas have an accessible, lowered service counter section?			X	if NOT use AC ID 23605 (MINOR issue) or 23608 (MODERATE issue)
9	Do public telephones appear mounted with an accessible height and location?			X	if NOT use AC ID 23603; likely a just MINOR issue
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side?	X			if NOT: could be 'zero-cost maintenance' to move things out of the way OR use generic item 23586 & edit cost/description to reconfigure the geometry as-needed
11	Do doors at interior accessible routes appear to have compliant hardware?	X			if NOT: use AC ID 23557 to install lever handles  likely a MINOR (less than \$1k) or MODERATE (\$1k to \$10k) issue depending on number of doors
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force?			X	if NOT: use AC ID 23556 to adjust force/pressure  likely a MINOR (less than \$1k) or MODERATE (\$1k to \$10k) issue depending on number of doors
13	Do doors on interior accessible routes appear to have a compliant clear opening width?	X			if NOT: use AC ID 23561 or 23562 to widen  likely a MODERATE (\$1k to \$10k) or MAJOR (\$10k+) issue depending on number of doors

## Abbreviated Accessibility Checklist

### Common Area Restrooms



Accessible Restroom



Accessible Restroom

Question		Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area?	X			if NOT: consider using AC ID 23621 or 23640 for matrix: likely a MAJOR (\$10k+) issue
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area?	X			if NOT: use either AC ID 23626 or 23625 likely a MINOR (< \$1k) or MODERATE (\$1k to \$10k) issue
3	Does the lavatory faucet have compliant handles?	X			if NOT: use AC ID 23627 likely a MINOR (< \$1k) or MODERATE (\$1k to \$10k) issue
4	Is the plumbing piping under lavatories configured to protect against contact?		X		if NOT: use AC ID 23628 or 23626 likely a MINOR (< \$1k) or MODERATE (\$1k to \$10k) issue
5	Are grab bars provided at compliant locations around the toilet?	X			One is missing
6	Do toilet stall doors appear to provide the minimum compliant clear width?	X			if NOT: use AC ID 23637 or 23638 likely a MINOR (< \$1k) or MODERATE (\$1k to \$10k) issue
7	Do toilet stalls appear to provide the minimum compliant clear floor area?	X			if NOT: use AC ID 23637 or 23638 likely a MINOR (< \$1k) or MODERATE (\$1k to \$10k) issue
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			if NOT: use AC ID 30875 likely a MINOR (< \$1k) or MODERATE (\$1k to \$10k) issue

Question		Yes	No	NA	Comments
9	Do accessories and mirrors appear to be mounted at a compliant height?	X			if NOT: use AC ID 23639, 23624, 23629, 23630, 23634, or 23636 likely a MINOR (< \$1k) or MODERATE (\$1k to \$10k) issue

## Appendix E:

### Component Condition Report

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**Component Condition Report | Ashiya Park (7.93 Acres) / Restroom Building**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
B1022	Roof	Poor	Roof Structure, Pitched, Wood Rafters	60 SF	1	1821079
<b>Facade</b>						
B2011	Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,500 SF	4	1821063
B2011	Building exterior	Poor	Exterior Wall, Concrete Block (CMU), 1-2 Stories, Repair/Repoint	25 SF	0	1821004
B2021	Building exterior	Fair	Window Screen, Aluminum 12 SF, Remove & Replace	8	5	1821066
B2021	Restrooms- men	Poor	Window Screen, Aluminum 12 SF, Remove & Replace	1	1	1821044
B2021	Restrooms- women	Poor	Window Screen, Aluminum 12 SF, Remove & Replace	1	1	1821028
B2032	Building exterior-Utility closet	Fair	Exterior Door, Steel	1	6	1821021
B2032	Restrooms- women	Fair	Exterior Door, Steel	1	6	1821085
B2032	Restrooms- men	Fair	Exterior Door, Steel	1	6	1821041
<b>Roofing</b>						
B3011	Roof	Fair	Roof, Asphalt Shingle 20-Year	850 SF	7	1821039
<b>Interiors</b>						
C1021	Restrooms- men	Failed	Interior Door, Steel	1	0	1821001
C1021	Restrooms- women	Fair	Interior Door, Steel	4	4	1821084
C1031	Restrooms- men	Fair	Toilet Partitions, Metal	3	4	1821036
C3012	Restrooms- women	Fair	Interior Wall Finish, any surface, Prep & Paint	600 SF	3	1820998
C3012	Restrooms- men	Fair	Interior Wall Finish, any surface, Prep & Paint	600 SF	3	1821061
C3012	Restrooms- men	Poor	Interior Wall Finish, Gypsum Board/Plaster, Repair	60 SF	0	1821009
C3021	Restrooms- men	Fair	Interior Floor Finish, any surface w/ Elastomeric Coating, Prep & Paint	350 SF	4	1821026
C3021	Restrooms- women	Fair	Interior Floor Finish, any surface w/ Elastomeric Coating, Prep & Paint	350 SF	4	1821077
C3031	Restrooms- men	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	400 SF	3	1821048
C3031	Restrooms- women	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	400 SF	3	1821018
<b>Plumbing</b>						
D2011	Restrooms- women	Fair	Toilet, GPF	1	8	1821025
D2011	Restrooms- men	Fair	Toilet, GPF	1	8	1821058
D2011	Restrooms- women	Fair	Toilet, GPF	1	8	1821050
D2011	Restrooms- women	Fair	Toilet, GPF	1	8	1821042
D2011	Restrooms- women	Fair	Toilet, GPF	1	8	1821023
D2012	Restrooms- men	Fair	Urinal, GPF	1	8	1821054
D2012	Restrooms- men	Fair	Urinal, GPF	1	8	1821069
D2012	Restrooms- men	Fair	Urinal, GPF	1	8	1821027
D2014	Restrooms- women	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	7	1821007
D2014	Restrooms- men	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	7	1821045



**Component Condition Report | Ashiya Park (7.93 Acres) / Restroom Building**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	2	7	1821071
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	800 SF	20	1821022
<b>Fire Suppression</b>						
D4019	Common area restrooms	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Install	800 SF	36	1825227
<b>HVAC</b>						
D3099	Restrooms- women	Failed	Hand Dryer, Restroom	1	0	1821038
D3099	Restrooms- men	Failed	Hand Dryer, Restroom	1	0	1821000
<b>Electrical</b>						
D5012	Utility closet	Fair	Main Distribution Panel, 100 AMP	1	8	1821012
D5019	Throughout building	Fair	Full Electrical System Upgrade, Low Density/Complexity	800 SF	8	1821010
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	4	3	1821031
D5029	Restrooms- men	Fair	Lighting System, Interior, Low Density & Standard Fixtures	400 SF	6	1821056
D5029	Restrooms- women	Fair	Lighting System, Interior, Low Density & Standard Fixtures	400 SF	6	1821052
<b>Accessibility</b>						
Z108X	Restrooms- men	Failed	ADA, Restroom, Grab Bars & Blocking, Install	1	0	1821072
Z108X	Restroom- men	NA	ADA, Restroom, Lavatory Pipe Wraps/Insulation, Install	1	0	1821068
Z108X	Common area restrooms	NA	ADA, Restroom, Full Reconfiguration, Renovate	1	0	1822743
Z108X	Restrooms- women	NA	ADA, Restroom, Lavatory Pipe Wraps/Insulation, Install	1	0	1821034

**Component Condition Report | Ashiya Park (7.93 Acres) / Site**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
B101X	Landscaping	Fair	Structural Frame	36 SF	20	1821029
<b>Facade</b>						
B2039	Driveway	Fair	Vehicle Gate, Wrought Iron	2	9	1821064
<b>Interiors</b>						
C3021	Basketball court	Fair	Exterior Floor Finish, any surface w/ Paint or Sealant, Prep & Paint	5,200 SF	3	1821015
<b>Plumbing</b>						
D2018	East section	Poor	Drinking Fountain, Outside/Site Style	1	1	1821051
D2021	Site	Fair	Backflow Preventer, 6 INCH	1	16	1821063
D2021	Site	Good	Backflow Preventer, 2 INCH	1	24	1821006
D2023	Site	Fair	Domestic Booster Pump Station, 5 HP	1	7	1821040
<b>Fire Alarm &amp; Comm</b>						
D5038	Site	Fair	Security/Surveillance System, Cameras and CCTV, Upgrade/Install	800 SF	4	1821062
<b>Pavement</b>						
G2022	Driveway	Poor	Parking Lots, Asphalt Pavement, Mill & Overlay	26,000 SF	1	1821087

**Component Condition Report | Ashiya Park (7.93 Acres) / Site**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2022	Parking lot- ADA	Poor	Parking Lots, Asphalt Pavement, Mill & Overlay	700 SF	1	1821080
G2031	Sidewalk	Poor	Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas	500 SF	1	1820999
G2031	Sidewalk	Fair	Pedestrian Pavement, Sidewalk, Concrete Large Areas	19,300 SF	26	1821067
<b>Site Development</b>						
G2044	Site- south	Fair	Signage, Property, Monument/Pylon, Replace/Install	1	10	1821014
G2044	Site- north	Fair	Signage, Property, Monument/Pylon, Replace/Install	1	12	1821070
G2045	Site	Fair	Park Grill (Barbeque), Park Bench, Metal/Wood/Plastic	1	6	1821053
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal, Fixed	1	12	1821046
G2045	Landscaping	Fair	Park Grill (Barbeque), Park Bench, Metal/Wood/Plastic	1	6	1821032
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal, Fixed	1	12	1821017
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal, Fixed	1	12	1821057
G2045	Site	Fair	Site Furnishings, Park Bench, Metal/Wood/Plastic	1	8	1821024
G2045	Site	Fair	Park Grill (Barbeque), Large Group	1	6	1821074
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal, Fixed	1	12	1821043
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal, Fixed	1	12	1821059
G2045	Site	Fair	Site Furnishings - Metal Trash Receptacles, Trash Receptacle, Fixed Concrete	8	8	1821049
G2045	Site	Fair	Site Furnishings, Park Bench, Metal/Wood/Plastic	1	8	1821060
G2045	Site	Fair	Park Grill (Barbeque), Large Group	1	6	1821035
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal, Fixed	1	12	1821003
G2045	Site	Fair	Site Furnishings, Park Bench, Precast Concrete	1	13	1821019
G2045	Site	Fair	Site Furnishings, Park Bench, Metal/Wood/Plastic	1	6	1821033
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal, Fixed	1	12	1821073
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal, Fixed	1	12	1821002
G2045	Site	Fair	Site Furnishings, Park Bench, Metal/Wood/Plastic	1	8	1821055
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal, Fixed	1	12	1821008
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal, Fixed	1	12	1821011
G2047	Playground- north	Fair	Play Surfaces & Sports Courts, Wood Chips, 3" Depth	4,500 SF	10	1821088
G2047	Playground- north	Fair	Play Structure, Medium	1	8	1821082
G2047	Playground- north	Fair	Play Structure, Swing Set only, 4 Seats	1	8	1821076
G2047	Playground- south	Fair	Play Structure, Medium	1	12	1821065
G2047	Playground- south	Fair	Play Structure, Swing Set only, 4 Seats	1	8	1821037
G2047	Playground- south	Fair	Play Surfaces & Sports Courts, Wood Chips, 3" Depth	4,100 SF	10	1821030
G2047	Site	Fair	Sports Apparatus, Basketball Backstop	2	9	1821078
<b>Landscaping</b>						
G2052	Landscaping	Fair	Landscaping, Drainage Swale, Concrete, Replace/Install	750 LF	18	1821086
G2055	Landscaping	Poor	Landscaping, Sod at Eroded Areas, Install	1,750 SF	0	1821013

**Component Condition Report | Ashiya Park (7.93 Acres) / Site**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2057	Landscaping	Fair	Irrigation System, Replace/Install	298,000 SF	13	1821047
<b>Utilities</b>						
G3033	Playground- north	Poor	Storm Drain Piping, 2" to 6", Install	40 LF	0	1821081
<b>Site Lighting</b>						
G4021	Throughout	NA	Site Pole Light, 20' High, 400 W (LED Lamp Replacement), Install	6	16	1821119
<b>Accessibility</b>						
Z106X	Parking lot	NA	ADA, Parking, Designated Stall with Pavement Markings & Signage, Install	2	0	1821075
Z106X	Parking lot	NA	ADA, Parking, Designated Stall with Pavement Markings & Signage (Van), Install	1	0	1821020

## Appendix F: Replacement Reserves

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Replacement Reserves Report

5/14/2020

Location	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Total Escalated Estimate	
Ashiya Park (7.93 Acres)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Ashiya Park (7.93 Acres) / Restroom Building	\$35,268	\$1,764	\$0	\$5,087	\$19,464	\$1,527	\$8,653	\$18,136	\$27,540	\$0	\$4,722	\$456	\$0	\$5,482	\$17,937	\$2,053	\$0	\$0	\$0	\$0	\$0	\$14,278	\$162,868
Ashiya Park (7.93 Acres) / Site	\$6,332	\$121,087	\$0	\$9,359	\$4,943	\$0	\$6,017	\$26,198	\$45,051	\$29,512	\$17,998	\$0	\$69,490	\$1,695,975	\$0	\$0	\$67,131	\$0	\$56,079	\$7,701	\$0	\$2,205	\$2,166,147
<b>Grand Total</b>	<b>\$41,599</b>	<b>\$122,851</b>	<b>\$0</b>	<b>\$14,446</b>	<b>\$24,407</b>	<b>\$1,527</b>	<b>\$16,670</b>	<b>\$44,334</b>	<b>\$72,602</b>	<b>\$29,512</b>	<b>\$22,720</b>	<b>\$456</b>	<b>\$69,490</b>	<b>\$1,701,457</b>	<b>\$17,937</b>	<b>\$2,053</b>	<b>\$67,131</b>	<b>\$0</b>	<b>\$56,079</b>	<b>\$7,701</b>	<b>\$0</b>	<b>\$16,563</b>	<b>\$2,328,516</b>

Ashiya Park (7.93 Acres)

\* Markup/Location/Factor (1.058) has been included in unit costs.

Ashiya Park (7.93 Acres) / Restroom Building

Uniformat CodeID	Cost Description	LifeSpan	E/L/UE	RUL	Quantity	Unit	Subtotal 2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2040	Deficiency	Repair Estimate
B1022	1821079 Roof Structure, Pitched, Wood Rafters, Replace	75	74	1	60	SF	\$23,096	\$1,383																						\$1,383
B2011	1821004 Exterior Wall, Concrete Block (CMU), 1-2 Stories, Repair/Repoint	0	0	0	25	SF	\$21,196	\$549																						\$549
B2011	1821063 Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	6	4	1500	SF	\$3,229	\$4,841	\$4,941													\$4,841							\$9,882	
B2021	1821044 Window Screen, Aluminum 12 SF, Remove & Replace	10	9	1	1	EA	\$164,70	\$165	\$165					\$165															\$165	
B2021	1821028 Window Screen, Aluminum 12 SF, Remove & Replace	10	9	1	1	EA	\$164,70	\$165	\$165					\$165															\$165	
B2021	1821066 Window Screen, Aluminum 12 SF, Remove & Replace	10	5	5	8	EA	\$164,70	\$1,316	\$1,316													\$1,316							\$2,635	
B2032	1821021 Exterior Door, Steel, Replace	40	34	6	1	EA	\$658,80	\$659	\$659																				\$659	
B2032	1821085 Exterior Door, Steel, Replace	40	34	6	1	EA	\$658,80	\$659	\$659																				\$659	
B2032	1821041 Exterior Door, Steel, Replace	40	34	6	1	EA	\$658,80	\$659	\$659																				\$659	
B3011	1821039 Roof, Asphalt Shingle 20-Year, Replace	20	13	7	850	SF	\$4,17	\$3,547																					\$3,547	
C1021	1821001 Interior Door, Steel, Replace	40	40	0	1	EA	\$658,80	\$659	\$659																				\$659	
C1021	1821084 Interior Door, Steel, Replace	40	36	4	4	EA	\$658,80	\$2,635	\$2,635																				\$2,635	
C1031	1821036 Toilet Partitions, Metal, Replace	20	16	4	3	EA	\$933,30	\$2,800	\$2,800																				\$2,800	
C3012	1821009 Interior Wall Finish, Gypsum Board/Plaster, Repair	0	9	0	60	SF	\$3,84	\$231	\$231																				\$231	
C3012	1821088 Interior Wall Finish, any surface, Prep & Paint	10	7	3	600	SF	\$1,65	\$988	\$988						\$988														\$988	
C3012	1821061 Interior Wall Finish, any surface, Prep & Paint	10	7	3	600	SF	\$1,65	\$988	\$988						\$988														\$988	
C3021	1821026 Interior Floor Finish, any surface w/ Elastomeric Coating, Prep & Paint	10	6	4	350	SF	\$9,88	\$3,459	\$3,459						\$3,459														\$3,459	
C3021	1821077 Interior Floor Finish, any surface w/ Elastomeric Coating, Prep & Paint	10	6	4	350	SF	\$9,88	\$3,459	\$3,459						\$3,459														\$3,459	
C3031	1821048 Interior Ceiling Finish, any flat surface, Prep & Paint	10	7	3	400	SF	\$2,20	\$878	\$878						\$878														\$878	
C3031	1821018 Interior Ceiling Finish, any flat surface, Prep & Paint	10	7	3	400	SF	\$2,20	\$878	\$878						\$878														\$878	
D0011	1821025 Toilet, GFF, Replace	30	22	8	1	EA	\$1,427,40	\$1,427	\$1,427						\$1,427														\$1,427	
D0011	1821058 Toilet, GFF, Replace	30	22	8	1	EA	\$1,427,40	\$1,427	\$1,427						\$1,427														\$1,427	
D0011	1821050 Toilet, GFF, Replace	30	22	8	1	EA	\$1,427,40	\$1,427	\$1,427						\$1,427														\$1,427	
D0011	1821042 Toilet, GFF, Replace	30	22	8	1	EA	\$1,427,40	\$1,427	\$1,427						\$1,427														\$1,427	
D0011	1821023 Toilet, GFF, Replace	30	22	8	1	EA	\$1,427,40	\$1,427	\$1,427						\$1,427														\$1,427	
D0012	1821064 Urinal, GFF, Replace	30	22	8	1	EA	\$658,80	\$659	\$659						\$659														\$659	
D0012	1821069 Urinal, GFF, Replace	30	22	8	1	EA	\$658,80	\$659	\$659						\$659														\$659	
D0012	1821027 Urinal, GFF, Replace	30	22	8	1	EA	\$658,80	\$659	\$659						\$659														\$659	
D0014	1821007 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	23	7	1	EA	\$1,647,00	\$1,647	\$1,647						\$1,647														\$1,647	
D0014	1821045 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	23	7	1	EA	\$1,647,00	\$1,647	\$1,647						\$1,647														\$1,647	
D0018	1821071 Drinking Fountain, Outside/Site Style, Replace	15	8	7	2	EA	\$3,952,80	\$7,906	\$7,906						\$7,906														\$7,906	
D0029	1821022 Plumbing System, Supply & Sanitary, Low Density (lead fixtures), Replace	40	20	20	800	SF	\$5,49	\$4,392	\$4,392						\$4,392														\$4,392	
D0099	1821038 Hand Dyer, Restroom, Replace	10	10	0	1	EA	\$1,756,80	\$1,757	\$1,757						\$1,757														\$1,757	
D3099	1821000 Hand Dyer, Restroom, Replace	10	10	0	1	EA	\$1,756,80	\$1,757	\$1,757						\$1,757														\$1,757	
D0012	1821012 Main Distribution Panel, 100 AMP, Replace	30	22	8	1	EA	\$1,207,80	\$1,208	\$1,208						\$1,208														\$1,208	
D0019	1821010 Full Electrical System Upgrade, Low Density/Complexity, Replace	40	32	8	800	SF	\$14,27	\$11,419	\$11,419						\$11,419														\$11,419	
D0022	1821031 Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	17	3	4	EA	\$230,56	\$922	\$922						\$922														\$922	
D0029	1821056 Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	14	6	400	SF	\$6,59	\$2,635	\$2,635						\$2,635														\$2,635	
D0029	1821052 Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	14	6	400	SF	\$6,59	\$2,635	\$2,635						\$2,635														\$2,635	
Z108X	1821072 ADA, Restroom, Grab Bars & Blocking, Install	0	0	0	1	EA	\$197,64	\$197,64	\$197,64						\$197,64														\$197,64	
Z108X	1821068 ADA, Restroom, Lavatory Pipe Wraps/Insulation, Install	0	0	0	1	EA	\$97,64	\$97,64	\$97,64						\$97,64														\$97,64	
Z108X	1821043 ADA, Restroom, Full Reconfiguration, Renovate	0	0	0	1	EA	\$28,163,70	\$28,164	\$28,164						\$28,164														\$28,164	

Uniform CodeID	Cost Description	Lifespan (EUL/EA)	RUL	Quantity/Unit	Unit Cost - Subtotal 2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate		
Z108X	1821034 ADA, Restroom, Lavatory Pipe Wraps/Insulation, Install			1	EA	\$97,84	\$98																			\$88		
<b>Totals, Unescalated</b>						\$35,268	\$1,764		\$4,656	\$17,294	\$1,318	\$7,287	\$4,746	\$21,740	\$0	\$3,514	\$29	\$0	\$3,735	\$1,858	\$1,318	\$0	\$0	\$0	\$0	\$7,906	\$132,658	
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>						\$35,268	\$1,764		\$5,087	\$19,464	\$1,527	\$8,653	\$18,136	\$27,540	\$0	\$4,722	\$456	\$0	\$5,482	\$17,937	\$2,053	\$0	\$0	\$0	\$0	\$0	\$14,278	\$182,368
*ManupulLocationFactor (1.038) has been included in unit costs.																												
<b>Ashby Park (7.93 Acres) / Site</b>																												
B101X	1821029 Structural Frame,, Replace	75	85	20	SF	\$35.14	\$1,265																			\$1,265		
B039	1821064 Vehicle Gate, Wrought Iron, Replace	25	16	9	2	EA	\$878.40	\$1,757																		\$1,757		
C3021	1821015 Exterior Floor Finish, any surface w/ Paint or Sealer, Prep & Paint	10	7	3	5200	SF	\$8.664	\$8.664											\$8.664							\$11,129		
D0018	1821051 Drinking Fountain, Outside/Site Style, Replace	15	14	1	EA	\$3,952.80	\$3,953													\$3,953						\$7,906		
D021	1821083 Backflow Preventer, 6 INCH, Replace	30	14	16	1	EA	\$11,529.00	\$11,529												\$11,529						\$11,529		
D023	1821040 Domestic Booster Pump Station, 5 HP, Replace	25	18	7	1	EA	\$21,301.20	\$21,301																		\$21,301		
D038	1821062 Security/Surveillance System, Cameras and CCTV, Upgrade/Install	15	11	4	800	SF	\$5.49	\$4,392																		\$4,392		
G022	1821087 Parking Lots, Asphalt Pavement, Mill & Overlay	25	24	1	26000	SF	\$3.84	\$99,918																		\$99,918		
G022	1821080 Parking Lots, Asphalt Pavement, Mill & Overlay	25	24	1	700	SF	\$3.84	\$2,690																		\$2,690		
G031	1821099 Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas, Replace	50	49	1	500	SF	\$21.96	\$10,980																		\$10,980		
G044	1821014 Signage, Property, Monument/Pyln, Replace/Install	20	10	10	1	EA	\$4,941.00	\$4,941								\$4,941										\$4,941		
G044	1821070 Signage, Property, Monument/Pyln, Replace/Install	20	8	12	1	EA	\$10,431.00	\$10,431																		\$10,431		
G045	1821053 Park Grill (Barbecue), Park Bench, Metal/Wood/Plastic, Replace	15	9	6	1	EA	\$996.88	\$897																		\$897		
G045	1821032 Park Grill (Barbecue), Park Bench, Metal/Wood/Plastic, Replace	15	9	6	1	EA	\$1,824.88	\$1,825																		\$1,825		
G045	1821074 Park Grill (Barbecue), Large Group, Replace	15	9	6	1	EA	\$1,824.88	\$1,825																		\$1,825		
G045	1821035 Park Grill (Barbecue), Large Group, Replace	15	9	6	1	EA	\$1,824.88	\$1,825																		\$1,825		
G045	1821033 Site Furnishings, Park Bench, Metal/Wood/Plastic, Replace	20	14	6	1	EA	\$1,070.55	\$1,071																		\$1,071		
G045	1821024 Site Furnishings, Park Bench, Metal/Wood/Plastic, Replace	20	12	8	1	EA	\$1,070.55	\$1,071																		\$1,071		
G045	1821049 Site Furnishings - Metal Trash Receptacles, Trash Receptacle, Fixed Concrete, Replace	15	7	8	8	EA	\$513.78	\$4,910								\$4,910										\$4,910		
G045	1821060 Site Furnishings, Park Bench, Metal/Wood/Plastic, Replace	20	12	8	1	EA	\$1,070.55	\$1,071																		\$1,071		
G045	1821055 Site Furnishings, Park Bench, Metal/Wood/Plastic, Replace	20	12	8	1	EA	\$1,070.55	\$1,071																		\$1,071		
G045	1821046 Site Furnishings, Picnic Table, Plastic-Coated Metal, Fixed, Replace	25	13	12	1	EA	\$1,564.65	\$1,565																		\$1,565		
G045	1821017 Site Furnishings, Picnic Table, Plastic-Coated Metal, Fixed, Replace	25	13	12	1	EA	\$1,564.65	\$1,565																		\$1,565		
G045	1821057 Site Furnishings, Picnic Table, Plastic-Coated Metal, Fixed, Replace	25	13	12	1	EA	\$1,564.65	\$1,565																		\$1,565		
G045	1821043 Site Furnishings, Picnic Table, Plastic-Coated Metal, Fixed, Replace	25	13	12	1	EA	\$1,564.65	\$1,565																		\$1,565		
G045	1821059 Site Furnishings, Picnic Table, Plastic-Coated Metal, Fixed, Replace	25	13	12	1	EA	\$1,564.65	\$1,565																		\$1,565		
G045	1821003 Site Furnishings, Picnic Table, Plastic-Coated Metal, Fixed, Replace	25	13	12	1	EA	\$1,564.65	\$1,565																		\$1,565		
G045	1821073 Site Furnishings, Picnic Table, Plastic-Coated Metal, Fixed, Replace	25	13	12	1	EA	\$1,564.65	\$1,565																		\$1,565		
G045	1821011 Site Furnishings, Picnic Table, Plastic-Coated Metal, Fixed, Replace	25	13	12	1	EA	\$1,564.65	\$1,565																		\$1,565		
G045	1821019 Site Furnishings, Picnic Table, Plastic-Coated Metal, Fixed, Replace	25	13	12	1	EA	\$1,564.65	\$1,565																		\$1,565		
G045	1821010 Site Furnishings, Picnic Table, Plastic-Coated Metal, Fixed, Replace	25	12	13	1	EA	\$1,098.00	\$1,098																		\$1,098		
G047	1821062 Play Structure, Medium, Replace	20	12	8	1	EA	\$21,960.00	\$21,960																		\$21,960		
G047	1821076 Play Structure, Swing Set only, 4 Seats, Replace	20	12	8	1	EA	\$2,745.00	\$2,745																		\$2,745		
G047	1821037 Play Structure, Swing Set only, 4 Seats, Replace	20	12	8	1	EA	\$2,745.00	\$2,745																		\$2,745		
G047	1821078 Sports Apparatus, Basketball Backstop, Replace	25	16	9	2	EA	\$10,431.00	\$20,862																		\$20,862		
G047	1821088 Play Surfaces & Sports Courts, Wood Chips, 3" Depth, Replace	20	10	10	4500	SF	\$0.98	\$4,422																		\$4,422		
G047	1821030 Play Surfaces & Sports Courts, Wood Chips, 3" Depth, Replace	20	10	10	4100	SF	\$0.98	\$4,029																		\$4,029		
G047	1821065 Play Structure, Medium, Replace	20	8	12	1	EA	\$21,960.00	\$21,960																		\$21,960		
G052	1821066 Landscaping, Drainage Swale, Concrete, Replace/Install	30	12	18	750	LF	\$43.32	\$32,940																		\$32,940		
G055	1821013 Landscaping, Sod at Eroded Areas, Install	0	0	0	1750	SF	\$1.10	\$1,918																		\$1,918		
G057	1821047 Irrigation System,, Replace/Install	25	12	13	290000	SF	\$3.84	\$1,145,214																		\$1,145,214		
G033	1821081 Storm Drain Piping, 2' to 6" Install	0	0	0	40	LF	\$14.27	\$571																		\$571		
G021	1821119 Site Pole Light, 20' High, 400 W (LED Lamp Replacement), Install	20	4	16	6	EA	\$4,392.00	\$26,352																		\$26,352		
Z108X	1821075 ADA, Parking, Designated Stall with Pavement Markings & Signage, Install	0	0	0	2	EA	\$1,098.00	\$2,196																		\$2,196		
Z108X	1821020 ADA, Parking, Designated Stall with Pavement Markings & Signage (Non), Install	0	0	0	1	EA	\$1,647.00	\$1,647																		\$1,647		
<b>Totals, Unescalated</b>						\$6,332	\$117,541		\$0	\$8,564	\$4,392	\$0	\$6,714	\$21,301	\$35,572	\$22,619	\$15,392	\$0	\$48,038	\$1,154,876	\$0	\$0	\$41,834	\$0	\$32,940	\$4,392	\$1,265	
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>						\$6,332	\$121,067		\$0	\$9,859	\$4,943	\$0	\$8,017	\$26,198	\$45,061	\$29,512	\$17,998	\$0	\$68,890	\$1,695,975	\$0	\$0	\$67,131	\$0	\$58,076	\$7,701	\$2,285	
*ManupulLocationFactor (1.038) has been included in unit costs.																												



## Appendix G: Equipment Inventory List

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**D20 PLUMBING**

Index	ID	UFCODE	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Displate Yr	Barcode	City
1	1821086	D2021	Backflow Preventer	2 INCH	Ashiya Park (7.93 Acres) / Site	Site	Inaccessible	Inaccessible	Inaccessible			
2	1821083	D2021	Backflow Preventer	6 INCH	Ashiya Park (7.93 Acres) / Site	Site	Inaccessible	Inaccessible	Inaccessible			
3	1821040	D2023	Domestic Booster Pump Station	5 HP	Ashiya Park (7.93 Acres) / Site	Site	Inaccessible	Inaccessible	Inaccessible			

**D30 HVAC**

Index	ID	UFCODE	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Displate Yr	Barcode	City
1	1821038	D3089	Hand Dryer		Ashiya Park (7.93 Acres) / Restroom Building	Restrooms- women						
2	1821000	D3089	Hand Dryer		Ashiya Park (7.93 Acres) / Restroom Building	Restrooms- men						

**D50 ELECTRICAL**

Index	ID	UFCODE	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Displate Yr	Barcode	City
1	1821012	D5012	Main Distribution Panel	100 AMP	Ashiya Park (7.93 Acres) / Restroom Building	Utility- chest	No tag/date found	No tag/date found	No tag/date found			
2	1821031	D5022	Light Fixture		Ashiya Park (7.93 Acres) / Restroom Building	Building exterior	No tag/date found	No tag/date found	No tag/date found			

# Ashiya Park (7.93 Acres)

## Reserve Summary

	IMMEDIATE	2-Year	5-Year	10-Year	20-Year
Totals, Unescalated	\$50,527	\$195,979	\$239,697	\$417,806	\$2,013,626
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>	<b>\$50,527</b>	<b>\$200,338</b>	<b>\$249,077</b>	<b>\$474,496</b>	<b>\$2,837,891</b>

Average yearly investment: \$141,895



## Site Information

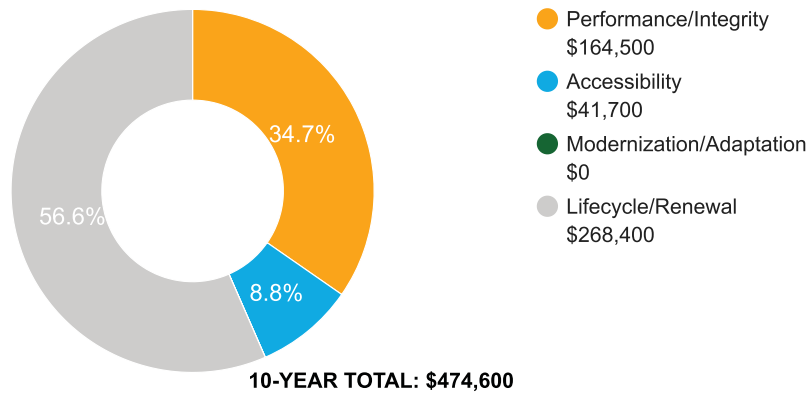
Edit

Assessment Date	04/01/2020
Facility	Ashiya Park (7.93 Acres)
Replacement Value	\$4,512,816
Street	2700 W. BEVERLY BLVD
City	Montebello
State	California
Zip	90640
EMG Project Number	142318.20R000-009.354
Total Square Footage	322344
GPS	34.022569, -118.1315767

**⚠ Critical/Safety Issues: 0**



Round Report



# SECTION IV-I Bicknell Park

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

**City of Montebello Recreation and Community Services**  
1700 West Victoria Avenue  
Montebello, California 90640



Bicknell Park  
901 Via San Clemente  
Montebello, California 90640

**PREPARED BY:**

Bureau Veritas  
10461 Mill Run Circle, Suite 1100  
Owings Mills, Maryland 21117  
800.733.0660  
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800.733.0660 x6251  
[Mark.Surdam@bvna.com](mailto:Mark.Surdam@bvna.com)

**BV PROJECT #:**

142318.20R000-011.354

**DATE OF REPORT:**

*September 22, 2020*

**ON SITE DATE:**

*April 16, 2020*

**Bureau Veritas**

10461 Mill Run Circle, Suite 1100 | Owings Mills, MD 21117 | [www.us.bureauveritas.com](http://www.us.bureauveritas.com) | p 800.733.0660

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# 1. Executive Summary

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## Property Overview and Assessment Details

General Information	
Property Type	Public Park
Main Address	901 Via San Clemente, Montebello, California 90640
Site Developed	1968
Site Area	7.61 acres (estimated)
Parking Spaces	380 total spaces all in open lots; 2 of which are accessible
Building Area	2,000 SF
Number of Stories	1
Outside Occupants / Leased Spaces	None
Date(s) of Visit	April 16, 2020
Management Point of Contact	City of Montebello/Park, Recreation and Community Services, David Sosnowski, Director 323.887.4588 phone <a href="mailto:dsosnowski@cityofmentebello.com">dsosnowski@cityofmentebello.com</a> email
On-site Point of Contact (POC)	Matthew Wilkins
Assessment and Report Prepared By	Nezar M. Tibi
Reviewed By	Mark Surdam Program Manager 800.733.0660 x6251 <a href="mailto:Mark.Surdam@bvna.com">Mark.Surdam@bvna.com</a>
AssetCalc Link	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Significant/Systemic Findings and Deficiencies

### Historical Summary

The Bicknell Park was originally developed in 1968 and lies within the boundaries of the Montebello Golf Course. The park contains a single monument structure dedicated to the victims of the Armenian Genocide of 1915 and Crimes Against Humanity

### Architectural

The monument structure is a 75' high, 8 arch concrete tower standing on a poured in place concrete platform with brick pavers and low stone veneered walls. It has not been renovated in the recent years. Finishes throughout are original to the structure. The monument and platform structure are in fair condition, repairs to the monument up-lighting surrounding finishes are in poor condition.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

The monument area and park do not contain mechanical equipment.

The electrical system serves monument up-lights and park and parking light pole lighting. The fixtures are reaching the end of their lifecycle and will require replacement.

Plumbing consists of domestic water service for the irrigation system and drinking fountain.

### Site

In general, the site has been well maintained. The site contains moderate landscaping consisting of trees and grass, which are served by in-ground irrigation systems. Amenities consist of a water fountain and trash receptacles, which are in poor condition. The concrete sidewalk is in fair overall condition. The asphalt paved parking lot areas are in fair to poor condition and require overlay, sealing and striping. Site lighting is located throughout the parking lot.

### Recommended Additional Studies

No additional studies recommended at this time.

Park Amenities Observed

Amenity Type		Qty / ~Area	Description	Condition			Comments
				Good	Fair	Poor	
<b>Site Development</b>							
<b>G2020</b>	<b>Parking</b>						
	Number of Cars	380	Asphalt pavement			X	Needs seal and stripe
	Accessible Parking	2	Asphalt pavement			X	No Van parking
<b>G2030</b>	<b>Walks</b>						
	Concrete	8,500	Sidewalk		X		Some areas need repair
<b>G4020</b>	<b>Lighting</b>						
	Pathway (8'-12')		N/A				
<b>G2050</b>	<b>Landscape</b>						
	Grass (Turf)	112,000	Throughout park		X		
	Trees		Throughout park		X		
<b>G2057</b>	<b>Irrigation</b>						
	Sprinkler system		Throughout park		X		
<b>G2045</b>	<b>Site Furnishings</b>						
	Drinking Fountain	1	Monument platform		X		
	Receptacle, Trash	3	Throughout park			X	
<b>G2046</b>	<b>Fountains, Pools, &amp; Watercourses</b>						
	No Water Facilities Present						
<b>G2047</b>	<b>Playing Fields</b>						
	No Playing Fields Present						

Amenity Type		Qty / ~Area	Description	Condition			Comments
				Good	Fair	Poor	
<b>G2049</b>	<b>Miscellaneous Structures</b>						
	Monument building	1	Monument is at 75 feet high		X		
<b>G2050</b>	<b>Miscellaneous Recreation</b>						
	There is no Miscellaneous Recreation						

## 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:

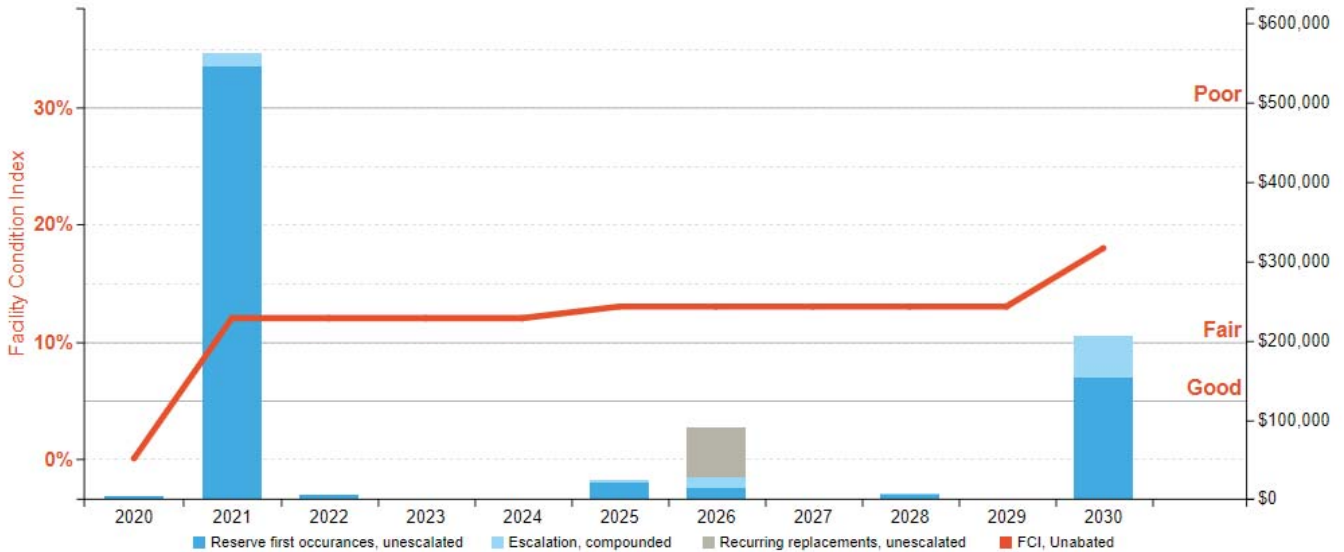
FCI Analysis   Bicknell Park (7.61 acres)			
<i>Replacement Value</i>	<i>Total SF</i>	<i>Cost/SF</i>	
\$ 4,640,900	331,491	\$ 14	
<b>Current FCI</b>		\$ 4,800	<b>0.1 %</b>
3-Year		\$ 573,400	12.4 %
5-Year		\$ 598,600	12.9 %
10-Year		\$ 827,500	17.8 %

The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis.

## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Bicknell Park (7.61 acres)

Replacement Value: \$ 4,640,874; Inflation rate: 3.0%



### Immediate Needs

Facility/Building	Total Items	Total Cost
Bicknell Park (7.61 acres)	2	\$4,800
<b>Total</b>	<b>2</b>	<b>\$4,800</b>

#### Bicknell Park (7.61 acres)

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1821415	Bicknell Park (7.61 acres)	Parking lot	Y1010	ADA, Parking, Designated Stall with Pavement Markings & Signage (Van), Install	NA	Accessibility	\$2,000
2011110	Bicknell Park (7.61 acres)	Monument well lighting	G2030	Sidewalk, Brick/Masonry Pavers, Repair	Poor	Performance/Integrity	\$2,800
<b>Total (2 items)</b>							<b>\$4,800</b>



## Key Findings



### Sidewalk in Poor condition.

Brick/Masonry Pavers  
Bicknell Park (7.61 acres) Monument well lighting

Uniformat Code: G2031  
Recommendation: **Repair in 2020**

Priority Score: **85.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,800

\$\$\$\$

Repairs around monument well lights in poor condition. - AssetCALC ID: 2011110



### Parking Lots in Poor condition.

Asphalt Pavement  
Bicknell Park (7.61 acres) Parking lot

Uniformat Code: G2021  
Recommendation: **Seal & Stripe in 2021**

Priority Score: **84.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$62,100

\$\$\$\$

The parking lot exhibits areas of severe asphalt alligators throughout. - AssetCALC ID: 1821400



### Parking Lots in Poor condition.

Asphalt Pavement  
Bicknell Park (7.61 acres) Parking lot

Uniformat Code: G2021  
Recommendation: **Mill & Overlay in 2021**

Priority Score: **84.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$482,900

\$\$\$\$

The parking lot exhibits areas of severe asphalt alligators throughout. - AssetCALC ID: 1821383



### Site Furnishings in Poor condition.

Trash/Recycling Receptacle, Heavy-Duty Fixed Concrete  
Bicknell Park (7.61 acres) Site

Uniformat Code: G2062  
Recommendation: **Replace in 2022**

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$5,600

\$\$\$\$

The trash containers are damaged. - AssetCALC ID: 1821381

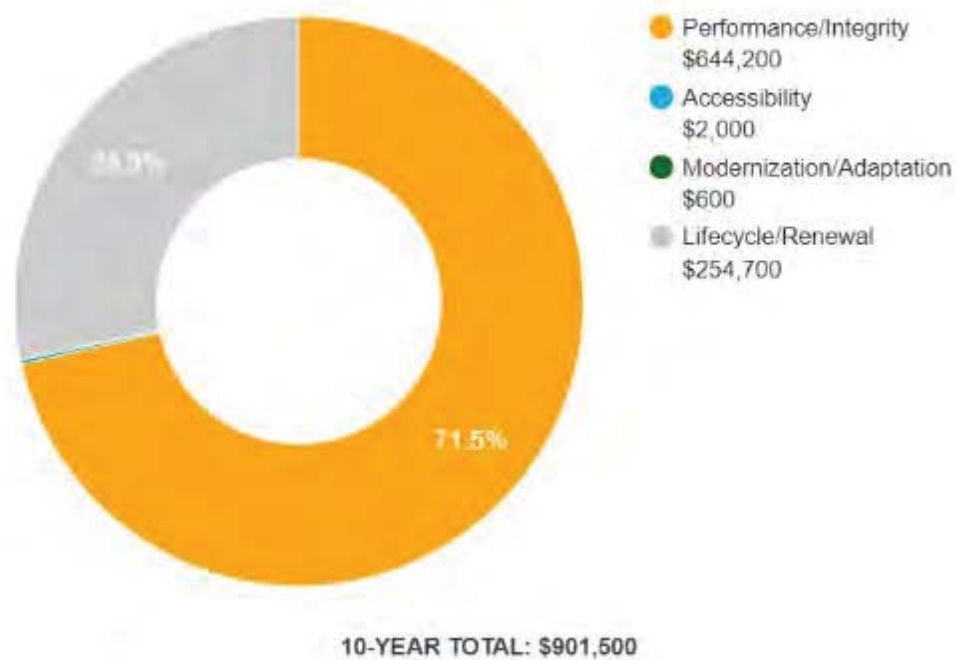
## Plan Types

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

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



## 2. Building and Site Information



### Systems Summary

<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Concrete columns and concrete-framed roof	Good
<b>Façade</b>	Exposed concrete	Fair
<b>Roof</b>	Primary: Vaulted construction with concrete finishes	Fair
<b>Interiors</b>	Not Applicable	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Domestic water for drinking fountain	--
<b>HVAC</b>	No heating or cooling system	--
<b>Fire Suppression</b>	Hydrants	Fair

## Systems Summary

<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: In-ground well lights Emergency: None	Fair
<b>Fire Alarm</b>	None	--
<b>Equipment/Special</b>	Security system	--
<b>Site Pavement</b>	Brick pavers on platform at base of monument Asphalt lots with areas of concrete and concrete sidewalks, curbs and ramps	Fair Poor
<b>Site Development</b>	Property signage Trash receptacles Drinking fountain	Fair
<b>Landscaping and Topography</b>	Moderate landscaping features Irrigation present No retaining walls Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric	Good
<b>Site Lighting</b>	Pole-mounted: HPS	Fair
<b>Ancillary Structures</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Heavy asphalt wear, damaged trash receptacle, pavers around well lights	

## 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	-	-	-	-	-	-
Facade	-	-	\$19,566	-	\$26,295	\$45,861
Interiors	-	-	-	-	\$69,193	\$69,193
Plumbing	-	-	\$5,590	-	\$8,709	\$14,299
Electrical	-	-	\$1,280	\$53,797	-	\$55,057
Fire Alarm & Electronic Systems	-	-	-	\$15,994	-	\$15,994
Site Utilities	-	-	-	\$159,133	-	\$159,133
Site Pavement	\$2,786	\$531,348	-	\$74,136	\$203,430	\$841,700
Site Development	-	\$5,988	-	-	\$759,613	\$772,787
Accessibility	\$2,009	-	-	-	-	\$2,009
<b>TOTALS</b>	<b>\$4,800</b>	<b>\$567,400</b>	<b>\$26,500</b>	<b>\$303,100</b>	<b>\$1,074,500</b>	<b>\$1,976,100</b>

### 3. Property Space Use and Observed Areas

---

#### Unit Allocation

All 7.61 acres of the property are occupied by City of Montebello. The spaces are mostly public park with single monument structure at the center.

#### 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.

#### Key Spaces Not Observed

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

- Roof, Lack of ladder or other means of egress



## 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.

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 those areas and categories set forth in the tables throughout this report. 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 Bureau Veritas’s undertaking. Only a representative sample of areas was observed and actual measurements were not taken to verify compliance.

An accessibility study has not been performed at the site. Although no significant issues were identified, a comprehensive ADA Compliance Survey may reveal specific aspects of the property that are not in full compliance.

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.

### Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Parking</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Exterior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>		N/A	
<b>Elevators</b>		N/A	
<b>Kitchens/Kitchenettes</b>		N/A	

## Campus Accessibility: Photographic Overview



Building ramp entrance



Interior path of travel



Interior path of travel



Interior path of travel



Accessible parking



Exterior path of travel

The table below is intended to be used as a general reference guide to help differentiate the orders of magnitude between some of the more commonly observed accessibility issues. The table is not intended to be all-inclusive, and boxes checked in the tables above do not necessarily mean those specific problems or shortcomings cited as examples below exist at the subject buildings and sites. Reference the photos above and/or *Key Findings* section for visuals and/or more specifics about the subject site conditions.

<b>Reference Guide</b>			
	<b>Major Issues</b> <i>(ADA study recommended)</i>	<b>Moderate Issues</b> <i>(ADA study recommended)</i>	<b>Minor/No Issues</b>
<b>Parking</b>	<ul style="list-style-type: none"> <li>- Needs full reconstruction</li> <li>- Excessive slopes over 3% require major re-grading</li> <li>- No level locations to add required spaces</li> </ul>	<ul style="list-style-type: none"> <li>- No or non-compliant curb cuts</li> <li>- Moderate difficulty to add required accessible spaces</li> <li>- Slopes close to compliant</li> </ul>	<ul style="list-style-type: none"> <li>- Painting of markings needed</li> <li>- Signage height non-compliant</li> <li>- Signage missing</li> </ul>
<b>Exterior Path of Travel</b>	<ul style="list-style-type: none"> <li>- Large areas of sidewalks with excessive slopes</li> <li>- No ramp when needed</li> <li>- Ramps with excessive slopes</li> </ul>	<ul style="list-style-type: none"> <li>- Ramps need rails</li> <li>- Ramps need rail extensions</li> <li>- Need significant # of lever handles</li> <li>- All or most entrance door exterior maneuvering clearance areas with excessive slopes</li> </ul>	<ul style="list-style-type: none"> <li>- One entrance door exterior maneuvering clearance area with excessive slope</li> <li>- A few door knobs instead of lever handles</li> <li>- Non-compliant signage</li> </ul>
<b>Interior Path of Travel</b>	<ul style="list-style-type: none"> <li>- All or most interior doors appear less than 32" wide</li> <li>- Corridors less than 36" wide</li> <li>- No ramp when needed</li> <li>- Ramps with excessive slopes</li> <li>- Non-compliant treads/risers at means of egress stairways</li> </ul>	<ul style="list-style-type: none"> <li>- Single height drinking fountains</li> <li>- Drinking fountain too high or protrudes into accessible route</li> <li>- Ramps need rails</li> <li>- Ramps need rail extensions</li> <li>- Need significant # of lever handles</li> <li>- Non-compliant rail extensions at egress stairways</li> <li>- All/most door thresholds high</li> </ul>	<ul style="list-style-type: none"> <li>- One door threshold too high</li> <li>- A few door knobs instead of lever handles</li> <li>- Non-compliant door pressures</li> <li>- Non-compliant signage</li> <li>- Switches not within reach range</li> </ul>
<b>Public Use Restrooms</b>	<ul style="list-style-type: none"> <li>- No ADA RR on each accessible floor</li> <li>- Restroom(s) too small</li> <li>- Entire restroom(s) requires renovation</li> <li>- Water closet clearance requires moving walls</li> </ul>	<ul style="list-style-type: none"> <li>- Interior doors appear less than 32" wide</li> <li>- Missing or non-compliant grab bars</li> <li>- Easily fixable clearance issues</li> </ul>	<ul style="list-style-type: none"> <li>- Minor height adjustments required</li> <li>- Non-compliant door pressures</li> <li>- Missing a visual strobe (only required if audible fire alarm already present)</li> <li>- Missing lavatory pipe wraps</li> <li>- Signage not compliant</li> </ul>
<b>Elevators</b>	<ul style="list-style-type: none"> <li>- No elevator present when required</li> <li>- Elevator cab too small</li> </ul>	<ul style="list-style-type: none"> <li>- Panel control buttons not at compliant height</li> <li>- No hands-free emergency communication system</li> <li>- Elevator only has mechanical stops</li> </ul>	<ul style="list-style-type: none"> <li>- Audible/visual signals at every floor may be lacking</li> <li>- Minor signage / Braille issues</li> </ul>
<b>Kitchens/Kitchenettes</b>	<ul style="list-style-type: none"> <li>- Clear space for each appliance not present</li> <li>- Clearance between opposing counters too narrow</li> </ul>	<ul style="list-style-type: none"> <li>- Sink and counter too high</li> <li>- Sink knee and toe clearance not provided where required (built-in)</li> <li>- Less than 50% of cabinetry within reach range</li> </ul>	<ul style="list-style-type: none"> <li>- Dispensers not within reach range</li> <li>- Switches not within reach range</li> <li>- Missing sink pipe wraps if knee and toe clearance required</li> </ul>

## 5. Purpose and Scope

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### 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	
<b>Excellent</b>	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.
<b>Good</b>	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.
<b>Fair</b>	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.
<b>Poor</b>	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.
<b>Failed</b>	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
<b>Not Applicable</b>	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

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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. Certification

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The City of Montebello (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Bicknell Park, 901 Via San Clemente, Montebello, California 90640 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.

Any reuse or distribution of this report without such consent shall be at the Client and the recipient's sole risk, without liability to Bureau Veritas.

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## 8. Appendices

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- Appendix A: Photographic Record
- Appendix B: Site Plan
- Appendix C: Pre-Survey Questionnaire
- Appendix D: Component Condition Report
- Appendix E: Replacement Reserves
- Appendix F: Equipment Inventory List

**Appendix A:**  
Photographic Record

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1	FRONT ELEVATION
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2	LEFT ELEVATION
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3	REAR ELEVATION
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4	RIGHT ELEVATION
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5	DETERIORATED PARKING LOTS
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6	DETERIORATED PARKING LOTS
---	---------------------------





7	DETERIORATED PARKING LOTS
---	---------------------------



8	ADA, PARKING
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9	SIDEWALK
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10	SIDEWALK
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11	PARKING POLE LIGHT
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12	LANDSCAPING
----	-------------





13	LANDSCAPING
----	-------------



14	LANDSCAPING
----	-------------



15	PARK LIGHT FIXTURE
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16	DAMAGED TRASH RECEPTACLE
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17	MAIN ENTRANCE
----	---------------



18	EXTERIOR RAMP
----	---------------



19	PROPERTY MONUMENT
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20	CONCRETE BENCH
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21	DRINKING FOUNTAIN
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22	ELECTRICAL MAIN PANEL AND SYSTEM
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23	FLOOR FINISH
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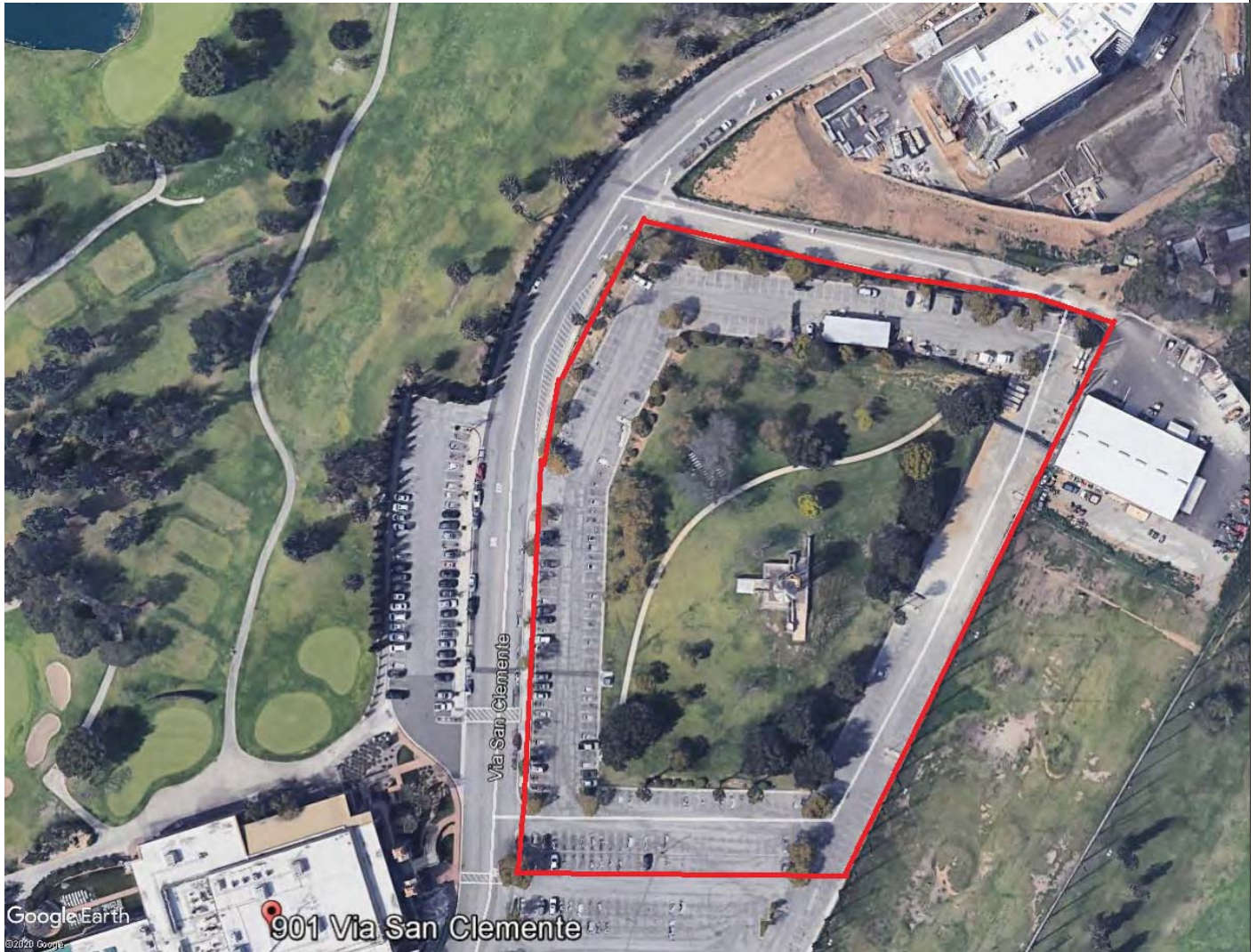
24	FLOOR LIGHT FIXTURE
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**Appendix B:**  
Site Plan

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# Site Plan



Google Earth  
©2020 Google

901 Via San Clemente

 <b>BUREAU VERITAS</b>	<b>Project Number</b>	<b>Project Name</b>	 <b>N</b>
	142318.20R000-011.354	Bicknell Park	
	<b>Source</b>	<b>On-Site Date</b>	
	Google	April 16, 2020	

**Appendix C:**  
Pre-Survey Questionnaire

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A PRE-SURVEY QUESTIONNAIRE WAS NOT RECEIVED



**Appendix D:**  
Component Condition Report

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**Component Condition Report | Bicknell Park (7.61 acres)**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
B1010	Seating area	Fair	Structural Frame, Concrete Cast-in-Place	80 SF	50	1821399
B1020	Roof	Fair	Roof, Concrete	450 SF	35	1821419
<b>Facade</b>						
B2010	Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	4,200 SF	5	1821380
<b>Interiors</b>						
C2030	Flooring	Fair	Interior Floor Finish, Quarry Tile	1,100 SF	20	1821387
<b>Plumbing</b>						
D2010	Building interior	Fair	Drinking Fountain, Outside/Site Style	1	5	1821405
<b>Electrical</b>						
D5020	Northeast end of east wall	Fair	Distribution Panel, 120/208 V, 200 AMP	1	25	2068956
D5020	Building exterior	Fair	Full Electrical System Upgrade, Low Density/Complexity	2,000 SF	10	1821396
D5040	Site	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	2	8	1821414
D5040	Sidewalk	Fair	In Ground Light Fixture, 150 WATT	1	8	1821395
D5040	Sidewalk	Fair	In Ground Light Fixture, 150 WATT	1	8	1821390
D5040	Site	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	2	8	1821408
D5040	Sidewalk	Fair	In Ground Light Fixture, 150 WATT	1	3	1821412
D5040	Sidewalk	Fair	In Ground Light Fixture, 150 WATT	1	8	1821407
D5040	Sidewalk	Fair	In Ground Light Fixture, 150 WATT	1	3	1821417
D5040	Sidewalk	Fair	In Ground Light Fixture, 150 WATT	1	8	1821401
D5040	Site	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	2	8	1821404
D5040	Site	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	2	8	1821418
D5040	Sidewalk	Fair	In Ground Light Fixture, 150 WATT	1	8	1821409
D5040	Sidewalk	Fair	In Ground Light Fixture, 150 WATT	1	8	1821378
<b>Fire Alarm &amp; Electronic Systems</b>						
D7030	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV, Upgrade/Install	2,000 SF	6	1821406
<b>Pavement</b>						
G2020	Parking lot	Poor	Parking Lots, Asphalt Pavement, Mill & Overlay	103,000 SF	1	1821383
G2020	Parking lot	Poor	Parking Lots, Asphalt Pavement, Seal & Stripe	103,000 SF	1	1821400
G2030	Main entrance	Good	Exterior Stairs & Ramps, Concrete (per LF of Nosing)	90 LF	20	1821410
G2030	Monument well lighting	Poor	Sidewalk, Brick/Masonry Pavers, Repair	32 SF	0	2011110
G2030	Main entrance	Good	Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas	180 SF	20	1821385
G2030	Sidewalk	Fair	Pedestrian Pavement, Sidewalk, Concrete Large Areas	8,500 SF	25	1821382
G2030	Main entrance	Good	Exterior Stairs & Ramps, Concrete (per LF of Nosing)	350 LF	40	1821398
<b>Sitework</b>						
G2060	Site	Poor	Site Furnishings, Trash/Recycling Receptacle, Heavy-Duty Fixed Concrete	3	2	1821381
G2060	Main building	Fair	Signage, Property, Monument/Pylon, Replace/Install	1	12	1821383

Component Condition Report | Bicknell Park (7.61 acres)

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2080	Landscaping	Fair	Irrigation System, Replace/Install	112,000 SF	12	1821411
G4050	Parking lot	Fair	Site Pole Light, 400 WATT, Replace/Install	1	10	1821377
G4050	Parking lot	Fair	Site Pole Light, 400 WATT, Replace/Install	1	10	1821394
G4050	Parking lot	Fair	Site Pole Light, 400 WATT, Replace/Install	1	10	1821388
G4050	Parking lot	Fair	Site Pole Light, 400 WATT, Replace/Install	1	10	1821397
G4050	Parking lot	Fair	Site Pole Light, 400 WATT, Replace/Install	1	10	1821403
G4050	Parking lot	Fair	Site Pole Light, 400 WATT, Replace/Install	1	10	1821386
G4050	Parking lot	Fair	Site Pole Light, 400 WATT, Replace/Install	1	10	1821389
G4050	Parking lot	Fair	Site Pole Light, 400 WATT, Replace/Install	1	10	1821379
G4050	Parking lot	Fair	Site Pole Light, 400 WATT, Replace/Install	1	10	1821413
G4050	Parking lot	Fair	Site Pole Light, 400 WATT, Replace/Install	1	10	1821392
G4050	Parking lot	Fair	Site Pole Light, 400 WATT, Replace/Install	1	10	1821402
G4050	Parking lot	Fair	Site Pole Light, 400 WATT, Replace/Install	1	10	1821416
G4050	Parking lot	Fair	Site Pole Light, 400 WATT, Replace/Install	1	10	1821391

Accessibility

Y1010	Parking lot	NA	ADA, Parking, Designated Stall with Pavement Markings & Signage (Van) install	1	0	1821415
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**Appendix E:**  
Replacement Reserves

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**Replacement Reserves Report**  
**Bicknell Park (7.61 acres)**  
**9/22/2020**

Location	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Total Escalated Estimate								
Bicknell Park (7.61 acres)	\$4,796	\$5,989	\$5,989	\$1,263	\$0	\$25,157	\$90,132	\$0	\$7,010	\$0	\$205,949	\$85,945	\$7,068,822	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$95,760	\$1,976,083								
<b>Grand Total</b>	<b>\$4,796</b>	<b>\$5,989</b>	<b>\$5,989</b>	<b>\$1,263</b>	<b>\$0</b>	<b>\$25,157</b>	<b>\$90,132</b>	<b>\$0</b>	<b>\$7,010</b>	<b>\$0</b>	<b>\$205,949</b>	<b>\$85,945</b>	<b>\$7,068,822</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$95,760</b>	<b>\$1,976,083</b>								
Uniformat CodeID	Cost Description	Lifespan (E/L)	EA/E	RUL	Quantity	Unit	Cost*	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Total Escalated Estimate
B2010	1821380 Exterior Wall, any Painted Surfaces, 1-2 Stories, Prep & Paint	10	5	5	4200	SF	\$4.02	\$16,878						\$16,878																\$33,757
C2000	1821387 Interior Floor Finish, Quarry Tile, Replace	50	30	20	1100	SF	\$34.83	\$38,311																						\$38,311
D2010	1821405 Drinking Fountain, Outside/Site Style, Replace	15	10	5	1	EA	\$4,822.42	\$4,822						\$4,822																\$9,645
D5020	1821396 Full Electrical System Upgrade, Low Density/Complexity, Replace	40	30	10	2000	SF	\$17.41	\$34,829						\$34,829																\$34,829
D5040	1821412 In Ground Light Fixture, 150 WATT, Replace	20	17	3	1	EA	\$577.99	\$578						\$578																\$578
D5040	1821417 In Ground Light Fixture, 150 WATT, Replace	20	17	3	1	EA	\$577.99	\$578						\$578																\$578
D5040	1821414 Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	12	8	2	EA	\$258.25	\$516						\$516																\$516
D5040	1821395 In Ground Light Fixture, 150 WATT, Replace	20	12	8	1	EA	\$577.99	\$578						\$578																\$578
D5040	1821380 In Ground Light Fixture, 150 WATT, Replace	20	12	8	1	EA	\$577.99	\$578						\$578																\$578
D5040	1821408 Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	12	8	2	EA	\$258.25	\$516						\$516																\$516
D5040	1821407 In Ground Light Fixture, 150 WATT, Replace	20	12	8	1	EA	\$577.99	\$578						\$578																\$578
D5040	1821401 In Ground Light Fixture, 150 WATT, Replace	20	12	8	1	EA	\$577.99	\$578						\$578																\$578
D5040	1821404 Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	12	8	2	EA	\$258.25	\$516						\$516																\$516
D5040	1821418 Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	12	8	2	EA	\$258.25	\$516						\$516																\$516
D5040	1821409 In Ground Light Fixture, 150 WATT, Replace	20	12	8	1	EA	\$577.99	\$578						\$578																\$578
D5040	1821378 In Ground Light Fixture, 150 WATT, Replace	20	12	8	1	EA	\$577.99	\$578						\$578																\$578
D7030	1821406 Security/Surveillance System, Camera and CCTV, Upgrade/Install	15	9	6	2000	SF	\$6.70	\$13,396						\$13,396																\$13,396
G2020	1821383 Parking Lots, Asphalt Pavement, Mill & Overlay	25	24	1	103000	SF	\$4.69	\$482,911						\$482,911																\$482,911
G2020	1821400 Parking Lots, Asphalt Pavement, Seal & Strip	5	4	1	103000	SF	\$6.60	\$62,089						\$62,089																\$62,089
G2030	2011110 Sidewalk, Brick/Masonry Pavers, Repair	0	0	0	32	SF	\$87.07	\$2,786						\$2,786																\$2,786
G2030	1821385 Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas, Replace	50	30	20	180	SF	\$26.79	\$4,822						\$4,822																\$4,822
G2030	1821410 Exterior Stairs & Ramps, Concrete (per L.F. of Noting), Replace	50	30	20	90	LF	\$66.26	\$5,064						\$5,064																\$5,064
G2060	1821381 Site Furnishings, Trash/Recycling Receptacles, Heavy-Duty Fixed Concrete, Replace	30	28	2	3	EA	\$1,875.38	\$5,626						\$5,626																\$5,626
G2060	1821393 Signage, Property, Monument/Pylon, Replace/Install	20	8	12	1	EA	\$12,726.92	\$12,726						\$12,726																\$12,726
G4050	1821411 Irrigation System, . . . Replace/Install	25	13	12	112000	SF	\$4.69	\$525,108						\$525,108																\$525,108
G4050	1821377 Site Pole Light, 400 WATT, Replace/Install	20	10	10	1	EA	\$9,109.01	\$9,109						\$9,109																\$9,109
G4050	1821394 Site Pole Light, 400 WATT, Replace/Install	20	10	10	1	EA	\$9,109.01	\$9,109						\$9,109																\$9,109
G4050	1821388 Site Pole Light, 400 WATT, Replace/Install	20	10	10	1	EA	\$9,109.01	\$9,109						\$9,109																\$9,109
G4050	1821397 Site Pole Light, 400 WATT, Replace/Install	20	10	10	1	EA	\$9,109.01	\$9,109						\$9,109																\$9,109
G4050	1821403 Site Pole Light, 400 WATT, Replace/Install	20	10	10	1	EA	\$9,109.01	\$9,109						\$9,109																\$9,109
G4050	1821386 Site Pole Light, 400 WATT, Replace/Install	20	10	10	1	EA	\$9,109.01	\$9,109						\$9,109																\$9,109
G4050	1821398 Site Pole Light, 400 WATT, Replace/Install	20	10	10	1	EA	\$9,109.01	\$9,109						\$9,109																\$9,109
G4050	1821379 Site Pole Light, 400 WATT, Replace/Install	20	10	10	1	EA	\$9,109.01	\$9,109						\$9,109																\$9,109
G4050	1821413 Site Pole Light, 400 WATT, Replace/Install	20	10	10	1	EA	\$9,109.01	\$9,109						\$9,109																\$9,109
G4050	1821392 Site Pole Light, 400 WATT, Replace/Install	20	10	10	1	EA	\$9,109.01	\$9,109						\$9,109																\$9,109
G4050	1821402 Site Pole Light, 400 WATT, Replace/Install	20	10	10	1	EA	\$9,109.01	\$9,109						\$9,109																\$9,109
G4050	1821416 Site Pole Light, 400 WATT, Replace/Install	20	10	10	1	EA	\$9,109.01	\$9,109						\$9,109																\$9,109
G4050	1821391 Site Pole Light, 400 WATT, Replace/Install	20	10	10	1	EA	\$9,109.01	\$9,109						\$9,109																\$9,109
Y1010	1821415 ADA, Parking, Designated Stall with Pavement Markings & Signage (Van), Install	0	0	0	0	EA	\$2,009.34	\$2,009						\$2,009																\$2,009
<b>Totals, Unescalated</b>								\$4,796	\$545,000	\$5,626	\$1,156	\$0	\$21,701	\$75,464	\$0	\$5,534	\$0	\$16,878	\$62,089	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,544,451
<b>Totals, Escalated (3.0% Inflation, compounded annually)</b>								\$4,796	\$561,350	\$5,969	\$1,263	\$0	\$25,157	\$90,132	\$0	\$7,010	\$0	\$16,878	\$62,089	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,976,083

\* Markup/Location Factor (1.088) has been included in unit costs. Markup includes a 10% Internal Program Management, and 12% Design factors applied to the location adjusted unit cost.

**Appendix F:**  
Equipment Inventory List

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DB Electrical

Index	ID	UFCODE	Component	Capacity	Location Detail	Manufacturer	Model	Serial	Dateplate Yr	Barcode	Qty
1	208866	D5020	Distribution Panel	200 Amp	Northeast end of east wall	Inaccessible	Inaccessible	Inaccessible		Inaccessible	

# SECTION IV-J Dutcher Tot Lot

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

**City of Montebello Recreation and Community Services**  
1700 West Victoria Avenue  
Montebello, California 90640



Dutcher Tot Lot  
North Garfield Avenue  
Montebello, California 90640

**PREPARED BY:**

*Bureau Veritas  
10461 Mill Run Circle, Suite 1100  
Owings Mills, Maryland 21117  
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**BV PROJECT #:**

*142318.20R000-012.354*

**DATE OF REPORT:**

*May 14, 2020*

**ON SITE DATE:**

*April 16, 2020*

**Bureau Veritas**

10461 Mill Run Circle, Suite 1100 | Owings Mills, MD 21117 | [www.us.bureauveritas.com](http://www.us.bureauveritas.com) | p 800.733.0660

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# 1. Executive Summary

## Property Overview and Assessment Details

General Information	
<b>Property Type</b>	Open field
<b>Main Address</b>	North Garfield Avenue, Montebello, California 90640
<b>Site Developed</b>	1960's Exact year is unknown
<b>Site Area</b>	0.04 acres (estimated)
<b>Parking Spaces</b>	N/A
<b>Building Area</b>	No building- open field
<b>Number of Stories</b>	N/A
<b>Outside Occupants / Leased Spaces</b>	None
<b>Date(s) of Visit</b>	April 16, 2020
<b>Management Point of Contact</b>	City of Montebello/Park, Recreation and Community Services, David Sosnowski, Director 323.887.4588 phone dsosnowski@cityofmentebello.com email
<b>On-site Point of Contact (POC)</b>	Matthew Wilkins
<b>Assessment and Report Prepared By</b>	Nezar M. Tibi
<b>Reviewed By</b>	Mark Surdam Program Manager Mark.Surdam@bvna.com 800.733.0660 6251
<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Significant/Systemic Findings and Deficiencies

### Historical Summary

The Dutcher Tot Lot was originally constructed in the 1960's. There are no restroom buildings or any other structures, the facility is an open field with grass and trees. The site is not open to the public and appears to have been abandoned for some time.

### Architectural

The Dutcher Tot Lot is surrounded with a chain-link fence and gates. The site is on a small hill sloped from north to south with a drainage swale located in the south west of the site.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

There are no heating or cooling systems. There are no structures at this facility.

There is no electrical system at this facility.

The only plumbing piping system or any source for water is the irrigation system, according to the POC,.

### Site

There is no access to the public on this site. It is closed and it is not being utilized for any use at the present time. Only one small driveway for service vehicle at the main entrance.

### Recommended Additional Studies

No additional studies recommended at this time.



Park Amenities Observed

Amenity Type		Qty / ~Area	Description	Condition			Comments
				Good	Fair	Poor	
<b>Site Development</b>							
<b>G2020</b>	<b>Parking</b>						
	Number of Cars		N/A				
	Accessible Parking		N/A				
<b>G2030</b>	<b>Walks</b>						
	Concrete	600	Sidewalk	X			
<b>G4020</b>	<b>Lighting</b>						
	Pathway (8'-12')		N/A				
<b>G2050</b>	<b>Landscape</b>						
	Grass (Turf)	13,300	Throughout	X			
	Trees		Throughout	X			
<b>G2057</b>	<b>Irrigation</b>						
	Sprinkler system	13,300	Throughout	X			
<b>G2045 Site Furnishings</b>							
	Drinking Fountain		N/A				
	Park bench	1	Bench		X		Broken and abended
<b>G2046 Fountains, Pools, &amp; Watercourses</b>							
	No Water Facilities Present						
<b>G2047 Playing Fields</b>							
	No Playing Fields Present						
<b>G2049 Miscellaneous Structures</b>							
	Monument building	1	Small sign at main gate	X			
<b>G2050 Miscellaneous Recreation</b>							
	There is no Miscellaneous Recreation						

## 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

Not applicable since there are not any structures.

The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis.

**Needs by Year with Unaddressed FCI Over Time**

Not applicable since there are not any structures.

Immediate Needs

Facility/Building	Total Items	Total Cost
Dutcher Tot Lot (.04 acres)	1	\$4,941
<b>Total</b>	<b>1</b>	<b>\$4,941</b>

Dutcher Tot Lot (.04 acres)

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
1821941	Throughout	G2055	Landscaping, Mature Tree, Trim	Poor	Safety	\$4,941
<b>Total (1 items)</b>						<b>\$4,941</b>

Key Findings



**Landscaping in Poor condition.**

Mature Tree  
Dutcher Tot Lot (.04 acres) Throughout

Uniformat Code: G2055  
Recommendation: **Trim in 2020**

Priority Score: **92.0**

Plan Type: Safety

Cost Estimate: \$4,900

\$\$\$\$

Bushes and weeds require trimming and maintenance to prevent any potential brush fire. - AssetCALC ID: 1821941



**Site Furnishings in Poor condition.**

Park Bench, Metal/Wood/Plastic  
Dutcher Tot Lot (.04 acres) Site

Uniformat Code: G2045  
Recommendation: **Replace in 2021**

Priority Score: **84.0**

Plan Type: Performance/Integrity

Cost Estimate: \$1,100

\$\$\$\$

Broken and damaged bench. - AssetCALC ID: 1821613



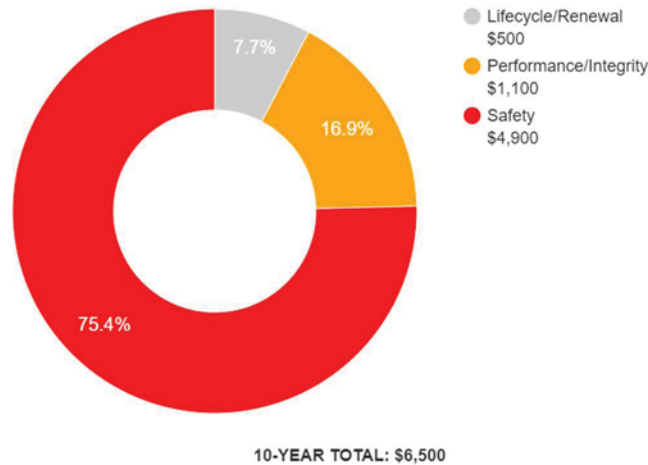
## Plan Types

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

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



## 2. Building and Site Information



Systems Summary		
System	Description	Condition
<b>Structure</b>	No structures	--
<b>Façade</b>	N/A	--
<b>Roof</b>	N/A	--
<b>Interiors</b>	N/A	--
<b>Elevators</b>	None	--
<b>Plumbing</b>	N/A	--
<b>HVAC</b>	N/A	--
<b>Fire Suppression</b>	N/A	Fair
<b>Electrical</b>	N/A	--

Systems Summary		
<b>Fire Alarm</b>	N/A	--
<b>Equipment/Special</b>	None	--
<b>Site Pavement</b>	Asphalt driveway for service vehicles and concrete sidewalks and curbs.	Fair
<b>Site Development</b>	Property signage	Fair
<b>Landscaping and Topography</b>	Moderate landscaping features Irrigation present South retaining walls Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer	Good
<b>Site Lighting</b>	Pole-mounted: N/A	--
<b>Ancillary Structures</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Trimming banded trees and bushes, damaged park bench	

Systems Expenditure Forecast						
System Expenditure Forecast						
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Site Development	-	\$1,100	-	-	\$18,700	\$19,800
Landscaping	\$4,900	-	-	-	\$72,900	\$77,800
Pavement	-	\$400	-	\$100	-	\$500
<b>TOTALS</b>	<b>\$4,900</b>	<b>\$1,500</b>	<b>-</b>	<b>\$100</b>	<b>\$91,600</b>	<b>\$98,100</b>





### 3. Property Space Use and Observed Areas

---

#### Unit Allocation

All 0.040 acres of the property are occupied by City of Montebello. The spaces are mostly open field with trees and grass and is not in use at the time of this assessment.

#### Areas Observed

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

#### Key Spaces Not Observed

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

- Field, locked gate with no keys.

## 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.

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 those areas and categories set forth in the tables throughout this report. 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 Bureau Veritas’s undertaking. Only a representative sample of areas was observed and actual measurements were not taken to verify compliance.

The facility was originally constructed in 1960’s. The facility was not subsequently renovated. Complaints about accessibility issues have not been received by the property management. The property does not have associated prior litigation related to existing barriers or previously removed barriers.

An accessibility study has not been performed at the site. Although no significant issues were identified, a comprehensive ADA Compliance Survey may reveal specific aspects of the property that are not in full compliance.

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.

Accessibility Issues			
	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Parking</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Exterior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Path of Travel</b>		N/A	
<b>Public Use Restrooms</b>		N/A	
<b>Elevators</b>		N/A	
<b>Kitchens/Kitchenettes</b>		N/A	



### Campus Accessibility: Photographic Overview



Main Entrance



Interior space



Sidewalk



Service vehicle driveway

The table below is intended to be used as a general reference guide to help differentiate the orders of magnitude between some of the more commonly observed accessibility issues. The table is not intended to be all-inclusive, and boxes checked in the tables above do not necessarily mean those specific problems or shortcomings cited as examples below exist at the subject buildings and sites. Reference the photos above and/or *Key Findings* section for visuals and/or more specifics about the subject site conditions.

<b>Reference Guide</b>			
	<b>Major Issues</b> <i>(ADA study recommended)</i>	<b>Moderate Issues</b> <i>(ADA study recommended)</i>	<b>Minor/No Issues</b>
<b>Parking</b>	<ul style="list-style-type: none"> <li>- Needs full reconstruction</li> <li>- Excessive slopes over 3% require major re-grading</li> <li>- No level locations to add required spaces</li> </ul>	<ul style="list-style-type: none"> <li>- No or non-compliant curb cuts</li> <li>- Moderate difficulty to add required accessible spaces</li> <li>- Slopes close to compliant</li> </ul>	<ul style="list-style-type: none"> <li>- Painting of markings needed</li> <li>- Signage height non-compliant</li> <li>- Signage missing</li> </ul>
<b>Exterior Path of Travel</b>	<ul style="list-style-type: none"> <li>- Large areas of sidewalks with excessive slopes</li> <li>- No ramp when needed</li> <li>- Ramps with excessive slopes</li> </ul>	<ul style="list-style-type: none"> <li>- Ramps need rails</li> <li>- Ramps need rail extensions</li> <li>- Need significant # of lever handles</li> <li>- All or most entrance door exterior maneuvering clearance areas with excessive slopes</li> </ul>	<ul style="list-style-type: none"> <li>- One entrance door exterior maneuvering clearance area with excessive slope</li> <li>- A few doorknobs instead of lever handles</li> <li>- Non-compliant signage</li> </ul>
<b>Interior Path of Travel</b>	<ul style="list-style-type: none"> <li>- All or most interior doors appear less than 32" wide</li> <li>- Corridors less than 36" wide</li> <li>- No ramp when needed</li> <li>- Ramps with excessive slopes</li> <li>- Non-compliant treads/risers at means of egress stairways</li> </ul>	<ul style="list-style-type: none"> <li>- Single height drinking fountains</li> <li>- Drinking fountain too high or protrudes into accessible route</li> <li>- Ramps need rails</li> <li>- Ramps need rail extensions</li> <li>- Need significant # of lever handles</li> <li>- Non-compliant rail extensions at egress stairways</li> <li>- All/most door thresholds high</li> </ul>	<ul style="list-style-type: none"> <li>- One door threshold too high</li> <li>- A few doorknobs instead of lever handles</li> <li>- Non-compliant door pressures</li> <li>- Non-compliant signage</li> <li>- Switches not within reach range</li> </ul>
<b>Public Use Restrooms</b>	<ul style="list-style-type: none"> <li>- No ADA RR on each accessible floor</li> <li>- Restroom(s) too small</li> <li>- Entire restroom(s) requires renovation</li> <li>- Water closet clearance requires moving walls</li> </ul>	<ul style="list-style-type: none"> <li>- Interior doors appear less than 32" wide</li> <li>- Missing or non-compliant grab bars</li> <li>- Easily fixable clearance issues</li> </ul>	<ul style="list-style-type: none"> <li>- Minor height adjustments required</li> <li>- Non-compliant door pressures</li> <li>- Missing a visual strobe (only required if audible fire alarm already present)</li> <li>- Missing lavatory pipe wraps</li> <li>- Signage not compliant</li> </ul>
<b>Elevators</b>	<ul style="list-style-type: none"> <li>- No elevator present when required</li> <li>- Elevator cab too small</li> </ul>	<ul style="list-style-type: none"> <li>- Panel control buttons not at compliant height</li> <li>- No hands-free emergency communication system</li> <li>- Elevator only has mechanical stops</li> </ul>	<ul style="list-style-type: none"> <li>- Audible/visual signals at every floor may be lacking</li> <li>- Minor signage / Braille issues</li> </ul>
<b>Kitchens/Kitchenettes</b>	<ul style="list-style-type: none"> <li>- Clear space for each appliance not present</li> <li>- Clearance between opposing counters too narrow</li> </ul>	<ul style="list-style-type: none"> <li>- Sink and counter too high</li> <li>- Sink knee and toe clearance not provided where required (built-in)</li> <li>- Less than 50% of cabinetry within reach range</li> </ul>	<ul style="list-style-type: none"> <li>- Dispensers not within reach range</li> <li>- Switches not within reach range</li> <li>- Missing sink pipe wraps if knee and toe clearance required</li> </ul>

## 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	
<b>Excellent</b>	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.
<b>Good</b>	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.
<b>Fair</b>	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.
<b>Poor</b>	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.
<b>Failed</b>	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
<b>Not Applicable</b>	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. Certification

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The City of Montebello (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Dutcher Tot Lot, North Garfield Avenue, Montebello, California 90640 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 on behalf of and exclusively for the use of the Client for the purpose stated within the *Purpose and Scope* section of this report. The report, or any excerpt thereof, shall not be used by any party other than the Client or for any other purpose than that specifically stated in our agreement or within the *Purpose and Scope* section of this report without the express written consent of Bureau Veritas.

Any reuse or distribution of this report without such consent shall be at the Client and the recipient's sole risk, without liability to Bureau Veritas.

**Prepared by:** Nezar M. Tibi,  
Project Manager

**Reviewed by:**



---

Kathleen Sullivan,  
Technical Report Reviewer for  
Mark Surdam  
Program Manager  
[Mark.Surdam@bvna.com](mailto:Mark.Surdam@bvna.com) | 800.733.0660 x6251

## 8. Appendices

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- Appendix A: Photographic Record
- Appendix B: Site Plan
- Appendix C: Pre-Survey Questionnaire
- Appendix D: ADA Checklist
- Appendix E: Component Condition Report
- Appendix F: Replacement Reserves
- Appendix G: Equipment Inventory List



## Appendix A: Photographic Record

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1	FRONT ELEVATION
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2	RIGHT ELEVATION
---	-----------------



3	REAR ELEVATION
---	----------------



4	LEFT ELEVATION
---	----------------



5	FRONT AREA- NO LANDSCAPING
---	----------------------------



6	SIDEWALK
---	----------





7	BROKEN BENCH
---	--------------



8	SIGNAGE
---	---------



9	DRIVEWAY
---	----------



10	DRAINAGE SWALE
----	----------------



11	LANDSCAPING
----	-------------



12	LANDSCAPING
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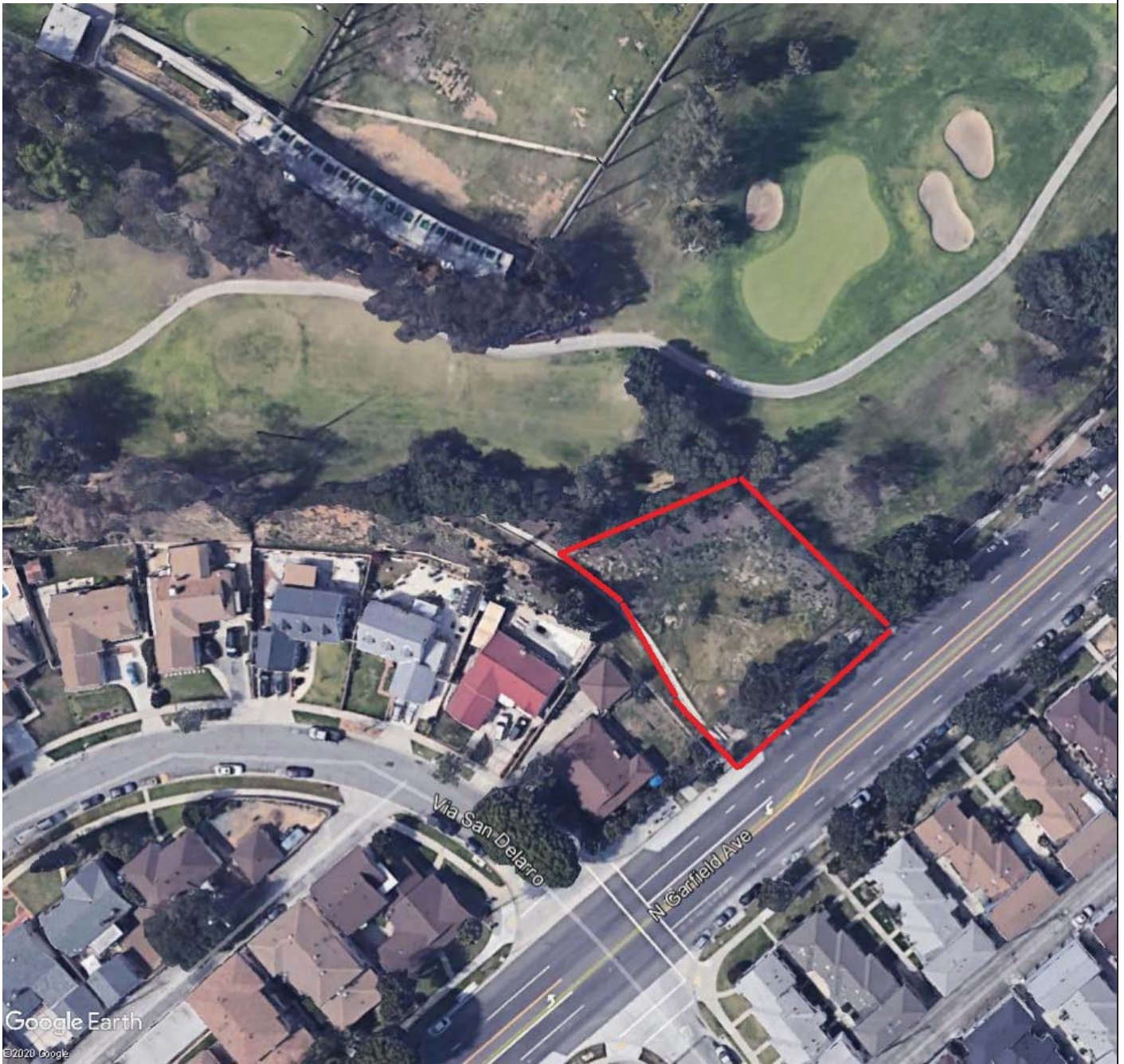
## Appendix B: Site Plan

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# Site Plan



Google Earth  
©2020 Google

 <b>BUREAU VERITAS</b>	<b>Project Number</b>	<b>Project Name</b>	
	142318.20R000-012.354	Dutcher Tot Lot City of Montebello	
	<b>Source</b>	<b>On-Site Date</b>	
Google	April 16, 2020		

## Appendix C:

### Pre-Survey Questionnaire

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**PRE-SURVEY QUESTIONNAIRE**

<b>Name of Person Completing Questionnaire:</b>	N/A - Not returned to BV
<b>Association with Property:</b>	
<b>Length of Association with Property:</b>	
<b>Date Completed:</b>	
<b>Phone Number:</b>	
<b>Property Name:</b>	
<b>EMG Project Number:</b>	

Inspections		Date Last Inspected	List any Outstanding Repairs Required
1	Elevators		
2	HVAC, Mechanical, Electric, Plumbing		
3	Life-Safety/Fire		
4	Roofs		

Question	Response
5 List any major capital improvement within the last three years.	
6 List any major capital expenditures planned for the next year.	
7 What is the age of the roof(s)?	
8 What building systems (HVAC, roof, interior/exterior finishes, paving, etc.) are the responsibilities of the tenant to maintain and replace?	

Question	Yes	No	Unk	N/A	Comments
9 Are there any unresolved building, fire, or zoning code issues?					
10 Are there any "down" or unusable units?					
11 Are there any problems with erosion, stormwater drainage or areas of paving that do not drain?					
12 Is the property served by a private water well?					
13 Is the property served by a private septic system or other waste treatment systems?					
14 Are there any problems with foundations or structures?					
15 Is there any water infiltration in basements or crawl spaces?					
16 Are there any wall, or window leaks?					
17 Are there any roof leaks?					
18 Is the roofing covered by a warranty or bond?					
19 Are there any poorly insulated areas?					
20 Is Fire Retardant Treated (FRT) plywood used?					

PRE-SURVEY QUESTIONNAIRE						
Question		Yes	No	Unk	N/A	Comments
21	Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?					
22	Are there any problems with the utilities, such as inadequate capacities?					
23	Are there any problems with the landscape irrigation systems?					
24	Has a termite/wood boring insect inspection been performed within the last year?					
25	Do any of the HVAC systems use R-11, 12, or 22 refrigerants?					
26	Has any part of the property ever contained visible suspect mold growth?					
27	Is there a mold Operations and Maintenance Plan?					
28	Have there been indoor air quality or mold related complaints from tenants?					
29	Is polybutylene piping used?					
30	Are there any plumbing leaks or water pressure problems?					
31	Are there any leaks or pressure problems with natural gas service?					
32	Does any part of the electrical system use aluminum wiring?					
33	Do Residential units have a less than 60-Amp service?					
34	Do Commercial units have less than 200-Amp service?					
35	Are there any recalled fire sprinkler heads (Star, GEM, Central, Omega)?					
36	Is there any pending litigation concerning the property?					
37	Has the management previously completed an ADA review?					
38	Have any ADA improvements been made to the property?					
39	Does a Barrier Removal Plan exist for the property?					
40	Has the Barrier Removal Plan been approved by an arms-length third party?					
41	Has building ownership or management received any ADA related complaints?					
42	Does elevator equipment require upgrades to meet ADA standards?					
43	Are there any problems with exterior lighting?					
44	Are there any other significant issues/hazards with the property?					



**PRE-SURVEY QUESTIONNAIRE**

<b>Question</b>		<b>Yes</b>	<b>No</b>	<b>Unk</b>	<b>N/A</b>	<b>Comments</b>
45	Are there any unresolved construction defects at the property?					

**Comments**

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## Appendix D: ADA Checklist

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## Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Dutcher Tot Lot

EMG Project Number: 142318.20R000-012.354

Abbreviated Accessibility Checklist					
Facility History & Interview					
	Question	Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property? If so, indicate when.			X	This should match PSQ question #18. Please cross-reference and ensure consistency.
2	Have any ADA improvements been made to the property since original construction? Elaborate, especially if fully or partially addressed as the result of a previous study.			X	This should match PSQ question #19. Please cross-reference and ensure consistency.
3	Has building ownership/management reported any ADA complaints or litigation?			X	This should match PSQ question #20. Please cross-reference and ensure consistency.

The Dutcher Tot Lot is not open to the public at the present time. During the site visit observation conducted on April 16, 2020, it seems that the site has been closed and abandoned for some time considering the build-up of bushes and tall weeds inside the lot.

## Appendix E:

### Component Condition Report

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Component Condition Report | Dutcher Tot Lot (.04 acres)

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Pavement</b>						
G2012	Driveway	Fair	Roadways, Asphalt Pavement, Mill & Overlay	90 SF	3	1821617
G2016	Site	Fair	Roadways, Lot Signage	1	8	1821619
G2031	Sidewalk	Fair	Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas	600 SF	25	1821616
<b>Site Development</b>						
G2041	Site	Fair	Fences & Gates, Chain Link, 8' High	110 LF	12	1821620
G2042	Site	Fair	Retaining Wall, Brick/Stone (per SF Face)	60 SF	15	1821614
G2045	Site	Poor	Site Furnishings, Park Bench, Metal/Wood/Plastic	1	1	1821613
<b>Landscaping</b>						
G2052	Site	Good	Landscaping, Drainage Swale, Concrete, Replace/Install	250 LF	23	1821618
G2055	Throughout	Poor	Landscaping, Mature Tree, Trim	3	0	1821941
G2057	Site	Fair	Irrigation System, Replace/Install	13,300 SF	12	1821615

## Appendix F: Replacement Reserves

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Replacement Reserves Report  
Dutcher Tot Lot (.04 acres)

5/14/2020

Location	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Total Escalated Estimate	
Dutcher Tot Lot (.04 acres)	\$4,941	\$1,103	\$0	\$378	\$0	\$0	\$0	\$0	\$139	\$0	\$0	\$0	\$77,778	\$0	\$0	\$14,369	\$0	\$0	\$0	\$0	\$0	\$98,109	
<b>Grand Total</b>	<b>\$4,941</b>	<b>\$1,103</b>	<b>\$0</b>	<b>\$378</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$139</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$77,778</b>	<b>\$0</b>	<b>\$0</b>	<b>\$14,369</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$98,109</b>	
<b>Uniform CodeID</b>	<b>Cost Description</b>																						
G2012	1821617	Roadways, Asphalt Pavement, Mill & Overlay	25	22	3	90	SF	\$3,641	\$346													\$346	
G2016	1821619	Roadways, Lot Signage, Replace	20	12	8	1	EA	\$109,800	\$110			\$110											\$110
G2041	1821620	Fences & Gates, Chain Link, 8' High, Replace	40	28	12	110	LF	\$27,450	\$3,020				\$3,020										\$3,020
G2042	1821614	Retaining Wall, Brick/Stone (per SF Face), Replace	40	25	15	60	SF	\$153,720	\$9,223					\$9,223									\$9,223
G2045	1821613	Site Furnishings, Park Bench, Metal/Wood/Plastic, Replace	20	19	1	1	EA	\$1,070,550	\$1,071				\$1,071										\$1,071
G2055	1821941	Landscaping, Mature Tree, Trim	0	0	0	3	EA	\$1,647,000	\$4,941														\$4,941
G2057	1821615	Irrigation System, , Replace/Install	25	13	12	13300	SF	\$3,684	\$51,112				\$51,112										\$51,112
<b>Totals, Unescalated</b>								<b>\$4,941</b>	<b>\$1,071</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$69,822</b>
<b>Totals, Escalated (0.0% inflation, compounded annually)</b>								<b>\$4,941</b>	<b>\$1,103</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$98,109</b>

\* Markup@LocationFactor (1.038) has been included in unit costs.

## Appendix G: Equipment Inventory List

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**SECTION IV-K**  
**Northridge**  
**Mini Park**

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

**City of Montebello Recreation and Community Services**  
1700 West Victoria Avenue  
Montebello, California 90640



Northridge Mini Park  
140 East Arroyo Drive  
Montebello, California 90640

**PREPARED BY:**

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**BV CONTACT:**

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[Mark.Surdam@bvna.com](mailto:Mark.Surdam@bvna.com)*

**BV PROJECT #:**

*142318.20R000-014.354*

**DATE OF REPORT:**

*June 5, 2020*

**ON SITE DATE:**

*April 23, 2020*

**Bureau Veritas**

10461 Mill Run Circle, Suite 1100 | Owings Mills, MD 21117 | [www.us.bureauveritas.com](http://www.us.bureauveritas.com) | p 800.733.0660

IV-572

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# 1. Executive Summary

## Property Overview and Assessment Details

General Information	
<b>Property Type</b>	Public Park
<b>Main Address</b>	140 East Arroyo Drive, Montebello, California 90640
<b>Site Developed</b>	Constructed Unknown Renovated 2012
<b>Site Area</b>	0.21 acres (estimated)
<b>Parking Spaces</b>	None
<b>Building Area</b>	None
<b>Number of Stories</b>	NA
<b>Outside Occupants / Leased Spaces</b>	None
<b>Date(s) of Visit</b>	April 23, 2020
<b>Management Point of Contact</b>	City of Montebello/Park, Recreation and Community Services, David Sosnowski, Director 323.887.4588 phone dsosnowski@cityofmentebello.com email
<b>On-site Point of Contact (POC)</b>	Steve Zaragoza
<b>Assessment and Report Prepared By</b>	Jonathan Levine
<b>Reviewed By</b>	Mark Surdam Program Manager Mark.Surdam@bvna.com 800.733.0660 x6251
<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Significant/Systemic Findings and Deficiencies

### Historical Summary

Northridge Mini Park was renovated in 2012. Its exact year of construction is unknown.

### Architectural

There are no buildings/structures on the site premises.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

There is no heating or cooling on site.

There is no plumbing on site.

There is no facility-use electricity on site.

There are no fire alarm nor suppression systems on site.

### Site

The site consists of the park and concrete sidewalks/walkways. The park contains grass, trees, shrubs, a bench, a picnic table, and a barbecue grill. An irrigation system serves the landscaping features. A portion of the pedestrian concrete pavement near the bottom of the steps requires joint caulking. There are two tripping hazards, one at the southwest corner and one at the northeast corner, in the pedestrian concrete pavement due to spalled concrete.

### Recommended Additional Studies

Some areas of the facility were identified as having major or moderate accessibility issues. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

Park Amenities Observed

Amenity Type		Qty / ~Area	Description	Condition			Comments
				Good	Fair	Poor	
<b>Site Development</b>							
<b>G2020</b>	<b>Parking</b>						
	No parking on site						
<b>G2030</b>	<b>Walks</b>						
	Concrete	1,200 SF	Throughout site	X			Joint caulking required, two tripping hazards
<b>G4020</b>	<b>Lighting</b>						
	No lighting present						
<b>G2050</b>	<b>Landscape</b>						
	Grass (Turf)	10,300 SF	Throughout site	X			
	Shrubs		Along north border	X			
	Trees		Throughout site	X			
<b>G2057</b>	<b>Irrigation</b>						
	Sprinkler system	10,300 SF	Throughout site	X			
<b>G2045</b>	<b>Site Furnishings</b>						
	Benches, Picnic	1	Main park area	X			
	Benches, Seating	1	Main park area	X			
	Grill	1	Main park area	X			
	Receptacle, Trash	1	Main park area	X			
<b>G2046</b>	<b>Fountains, Pools, &amp; Watercourses</b>						
	No water features present						
<b>G2047</b>	<b>Playing Fields</b>						
	No playing fields present						
<b>G2049</b>	<b>Miscellaneous Structures</b>						
	None						
<b>G2050</b>	<b>Miscellaneous Recreation</b>						
	None						



## 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

FCI Analysis   Northridge Mini Park (.21 acres)			
<i>Replacement Value</i> \$ 146,400	<i>Total SF</i> 9,148	<i>Cost/SF</i> \$ 16	
Current FCI		\$ 11,100	7.6 %
3-Year		\$ 11,100	7.6 %
5-Year		\$ 11,100	7.6 %
10-Year		\$ 12,600	8.5 %

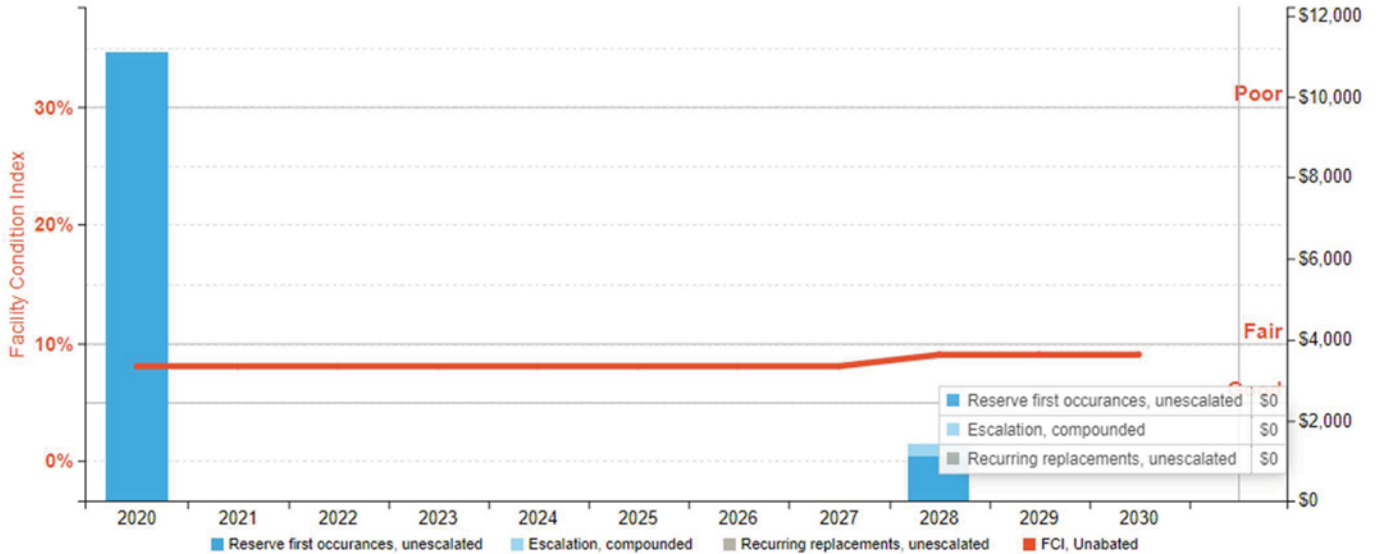


The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis.

## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Northridge Mini Park (.21 acres)

Replacement Value: \$ 146,368; Inflation rate: 3.0%



### Immediate Needs

Facility/Building	Total Items	Total Cost
Northridge Mini Park (.21 acres)	4	\$11,092
<b>Total</b>	<b>4</b>	<b>\$11,092</b>

#### Northridge Mini Park (.21 acres)

ID	Location	UF Code	Description	Condition	Plan Type	Cost
1822069	Northridge Mini Park (.21 acres)	G2031	Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas, Replace	Failed	Safety	\$246
1822071	Northridge Mini Park (.21 acres)	G2031	Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas, Replace	Failed	Safety	\$246
1822072	Northridge Mini Park (.21 acres)	G2031	Pedestrian Pavement, sectional sidewalk repairs per man-day, Repair	Poor	Performance/Integrity	\$553
1833287	Northridge Mini Park (.21 acres)	Z105X	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$10,047
<b>Total (4 items)</b>						<b>\$11,092</b>



## Key Findings



### Pedestrian Pavement in Failed condition.

Sidewalk, Concrete Sections/Small Areas  
Northridge Mini Park (.21 acres) Site

Uniformat Code: G2031  
Recommendation: **Replace in 2020**

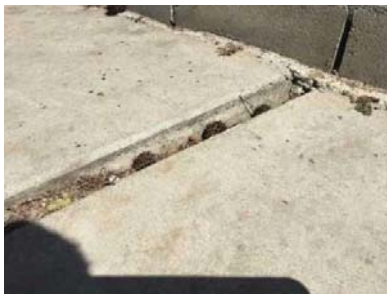
Priority Score: **95.0**

Plan Type: Safety

Cost Estimate: \$200

\$\$\$\$

Tripping hazard at north east corner of concrete pedestrian pavement - AssetCALC ID: 1822069



### Pedestrian Pavement in Failed condition.

Sidewalk, Concrete Sections/Small Areas  
Northridge Mini Park (.21 acres) Site

Uniformat Code: G2031  
Recommendation: **Replace in 2020**

Priority Score: **95.0**

Plan Type: Safety

Cost Estimate: \$200

\$\$\$\$

Tripping hazard at south west corner of concrete pedestrian pavement - AssetCALC ID: 1822071



### Pedestrian Pavement in Poor condition.

sectional sidewalk repairs per man-day  
Northridge Mini Park (.21 acres) Site

Uniformat Code: G2031  
Recommendation: **Repair in 2020**

Priority Score: **86.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$600

\$\$\$\$

Caulk concrete pavement joints near bottom of steps - AssetCALC ID: 1822072



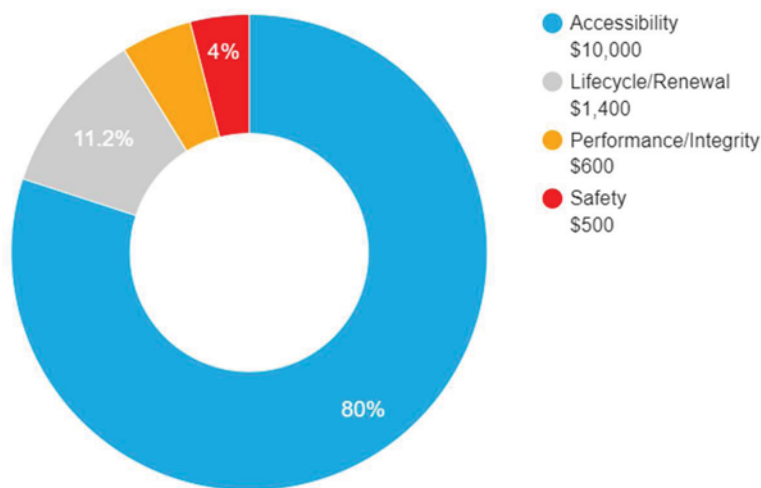
## Plan Types

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

<b>Safety</b>	■ An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
<b>Performance/Integrity</b>	■ Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
<b>Accessibility</b>	■ Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
<b>Environmental</b>	■ Improvements to air or water quality, including removal of hazardous materials from the building or site.
<b>Retrofit/Adaptation</b>	■ Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
<b>Lifecycle/Renewal</b>	■ 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: \$12,500

## 2. Building and Site Information



Systems Summary		
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	None	--
<b>Façade</b>	None	--
<b>Roof</b>	None	--
<b>Interiors</b>	None	--
<b>Elevators</b>	None	--
<b>Plumbing</b>	None	--
<b>HVAC</b>	None	--

<b>Systems Summary</b>		
<b>Fire Suppression</b>	None	--
<b>Electrical</b>	None	--
<b>Fire Alarm</b>	None	--
<b>Equipment/Special</b>	None	--
<b>Site Pavement</b>	Concrete sidewalks and stairs	Good
<b>Site Development</b>	Park bench, picnic table, barbecue grill, trash receptacle	Good
<b>Landscaping and Topography</b>	Moderate landscaping features Irrigation present CMU retaining walls Low to moderate site slopes throughout	Good
<b>Utilities</b>	None	--
<b>Site Lighting</b>	None	--
<b>Ancillary Structures</b>	None	--
<b>Accessibility</b>	Potential moderate/major issues have been identified at this property and a detailed accessibility study is recommended.	
<b>Key Issues and Findings</b>	Main park area is non-ADA compliant, pedestrian concrete pavement requires joint caulking; two concrete pavement tripping hazards due to spalled concrete	

## Systems Expenditure Forecast

### System Expenditure Forecast

System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Pavement	\$1,000	-	-	-	-	\$1,000
Site Development	-	-	-	\$1,400	\$10,000	\$11,400
Landscaping	-	-	-	-	\$79,800	\$79,800
Accessibility	\$10,000	-	-	-	-	\$10,000
<b>TOTALS</b>	<b>\$11,000</b>	<b>-</b>	<b>-</b>	<b>\$1,400</b>	<b>\$89,800</b>	<b>\$102,200</b>



### 3. Property Space Use and Observed Areas

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#### Unit Allocation

All 0.21 acres of the property are occupied by the City of Montebello/Parks, Recreation, and Community Services. The space is a public park.

#### Areas Observed

The site within the property boundaries was observed in order to gain a clear understanding of the property's overall condition.

#### Key Spaces Not Observed

All key areas of the property were accessible and observed.

## 4. ADA Accessibility

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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.

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 those areas and categories set forth in the tables throughout this report. 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 Bureau Veritas’s undertaking. Only a representative sample of areas was observed, and actual measurements were not taken to verify compliance.

The facility was significantly renovated in 2012. Complaints about accessibility issues have not been received by the property management. The property does not have associated prior litigation related to existing barriers or previously removed barriers.

An accessibility study has not been performed at the site. A comprehensive ADA Compliance Survey will reveal specific aspects of the property that are not in compliance. Since some areas or categories above were identified as having major or moderate associated issues, Bureau Veritas recommends such a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

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.



## Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Parking</b>	NA	NA	NA
<b>Exterior Path of Travel</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Interior Path of Travel</b>	NA	NA	NA
<b>Public Use Restrooms</b>	NA	NA	NA
<b>Elevators</b>	NA	NA	NA
<b>Kitchens/Kitchenettes</b>	NA	NA	NA



### Campus Accessibility: Photographic Overview



Main entrance from street



Main entrance walkway to park



Inaccessible site stairs to main park area



Main park area

The table below is intended to be used as a general reference guide to help differentiate the orders of magnitude between some of the more commonly observed accessibility issues. The table is not intended to be all-inclusive, and boxes checked in the tables above do not necessarily mean those specific problems or shortcomings cited as examples below exist at the subject buildings and sites. Reference the photos above and/or *Key Findings* section for visuals and/or more specifics about the subject site conditions.

### Reference Guide

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Parking</b>	<ul style="list-style-type: none"> <li>- Needs full reconstruction</li> <li>- Excessive slopes over 3% require major re-grading</li> <li>- No level locations to add required spaces</li> </ul>	<ul style="list-style-type: none"> <li>- No or non-compliant curb cuts</li> <li>- Moderate difficulty to add required accessible spaces</li> <li>- Slopes close to compliant</li> </ul>	<ul style="list-style-type: none"> <li>- Painting of markings needed</li> <li>- Signage height non-compliant</li> <li>- Signage missing</li> </ul>

<b>Reference Guide</b>			
	<b>Major Issues</b> <i>(ADA study recommended)</i>	<b>Moderate Issues</b> <i>(ADA study recommended)</i>	<b>Minor/No Issues</b>
<b>Exterior Path of Travel</b>	<ul style="list-style-type: none"> <li>- Large areas of sidewalks with excessive slopes</li> <li>- No ramp when needed</li> <li>- Ramps with excessive slopes</li> </ul>	<ul style="list-style-type: none"> <li>- Ramps need rails</li> <li>- Ramps need rail extensions</li> <li>- Need significant # of lever handles</li> <li>- All or most entrance door exterior maneuvering clearance areas with excessive slopes</li> </ul>	<ul style="list-style-type: none"> <li>- One entrance door exterior maneuvering clearance area with excessive slope</li> <li>- A few doorknobs instead of lever handles</li> <li>- Non-compliant signage</li> </ul>
<b>Interior Path of Travel</b>	<ul style="list-style-type: none"> <li>- All or most interior doors appear less than 32" wide</li> <li>- Corridors less than 36" wide</li> <li>- No ramp when needed</li> <li>- Ramps with excessive slopes</li> <li>- Non-compliant treads/risers at means of egress stairways</li> </ul>	<ul style="list-style-type: none"> <li>- Single height drinking fountains</li> <li>- Drinking fountain too high or protrudes into accessible route</li> <li>- Ramps need rails</li> <li>- Ramps need rail extensions</li> <li>- Need significant # of lever handles</li> <li>- Non-compliant rail extensions at egress stairways</li> <li>- All/most door thresholds high</li> </ul>	<ul style="list-style-type: none"> <li>- One door threshold too high</li> <li>- A few doorknobs instead of lever handles</li> <li>- Non-compliant door pressures</li> <li>- Non-compliant signage</li> <li>- Switches not within reach range</li> </ul>
<b>Public Use Restrooms</b>	<ul style="list-style-type: none"> <li>- No ADA RR on each accessible floor</li> <li>- Restroom(s) too small</li> <li>- Entire restroom(s) requires renovation</li> <li>- Water closet clearance requires moving walls</li> </ul>	<ul style="list-style-type: none"> <li>- Interior doors appear less than 32" wide</li> <li>- Missing or non-compliant grab bars</li> <li>- Easily fixable clearance issues</li> </ul>	<ul style="list-style-type: none"> <li>- Minor height adjustments required</li> <li>- Non-compliant door pressures</li> <li>- Missing a visual strobe (only required if audible fire alarm already present)</li> <li>- Missing lavatory pipe wraps</li> <li>- Signage not compliant</li> </ul>
<b>Elevators</b>	<ul style="list-style-type: none"> <li>- No elevator present when required</li> <li>- Elevator cab too small</li> </ul>	<ul style="list-style-type: none"> <li>- Panel control buttons not at compliant height</li> <li>- No hands-free emergency communication system</li> <li>- Elevator only has mechanical stops</li> </ul>	<ul style="list-style-type: none"> <li>- Audible/visual signals at every floor may be lacking</li> <li>- Minor signage / Braille issues</li> </ul>
<b>Kitchens/Kitchenettes</b>	<ul style="list-style-type: none"> <li>- Clear space for each appliance not present</li> <li>- Clearance between opposing counters too narrow</li> </ul>	<ul style="list-style-type: none"> <li>- Sink and counter too high</li> <li>- Sink knee and toe clearance not provided where required (built-in)</li> <li>- Less than 50% of cabinetry within reach range</li> </ul>	<ul style="list-style-type: none"> <li>- Dispensers not within reach range</li> <li>- Switches not within reach range</li> <li>- Missing sink pipe wraps if knee and toe clearance required</li> </ul>



## 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	
<b>Excellent</b>	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.
<b>Good</b>	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.
<b>Fair</b>	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.
<b>Poor</b>	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.
<b>Failed</b>	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
<b>Not Applicable</b>	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

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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. Certification

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The City of Montebello (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Northridge Mini Park, 140 East Arroyo Drive, Montebello, California 90640, 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 on behalf of and exclusively for the use of the Client for the purpose stated within the *Purpose and Scope* section of this report. The report, or any excerpt thereof, shall not be used by any party other than the Client or for any other purpose than that specifically stated in our agreement or within the *Purpose and Scope* section of this report without the express written consent of Bureau Veritas.

Any reuse or distribution of this report without such consent shall be at the Client and the recipient's sole risk, without liability to Bureau Veritas.

**Prepared by:** Jonathan Levine,  
Project Manager

**Reviewed by:**



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Kathleen Sullivan,  
Technical Report Reviewer for  
The City of Montebello  
Program Manager  
[Mark.Surdam@bvna.com](mailto:Mark.Surdam@bvna.com) | 800.733.0660 x6251

## 8. Appendices

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- Appendix A: Photographic Record
- Appendix B: Site Plan
- Appendix C: Pre-Survey Questionnaire
- Appendix D: Component Condition Report
- Appendix E: Replacement Reserves
- Appendix F: Equipment Inventory List



# Appendix A:

## Photographic Record

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1	NORTHRIDGE MINI PARK
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2	MAIN PARK AREA
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3	PARK BENCH
---	------------



4	PICNIC TABLE
---	--------------



5	PARK GRILL
---	------------



6	TRASH RECEPTACLE
---	------------------





7	LANDSCAPING
---	-------------



8	LANDSCAPING
---	-------------



9	IRRIGATION SYSTEM
---	-------------------



10	CONCRETE SIDEWALK, STAIRS, AND RETAINING WALL
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11	MISSING JOINT CAULKING IN CONCRETE SIDEWALK
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12	CONCRETE SIDEWALK TRIPPING HAZARD
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## Appendix B: Site Plan

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# Site Plan



 <b>BUREAU VERITAS</b>	<b>Project Number</b>	<b>Project Name</b>	 <b>N</b>
	142318.20R000-014.354	Northridge Mini Park City of Montebello	
	<b>Source</b>	<b>On-Site Date</b>	
	Google Earth	April 23, 2020	

## Appendix C: Pre-Survey Questionnaire

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THE PRE-SURVEY QUESTIONNAIRE WAS  
NOT RETURNED TO BV

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## Appendix D: Component Condition Report

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Component Condition Report | Northridge Mini Park (.21 acres)

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Pavement</b>						
G2031	Site	Failed	Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas	10 SF	0	1822071
G2031	Site	Failed	Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas	10 SF	0	1822069
G2031	Site	Poor	Pedestrian Pavement, sectional sidewalk repairs per man-day, Repair	1	0	1822072
<b>Site Development</b>						
G2045	Site	Fair	Site Furnishings, Park Bench, Metal/Wood/Plastic	1	12	1822070
G2045	Site	Fair	Park Grill (Barbeque)	1	8	1822076
G2045	Site	Good	Site Furnishings, Picnic Table, Plastic-Coated Metal	1	17	1822074
G2045	Site	Good	Site Furnishings, Trash Receptacle, Fixed Concrete	1	20	1822073
<b>Landscaping</b>						
G2057	Site	Good	Irrigation System	10,300 SF	17	1822075
<b>Accessibility</b>						
Z105X	Site	NA	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	1833287



## Appendix E: Replacement Reserves

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Replacement Reserves Report  
Northridge Mini Park (21 acres)

6/5/2020

Location	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Total Escalated Estimate								
Northridge Mini Park (21 acres)	\$11,092	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,415	\$0	\$0	\$0	\$877	\$0	\$0	\$0	\$0	\$82,918	\$0	\$0	\$6,048	\$102,349								
<b>Grand Total</b>	<b>\$11,092</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,415</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$877</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$82,918</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,048</b>	<b>\$102,349</b>								
<b>Uniformat CodeID</b>	<b>Cost Description</b>	<b>Lifespan (EUL)</b>	<b>EA</b>	<b>RUL</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Subtotal</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>	<b>2039</b>	<b>2040</b>	<b>Deficiency Repair Estimate</b>
G2031	1822071 Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas, Replace	50	50	0	10	SF	\$24.60	\$246																						\$246
G2031	1822069 Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas, Replace	50	50	0	10	SF	\$24.60	\$246																						\$246
G2031	1822072 Pedestrian Pavement, sectional sidewalk repairs per man-day, Repair	0	0	0	1	EA	\$553.39	\$553																						\$553
G2045	1822076 Park Grill (Barbeque), Replace	15	7	8	1	EA	\$1,116.62	\$1,117		\$1,117																				\$1,117
G2045	1822070 Site Furnishings, Park Bench, Metal/Wood/Plastic, Replace	20	8	12	1	EA	\$614.88	\$615														\$615								\$615
G2045	1822074 Site Furnishings, Picnic Table, Plastic-Coated Metal, Replace	25	8	17	1	EA	\$1,875.38	\$1,875														\$1,875								\$1,875
G2045	1822073 Site Furnishings, Trash Receptacle, Fixed Concrete, Replace	30	10	20	1	EA	\$3,348.90	\$3,349														\$3,349								\$3,349
G2057	1822075 Irrigation System, Replace	25	8	17	10300	SF	\$4.69	\$46,291														\$46,291								\$46,291
Z165X	1833287 ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	\$10,046.70	\$10,047																						\$10,047
<b>Totals, Unescalated</b>								<b>\$11,092</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$66,339</b>
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>								<b>\$11,092</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$102,349</b>

\* Markup/LocationFactor (1.068) has been included in unit costs. Markup includes a 10% Internal Program Management, and 12% Design factors applied to the location adjusted unit cost.

## Appendix F: Equipment Inventory List

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# SECTION IV-L Transportation Facility

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

**City of Montebello Recreation and Community Services**  
1700 West Victoria Avenue  
Montebello, California 90640



Transportation Facility  
400 South Taylor Avenue  
Montebello, California 90640

**PREPARED BY:**

Bureau Veritas  
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**BV PROJECT #:**

142318.20R000-020.354

**DATE OF REPORT:**

*July 14, 2020*

**ON SITE DATE:**

*May 12, 2020*

**Bureau Veritas**

10461 Mill Run Circle, Suite 1100 | Owings Mills, MD 21117 | [www.us.bureauveritas.com](http://www.us.bureauveritas.com) | p 800.733.0660



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# 1. Executive Summary

## Property Overview and Assessment Details

General Information	
<b>Property Type</b>	Transit facility offices, parking structure, warehouse, and maintenance shop
<b>Main Address</b>	400 South Taylor Avenue, Montebello, California 90640
<b>Site Developed</b>	1996
<b>Site Area</b>	6 acres
<b>Parking Spaces</b>	Building 311 parking lot: 32 total spaces in an open lot; 1 of which is accessible Administration Building parking lot: 9 total spaces in an open lot; 2 of which are accessible Upper Parking Structure: 52 Bus parking stalls & 18 Standard stalls Lower Parking Structure: 124 parking stalls (Some stalls are fenced off and used for storage)
<b>Building Area</b>	Administration Office: 15,000 SF Maintenance Building, Warehouse and Shop: 42,300 SF Fuel Station and Bus Wash: 8,000 SF Parking Structure: 164,000 SF
<b>Number of Stories</b>	2- Main Office Building and Shop 1- Building 311, Warehouse and Maintenance shop 1- Fuel Station and Bus wash
<b>Outside Occupants / Leased Spaces</b>	None
<b>Date(s) of Visit</b>	May 12, 2020
<b>Management Point of Contact</b>	City of Montebello/Park, Recreation and Community Services, David Sosnowski, Director 323.887.4588 phone <a href="mailto:dsosnowski@cityofmontebello.com">dsosnowski@cityofmontebello.com</a> email
<b>On-site Point of Contact (POC)</b>	Antonio Montanez
<b>Assessment and Report Prepared By</b>	Mouaz Alrayes
<b>Reviewed By</b>	Mark Surdam Program Manager <a href="mailto:Mark.Surdam@bvna.com">Mark.Surdam@bvna.com</a> 800.733.0660 6251
<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Significant/Systemic Findings and Deficiencies

### Historical Summary

The buildings were originally constructed in 1996.

### Architectural

The Administration Building is a steel frame structure on a concrete slab floor with concrete topped metal decks. The building has been renovated in the recent years and is in a good to fair over all condition.

The Warehouse and Maintenance Shop have tilt-up concrete bearing walls and a metal deck roof.

The Fueling Station and Bus Wash Building has load bearing CMU walls with steel frame and metal deck roofs.

The exterior enclosures consist of painted stucco and painted concrete. The Administration Building has metal siding with aluminum windows and steel entry doors with steel service roll-up service doors. Roofs are flat and sloped modified bitumen membrane.

In general, the structures appear to be sound, however minor cracks were observed on the maintenance shop's tilt up concrete walls on the south elevation.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

The majority of the MEPF systems and components are original to the 1996 construction with some HVAC components dating to 2012.

Heating and cooling at the Administration Building, Warehouse & Maintenance Shop is provided by rooftop package units and individual heat pumps units.

Heating and cooling at Building 311 is provided by a central system with a boiler, air handling unit and a remote chiller located on the roof.

Heating in the Maintenance Shop is provided by electric unit heaters and infrared electric tubes. No cooling is provided in the maintenance shop.

Heating and cooling at the Fueling Station office is provide by a duct-less split system.

The plumbing piping system throughout the site is original and will need replacement during the assessment period. Hot water is provided by multiple gas and electric domestic water heaters.

The fire alarm and suppression systems appear to be in fair condition. Typical lifecycle replacements and ongoing maintenance will be required.

One elevator provides access to the Administration Building's second floor.

### Site

In general, the site has been fairly maintained. The asphalt paved parking areas and drive aisles are in fair to poor condition and require sealing and striping. throughout the site there are areas with damaged concrete pavement. The site lighting is aged, and it is recommended that the system be upgraded to LED fixtures to improve energy efficiency.

### Recommended Additional Studies

Possible structural issues and cracks were noticed on the south elevation tilt up concrete walls. A professional consultant 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. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

Some areas of the facility were identified as having major or moderate accessibility issues. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently 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 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:

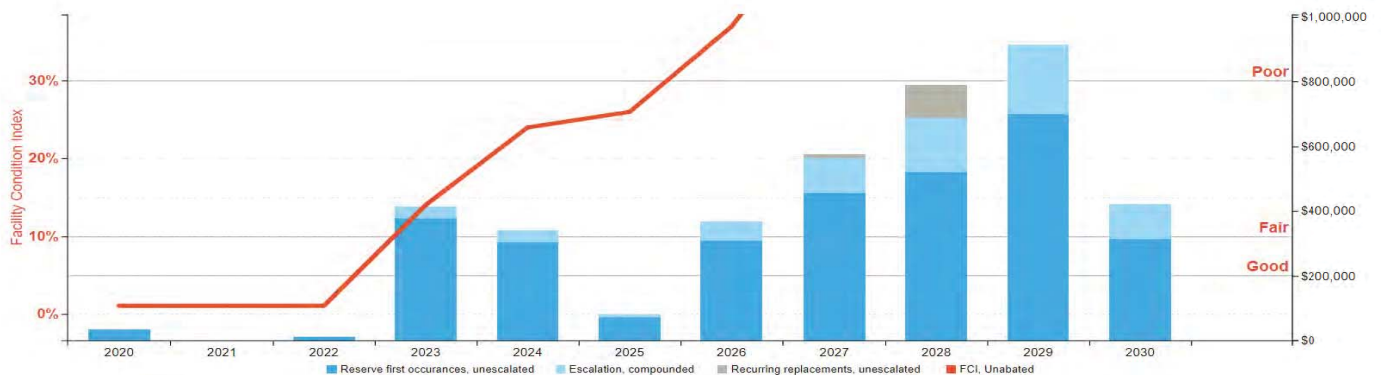
Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Transportation Facility	\$225	15,000	\$3,375,000	1.1%	1.4%	23.6%	100.4%
Transportation Facility / Fueling Station & Bus Wash Building	\$312	8,000	\$2,466,000	0.0%	0.0%	0.7%	3.4%
Transportation Facility / Parking Structure	\$235	164,000	\$38,540,000	0.0%	0.0%	0.3%	0.3%

The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis.

## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Transportation Facility

Replacement Value: \$ 3,375,000; Inflation rate: 3.0%



## Immediate Needs

Facility/Building	Total Items	Total Cost
Transportation Facility	4	\$35,766
<b>Total</b>	<b>4</b>	<b>\$35,766</b>

### Transportation Facility

ID	Location	UF Code	Description	Condition	Plan Type	Cost
1832591	Transportation Facility / Site	G2020	Parking Lots, Concrete Pavement, Repair	Poor	Performance/Integrity	\$1,607
1835234	Transportation Facility / Site	Y1090	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$10,047
1832633	Transportation Facility / Parking Structure	G2020	Parking Lots, Concrete Pavement, Repair	Poor	Performance/Integrity	\$10,716
1832662	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	P2030	Engineer, Structural, Superstructure, Evaluate/Report	Poor	Performance/Integrity	\$13,396
<b>Total (4 items)</b>						<b>\$35,766</b>

## Key Findings



### Parking Lots in Poor condition.

Concrete Pavement  
 Parking Structure Parking Structure Bus  
 Parking

Uniformat Code: G2021  
 Recommendation: **Repair in 2020**

Priority Score: **84.9**

Plan Type:  
 Performance/Integrity

Cost Estimate: \$10,700

\$\$\$\$

Some areas on the south elevation has broken and damaged concrete pavement. - AssetCALC ID: 1832633



### Parking Lots in Poor condition.

Concrete Pavement  
 Site Maintenance Shop Exterior

Uniformat Code: G2021  
 Recommendation: **Repair in 2020**

Priority Score: **84.9**

Plan Type:  
 Performance/Integrity

Cost Estimate: \$1,600

\$\$\$\$

Cracked and damaged pavement. - AssetCALC ID: 1832591



### Recommended Follow-up Study: Structural, Superstructure

Structural, Superstructure  
 Administration Building, Warehouse &  
 Maintenance Shop Warehouse

Uniformat Code: P2032  
 Recommendation: **Evaluate/Report in 2020**

Priority Score: **81.9**

Plan Type:  
 Performance/Integrity

Cost Estimate: \$13,400

\$\$\$\$

Minor cracks at the exterior tilt up concrete walls on the warehouse and shop south elevation. - AssetCALC ID: 1832662



**Interior Floor Finish in Fair condition.**

Vinyl Tile (VCT)  
Administration Building, Warehouse & Maintenance Shop Warehouse

Uniformat Code: C2035  
Recommendation: **Replace in 2025**

Priority Score: **54.5**

Plan Type:  
Modernization/Adaptation

Cost Estimate: \$2,400

\$\$\$\$

- AssetCALC ID: 1832699

**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.

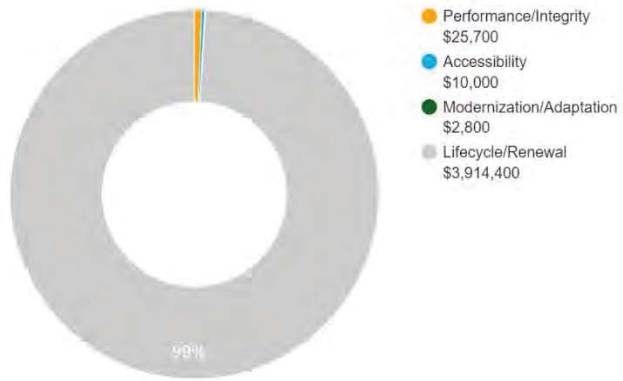
**Plan Type Descriptions**

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



## Plan Type Descriptions

### Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$3,952,900

## 2. Administration Building, Warehouse and Maintenance Shop



### Administration Building, Warehouse & Maintenance Shop: Systems Summary

<b>Address</b>	400 S. Taylor Avenue, Montebello	
<b>Constructed/Renovated</b>	1996	
<b>Building Size</b>	57,300 SF	
<b>Number of Stories</b>	2 At the Main Office Building and Shop 1 At Building 311, Warehouse and Maintenance shop	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Administration Building: Steel frame with concrete-topped metal decks Warehouse & Maintenance Shop: Concrete tilt-up bearing walls with concrete-topped metal decks	Good
<b>Façade</b>	Painted Concrete with aluminum windows and metal siding at section of the main Administration office building	Fair
<b>Roof</b>	Flat construction with modified bituminous finish at most roofs with a shed type roof with modified bituminous finish above section of the warehouse and a metal walkway/breezeway roof	Fair
<b>Interiors</b>	Walls: Painted gypsum board, ceramic tiles Floors: VCT, Concrete, carpet, ceramic tiles, elastomeric coating Ceilings: Exposed, Painted gypsum board, ACT	Fair
<b>Elevators</b>	Hydraulic: 1 car (Administration Building)	Fair
<b>Plumbing</b>	Copper supply and cast iron waste & venting Gas & Electric water heater Toilets, urinals, and sinks in all restrooms	Fair

## Administration Building, Warehouse and Maintenance Shop: Systems Summary

<b>HVAC</b>	<p>Central system with boiler, remote chiller &amp; air handler at the building along the east elevation.</p> <p>Individual package units &amp; heat pumps, evaporative coolers</p> <p>Supplemental components: ductless split-systems &amp; hydronic and electric unit's heaters, infrared heater, exhaust fans and air supply fans</p>	Fair
<b>Fire Suppression</b>	<p>Wet-pipe sprinkler system at the main administration office and parts of the warehouse. Fire extinguishers at the remaining of the buildings.</p>	Fair
<b>Electrical</b>	<p>Source &amp; Distribution: Main switchboards with copper wiring</p> <p>Interior Lighting: T-8, LED, CFL</p> <p>Emergency: Diesel generator</p>	Fair
<b>Fire Alarm</b>	<p>Alarm panel, smoke detectors, alarms, strobes, pull stations, and exit signs</p>	Fair
<b>Equipment/Special</b>	<p>Maintenance shop fume exhaust, security surveillance system and drinking fountains.</p>	Fair
<b>Accessibility</b>	<p>Potential moderate issues have been identified at this property and a detailed accessibility study is recommended specially to address issues with parking and exterior access routes.</p>	
<b>Key Issues and Findings</b>	<p>Cracks on south tilt up concrete walls.</p>	

## Administration Building, Warehouse and Maintenance Shop: Systems Summary: Systems Expenditure Forecast

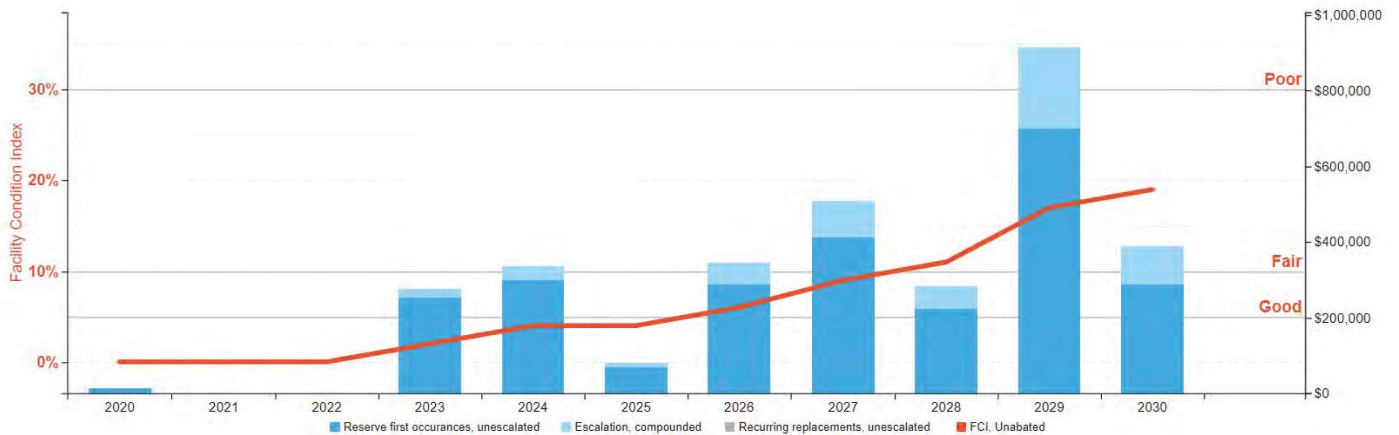
System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	\$344,200	\$425,500	\$769,700
Roofing	-	-	-	\$856,700	\$88,500	\$945,200
Interiors	-	-	\$31,400	\$391,700	\$657,500	\$1,280,500
Elevators	-	-	-	\$14,900	\$118,300	\$133,200
Plumbing	-	-	\$2,800	\$51,900	\$287,400	\$342,100
HVAC	-	-	\$325,000	\$175,200	\$462,200	\$962,300
Electrical	-	-	\$173,300	\$256,600	\$1,850,500	\$2,280,300
Equipment/Special	-	-	-	\$11,100	\$51,400	\$62,400
Site	-	-	\$40,100	-	-	\$40,100
Electronic Safety & Security	-	-	\$122,500	\$338,100	\$3,900	\$462,400
Fire Protection	-	-	-	-	\$47,000	\$47,000
Follow-up Studies	\$13,400	-	-	-	-	\$13,400
<b>TOTALS</b>	<b>\$13,400</b>	<b>-</b>	<b>\$695,100</b>	<b>\$2,438,400</b>	<b>\$4,183,200</b>	<b>\$7,329,400</b>

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

### Needs by Year with Unaddressed FCI Over Time

#### FCI Analysis: Transportation Facility Administration Building, Warehouse & Maintenance Shop

Replacement Value: \$ 16,445,100, Inflation rate: 3.0%



### 3. Fueling Station and Bus Wash Building



Fueling Station and Bus Wash Building: Systems Summary		
<b>Address</b>	400 South Taylor Avenue, Montebello	
<b>Constructed/Renovated</b>	1996	
<b>Building Size</b>	8,000 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with concrete-topped metal decks	Good
<b>Façade</b>	Painted Concrete s	Fair
<b>Roof</b>	Flat construction with modified bituminous finish	Fair
<b>Interiors</b>	Walls: Painted CMU Floors: Unfinished Ceilings: ACT, Unfinished/exposed	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast-iron waste & venting Electric water heater Sink	Fair
<b>HVAC</b>	Ductless Split System and exhaust fans	Fair

## Fueling Station and Bus Wash Building: Systems Summary

<b>Fire Suppression</b>	Sprinkler System, Hydrants, smoke detectors, alarms, strobes, pull stations, and exit signs	--
<b>Electrical</b>	Source and Distribution: Main Panels with copper wiring Interior Lighting: T-8, LED, HPS Emergency: None	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
<b>Equipment/Special</b>	Car Wash and fuel Pumps	Fair
<b>Accessibility</b>	N/A	
<b>Key Issues and Findings</b>	None	



## Fueling Station and Bus Wash Building: Systems Expenditure Forecast

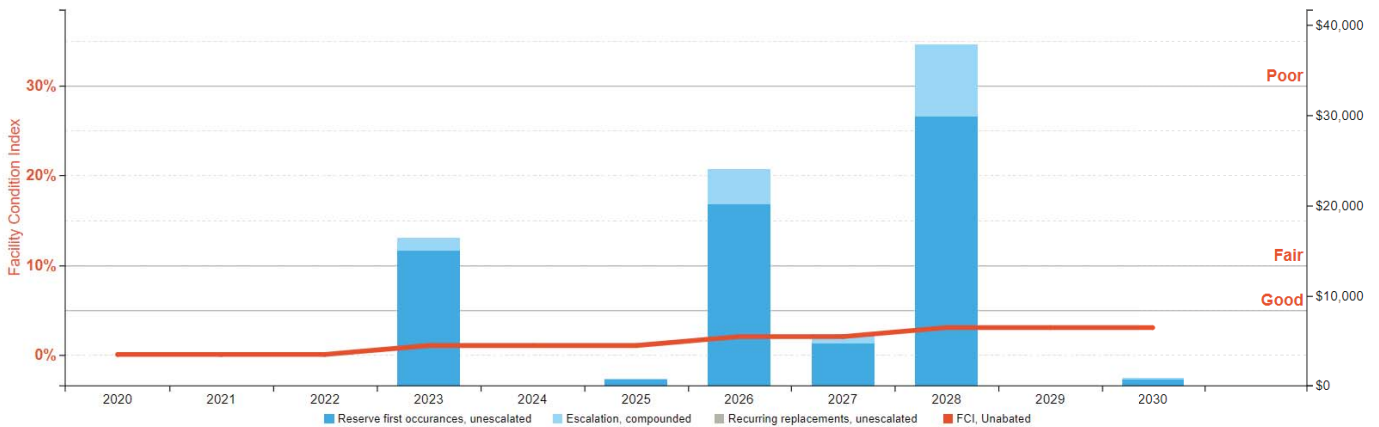
System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	-	\$5,200	\$5,200
Roofing	-	-	-	-	\$152,800	\$152,800
Interiors	-	-	\$800	-	-	\$800
Plumbing	-	-	-	\$1,000	\$273,700	\$274,600
HVAC	-	-	-	\$5,800	\$28,800	\$34,600
Electrical	-	-	\$16,400	\$24,000	\$400,500	\$440,900
Equipment/Special	-	-	-	-	\$5,800	\$5,800
Site	-	-	-	\$37,900	\$41,400	\$79,200
Fire Protection	-	-	-	-	\$10,700	\$10,700
<b>TOTALS</b>	-	-	\$17,200	\$68,700	\$918,900	\$1,004,600

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Transportation Facility Fueling Station & Bus Wash Building

Replacement Value: \$ 2,496,000; Inflation rate: 3.0%



## 4. Parking Structure



### Parking Structure: Systems Summary

<b>Address</b>	400 South Taylor Avenue, Montebello	
<b>Constructed/Renovated</b>	1996	
<b>Building Size</b>	164,000 SF	
<b>Number of Stories</b>	2	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Cast-in Place concrete columns and upper deck slab	Good
<b>Façade</b>	Unfinished Concrete	Fair
<b>Roof</b>	None	--
<b>Interiors</b>	Walls: Unfinished Floors: Unfinished Ceilings: Unfinished	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	None	--
<b>HVAC</b>	None	--
<b>Fire Suppression</b>	Sprinkler System, Hydrants, smoke detectors, alarms, strobes, pull stations, and exit signs	--

## Parking Structure: Systems Summary

<b>Electrical</b>	Source and Distribution: Main Panels with copper wiring Interior Lighting: T-8, HPS Emergency: None	Fair
<b>Fire Alarm</b>	Fire sprinklers, hydrants, smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
<b>Equipment/Special</b>	None	Fair
<b>Accessibility</b>	N/A	
<b>Key Issues and Findings</b>	A small portion of concrete in the upper parking lot is damaged and will require repair	

## Parking Structure: Systems Expenditure Forecast

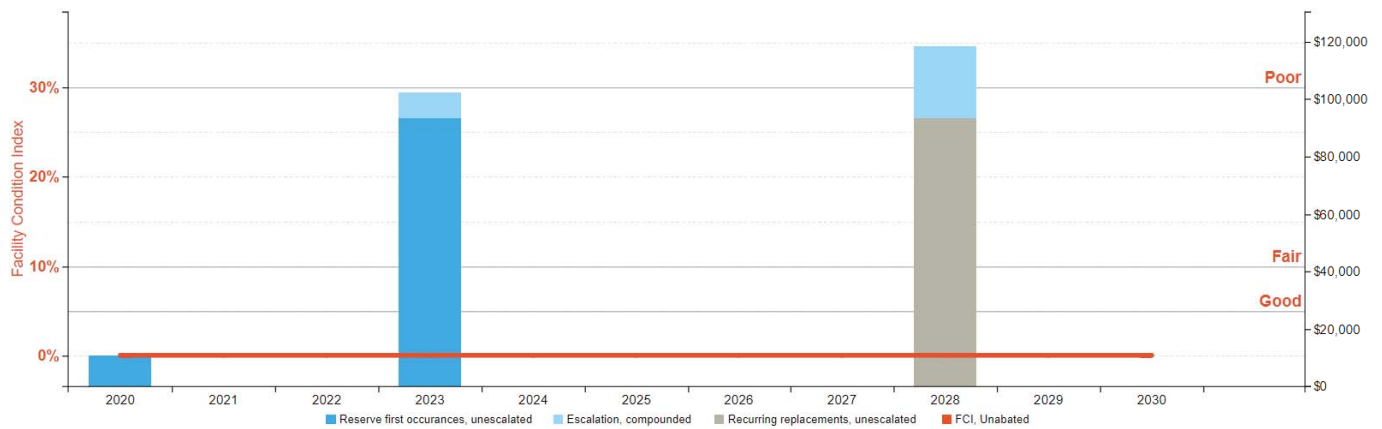
System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	-	\$17,200	\$17,200
Electrical	-	-	-	-	\$5,149,500	\$5,149,500
Site	\$10,800	-	\$102,300	\$116,600	\$296,700	\$628,200
Fire Protection	-	-	-	-	\$513,400	\$513,400
<b>TOTALS</b>	<b>\$10,800</b>	<b>-</b>	<b>\$102,300</b>	<b>\$118,600</b>	<b>\$5,976,800</b>	<b>\$6,208,300</b>

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Transportation Facility Parking Structure

Replacement Value: \$ 38,540,000; Inflation rate: 3.0%



## 5. Site Summary



Site Information		
<b>Lot Size</b>	6 acres (estimated)	
<b>Parking Spaces</b>	30 total spaces all in open lots; 1 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Pavement/Flatwork</b>	At Building 311: 31 total spaces in an open lot; 1 of which is accessible Bus Parking (Parking Structure upper Level): 42 Bus parking Stall Lower Parking Structure: 130 Parking Stall (Some stalls are fenced off and used as storage area)	Fair
<b>Site Development</b>	Wrought iron and CMU fencing and a flag pole	Fair
<b>Landscaping and Topography</b>	Minor landscaping features No retaining walls Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: HPS Building-mounted: HPS, CFL	Fair
<b>Ancillary Structures</b>	Vehicle Storage Shed	Fair
<b>Accessibility</b>	Potential moderate issues have been identified associated with the site areas and a detailed accessibility study is recommended. See Appendix C	
<b>Key Issues and Findings</b>	N/A	

## Site: Systems Expenditure Forecast

System 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
Electrical	-	-	\$5,200	\$205,700	-	\$206,800
Site	\$1,700	\$12,500	\$17,700	\$151,400	\$83,200	\$286,200
Electronic Safety & Security	-	-	-	\$47,700	-	\$47,700
Accessibility	\$10,100	-	-	-	-	\$10,100
<b>TOTALS</b>	<b>\$11,800</b>	<b>\$12,500</b>	<b>\$22,900</b>	<b>\$442,800</b>	<b>\$63,200</b>	<b>\$552,800</b>



## 6. Property Space Use and Observed Areas

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### Unit Allocation

All 6 acres of the property are occupied by the City of Montebello transit. The spaces are mostly administration offices, Maintenance Shops, Warehouse, and bus wash/fuel Station with supporting restrooms building and gym.

### 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 roofs.

### Key Spaces Not Observed

- All key areas of the property were accessible and observed.

## 7. 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.

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 those areas and categories set forth in the tables throughout this report. 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 Bureau Veritas’s undertaking. Only a representative sample of areas was observed, and actual measurements were not taken to verify compliance.

An accessibility study has not been performed at the site. A comprehensive ADA Compliance Survey will reveal specific aspects of the property that are not in compliance. Since some areas or categories above were identified as having major or moderate associated issues, Bureau Veritas recommends such a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

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.

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.

### Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Parking</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Exterior Path of Travel</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Parking Lots</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Interior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Restrooms</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Elevators</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Campus Accessibility: Photographic Overview



Parking Lot



Parking Lot



Parking Lot



Parking Lot



Typical Restroom



Typical Restroom





Drinking Fountain



Elevator Cab

The table below is intended to be used as a general reference guide to help differentiate the orders of magnitude between some of the more commonly observed accessibility issues. The table is not intended to be all-inclusive, and boxes checked in the tables above do not necessarily mean those specific problems or shortcomings cited as examples below exist at the subject buildings and sites. Reference the photos above and/or *Key Findings* section for visuals and/or more specifics about the subject site conditions.

Reference Guide			
	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Parking</b>	<ul style="list-style-type: none"> <li>- Needs full reconstruction</li> <li>- Excessive slopes over 3% require major re-grading</li> <li>- No level locations to add required spaces</li> </ul>	<ul style="list-style-type: none"> <li>- No or non-compliant curb cuts</li> <li>- Moderate difficulty to add required accessible spaces</li> <li>- Slopes close to compliant</li> </ul>	<ul style="list-style-type: none"> <li>- Painting of markings needed</li> <li>- Signage height non-compliant</li> <li>- Signage missing</li> </ul>
<b>Exterior Path of Travel</b>	<ul style="list-style-type: none"> <li>- Large areas of sidewalks with excessive slopes</li> <li>- No ramp when needed</li> <li>- Ramps with excessive slopes</li> </ul>	<ul style="list-style-type: none"> <li>- Ramps need rails</li> <li>- Ramps need rail extensions</li> <li>- Need significant # of lever handles</li> <li>- All or most entrance door exterior maneuvering clearance areas with excessive slopes</li> </ul>	<ul style="list-style-type: none"> <li>- One entrance door exterior maneuvering clearance area with excessive slope</li> <li>- A few door knobs instead of lever handles</li> <li>- Non-compliant signage</li> </ul>
<b>Interior Path of Travel</b>	<ul style="list-style-type: none"> <li>- All or most interior doors appear less than 32" wide</li> <li>- Corridors less than 36" wide</li> <li>- No ramp when needed</li> <li>- Ramps with excessive slopes</li> <li>- Non-compliant treads/risers at means of egress stairways</li> </ul>	<ul style="list-style-type: none"> <li>- Single height drinking fountains</li> <li>- Drinking fountain too high or protrudes into accessible route</li> <li>- Ramps need rails</li> <li>- Ramps need rail extensions</li> <li>- Need significant # of lever handles</li> <li>- Non-compliant rail extensions at egress stairways</li> <li>- All/most door thresholds high</li> </ul>	<ul style="list-style-type: none"> <li>- One door threshold too high</li> <li>- A few door knobs instead of lever handles</li> <li>- Non-compliant door pressures</li> <li>- Non-compliant signage</li> <li>- Switches not within reach range</li> </ul>

## Reference Guide

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Public Use Restrooms</b>	<ul style="list-style-type: none"> <li>- No ADA RR on each accessible floor</li> <li>- Restroom(s) too small</li> <li>- Entire restroom(s) requires renovation</li> <li>- Water closet clearance requires moving walls</li> </ul>	<ul style="list-style-type: none"> <li>- Interior doors appear less than 32" wide</li> <li>- Missing or non-compliant grab bars</li> <li>- Easily fixable clearance issues</li> </ul>	<ul style="list-style-type: none"> <li>- Minor height adjustments required</li> <li>- Non-compliant door pressures</li> <li>- Missing a visual strobe (only required if audible fire alarm already present)</li> <li>- Missing lavatory pipe wraps</li> <li>- Signage not compliant</li> </ul>
<b>Elevators</b>	<ul style="list-style-type: none"> <li>- No elevator present when required</li> <li>- Elevator cab too small</li> </ul>	<ul style="list-style-type: none"> <li>- Panel control buttons not at compliant height</li> <li>- No hands-free emergency communication system</li> <li>- Elevator only has mechanical stops</li> </ul>	<ul style="list-style-type: none"> <li>- Audible/visual signals at every floor may be lacking</li> <li>- Minor signage / Braille issues</li> </ul>
<b>Kitchens/Kitchenettes</b>	<ul style="list-style-type: none"> <li>- Clear space for each appliance not present</li> <li>- Clearance between opposing counters too narrow</li> </ul>	<ul style="list-style-type: none"> <li>- Sink and counter too high</li> <li>- Sink knee and toe clearance not provided where required (built-in)</li> <li>- Less than 50% of cabinetry within reach range</li> </ul>	<ul style="list-style-type: none"> <li>- Dispensers not within reach range</li> <li>- Switches not within reach range</li> <li>- Missing sink pipe wraps if knee and toe clearance required</li> </ul>



## 8. Purpose and Scope

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### 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	
<b>Excellent</b>	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.
<b>Good</b>	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.
<b>Fair</b>	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.
<b>Poor</b>	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.
<b>Failed</b>	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
<b>Not Applicable</b>	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.

## 9. Opinions of Probable Costs

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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.

## 10. Certification

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City of Montebello (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Transportation Facility, 400 South Taylor Avenue, Montebello California 90640, 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 on behalf of and exclusively for the use of the Client for the purpose stated within the *Purpose and Scope* section of this report. The report, or any excerpt thereof, shall not be used by any party other than the Client or for any other purpose than that specifically stated in our agreement or within the *Purpose and Scope* section of this report without the express written consent of Bureau Veritas.

Any reuse or distribution of this report without such consent shall be at the Client and the recipient's sole risk, without liability to Bureau Veritas.

**Prepared by:** Mouaz Alrayes  
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## 11. Appendices

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- Appendix A: Photographic Record
- Appendix B: Site Plan
- Appendix C: Pre-Survey Questionnaire
- Appendix D: Component Condition Report
- Appendix E: Replacement Reserves
- Appendix F: Equipment Inventory List



**Appendix A:**  
Photographic Record

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1 COVER PHOTO



2 ADMINISTRATION OFFICE FRONT ELEVATION



3 ADMINISTRATION OFFICE RIGHT ELEVATION



4 ADMINISTRATION OFFICE LEFT ELEVATION



5 ADMINISTRATION OFFICE REAR ELEVATION



6 BUILDING 311 FRONT ELEVATION



7 BUILDING 311 RIGHT ELEVATION



8 BUILDING 311 LEFT ELEVATION



9 COMMUNICATION BUILDING EXTERIOR



10 MAINTENANCE SHOP EXTERIOR



11 MAINTENANCE SHOP EXTERIOR



12 WAREHOUSE EXTERIOR



13	STORAGE SHED STRUCTURE
----	------------------------



14	FUEL BUILDING/BUS WASH
----	------------------------



15	FUEL BUILDING/BUS WASH
----	------------------------



16	FUEL BUILDING/BUS WASH
----	------------------------



17	GARAGE EXTERIOR
----	-----------------



18	GARAGE\BUS PARKING GATE
----	-------------------------





19	BUS PARKING\ PARKING STRUCTURE UPPER LEVEL
----	--



20	BUS PARKING\ PARKING STRUCTURE UPPER LEVEL
----	--



21	PARKING STRUCTURE LOWER LEVEL GATES
----	-------------------------------------



22	PARKING STRUCTURE LOWER LEVEL
----	-------------------------------



23	PARKING STRUCTURE LOWER LEVEL
----	-------------------------------



24	FRONT PARKING LOT
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25 BUILDING 311 PARKING LOT



26 BUILDING 311 PARKING LOT- EAST ELEVATION GATE



27 ROOF



28 ROOF



29 ROOF SKYLIGHT



30 ROOF, METAL





31	PACKAGED UNIT (RTU)
----	---------------------



32	PACKAGED UNIT (RTU)
----	---------------------



33	CONDENSING UNIT\REMOTE CHILLER
----	--------------------------------



34	PACKAGED HEAT PUMP
----	--------------------



35	HVAC BOILER (BUILDING 311)
----	----------------------------



36	AIR HANDLER (AHU) - (BUILDING 311)
----	------------------------------------



37	ADMINISTRATION OFFICE BUILDING WATER HEATER
----	---



38	SHOP- INSTANT WATER HEATER
----	----------------------------



39	BUILDING 311 WATER HEATER
----	---------------------------



40	WAREHOUSE WATER HEATER
----	------------------------



41	MAIN SWITCHBOARD (MAINTENANCE SHOP)
----	-------------------------------------



42	MOTOR CONTROL CENTER
----	----------------------



43	EMERGENCY GENERATOR
----	---------------------



44	AUTOMATIC TRANSFER SWITCH (ATS)
----	---------------------------------



45	FIRE ALARM CONTROL PANEL
----	--------------------------



46	ANNUNCIATION ALARM PANEL
----	--------------------------



47	ELEVATOR CAB-MAIN OFFICE BUILDING
----	-----------------------------------



48	ELEVATOR, HYDRAULIC
----	---------------------





49

MAINTENANCE SHOP



50

MAINTENANCE SHOP



51

WAREHOUSE



52

WAREHOUSE



53

ADMINISTRATION OFFICE-  
RECEPTION



54

ADMINISTRATION OFFICE



55 ADMINISTRATION OFFICE



56 ADMINISTRATION OFFICE



57 BUILDING 311 BREAK ROOM



58 SHOP BREAK ROOM



59 TYPICAL RESTROOM



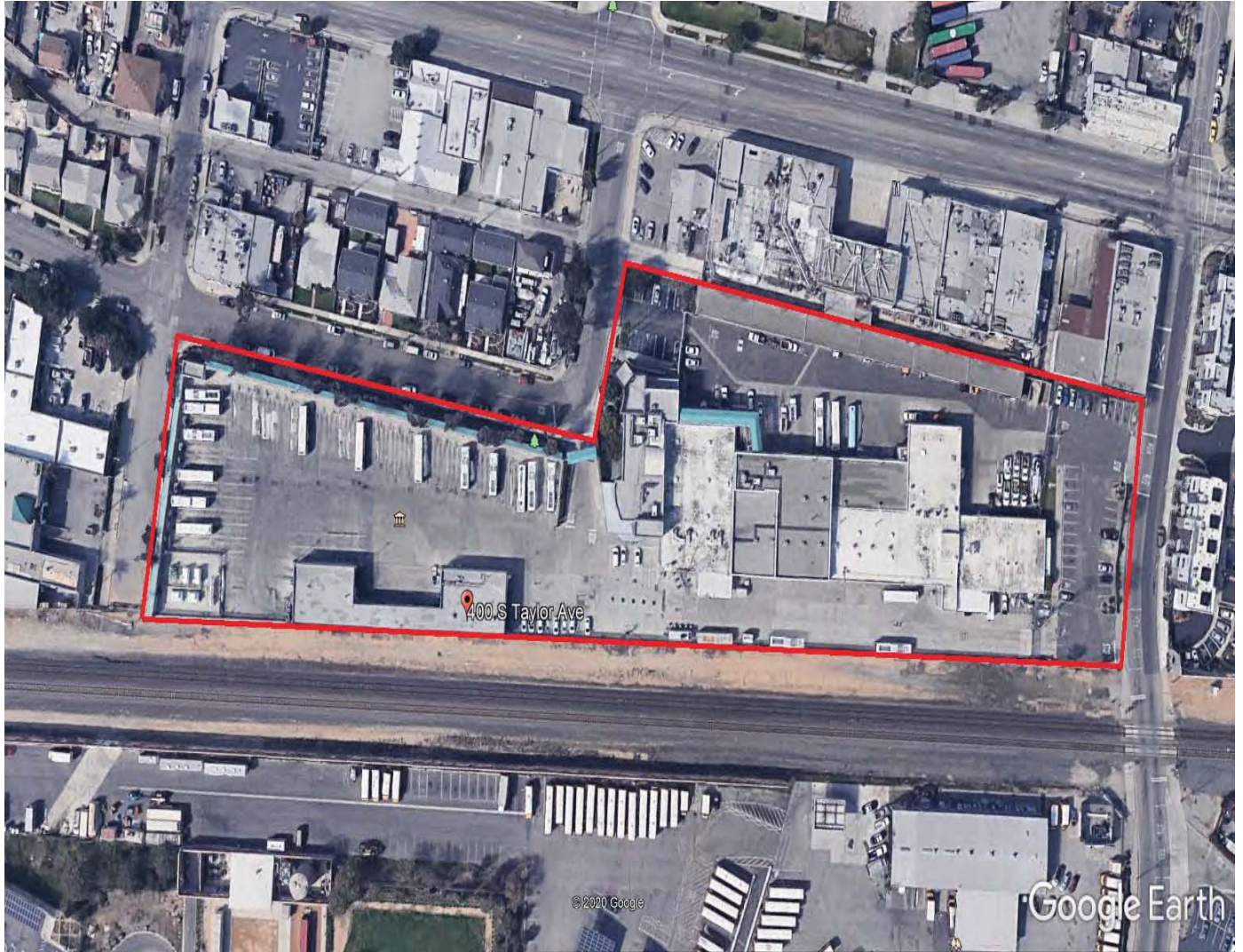
60 TYPICAL RESTROOM



**Appendix B:**  
Site Plan

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# Site Plan



	<b>Project Number</b>	<b>Project Name</b>	
	142318.20R000-020.354	Transportation Facility	
	<b>Source</b>	<b>On-Site Date</b>	
	Google	May 12, 2020	

**Appendix C:**  
Pre-Survey Questionnaire

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A PRE-SURVEY QUESTIONNAIRE WAS NOT RECEIVED

**Appendix D:**  
Component Condition Report

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**Component Condition Report | Transportation Facility / Administration Building, Warehouse & Maintenance Shop**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	All Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	23,800 SF	7	1832509
B2010	Office Building exterior	Fair	Exterior Wall, Aluminum/Metal Siding, 1-2 Stories	1,400 SF	25	1832649
B2010	Office Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	8,600 SF	7	1832613
B2020	Building 311	Fair	Window, 24 SF	14	6	1832722
B2020	Building 311 Entrance	Fair	Storefront, Metal-Framed 3' x 7' Swinging Door Only	1	6	1832716
B2020	Building 311 Entrance	Fair	Storefront, Metal-Framed 3' x 7' Swinging Door Only	1	6	1832675
B2020	Building 311	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	2	6	1832505
B2020	Building 311 Entrance	Fair	Storefront, Metal-Framed 3' x 7' Swinging Door Only	1	6	1832693
B2020	Main Office Building	Fair	Window, 24 SF	5	6	1832660
B2020	Building 311 Entrance	Fair	Storefront, Metal-Framed Windows w/out Door(s)	180 SF	6	1832514
B2020	Building 311 Entrance	Fair	Storefront, Metal-Framed 3' x 7' Swinging Door Only	1	6	1832684
B2020	Maintenance Shop	Fair	Window, 24 SF	9	6	1832665
B2020	Building 311 Entrance	Fair	Storefront, Metal-Framed 3' x 7' Swinging Door Only	1	6	1832714
B2020	Main Office Building	Fair	Window, 12 SF	36	6	1832639
B2020	Warehouse	Fair	Window, 12 SF	4	15	1832711
B2050	Maintenance Shop	Fair	Exterior Door, Steel	5	16	1832619
B2050	Maintenance Shop	Fair	Overhead/Dock Door, 288 SF	5	10	1832494
B2050	Body Shop	Fair	Overhead/Dock Door, 144 SF	2	16	1832512
B2050	Warehouse	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	1	10	1832506
B2050	Main Office Building	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	1	10	1832650
B2050	Communication Building	Fair	Overhead/Dock Door, 144 SF	1	13	1832717
B2050	311 Building Warehouse	Fair	Overhead/Dock Door, 144 SF	1	15	1832556
B2050	Maintenance Shop	Fair	Overhead/Dock Door, 288 SF	1	11	1832643
B2050	Communication Building	Fair	Exterior Door, Steel	1	16	1832527
B2050	Main Office Building	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	2	15	1832653
B2050	Communication Building	Fair	Overhead/Dock Door, 144 SF	1	13	1832497
B2050	Main Office Building-2nd Floor	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	2	6	1832715
B2050	Maintenance Shop	Fair	Overhead/Dock Door, 144 SF	8	15	1832697
B2050	Building 311	Fair	Exterior Door, Steel	7	16	1832718
B2050	Warehouse	Fair	Overhead/Dock Door, 144 SF	2	6	1832575
<b>Roofing</b>						
B3010	Walkway & Entrance Metal Roofs	Fair	Roof, Metal	3,200 SF	16	1832523
B3010	Roof-Communication/WH Building	Fair	Roof, Modified Bituminous	9,200 SF	9	1832614
B3010	Shed	Fair	Roof, Modified Bituminous	8,500 SF	10	1832520
B3010	Roof-Maintenance Shop/Offices	Fair	Roof, Modified Bituminous	3,000 SF	9	1832533
B3010	Roof-Maintenance Shop/311 WH	Fair	Roof, Modified Bituminous	12,800 SF	9	1832569
B3010	Main Office Roof	Fair	Roof, Modified Bituminous	6,200 SF	9	1832563
B3010	Roof-311 Offices	Fair	Roof, Modified Bituminous	5,500 SF	10	1832541
B3060	Roof-Maintenance Shop/311 WH	Fair	Roof Skylight, per unit (9-20 SF)	2	6	1832676
B3060	Main Office Roof	Fair	Roof Skylight, per SF of glazing	650 SF	8	1832496
<b>Interiors</b>						
C1070	Maintenance Shop 2nd Floor	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	680 SF	7	1832561

Component Condition Report | Transportation Facility / Administration Building, Warehouse & Maintenance Shop

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1070	Maintenance Shop Offices	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	420 SF	15	1832577
C1070	Main Office Building-2nd Floor	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	10,200 SF	18	1832628
C1070	Warehouse	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	360 SF	18	1832701
C1070	Throughout Main Office Building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	8,800 SF	16	1832593
C1070	Building 311	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	5,500 SF	12	1832725
C1090	Building 311-Lockers	Fair	Toilet Partitions, Metal	4	10	1832679
C1090	Main Office Building-2nd Floor Restrooms	Fair	Toilet Partitions, Metal	3	8	1832610
C1090	Maintenance Shop Restrooms	Fair	Toilet Partitions, Metal	2	15	1832562
C1090	Building 311-Restrooms	Fair	Toilet Partitions, Metal	2	10	1832568
C1090	Main Office Building Restrooms	Fair	Toilet Partitions, Metal	6	10	1832666
C2010	Main Office Building Gym Restroom	Fair	Interior Wall Finish, Ceramic Tile	180 SF	29	1832542
C2010	Building 311	Fair	Interior Wall Finish, any surface, Prep & Paint	12,100 SF	7	1832599
C2010	Maintenance Shop Restrooms	Fair	Interior Wall Finish, Ceramic Tile	620 SF	16	1832632
C2010	Main Office Building	Fair	Interior Wall Finish, any surface, Prep & Paint	26,500 SF	7	1832606
C2010	Main Office Building Restrooms-1st Floor	Fair	Interior Wall Finish, Ceramic Tile	2,100 SF	28	1832664
C2010	Building 311-Lockers	Fair	Interior Wall Finish, Ceramic Tile	860 SF	16	1832499
C2010	Maintenance Shop	Fair	Interior Wall Finish, any surface, Prep & Paint	6,800 SF	6	1832652
C2010	Warehouse	Fair	Interior Wall Finish, any surface, Prep & Paint	12,200 SF	3	1832737
C2010	Maintenance Shop 2nd Floor-Restroom	Fair	Interior Wall Finish, Ceramic Tile	260 SF	20	1832626
C2010	Main Office Building-2nd Floor Restrooms	Fair	Interior Wall Finish, Ceramic Tile	780 SF	18	1832526
C2010	Building 311-Restrooms	Fair	Interior Wall Finish, Ceramic Tile	600 SF	16	1832521
C2030	Building 311-Lockers	Fair	Interior Floor Finish, Ceramic Tile	450 SF	16	1832546
C2030	Warehouse	Fair	Interior Floor Finish, any surface w/ Elastomeric Coating, Prep & Paint	6,800 SF	7	1832500
C2030	Maintenance Shop 2nd Floor-Restroom	Fair	Interior Floor Finish, any surface w/ Elastomeric Coating, Prep & Paint	65 SF	3	1832590
C2030	Main Office Building Gym Restroom	Fair	Interior Floor Finish, Ceramic Tile	60 SF	29	1832550
C2030	Maintenance Shop 2nd Floor	Fair	Interior Floor Finish, Carpet Commercial Standard	210 SF	7	1832525
C2030	Building 311	Fair	Interior Floor Finish, Vinyl Tile (VCT)	4,550 SF	6	1832565
C2030	Main Office Building-Copier Room	Fair	Interior Floor Finish, Vinyl Tile (VCT)	160 SF	9	1832734
C2030	Throughout Main Office Building	Good	Interior Floor Finish, Ceramic Tile	5,600 SF	35	1832627
C2030	Main Office Building Training Room	Fair	Interior Floor Finish, Vinyl Tile (VCT)	140 SF	9	1832555
C2030	Main Office Building Gym	Fair	Interior Floor Finish, Rubber Tile	680 SF	11	1832574
C2030	Building 311-Offices	Fair	Interior Floor Finish, Carpet Commercial Standard	180 SF	7	1832504
C2030	Main Office Building Offices	Fair	Interior Floor Finish, Carpet Commercial Standard	2,100 SF	7	1832592
C2030	Maintenance Shop 2nd Floor	Fair	Interior Floor Finish, Vinyl Tile (VCT)	850 SF	10	1832660
C2030	Main Office Building Restrooms-1st Floor	Fair	Interior Floor Finish, Ceramic Tile	680 SF	18	1832576
C2030	Main Office Building-2nd Floor Restrooms	Fair	Interior Floor Finish, Ceramic Tile	260 SF	18	1832657
C2030	Maintenance Shop Restrooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	140 SF	5	1832671
C2030	Warehouse	Fair	Interior Floor Finish, Vinyl Tile (VCT)	360 SF	5	1832699
C2030	Building 311-Restrooms	Fair	Interior Floor Finish, Ceramic Tile	150 SF	16	1832565
C2030	Main Office Building-2nd Floor	Fair	Interior Floor Finish, Carpet Commercial Standard	5,200 SF	7	1832667
C2030	Maintenance Shop Offices	Fair	Interior Floor Finish, Vinyl Tile (VCT)	420 SF	6	1832740
C2030	Maintenance Shop Restrooms	Fair	Interior Floor Finish, any surface w/ Elastomeric Coating, Prep & Paint	520 SF	7	1832695
<b>Elevators</b>						
D1010	Main Office Building	Fair	Elevator Cab Finishes, Standard w/ Stainless Steel Doors	1	7	1832712



Component Condition Report | Transportation Facility / Administration Building, Warehouse & Maintenance Shop

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D1010	Main Office Building	Fair	Elevator, 25 HP, Renovate	1	16	1832644
<b>Plumbing</b>						
D2010	Main Office Building Gym Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	18	1832549
D2010	Main Office Building Restrooms-1st Floor	Fair	Urinal, GPF	4	18	1832553
D2010	Maintenance Shop Restrooms	Fair	Toilet, GPF	2	18	1832739
D2010	Main Office Building	Fair	Water Heater, 100 GAL	1	8	1832661
D2010	Shop 2nd floor	Fair	Water Heater, Gas, Tankless, 6.5 to 9.5 GPM	1	8	1832569
D2010	Maintenance Shop 2nd Floor-Restroom	Fair	Toilet, GPF	1	16	1832601
D2010	Building 311	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	5,500 SF	16	1833772
D2010	Main Office Building Restrooms-1st Floor	Fair	Toilet, GPF	6	18	1832617
D2010	Main Office Building Gym Restroom	Fair	Urinal, Standard	1	18	1832495
D2010	Maintenance Shop Restrooms	Fair	Urinal, GPF	2	16	1832706
D2010	Building 311 Boiler Room	Good	Water Heater, 50 GAL	1	12	1832705
D2010	Building 311-Lockers	Fair	Toilet, GPF	4	16	1832571
D2010	Building 311-Restrooms	Fair	Toilet, GPF	2	16	1832702
D2010	Main Office Building-2nd Floor Restrooms	Fair	Toilet, GPF	3	18	1832528
D2010	311 Building Warehouse	Fair	Water Heater, Electric, Residential, 30 to 52 GAL	1	9	1832710
D2010	Main Office Building Gym Restroom	Fair	Toilet, Commercial Water Closet	1	19	1832683
D2010	Building 311-Lockers	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	16	1832713
D2010	Maintenance Shop 2nd Floor	Fair	Drinking Fountain, Floor-Mounted, Interior Basic	1	6	1832692
D2010	Main Office Building-2nd Floor Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	18	1832547
D2010	Main Office Building-2nd Floor Restrooms	Fair	Urinal, GPF	1	18	1832721
D2010	Main Office Building Restrooms-1st Floor	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	7	18	1832611
D2010	Building 311-Restrooms	Fair	Urinal, GPF	1	16	1832700
D2010	Maintenance Shop 2nd Floor-Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	16	1832727
D2010	Building 311-Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	11	1832730
D2010	Main Office Building	Fair	Drinking Fountain, Floor-Mounted, Interior Basic	2	5	1832621
D2010	Building 311-Lockers	Fair	Urinal, GPF	2	16	1832735
D2010	Main Office Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (INCL fixtures)	15,000 SF	23	1833771
D2010	Building 311 Boiler Room	Fair	Domestic Circulation/Booster Pump, 3 HP	1	7	1832560
D2010	Maintenance Shop Restrooms	Fair	Sink/Lavatory, Pedestal, Vitreous China	1	15	1832638
D2010	Maintenance Shop 2nd Floor-Restroom	Fair	Urinal, GPF	1	16	1832743
<b>HVAC</b>						
D3020	Building 311 Boiler Room	Fair	Boiler, 670 MBH	1	18	1832618
D3020	Maintenance Shop	Fair	Unit Heater, 6 kW	8	15	1832558
D3020	Maintenance Shop	Fair	Infrared Heater, 80 MBH	8	3	1832742
D3020	Building 311-Lockers	Fair	Unit Heater, Hydronic, 12 MBH	1	3	1832623
D3020	Building 311 Boiler Room	Fair	Expansion Tank, 100 GAL	1	16	1832612
D3030	Roof-Maintenance Shop/311 WH	Fair	Condensing Unit/Heat Pump, 3 TON	1	3	1832545
D3030	Roof-Communication/WH Building	Fair	Packaged Heat Pump, 5 TON	1	8	1832534
D3030	Roof-311 Offices	Fair	Condensing Unit/Remote Chiller, 20 TON	1	3	1832532
D3030	Main Office Roof	Fair	Condensing Unit/Heat Pump, 3 TON	1	4	1832603
D3030	Main Office Building Observation Deck	Fair	Air Conditioner, Window/Thru-Wall, 1 Ton	1	6	1832641
D3030	Roof-Communication/WH Building	Fair	Packaged Heat Pump, 5 TON	1	8	1832652

Component Condition Report | Transportation Facility / Administration Building, Warehouse & Maintenance Shop

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Roof-Communication/WH Building	Fair	packaged Heat Pump, 5 TON	1	8	1832595
D3030	Roof-Maintenance Shop/Offices	Fair	Evaporative Cooler, 18,000 CFM, 2 to 3 HP	1	3	1832580
D3030	Communication Room	Fair	Air Conditioner, Window/Thru-Wall, 1 Ton	1	7	1832696
D3030	Main Office Roof-Elevator Room	Fair	Air Conditioner, Window/Thru-Wall, 1 Ton	1	4	1832602
D3030	Communication Room	Fair	Air Conditioner, Window/Thru-Wall, 1 Ton	1	7	1832694
D3030	Roof-Communication/WH Building	Fair	Packaged Heat Pump, 5 TON	1	8	1832557
D3030	Communication Room	Fair	Air Conditioner, Window/Thru-Wall, 1 Ton	1	7	1832673
D3050	Body Shop Electrical Room	Fair	Air Handler (AHU), Interior, 8,000 CFM [AH-1]	1	6	1832605
D3050	Roof-Maintenance Shop/Offices	Fair	Packaged Unit (RTU), 5 TON	1	4	1832685
D3050	Main Office Roof	Fair	Packaged Unit (RTU), 10 TON [AC#5]	1	4	1832516
D3050	Office Roof	Fair	Packaged Unit (RTU), 10 TON [AC#2]	1	4	1832732
D3050	Office Roof	Fair	Packaged Unit (RTU), 10 TON [AC#1]	1	4	1832529
D3050	Office Roof	Fair	Packaged Unit (RTU), 12.5 TON [AC#3]	1	4	1832522
D3050	Office Roof	Fair	Packaged Unit (RTU), 10 TON [AC#4]	1	4	1832537
D3050	Roof-Maintenance Shop/Offices	Fair	Packaged Unit (RTU), 4 TON	1	4	1832723
D3060	Roof-Maintenance Shop/Offices	Fair	Exhaust Fan, 2900 CFM [EF-7]	1	12	1832637
D3060	Roof-Maintenance Shop/311 WH	Fair	Exhaust Fan, 2300 CFM [EF-3]	1	12	1832736
D3060	Maintenance Shop	Fair	Exhaust Fan, Vehicle Exhaust System	11	13	1832728
D3060	Roof-Maintenance Shop/Offices	Fair	Exhaust Fan, 2900 CFM [EF-8]	1	12	1832688
D3060	Roof-Maintenance Shop/Offices	Fair	Exhaust Fan, 2900 CFM [EF-6]	1	12	1832658
D3060	Roof-Maintenance Shop/Offices	Fair	Exhaust Fan, 3400 CFM [EF-10]	1	12	1832677
D3060	Roof-Communication/WH Building	Fair	Exhaust Fan, 2000 CFM	1	10	1832573
D3060	Roof-Maintenance Shop/311 WH	Fair	Exhaust Fan, 2300 CFM [EF-4]	1	12	1832703
D3060	Roof-Maintenance Shop/311 WH	Fair	Exhaust Fan, 4400 CFM [EF-2]	1	12	1832570
D3060	Roof-Communication/WH Building	Fair	Exhaust Fan, 2000 CFM	1	10	1832568
D3060	Roof-Maintenance Shop/Offices	Fair	Exhaust Fan, 3400 CFM [EF-9]	1	12	1832736
D3060	Roof-Maintenance Shop/311 WH	Fair	Exhaust Fan, 2700 CFM [EF-13]	1	12	1832645
D3060	Roof-Communication/WH Building	Fair	Exhaust Fan, 2000 CFM	1	10	1832654
D3060	Roof-Maintenance Shop/311 WH	Fair	Exhaust Fan, 2700 CFM [No tag/plate found]	1	12	1832550
D3060	Roof-Maintenance Shop/311 WH	Fair	Exhaust Fan, 2700 CFM [No tag/plate found]	1	12	1832531
D3060	Roof-Maintenance Shop/311 WH	Fair	Exhaust Fan, 2700 CFM [No tag/plate found]	1	12	1832559
D3060	Roof-Communication/WH Building	Fair	Exhaust Fan, 2000 CFM	1	10	1832596
D3060	Roof-Communication/WH Building	Fair	Exhaust Fan, 2000 CFM	1	10	1832548
D3060	Roof-Maintenance Shop/311 WH	Fair	Exhaust Fan, 2300 CFM [EF-5]	1	12	1832622
D3060	Roof-Communication/WH Building	Fair	Exhaust Fan, 2000 CFM	1	10	1832516
D3060	Roof-Communication/WH Building	Fair	Exhaust Fan, 2000 CFM	1	10	1832488
D3060	Roof-Maintenance Shop/Offices	Fair	Exhaust Fan, 2900 CFM [No tag/plate found]	1	12	1832708
D3060	Roof-Maintenance Shop/Offices	Fair	Exhaust Fan, 2900 CFM [EF-12]	1	12	1832646
D3060	Roof-Communication/WH Building	Fair	Exhaust Fan, 2000 CFM	1	10	1832631
D3060	Roof-Maintenance Shop/311 WH	Fair	Exhaust Fan, 2750 CFM [EF-14]	1	12	1832598
D3060	Roof-Maintenance Shop/311 WH	Fair	Air Supply Fan, Roof or Wall Mounted, 3000 CFM	1	10	1832630
D3060	Main Office Roof	Fair	Exhaust Fan, 2000 CFM	1	10	1832608
D3060	Roof-Maintenance Shop/311 WH	Fair	Exhaust Fan, 2200 CFM [EF-1]	1	12	1832640
D3060	Roof-Communication/WH Building	Fair	Exhaust Fan, 2000 CFM	1	10	1832501

Component Condition Report | Transportation Facility / Administration Building, Warehouse & Maintenance Shop

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof/Maintenance Shop/Offices	Fair	Exhaust Fan, 2900 CFM [EF-11]	1	12	1832689
D3060	Roof-311 Offices	Fair	Exhaust Fan, 500 CFM	5	3	1832564
D3060	Roof-Maintenance Shop/Offices	Fair	Exhaust Fan, 2900 CFM [No tag/plate found]	1	12	1832678
D3060	Roof-Maintenance Shop/311 WH	Fair	Exhaust Fan, 2700 CFM [No tag/plate found]	1	12	1832655
D3060	Roof-Maintenance Shop/311 WH	Fair	Exhaust Fan, Roof or Wall Mounted, 2,001 to 5,000 CFM [No tag/plate found]	1	12	1832672
<b>Electrical</b>						
D5010	Maintenance Shop	Fair	Transfer Switch, Automatic (ATS), 400 Amp	1	8	1832674
D5020	Building 311	Fair	Full Electrical System Upgrade, Medium Density/Complexity	5,500 SF	23	1833773
D5020	Maintenance Shop	Fair	Building/Main Switchboard, 2500 AMP	1	16	1832558
D5020	Maintenance Shop	Fair	Secondary Transformer, 225 kVA	1	6	1832642
D5020	Warehouse	Fair	Full Electrical System Upgrade, Medium Density/Complexity	6,800 SF	17	1833775
D5020	Main Office Building Electrical Room	Fair	Secondary Transformer, 800 kVA	1	18	1832566
D5020	Body Shop Electrical Room	Fair	Secondary Transformer, 75 kVA	1	9	1832656
D5020	Body Shop Electrical Room	Fair	Motor Control Center w/ Main Breaker, 800 AMP [MC-2]	1	6	1832561
D5020	311 Building Exterior	Fair	Secondary Transformer, 30 kVA	1	9	1832517
D5020	Body Shop Electrical Room	Fair	Secondary Transformer, 75 kVA	1	9	1832719
D5020	Maintenance Shop	Fair	Building/Main Switchboard, 600 AMP	1	16	1832696
D5020	Main Office Building	Fair	Full Electrical System Upgrade, Medium Density/Complexity	15,000 SF	17	1833774
D5020	Body Shop Electrical Room	Fair	Building/Main Switchboard, 800 AMP	1	16	1832635
D5020	Main Office Building Electrical Room	Fair	Building/Main Switchboard, 800 AMP	1	16	1832508
D5020	311 Building Warehouse	Fair	Building/Main Switchboard, 400 AMP	1	16	1832668
D5040	Maintenance Shop	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	12	5	1832597
D5040	Storage Shed	Fair	Lighting System, Interior, Low Density & Standard Fixtures	8,500 SF	14	1832687
D5040	Storage Shed	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	7	3	1832555
D5040	Building 311	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	6	8	1832731
D5040	Warehouse	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	6,800 SF	8	1832578
D5040	Main Office Building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	15,000 SF	12	1832536
D5040	Maintenance Shop	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	8,200 SF	4	1832620
D5040	Building 311	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	5,500 SF	5	1832648
<b>Equipment/Special</b>						
E1030	Building 311	Fair	Commercial Kitchen, Ice-maker, Freestanding	1	7	1832566
E1040	Maintenance Shop Restrooms	Fair	Sink, Laboratory, Stainless Steel	2	15	1832581
E2010	Main Office Building Training Room	Fair	Kitchen Cabinetry, Stock Hardwood	12 LF	14	1832624
E2010	Building 311	Fair	Kitchen Cabinetry, Stock Hardwood	12 LF	11	1832579
E2010	Main Office Building-2nd Floor Break Room	Fair	Kitchen Cabinetry, Stock Hardwood	14 LF	15	1832519
E2010	Maintenance Shop 2nd Floor	Fair	Kitchen Cabinetry, Stock Hardwood	10 LF	13	1832552
E2010	Maintenance Shop Breakroom	Fair	Kitchen Cabinetry, Stock Hardwood	9 LF	12	1832669
E2010	Main Office Building Training Room	Fair	Kitchen Cabinetry, Stock Hardwood	12 LF	14	1832709
F1020	Storage Shed	Fair	Ancillary Building, Steel, Pre-Engineered	8,500 SF	25	1832609
<b>Site</b>						
G2060	Parking Structure Lower Level	Fair	Fences & Gates, Wrought Iron, 4' High	350 LF	28	1832572
G2060	Front-Main Office	Fair	Fences & Gates, Wrought Iron, 4' High	50 LF	26	1832651
G4050	Bus Yard Parking Structure	Fair	Pole Light, Multi-Fixture, Exterior, 135 to 1000 W HID (Fixture, Ballast, & Lamp)	14	4	1832607

Fire Protection

**Component Condition Report | Transportation Facility / Administration Building, Warehouse & Maintenance Shop**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4010	Main Office Building	Fair	Sprinkler Heads (per SF)	15,000 SF	15	1832510
<b>Electronic Safety &amp; Security</b>						
D7010	Parking Structure Lower Level	Fair	Vehicle Control Gate w/ Controller	2	6	1832559
D7030	All buildings	Fair	Security/Surveillance System, Cameras and CCTV	57,300 SF	9	1832511
D7050	Building 311	Fair	Annunciator Alarm Panel	1	5	1832629
D7050	Main Office Building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	15,000 SF	3	1832691
D7050	Building 311	Fair	Fire Alarm System, Standard Addressable, Install	5,500 SF	3	1832726
D7050	Maintenance Shop Offices	Fair	Fire Alarm Control Panel, Basic/Zoned	1	8	1832707
<b>Follow-up Studies</b>						
P2030	Warehouse	Poor	Engineer, Structural, Superstructure, Evaluate/Report	1	0	1832662

**Component Condition Report | Transportation Facility / Fueling Station & Bus Wash Building**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2050	Fueling Station	Fair	Exterior Door, Steel	4	16	1832600
<b>Roofing</b>						
B3010	Car Wash	Fair	Roof, Modified Bituminous	8,000 SF	12	1832513
<b>Interiors</b>						
C1070	Fueling Station Office	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	160 SF	5	1832503
<b>Plumbing</b>						
D2010	Bus Wash & Fueling Station	Fair	Plumbing System, Supply & Sanitary, Medium Density (INCL fixtures)	8,000 SF	18	1832522
D2010	Fueling Station	Fair	Water Heater, Electric, Residential, 15 GAL	1	10	1832616
<b>HVAC</b>						
D3030	Fueling Station Office	Fair	Ductless Split System, Single Zone, 0.75 to 1 Ton	1	7	1832594
D3060	Fueling Station	Fair	Exhaust Fan, Industrial Dust Collection, Up to 12,000 CFM	1	17	1832670
<b>Electrical</b>						
D5020	Bus Wash	Fair	Motor Control Center w/ Main Breaker, 800 AMP	1	6	1832690
D5020	Bus Wash	Fair	Full Electrical System Upgrade, Medium Density/Complexity	8,000 SF	18	1832533
D5040	Bus Wash	Good	Lighting System, Interior, Medium Density & Standard Fixtures	1,400 SF	18	1832636
D5040	Chassis Wash	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	1,400 SF	3	1832554
D5040	Fueling Station	Good	Lighting System, Interior, Low Density & Standard Fixtures	3,400 SF	18	1832659
<b>Equipment/Special</b>						
E1040	Fueling Station	Fair	Sink, Laboratory, Stainless Steel w/ Drainboard	1	19	1832615
<b>Utilities</b>						
G3060	Fueling Station	Fair	Fuel Pump/Dispenser, Gasoline	1	8	1832724
G3060	Fueling Station	Fair	Fuel Pump/Dispenser, Gasoline	1	8	1832681
G3060	Fueling Station	Fair	Fuel Pump/Dispenser, Gasoline	1	11	1832625
G3060	Fueling Station	Fair	Fuel Pump/Dispenser, Gasoline	1	11	1832551
<b>Fire Protection</b>						
D4010	Fueling Station	Fair	Sprinkler Heads (per-SF), Full Retrofit, Medium Density/Complexity	3,400 SF	15	1887167

**Component Condition Report | Transportation Facility / Parking Structure**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						

Component Condition Report | Transportation Facility / Parking Structure

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2050	Main Garage Entrance	Fair	Overhead/Dock Door, 400 SF	1	12	1832704
<b>Electrical</b>						
D5020	Parking Structure Lower Level	Fair	Full Electrical System Upgrade, Medium Density/Complexity	82,000 SF	16	1832531
D5040	Parking Structure Lower Level	Fair	Lighting System, Interior, High Density & Standard Fixtures	82,000 SF	11	1832662
<b>Pavement</b>						
G2020	Bus Yard Parking Structure	Fair	Parking Lots, Asphalt Pavement, Stripe	73,200 SF	3	1832544
G2020	Parking Structure Lower Level	Fair	Parking Lots, Asphalt Pavement, Seal & Stripe	82,000 SF	3	1832540
G2020	Parking Structure Bus Parking	Poor	Parking Lots, Concrete Pavement, Repair	400 SF	0	1832653
<b>Fire Protection</b>						
D4010	Parking Structure Lower Level	Fair	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	82,000 SF	15	1832753

Component Condition Report | Transportation Facility / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Electrical</b>						
D5010	Site	Fair	Generator, 400 kW	1	8	1832686
D5040	Front/Visitors Parking Lot	Fair	LED Lighting Fixture, Pole Mounted, 400 W	2	4	1832687
<b>Pavement</b>						
G2020	South Elevation-Pavement	Fair	Parking Lots, Asphalt Pavement, Seal & Stripe	14,200 SF	3	1832515
G2020	Site-pavement Adjacent to Shed	Fair	Parking Lots, Asphalt Pavement, Overlay	14,200 SF	7	1832524
G2020	Maintenance Shop Exterior	Poor	Parking Lots, Concrete Pavement, Repair	60 SF	0	1832591
G2020	311 Building Parking Lot	Fair	Parking Lots, Asphalt Pavement, Mill & Overlay	15,800 SF	8	1832507
G2020	Front/Visitors Parking Lot	Fair	Parking Lots, Asphalt Pavement, Seal & Stripe	3,600 SF	2	1832683
G2020	Front/Visitors Parking Lot	Fair	Parking Lots, Asphalt Pavement, Mill & Overlay	3,600 SF	8	1832604
G2020	311 Building Parking Lot	Fair	Parking Lots, Asphalt Pavement, Seal & Stripe	15,800 SF	2	1832502
<b>Site</b>						
G2060	Site	Fair	Flagpole, Metal	1	8	1832543
G2060	South Elevation	Fair	Fences & Gates, Wrought Iron, 4' High	750 LF	26	1832720
G2060	South Elevation	Fair	Fence or Screen Walls, Concrete Block (CMU)	3,000 SF	26	1832667
G4050	311 Building Parking Lot	Fair	Pole Light, Multi-Fixture, Exterior, 135 to 1000 W HID (Fixture, Ballast, & Lamp)	3	3	1832663
<b>Electronic Safety &amp; Security</b>						
D7010	311 Building Parking Lot	Fair	Vehicle Control Gate w/ Controller	1	10	1832634
D7010	Site	Fair	Vehicle Control Gate w/ Controller	1	8	1832647
D7010	311 Building Parking Lot	Fair	Vehicle Control Gate w/ Controller	1	10	1832741
<b>Accessibility</b>						
Y1090	Throughout the Site	NA	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	1835234

**Appendix E:**  
Replacement Reserves

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Facility	Building	Interim Cost Code	ID	Cost Description	LifeSpan (EU/EA/GE)	RUL	Quantity	Unit	Cost	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate			
Transportation Facility	Administration Building	Warehouse & Maintenance Shop	C2030	182576 Interior Floor Finish, Ceramic Tile, Replace	40	22	18	SF	\$24.11	\$16,396																							\$16,396		
Transportation Facility	Administration Building	Warehouse & Maintenance Shop	C2030	182587 Interior Floor Finish, Ceramic Tile, Replace	40	22	18	SF	\$6.29	\$6,290																								\$6,290	
Transportation Facility	Administration Building	Warehouse & Maintenance Shop	C2030	182611 Interior Floor Finish, Vinyl Tile (VCT), Replace	15	10	5	140	SF	\$8.15	\$815				\$851																			\$851	
Transportation Facility	Administration Building	Warehouse & Maintenance Shop	C2030	182699 Interior Floor Finish, Vinyl Tile (VCT), Replace	15	10	5	360	SF	\$6.70	\$2,411				\$2,411																			\$2,411	
Transportation Facility	Administration Building	Warehouse & Maintenance Shop	C2030	182745 Interior Floor Finish, Vinyl Tile (VCT), Replace	15	9	6	4550	SF	\$6.70	\$30,475																							\$30,475	
Transportation Facility	Administration Building	Warehouse & Maintenance Shop	C2030	182746 Interior Floor Finish, Vinyl Tile (VCT), Replace	15	9	6	420	SF	\$6.70	\$2,813																							\$2,813	
Transportation Facility	Administration Building	Warehouse & Maintenance Shop	C2030	182734 Interior Floor Finish, Vinyl Tile (VCT), Replace	15	6	9	160	SF	\$6.15	\$984										\$984													\$984	
Transportation Facility	Administration Building	Warehouse & Maintenance Shop	C2030	182535 Interior Floor Finish, Vinyl Tile (VCT), Replace	15	6	9	140	SF	\$6.15	\$861										\$861													\$861	
Transportation Facility	Administration Building	Warehouse & Maintenance Shop	C2030	182680 Interior Floor Finish, Vinyl Tile (VCT), Replace	15	5	10	850	SF	\$6.09	\$5,099										\$5,099													\$5,099	
Transportation Facility	Administration Building	Warehouse & Maintenance Shop	C2030	182374 Interior Floor Finish, Rubber Tile, Replace	15	4	11	600	SF	\$12.06	\$8,199										\$8,199													\$8,199	
Transportation Facility	Administration Building	Warehouse & Maintenance Shop	C2030	182325 Interior Floor Finish, Carpet Commercial Standard, Replace	10	3	7	210	SF	\$10.55	\$2,210																							\$2,210	
Transportation Facility	Administration Building	Warehouse & Maintenance Shop	C2030	182504 Interior Floor Finish, Carpet Commercial Standard, Replace	10	3	7	180	SF	\$10.05	\$1,809																								\$1,809
Transportation Facility	Administration Building	Warehouse & Maintenance Shop	C2030	182592 Interior Floor Finish, Carpet Commercial Standard, Replace	10	3	7	2100	SF	\$10.05	\$21,099																								\$21,099
Transportation Facility	Administration Building	Warehouse & Maintenance Shop	C2030	182687 Interior Floor Finish, Carpet Commercial Standard, Replace	10	3	7	5000	SF	\$10.05	\$50,243																								\$50,243
Transportation Facility	Administration Building	Warehouse & Maintenance Shop	D1010	182712 Blevator Cab Finesse, Standard w/ Stainless Steel Doors, Replace	15	8	1	EA	\$12,056.04	\$12,056																									\$12,056
Transportation Facility	Administration Building	Warehouse & Maintenance Shop	D1010	182644 Blevator, 25 HP, Remove	30	14	16	1	EA	\$73,676.80	\$73,677																								\$73,677
Transportation Facility	Administration Building	Warehouse & Maintenance Shop	D010	182560 Domestic Circulation/Booster Pump, 3 HP, Replace	15	8	7	1	EA	\$6,931.76	\$6,932																								\$6,932
Transportation Facility	Administration Building	Warehouse & Maintenance Shop	D010	182961 Water Heater, 100 GAL, Replace	20	12	8	1	EA	\$29,470.32	\$29,470																								\$29,470
Transportation Facility	Administration Building	Warehouse & Maintenance Shop	D010	182569 Water Heater, Gas, Tankless, 6.5 to 9.5 GPM, Replace	15	7	8	1	EA	\$2,679.12	\$2,679																								\$2,679
Transportation Facility	Administration Building	Warehouse & Maintenance Shop	D010	182710 Water Heater, Electric, Residential, 30 to 52 GAL, Replace	15	6	9	1	EA	\$1,106.76	\$1,107																								\$1,107
Transportation Facility	Administration Building	Warehouse & Maintenance Shop	D010	182705 Water Heater, 50 GAL, Replace	15	3	12	1	EA	\$1,106.76	\$1,107																								\$1,107
Transportation Facility	Administration Building	Warehouse & Maintenance Shop	D010	182772 Pumping System, Supply & Sanitary, Medium Density (excl. Fixures), Replace	40	24	16	5000	SF	\$14.74	\$35,043																								\$35,043
Transportation Facility	Administration Building	Warehouse & Maintenance Shop	D010	182621 Drinking Fountain, Floor-Mounted, Interior Basic, Replace	15	10	5	2	EA	\$1,205.60	\$2,411																								\$2,411
Transportation Facility	Administration Building	Warehouse & Maintenance Shop	D010	182592 Drinking Fountain, Floor-Mounted, Interior Basic, Replace	15	9	6	1	EA	\$1,107.78	\$1,107																								\$1,107
Transportation Facility	Administration Building	Warehouse & Maintenance Shop	D010	182720 Sink/Lavatory, Wall-Hung, Vitroneous China, Replace	30	19	11	2	EA	\$2,009.34	\$4,019																								\$4,019
Transportation Facility	Administration Building	Warehouse & Maintenance Shop	D010	182538 Sink/Lavatory, Pedestal, Vitroneous China, Replace	30	15	11	2	EA	\$2,009.34	\$4,019																								\$4,019
Transportation Facility	Administration Building	Warehouse & Maintenance Shop	D010	182601 Toilet, GPF, Replace	30	14	16	1	EA	\$1,741.43	\$1,741																								\$1,741
Transportation Facility	Administration Building	Warehouse & Maintenance Shop	D010	182706 Urinal, GPF, Replace	30	14	16	2	EA	\$1,473.52	\$2,947																								\$2,947
Transportation Facility	Administration Building	Warehouse & Maintenance Shop	D010	182571 Toilet, GPF, Replace	30	14	16	4	EA	\$1,741.43	\$6,966																								\$6,966
Transportation Facility	Administration Building	Warehouse & Maintenance Shop	D010	182702 Toilet, GPF, Replace	30	14	16	2	EA	\$1,741.43	\$3,483																								\$3,483
Transportation Facility	Administration Building	Warehouse & Maintenance Shop	D010	182713 Sink/Lavatory, Wall-Hung, Vitroneous China, Replace	30	14	16	4	EA	\$2,009.34	\$8,037																								\$8,037
Transportation Facility	Administration Building	Warehouse & Maintenance Shop	D010	182700 Urinal, GPF, Replace	30	14	16	1	EA	\$1,473.52	\$1,474																								\$1,474
Transportation Facility	Administration Building	Warehouse & Maintenance Shop	D010	182727 Sink/Lavatory, Wall-Hung, Vitroneous China, Replace	30	14	16	1	EA	\$2,009.34	\$2,009																								\$2,009
Transportation Facility	Administration Building	Warehouse & Maintenance Shop	D010	182735 Urinal, GPF, Replace	30	14	16	2	EA	\$1,473.52	\$2,947																								\$2,947
Transportation Facility	Administration Building	Warehouse & Maintenance Shop	D010	182743 Urinal, GPF, Replace	30	14	16	1	EA	\$1,473.52	\$1,474																								\$1,474
Transportation Facility	Administration Building	Warehouse & Maintenance Shop	D010	182549 Sink/Lavatory, Wall-Hung, Vitroneous China, Replace	30	12	18	1	EA	\$2,009.34	\$2,009																								\$2,009
Transportation Facility	Administration Building	Warehouse & Maintenance Shop	D010	182553 Urinal, GPF, Replace	30	12	18	4	EA	\$1,473.52	\$5,894																								\$5,894
Transportation Facility	Administration Building	Warehouse & Maintenance Shop	D010	182739 Toilet, GPF, Replace	30	12	18	2	EA	\$1,741.43	\$3,483																								\$3,483
Transportation Facility	Administration Building	Warehouse & Maintenance Shop	D010	182817 Toilet, GPF, Replace	30	12	18	6	EA	\$1,741.43	\$10,449																								\$10,449
Transportation Facility	Administration Building	Warehouse & Maintenance Shop	D010	182495 Urinal, Standart, Replace	30	12	18	1	EA	\$1,473.52	\$1,474																								\$1,474
Transportation Facility	Administration Building	Warehouse & Maintenance Shop	D010	182528 Toilet, GPF, Replace	30	12	18	3	EA	\$1,741.43	\$5,224																								\$5,224
Transportation Facility	Administration Building	Warehouse & Maintenance Shop	D010	182547 Sink/Lavatory, Wall-Hung, Vitroneous China, Replace	30	12	18	4	EA	\$2,009.34	\$8,037																								\$8,037
Transportation Facility	Administration Building	Warehouse & Maintenance Shop	D010	182721 Urinal, GPF, Replace	30	12	18	1	EA	\$1,473.52	\$1,474																								\$1,474
Transportation Facility	Administration Building	Warehouse & Maintenance Shop	D010	182811 Sink/Lavatory, Wall-Hung, Vitroneous China, Replace	30	11	19	1	EA	\$2,009.34	\$2,009																								\$2,009
Transportation Facility	Administration Building	Warehouse & Maintenance Shop	D010	182593 Toilet, Commercial Water Closet, Replace	30	11	19	1	EA	\$1,741.43	\$1,741																								\$1,741
Transportation Facility	Administration Building	Warehouse & Maintenance Shop	D020	182516 Boiler, 670 MBH, Replace	30	12	18	1	EA	\$35,996.47	\$35,996																								\$35,996
Transportation Facility	Administration Building	Warehouse & Maintenance Shop	D020	182742 Infrared Heater, 90 MBH, Replace	25	22	3	8	EA	\$5,090.33	\$40,723																								\$40,723
Transportation Facility	Administration Building	Warehouse																																	





**Appendix F:**  
Equipment Inventory List

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**D10 Conveying**

Index	ID	UFCode	Component	Building	Capacity	Diagplate Yr	Barcode	Oy
1	1832944	D1010	Elevator	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	25 HP	1996	E41896	
2	1832712	D1010	Elevator Cab Finishes	Transportation Facility / Administration Building, Warehouse & Maintenance Shop		1996		

**D39 HVAC**

Index	ID	UFCode	Component	Building	Capacity	Diagplate Yr	Barcode	Oy
1	1832618	D3920	Boiler	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	670 MBH	2008	57476	
2	1832742	D3920	Infrared Heater	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	80 MBH	1996	Inaccessible	8
3	1832538	D3920	Unit Heater	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	6 kW	2015	W055655	8
4	1832603	D3920	Unit Heater	Transportation Facility / Administration Building, Warehouse & Maintenance Shop		1996	Illegible	
5	1832812	D3920	Expansion Tank	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	100 GAL	1996	Inaccessible	
6	1832590	D3930	Evaporative Cooler	Transportation Facility / Administration Building, Warehouse & Maintenance Shop		1996	Illegible	
7	1832545	D3930	Condensing Unit Heat Pump	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	3 TON	1995	48ESNO306001-1	
8	1832603	D3930	Condensing Unit Heat Pump	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	20 TON	1996	RAUCC2NAEL03	
9	1832532	D3930	Condensing Unit Remote Chiller	Transportation Facility / Administration Building, Warehouse & Maintenance Shop		1996	JR6B1789	
10	1832594	D3930	Ductless Split System	Transportation Facility / Fueling Station & Bus Wash Building		2013	W1D027073	
11	1832595	D3930	Packaged Heat Pump	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	5 TON	2013	B2H2D60A06B	
12	1832534	D3930	Packaged Heat Pump	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	5 TON	2013	B2H2D60A06B	
13	1832562	D3930	Packaged Heat Pump	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	5 TON	2013	B2H2D60A06B	
14	1832557	D3930	Packaged Heat Pump	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	5 TON	2013	B2H2D60A06B	
15	1832605	D3960	Air Handler (AHU) [04-1]	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	8000 CFM	1996	W2A266A	
16	1832723	D3960	Packaged Unit (RTU)	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	4 TON	1998	N0210106ED	
17	1832685	D3960	Packaged Unit (RTU)	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	5 TON	1998	YCD08C0CAL0BE	
18	1832529	D3960	Packaged Unit (RTU) [ACH1]	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	10 TON	1995	YCH1013B4LBC	
19	1832732	D3960	Packaged Unit (RTU) [ACH2]	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	10 TON	1995	YCH1013B4LBC	
20	1832532	D3960	Packaged Unit (RTU) [ACH3]	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	12.5 TON	1995	YCD1616HALCOC	
21	1832532	D3960	Packaged Unit (RTU) [ACH4]	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	10 TON	1995	YCD1616HALCOC	
22	1832516	D3960	Packaged Unit (RTU) [ACH5]	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	10 TON	1995	YCD12184	
23	1832630	D3960	Air Supply Fan	Transportation Facility / Administration Building, Warehouse & Maintenance Shop		1995	K451008140	
24	1832573	D3960	Exhaust Fan	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	2000 CFM		No tagplate found	
25	1832568	D3960	Exhaust Fan	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	2000 CFM		No tagplate found	
26	1832654	D3960	Exhaust Fan	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	2000 CFM		No tagplate found	
27	1832596	D3960	Exhaust Fan	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	2000 CFM		No tagplate found	
28	1832548	D3960	Exhaust Fan	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	2000 CFM		No tagplate found	
29	1832518	D3960	Exhaust Fan	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	2000 CFM		No tagplate found	
30	1832498	D3960	Exhaust Fan	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	2000 CFM		No tagplate found	
31	1832631	D3960	Exhaust Fan	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	2000 CFM		No tagplate found	
32	1832608	D3960	Exhaust Fan	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	2000 CFM		No tagplate found	
33	1832561	D3960	Exhaust Fan	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	2000 CFM		No tagplate found	
34	1832564	D3960	Exhaust Fan	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	2000 CFM		No tagplate found	
35	1832670	D3960	Exhaust Fan	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	500 CFM		No tagplate found	
36	1832728	D3960	Exhaust Fan	Transportation Facility / Fueling Station & Bus Wash Building			No tagplate found	
37	1832640	D3960	Exhaust Fan (EF-1)	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	2200 CFM	2012	J98SE8644-00	
38	1832677	D3960	Exhaust Fan (EF-10)	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	3400 CFM	2012	1385E8644-00	
39	1832689	D3960	Exhaust Fan (EF-11)	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	2800 CFM	2012	1385E8644-00	
40	1832646	D3960	Exhaust Fan (EF-12)	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	2600 CFM	2012	1385E8644-00	
41	1832645	D3960	Exhaust Fan (EF-13)	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	2700 CFM	2012	1385E8644-00	
42	1832598	D3960	Exhaust Fan (EF-14)	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	2750 CFM	2012	1385E8644-00	
43	1832570	D3960	Exhaust Fan (EF-2)	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	4400 CFM	2012	1385E8644-00	
44	1832738	D3960	Exhaust Fan (EF-3)	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	2300 CFM	2012	1385E8644-00	
45	1832703	D3960	Exhaust Fan (EF-4)	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	2200 CFM	2012	1385E8644-00	
46	1832622	D3960	Exhaust Fan (EF-5)	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	2200 CFM	2012	1385E8644-00	
47	1832658	D3960	Exhaust Fan (EF-6)	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	2600 CFM	2012	1385E8644-00	
48	1832637	D3960	Exhaust Fan (EF-7)	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	2000 CFM	2012	1385E8644-00	
49	1832688	D3960	Exhaust Fan (EF-8)	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	2000 CFM	2012	1385E8644-00	
50	1832736	D3960	Exhaust Fan (EF-9)	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	3400 CFM	2012	1385E8644-00	
51	1832550	D3960	Exhaust Fan	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	2700 CFM	2012	No tagplate found	
52	1832531	D3960	Exhaust Fan	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	2700 CFM	2012	FA18B	
53	1832559	D3960	Exhaust Fan	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	2700 CFM	2012	FA18B	
54	1832655	D3960	Exhaust Fan	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	2700 CFM	2012	FA18B	
55	1832708	D3960	Exhaust Fan	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	2900 CFM	2012	FA18B	
56	1832678	D3960	Exhaust Fan	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	2900 CFM	2012	FA18B	
57	1832672	D3960	Exhaust Fan	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	5000 CFM	2012	REX14B	

**D39 Electrical**

Index	ID	UFCode	Component	Building	Capacity	Diagplate Yr	Barcode	Oy
1	1832686	D5010	Generator	Transportation Facility / SIB	400 kW	2003	CEP00716	
2	1832674	D5010	Transfer Switch	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	250 AMP	2003	EPMS200P	
3	1832568	D5020	Building/Main Switchboard	Maintenance Shop	2500 AMP	1996	HUA61992	
4	1832668	D5020	Building/Main Switchboard	311 Building Warehouse	400 AMP	1996	C-45	
5	1832658	D5020	Building/Main Switchboard	Maintenance Shop	600 AMP	1996	HUA61992	
6	1832635	D5020	Building/Main Switchboard	Body Shop Electrical Room	800 AMP	1996	1383B-1	
7	1832568	D5020	Building/Main Switchboard	Main Office Building Electrical Room	800 AMP	1996	B80258-133-01	



8	1832642	D5020	Secondary Transformer	225 kVA	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	Maintenance Shop	V48M28B22CU	Culler-Hammer	V22052	1996
9	1832517	D5020	Secondary Transformer	30 kVA	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	311 Building Exterior	QL	Siemens	3B5Y030	1996
10	1832656	D5020	Secondary Transformer	75 kVA	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	Body Shop Electrical Room	V48M28B7FSU	Culler-Hammer	V75039	1996
11	1832719	D5020	Secondary Transformer	75 kVA	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	Body Shop Electrical Room	Illegible	General Electric	Illegible	
12	1832596	D5020	Secondary Transformer	800 kVA	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	Main Office Building Electrical Room	AA	General Electric	78T522C	1996
13	1832690	D5020	Motor Control Center w/ Main Breaker	800 AMP	Transportation Facility / Fueling Station & Bus Wash Building	Bus Wash	Model 5	Square D	6719018-EO	1996
14	1832561	D5020	Motor Control Center w/ Main Breaker (MC-2)	800 AMP	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	Body Shop Electrical Room	No tag/plate found	General Electric	No tag/plate found	1996
15	1832587	D5040	LED Lighting Fixture	400 Watt	Transportation Facility / S/b	Front/Visitation Parking Lot				

**DP Electronic Safety & Security**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dateplate Yr	Barcode	Qty
1	1832707	D7050	Fire Alarm Control Panel		Transportation Facility / Administration Building, Warehouse & Maintenance Shop	Maintenance Shop Offices	Honeywell	MS-110UD	No tag/plate found			

**EM Equipment**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dateplate Yr	Barcode	Qty
1	1832586	E1030	Commercial Isomaker, Free-standing		Transportation Facility / Administration Building, Warehouse & Maintenance Shop	Building 311	Isco-Matic	CM0520FA	1967280010224	2006		

**G90 Liquid & Gas Site Utilities**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dateplate Yr	Barcode	Qty
1	1832724	G3060	Fuel Pump/Dispenser		Transportation Facility / Fueling Station & Bus Wash Building	Fueling Station	Fuel Master	FNU3500	005068			
2	1832681	G3060	Fuel Pump/Dispenser		Transportation Facility / Fueling Station & Bus Wash Building	Fueling Station	Fuel Master	FNU3500	005067			
3	1832625	G3060	Fuel Pump/Dispenser		Transportation Facility / Fueling Station & Bus Wash Building	Fueling Station	Ang Energy Systems	30727-01FF-1002-B	SER010129			
4	1832551	G3060	Fuel Pump/Dispenser		Transportation Facility / Fueling Station & Bus Wash Building	Fueling Station	Ang Energy Systems	30727-01FF-1004-B	SER010128			

**G90 Electrical Site Improvements**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dateplate Yr	Barcode	Qty
1	1832663	G4050	Pole Light	1000 WATT	Transportation Facility / S/b	311 Building Parking Lot						3
2	1832607	G4050	Pole Light	1000 WATT	Transportation Facility / Administration Building, Warehouse & Maintenance Shop	Bus Yard Parking Structure						14

**SECTION IV-M**  
**Parks and**  
**Recreation Office**

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

**City of Montebello Recreation and Community Services**  
1700 West Victoria Avenue  
Montebello, California 90640



Parks and Recreation Office  
1700 West Victoria Avenue  
Montebello, California 90640

**PREPARED BY:**

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**BV PROJECT #:**

142318.20R000-005.354

**DATE OF REPORT:**

*June 26, 2020*

**ON SITE DATE:**

*May 12, 2020*

**Bureau Veritas**

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# 1. Executive Summary

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## Property Overview and Assessment Details

General Information	
Property Type	Office building
Main Address	1700 West Victoria Avenue, Montebello, California 90640
Site Developed	1998
Site Area	0.42 acres (estimated)
Parking Spaces	7 total spaces all in open lots; 0 of which are accessible Accessible parking is shared with street public parking
Building Area	6,300 SF
Number of Stories	One
Outside Occupants / Leased Spaces	None
Date(s) of Visit	May 12, 2020
Management Point of Contact	City of Montebello/Park, Recreation and Community Services, David Sosnowski, Director 323.887.4588 phone <a href="mailto:dsosnowski@cityofmontebello.com">dsosnowski@cityofmontebello.com</a> email
On-site Point of Contact (POC)	same as above
Assessment and Report Prepared By	Nezar M. Tibi
Reviewed By	Mark Surdam Program Manager <a href="mailto:Mark.Surdam@bvna.com">Mark.Surdam@bvna.com</a> 800.733.0660 6251
AssetCalc Link	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

---

## Significant/Systemic Findings and Deficiencies

### Historical Summary

The building was constructed in 1998. It has a single story with no basement and is occupied by the Park and Recreation Office.

### Architectural

The building consists of metal frame construction on concrete slabs with integral footings. In general, the structure appears to be sound, with no significant areas of settlement or structural-related deficiencies observed. The exterior envelope systems and components were observed to be performing adequately. The roof is flat with a modified bituminous finish in fair condition. The interior finishes have been well maintained throughout the building. Finishes have been replaced as needed and are anticipated for lifecycle replacement based on useful life and normal wear.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

The majority of the MEPF systems and components are from 1998 and 2002. Heating and cooling are provided by rooftop packaged units. Domestic hot water is provided by two small local domestic water heaters. The main switchgear located in the utility closet. Building is protected by a fire alarm system but lacks a fire sprinkler system. Lifecycle replacement of the majority of the MEPF system is anticipated.

### Site

The parking lot and sidewalks have been periodically repaved and sectionally replaced as needed over the years. The site contains limited landscaping, which is served by in-ground irrigation systems.

### Recommended Additional Studies

No additional studies recommended at this time.



## 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	
<b>0 – 5%</b>	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
<b>5 – 10%</b>	Subjected to wear but is still in a serviceable and functioning condition.
<b>10 – 30%</b>	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
<b>30% and above</b>	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:

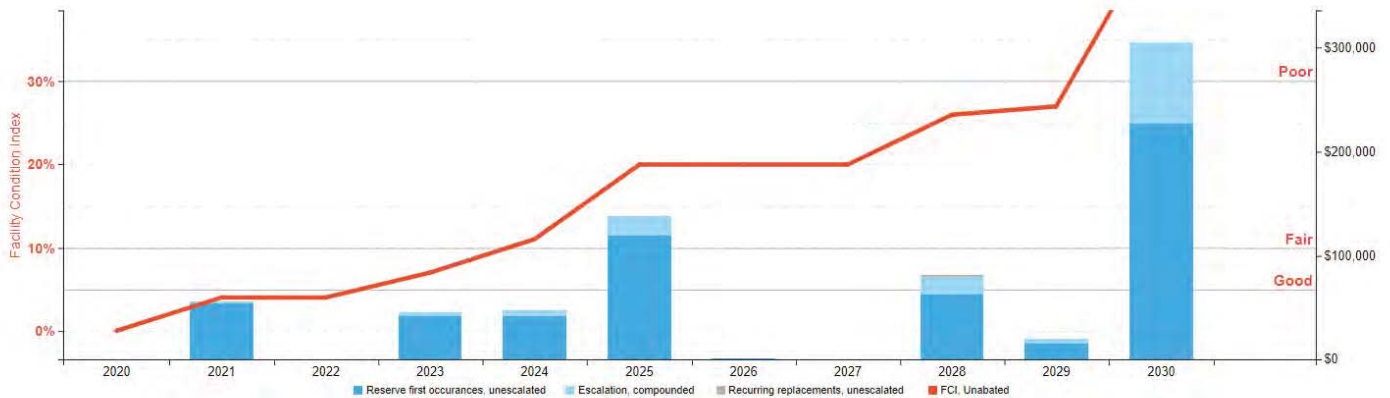
FCI Analysis			
FCI Analysis   Parks and Recreation Office			
	Replacement Value	Total SF	Cost/SF
	\$ 1,417,500	6,300	\$ 225
Current FCI			\$ 0 0.0 %
3-Year			\$ 101,900 7.2 %
5-Year			\$ 287,100 20.3 %
10-Year			\$ 692,700 48.9 %

The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis.

## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Parks and Recreation Office

Replacement Value: \$ 1,417,500; Inflation rate: 3.0%



### Immediate Needs

None

### Key Findings



#### Exterior Wall in Poor condition.

any Painted Surface, 1-2 Stories  
Parks and Recreation Office Building exterior

Uniformat Code: B2011  
Recommendation: **Prep & Paint in 2021**

Priority Score: **89.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$600

\$\$\$\$

The fascia exhibits areas of deteriorated paint. - AssetCALC ID: 1832390



#### Interior Ceiling Finish in Poor condition.

Suspended Acoustical Tile (ACT)  
Parks and Recreation Office Throughout building

Uniformat Code: C3032  
Recommendation: **Replace in 2021**

Priority Score: **83.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$400

\$\$\$\$

Stain areas were observed. Replacement of the effected tiles is recommended. - AssetCALC ID: 1832438



**Building/Main Switchboard in Poor condition.**

120/208 V, 400 Amp  
Parks and Recreation Office Utility closet

Uniformat Code: D5012  
Recommendation: **Replace in 2058**

Priority Score: **61.9**  
Plan Type:  
Modernization/Adaptation  
Cost Estimate: \$53,600

\$\$\$\$

Zinsco switchboard can had safety issue - AssetCALC ID: 1832419

No photo due to underground conditions.

**Sprinkler System**

Full Retrofit, Medium Density/Complexity  
Parks and Recreation Office Throughout building

Uniformat Code: D4019  
Recommendation: **Install in 2024**

Priority Score: **60.9**  
Plan Type:  
Modernization/Adaptation  
Cost Estimate: \$42,200

\$\$\$\$

The building lacks a fire sprinkler system. - AssetCALC ID: 1833331



**Lighting System in Fair condition.**

Interior, Medium Density & Standard Fixtures  
Parks and Recreation Office Throughout building

Uniformat Code: D5029  
Recommendation: **Replace in 2030**

Priority Score: **60.9**  
Plan Type:  
Modernization/Adaptation  
Cost Estimate: \$67,500

\$\$\$\$

- AssetCALC ID: 1832426



**Interior Ceiling Finish in Fair condition.**

Suspended Acoustical Tile (ACT)  
Parks and Recreation Office Throughout building

Uniformat Code: C3032  
Recommendation: **Replace in 2033**

Priority Score: **55.9**  
Plan Type:  
Modernization/Adaptation  
Cost Estimate: \$26,700

\$\$\$\$

- AssetCALC ID: 1832420

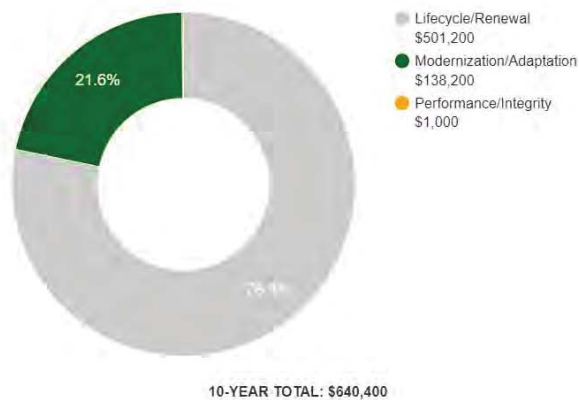
## Plan Types

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

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



## 2. Building and Site Information



### Systems Summary

<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel frame with concrete-topped metal decks	Good
<b>Façade</b>	Stucco with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with modified bituminous finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board & ceramic tile Floors: Carpet, VCT and ceramic tile Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast-iron waste & venting Electric water heaters Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Individual rooftop package units	Fair

## Systems Summary

<b>Fire Suppression</b>	Fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main switchgear with copper wiring Interior Lighting: T-8 Emergency: none	Fair
<b>Fire Alarm</b>	Alarm panel, smoke detectors and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Site Pavement</b>	Asphalt lots with areas of concrete and concrete sidewalks, curbs and ramps	Fair
<b>Site Development</b>	Building-mounted signage, chain-link fencing and CMU wall Site lights Trash receptacle	Fair
<b>Landscaping and Topography</b>	Limited landscaping features Irrigation present No retaining walls Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Good
<b>Site Lighting</b>	Pole-mounted: incandescent, T-8, T-12, metal halide Building-mounted: LED	Fair
<b>Ancillary Structures</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Building lacks fire suppression, repair deteriorated paint on the east fascia, replace damaged ACT tiles, switch gear is obsolete.	



# Systems Expenditure Forecast

## System Expenditure Forecast

System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$600	\$39,600	-	\$102,800	\$143,000
Roofing	-	-	\$1,100	\$114,600	\$1,400	\$117,100
Interiors	-	\$400	\$66,800	\$20,100	\$160,200	\$247,500
Plumbing	-	-	-	\$1,600	\$30,900	\$32,500
Fire Suppression	-	-	\$48,800	-	\$1,700	\$50,500
HVAC	-	\$43,200	-	\$46,400	-	\$88,500
Electrical	-	\$55,200	\$3,100	\$94,100	\$278,500	\$430,900
Fire Alarm & Comm	-	-	\$26,100	\$78,900	\$83,200	\$188,200
Equipment/Special	-	-	-	\$6,500	\$14,900	\$21,300
Pavement	-	\$2,400	-	\$26,100	\$7,100	\$35,600
Site Development	-	-	-	\$2,700	\$14,300	\$17,000
Site Lighting	-	-	-	\$14,400	-	\$14,400
Landscaping	-	-	-	\$4,000	-	\$4,000
<b>TOTALS</b>	-	<b>\$101,800</b>	<b>\$185,500</b>	<b>\$408,400</b>	<b>\$695,000</b>	<b>\$1,390,500</b>

### 3. Property Space Use and Observed Areas

---

#### Unit Allocation

All 6,300 square feet of the property are occupied by the City of Montebello. The spaces are mostly a combination of offices, conference rooms with supporting restrooms, administrative offices, and other utility spaces.

#### 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.

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 those areas and categories set forth in the tables throughout this report. 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 Bureau Veritas’s undertaking. Only a representative sample of areas was observed, and actual measurements were not taken to verify compliance.

The facility was originally constructed in 1998. The facility was not subsequently renovated. Complaints about accessibility issues have not been received by the property management. The property does not have associated prior litigation related to existing barriers or previously removed barriers.

An accessibility study has not been performed at the site. Although no significant issues were identified, a comprehensive ADA Compliance Survey may reveal specific aspects of the property that are not in full compliance.

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.

### Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Parking</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Exterior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Elevators</b>		N/A	
<b>Kitchens/Kitchenettes</b>		N/A	

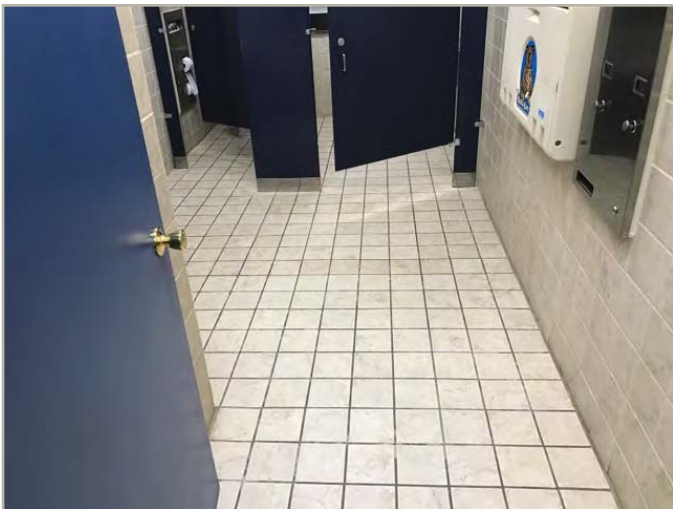
## Campus Accessibility: Photographic Overview



Building entrance with ramp



Interior path of travel



Accessible restroom accommodations



Accessible restroom accommodations



Accessible parking



Exterior path of travel

The table below is intended to be used as a general reference guide to help differentiate the orders of magnitude between some of the more commonly observed accessibility issues. The table is not intended to be all-inclusive, and boxes checked in the tables above do not necessarily mean those specific problems or shortcomings cited as examples below exist at the subject buildings and sites. Reference the photos above and/or *Key Findings* section for visuals and/or more specifics about the subject site conditions.

<b>Reference Guide</b>			
	<b>Major Issues</b> <i>(ADA study recommended)</i>	<b>Moderate Issues</b> <i>(ADA study recommended)</i>	<b>Minor/No Issues</b>
<b>Parking</b>	<ul style="list-style-type: none"> <li>- Needs full reconstruction</li> <li>- Excessive slopes over 3% require major re-grading</li> <li>- No level locations to add required spaces</li> </ul>	<ul style="list-style-type: none"> <li>- No or non-compliant curb cuts</li> <li>- Moderate difficulty to add required accessible spaces</li> <li>- Slopes close to compliant</li> </ul>	<ul style="list-style-type: none"> <li>- Painting of markings needed</li> <li>- Signage height non-compliant</li> <li>- Signage missing</li> </ul>
<b>Exterior Path of Travel</b>	<ul style="list-style-type: none"> <li>- Large areas of sidewalks with excessive slopes</li> <li>- No ramp when needed</li> <li>- Ramps with excessive slopes</li> </ul>	<ul style="list-style-type: none"> <li>- Ramps need rails</li> <li>- Ramps need rail extensions</li> <li>- Need significant # of lever handles</li> <li>- All or most entrance door exterior maneuvering clearance areas with excessive slopes</li> </ul>	<ul style="list-style-type: none"> <li>- One entrance door exterior maneuvering clearance area with excessive slope</li> <li>- A few doorknobs instead of lever handles</li> <li>- Non-compliant signage</li> </ul>
<b>Interior Path of Travel</b>	<ul style="list-style-type: none"> <li>- All or most interior doors appear less than 32" wide</li> <li>- Corridors less than 36" wide</li> <li>- No ramp when needed</li> <li>- Ramps with excessive slopes</li> <li>- Non-compliant treads/risers at means of egress stairways</li> </ul>	<ul style="list-style-type: none"> <li>- Single height drinking fountains</li> <li>- Drinking fountain too high or protrudes into accessible route</li> <li>- Ramps need rails</li> <li>- Ramps need rail extensions</li> <li>- Need significant # of lever handles</li> <li>- Non-compliant rail extensions at egress stairways</li> <li>- All/most door thresholds high</li> </ul>	<ul style="list-style-type: none"> <li>- One door threshold too high</li> <li>- A few doorknobs instead of lever handles</li> <li>- Non-compliant door pressures</li> <li>- Non-compliant signage</li> <li>- Switches not within reach range</li> </ul>
<b>Public Use Restrooms</b>	<ul style="list-style-type: none"> <li>- No ADA RR on each accessible floor</li> <li>- Restroom(s) too small</li> <li>- Entire restroom(s) requires renovation</li> <li>- Water closet clearance requires moving walls</li> </ul>	<ul style="list-style-type: none"> <li>- Interior doors appear less than 32" wide</li> <li>- Missing or non-compliant grab bars</li> <li>- Easily fixable clearance issues</li> </ul>	<ul style="list-style-type: none"> <li>- Minor height adjustments required</li> <li>- Non-compliant door pressures</li> <li>- Missing a visual strobe (only required if audible fire alarm already present)</li> <li>- Missing lavatory pipe wraps</li> <li>- Signage not compliant</li> </ul>
<b>Elevators</b>	<ul style="list-style-type: none"> <li>- No elevator present when required</li> <li>- Elevator cab too small</li> </ul>	<ul style="list-style-type: none"> <li>- Panel control buttons not at compliant height</li> <li>- No hands-free emergency communication system</li> <li>- Elevator only has mechanical stops</li> </ul>	<ul style="list-style-type: none"> <li>- Audible/visual signals at every floor may be lacking</li> <li>- Minor signage / Braille issues</li> </ul>
<b>Kitchens/Kitchenettes</b>	<ul style="list-style-type: none"> <li>- Clear space for each appliance not present</li> <li>- Clearance between opposing counters too narrow</li> </ul>	<ul style="list-style-type: none"> <li>- Sink and counter too high</li> <li>- Sink knee and toe clearance not provided where required (built-in)</li> <li>- Less than 50% of cabinetry within reach range</li> </ul>	<ul style="list-style-type: none"> <li>- Dispensers not within reach range</li> <li>- Switches not within reach range</li> <li>- Missing sink pipe wraps if knee and toe clearance required</li> </ul>



## 5. Purpose and Scope

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### 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	
<b>Excellent</b>	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.
<b>Good</b>	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.
<b>Fair</b>	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.
<b>Poor</b>	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.
<b>Failed</b>	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
<b>Not Applicable</b>	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

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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. Certification

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The City of Montebello (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Park and Recreation Office, 1700 West Victoria Avenue, Montebello, California 90640, 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 on behalf of and exclusively for the use of the Client for the purpose stated within the *Purpose and Scope* section of this report. The report, or any excerpt thereof, shall not be used by any party other than the Client or for any other purpose than that specifically stated in our agreement or within the *Purpose and Scope* section of this report without the express written consent of Bureau Veritas.

Any reuse or distribution of this report without such consent shall be at the Client and the recipient's sole risk, without liability to Bureau Veritas.

**Prepared by:** Nezar M. Tibi,  
Project Manager

**Reviewed by:**



---

Kathleen Sullivan,  
Technical Report Reviewer for  
Mark Surdam  
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## 8. Appendices

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- Appendix A: Photographic Record
- Appendix B: Site Plan
- Appendix C: Pre-Survey Questionnaire
- Appendix D: Component Condition Report
- Appendix E: Replacement Reserves
- Appendix F: Equipment Inventory List

**Appendix A:**  
Photographic Record

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1	FRONT ELEVATION
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2	RIGHT ELEVATION
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3	REAR ELEVATION
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4	LEFT ELEVATION
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5	PARKING LOTS
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6	ADA STREET PARKING LOTS
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7	EXTERIOR FENCE
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8	LANDSCAPING
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9	AWNING
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10	SIDEWALK AND EXTERIOR RAMP
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11	BUILDING SIGNAGE
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12	SITE POLE LIGHT
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13	MAIN RAMP ENTRANCE
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14	TRASH RECEPTACLE
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15	ROOF
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16	GUTTERS AND DOWNSPOUTS
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17	BUILDING EXTERIOR LIGHT
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18	WINDOW
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19	EXTERIOR DOOR
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20	INTERIOR DOORS
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21	PACKAGED UNIT (RTU)
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22	BUILDING/MAIN SWITCHBOARD
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23	FULL ELECTRICAL SYSTEM
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24	WATER HEATER
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25 FIRE ALARM CONTROL PANEL



26 SECURITY/SURVEILLANCE SYSTEM



27 LOBBY



28 OFFICE



29 OFFICE



30 CONFERENCE ROOM





31	MEETING ROOM
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32	KITCHEN
----	---------



33	TOILET PARTITIONS
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34	TOILET
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35	URINAL
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36	SINK/LAVATORY
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**Appendix B:**  
Site Plan

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# Site Plan



Google Earth  
©2020 Google

 <p><b>BUREAU VERITAS</b></p>	<b>Project Number</b>	<b>Project Name</b>	 <p>N</p>
	142318.20R000-005.354	Parks and Recreation Office	
	<b>Source</b>	<b>On-Site Date</b>	
	Google	May 12, 2020	

**Appendix C:**  
Pre-Survey Questionnaire

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A PRE-SURVEY QUESTIONNAIRE WAS NOT  
RECEIVED

**Appendix D:**  
Component Condition Report

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**Component Condition Report | Parks and Recreation Office**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Building exterior	Poor	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	150 SF	1	1832390
B2011	Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	8,500 SF	5	1832404
B2021	Building exterior	Fair	Window, 12 SF	14	15	1832425
B2031	Building exterior	Fair	Exterior Door, Aluminum-Framed Motor-Operated Swinging/Sliding Fully-Glazed	1	17	1832391
B2032	Building exterior	Fair	Exterior Door, Steel	4	18	1832401
<b>Roofing</b>						
B3011	Roof	Fair	Roof, Modified Bituminous	6,300 SF	10	1832397
B3016	Building exterior	Fair	Gutters & Downspouts, Aluminum w/ Filings	80 LF	10	1832429
B3019	Building exterior	Fair	Awning, 32 SF	3	5	1832437
<b>Interiors</b>						
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	32	22	1832442
C1023	Building exterior	Fair	Door Hardware System, Office (per Door)	37	15	1833066
C1031	Restrooms- men	Fair	Toilet Partitions, Plastic/Laminate	1	12	1832392
C1031	Restrooms- women	Fair	Toilet Partitions, Plastic/Laminate	2	12	1832399
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	9,000 SF	5	1832434
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	600 SF	22	1832423
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	2,300 SF	9	1832431
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	200 SF	22	1832430
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	3,800 SF	5	1832435
C3031	Restrooms	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	500 SF	5	1832418
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	5,700 SF	13	1832420
C3032	Throughout building	Poor	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	100 SF	1	1832438
<b>Plumbing</b>						
D2011	Restrooms- women	Fair	Toilet, GPF	2	15	1832394
D2011	Restrooms- conference room	Fair	Toilet, GPF	1	15	1832436
D2011	Restrooms- men	Fair	Toilet, GPF	1	15	1832439
D2012	Restrooms- men	Fair	Urinal, GPF	1	15	1832415
D2014	Restrooms- women	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	15	1832432
D2014	Kitchen	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	1832424
D2014	Janitor closet	Fair	Service Sink, Floor	1	18	1832441
D2014	Restrooms- conference	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	1	14	1832408
D2014	Restrooms- men	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	15	1832428
D2023	Janitor closet	Fair	Water Heater, 15 GAL	1	6	1832422
D2023	Closet	Fair	Water Heater, 15 GAL	1	6	1832395
<b>Fire Suppression</b>						
D4019	Throughout building	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Install	6,300 SF	4	1833331
D4031	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	6	5	1832407



Component Condition Report | Parks and Recreation Office

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>HVAC</b>						
D3041	Throughout	Fair	HVAC System Ductwork, Medium Density	6,300 SF	10	1832057
D3052	Roof	Fair	Packaged Unit (RTU), 2 TON	1	3	1832443
D3052	Roof	Fair	Packaged Unit (RTU), 2 TON	1	3	1832398
D3052	Roof	Fair	Packaged Unit (RTU), 3 TON	1	3	1832388
D3052	Roof	Fair	Packaged Unit (RTU), 2 TON	1	3	1832400
D3052	Roof	Fair	Packaged Unit (RTU), 2 TON	1	3	1832411
<b>Electrical</b>						
D5012	Utility closet	Poor	Building/Main Switchboard, 120/208 V, 400 Amp	1	38	1832419
D5019	Throughout building	Fair	Full Electrical System Upgrade, Medium Density/Complexity	6,300 SF	20	1832406
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	9	10	1832416
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	6,300 SF	10	1832426
D5092	Throughout building	Fair	Exit Sign Light Fixture, LED	9	5	1832387
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	6,300 SF	12	1832405
D5037	Utility closet	Fair	Fire Alarm Control Panel, Addressable	1	8	1832414
D5038	Throughout building	Fair	Card Reader	14	5	1832389
D5038	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV, Install	6,300 SF	8	1832412
<b>Equipment/Special</b>						
E1094	Kitchen	Good	Residential Appliances, Refrigerator, 14-18 CF	1	14	1832421
E2012	Front office	Fair	Wood Cabinetry, Stock Hardwood	24 LF	12	1832410
E2012	Kitchen	Fair	Kitchen Cabinetry, Stock Hardwood	12 LF	10	1832417
<b>Pavement</b>						
G2022	Parking lot	Fair	Parking Lots, Asphalt Pavement, Mill & Overlay	3,700 SF	10	1832433
G2022	Parking lot	Fair	Parking Lots, Asphalt Pavement, Seal & Stripe	3,700 SF	3	1832393
G2031	Sidewalk	Good	Pedestrian Pavement, Sidewalk, Concrete Large Areas	3,900 SF	35	1832440
<b>Site Development</b>						
G2041	Site	Fair	Fence or Screen Walls, Concrete Block (CMU)	650 SF	22	1832413
G2041	Site	Fair	Fences & Gates, Chain Link, 8' High	200 LF	18	1832409
G2044	Building exterior	Fair	Signage, Property, Building or Pole-Mounted	1	10	1832396
G2045	Site	Fair	Site Furnishings, Trash/Recycling Receptacle, Heavy-Duty Fixed Concrete	1	15	1832427
<b>Landscaping</b>						
G2057	Landscaping	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	2,200 SF	10	1832403
<b>Site Lighting</b>						
G4021	Front entrance	Fair	Site Pole Light, 80 - 100 WATT, Replace/Install	2	10	1832402

**Appendix E:**  
Replacement Reserves

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**Replacement Reserves Report**  
**Parks and Recreation Office**

6/29/2020

Facility	Uniform Code#	Cost Description	Lifespan(EU)	EA	RUL	Quantity/Unit	Unit Cost	Subtotal 2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate	
Parks and Recreation Office B2011	1832390	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	9	1	150	SF	\$3.00	\$450										\$450										\$900	
Parks and Recreation Office B2011	1832404	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	8500	SF	\$25.00														\$25,500							\$51,000	
Parks and Recreation Office B2021	1832425	Window, 12 SF, Replace	30	15	15	14	EA	\$60.00	\$810																				\$81,000	
Parks and Recreation Office B2032	1832391	Exterior Door, Aluminum-Framed Motor-Operated Swinging/Sliding Fully-Glazed, Replace	30	13	17	1	EA	\$11,000.00	\$11,000																\$11,000				\$11,000	
Parks and Recreation Office B3011	1832401	Exterior Door, Steel, Replace	40	22	18	4	EA	\$600.00	\$2,400																				\$2,400	
Parks and Recreation Office B3016	1832397	Roof, Modified Bituminous, Replace	20	10	10	6300	SF	\$10.00	\$63,000																				\$63,000	
Parks and Recreation Office B3019	1832429	Gutters & Downspouts, Aluminum w/ Filings, Replace	20	10	10	80	LF	\$9.00	\$720																				\$720	
Parks and Recreation Office C1023	1832437	Awning, 32 SF, Replace	10	5	3	EA	\$250.00	\$750																					\$750	
Parks and Recreation Office C1031	1832392	Toilet Partitions, Plastic/Laminate, Replace	20	8	12	1	EA	\$750.00	\$750																					\$750
Parks and Recreation Office C3012	1832399	Toilet Partitions, Plastic/Laminate, Replace	20	8	12	2	EA	\$750.00	\$1,500																					\$1,500
Parks and Recreation Office C3024	1832434	Interior Wall Finish, any surface, Prep & Paint	10	5	5	9000	SF	\$1.50	\$13,500																					\$13,500
Parks and Recreation Office C3024	1832431	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	6	9	2300	SF	\$5.00	\$11,500																					\$11,500
Parks and Recreation Office C3025	1832435	Interior Floor Finish, Carpet Commercial Standard, Replace	10	5	5	3600	SF	\$7.50	\$28,500														\$28,500							\$28,500
Parks and Recreation Office C3031	1832418	Interior Ceiling Finish, any flat surface, Prep & Paint	10	5	5	500	SF	\$2.00	\$1,000																					\$1,000
Parks and Recreation Office C3032	1832438	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	24	1	5700	SF	\$3.50	\$19,950	\$500																				\$19,950
Parks and Recreation Office D2011	1832384	Toilet, GPF, Replace	30	15	15	2	EA	\$1,300.00	\$2,600																					\$2,600
Parks and Recreation Office D2011	1832436	Toilet, GPF, Replace	30	15	15	1	EA	\$1,300.00	\$1,300																					\$1,300
Parks and Recreation Office D2011	1832439	Toilet, GPF, Replace	30	15	15	1	EA	\$1,300.00	\$1,300																					\$1,300
Parks and Recreation Office D2014	1832415	Urinal, GPF, Replace	30	15	15	1	EA	\$600.00	\$600																					\$600
Parks and Recreation Office D2014	1832408	Sink/Lavatory, Vanity Top, Solid Surface or Vitrified China, Replace	30	16	14	1	EA	\$1,100.00	\$1,100																					\$1,100
Parks and Recreation Office D2014	1832432	Sink/Lavatory, Walk-Hang, Vitrified China, Replace	30	15	15	2	EA	\$1,500.00	\$3,000																					\$3,000
Parks and Recreation Office D2014	1832424	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	1	EA	\$1,200.00	\$1,200																					\$1,200
Parks and Recreation Office D2014	1832428	Sink/Lavatory, Walk-Hang, Vitrified China, Replace	30	15	15	2	EA	\$1,500.00	\$3,000																					\$3,000
Parks and Recreation Office D2014	1832441	Service Sink, Floor, Replace	35	17	18	1	EA	\$600.00	\$800																					\$800
Parks and Recreation Office D2023	1832422	Water Heater, 15 GAL, Replace	15	9	6	1	EA	\$50.00	\$550																					\$550
Parks and Recreation Office D2023	1832395	Water Heater, 15 GAL, Replace	15	9	6	1	EA	\$50.00	\$550																					\$550
Parks and Recreation Office D2041	1833057	HVAC System Ductwork, Medium Density, Replace	30	20	10	6300	SF	\$4.00	\$25,200																					\$25,200
Parks and Recreation Office D3062	1832443	Packaged Unit (RTU), 2 TON, Replace	20	17	3	1	EA	\$5,500.00	\$5,500																					\$5,500
Parks and Recreation Office D3062	1832398	Packaged Unit (RTU), 2 TON, Replace	20	17	3	1	EA	\$6,500.00	\$6,500																					\$6,500
Parks and Recreation Office D3062	1832388	Packaged Unit (RTU), 3 TON, Replace	20	17	3	1	EA	\$7,500.00	\$7,500																					\$7,500
Parks and Recreation Office D3062	1832400	Packaged Unit (RTU), 2 TON, Replace	20	17	3	1	EA	\$5,500.00	\$5,500																					\$5,500
Parks and Recreation Office D4019	1833331	Sprinkler System, Full Retrofit, Medium Density/Complexity, Install	40	36	4	6300	SF	\$5.00	\$31,500																					\$31,500
Parks and Recreation Office D4031	1832407	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	6	EA	\$150.00	\$900																					\$900
Parks and Recreation Office D5019	1832406	Full Electrical System Upgrade, Medium Density/Complexity, Replace	40	20	20	6300	SF	\$18.00	\$113,400																					\$113,400
Parks and Recreation Office D5022	1832416	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	10	10	9	EA	\$210.00	\$1,890																					\$1,890
Parks and Recreation Office D5029	1832426	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	10	10	6300	SF	\$8.00	\$50,400																					\$50,400
Parks and Recreation Office D5037	1832414	Fire Alarm Control Panel, Addressable, Replace	15	7	8	1	EA	\$15,000.00	\$15,000																					\$15,000
Parks and Recreation Office D5037	1832405	Fire Alarm System, Standard Addressable, Upgrade/Install	20	8	12	6300	SF	\$4.00	\$25,200																					\$25,200
Parks and Recreation Office D5038	1832389	Card Reader, Replace	10	5	5	14	EA	\$120.00	\$1,680																					\$1,680
Parks and Recreation Office D5038	1832412	Security/Surveillance System, Cameras and CCTV, Install	15	7	8	6300	SF	\$5.00	\$31,500																					\$31,500
Parks and Recreation Office D5092	1832387	Exit Sign Light Fixture, LED, Replace	10	5	5	9	EA	\$220.00	\$1,980																					\$1,980
Parks and Recreation Office E1094	1832421	Residential Appliances, Refrigerator, 14-18 CF, Replace	15	1	14	1	EA	\$600.00	\$600																					\$600
Parks and Recreation Office E2012	1832417	Kitchen Cabinetry, Stock Hardwood, Replace	20	10	10	12	LF	\$300.00	\$3,600																					\$3,600
Parks and Recreation Office E2012	1832410	Wood Cabinetry, Stock Hardwood, Replace	20	8	12	24	LF	\$300.00	\$7,200																					\$7,200
Parks and Recreation Office G2022	1832393	Parking Lots, Asphalt Pavement, Seal & Strip	5	2	3	3700	SF	\$0.45	\$1,665																					\$1,665
Parks and Recreation Office G2032	1832433	Parking Lots, Asphalt Pavement, Mill & Overlay	25	15	10	3700	SF	\$3.50	\$12,950																					\$12,950
Parks and Recreation Office G2041	1832409	Furnish & Goods, Chain Link, 8 High, Replace	40	22	18	200	LF	\$25.00	\$5,000																					\$5,000
Parks and Recreation Office G2044	1832396	Signage, Property, Building or Pole-Mounted, Replace	20	10	10	1	EA	\$1,500.00	\$1,500																					\$1,500
Parks and Recreation Office G2045	1832427	Site Furnishings, Trash/Recycling Receptacle, Heavy-Duty Fixed Concrete, Replace	25	10	15	1	EA	\$1,400.00	\$1,400																					\$1,400
Parks and Recreation Office G2057	1832403	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	10	10	2200	SF	\$1.00	\$2,200																					\$2,200
Parks and Recreation Office G4021	1832402	Site Pole Light, 80 - 100 WATT, Replace/Install	20	10	10	2	EA	\$4,000.00	\$8,000																					\$8,000
<b>Totals, Unescalated</b>									\$0	\$800	\$0	\$31,165	\$31,900	\$8,930	\$1,100	\$0	\$48,165	\$11,500	\$169,450	\$450	\$34,650	\$21,615	\$1,700	\$125,380	\$0	\$11,000	\$9,865	\$0	\$113,400	\$708,680
<b>Totals, Escalated (8.0% inflation, compounded annually)</b>									\$0	\$824	\$0	\$34,035	\$35,464	\$103,094	\$1,313	\$0	\$61,014	\$15,005	\$227,740	\$623	\$48,493	\$31,742	\$2,571	\$193,338	\$0	\$				

**Appendix F:**  
Equipment Inventory List

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DB PLUMBING										
Index	ID	UFCCode	Component	Capacity	Location Detail	Manufacturer	Model	Serial	Disposal Yr	Qty
1	1832422	D2023	Water Heater	15 GALL	Janitor closet	No tag/plate found	No tag/plate found	No tag/plate found		
2	1832395	D2023	Water Heater	15 GALL	Closet	No tag/plate found	No tag/plate found	No tag/plate found		
DB HVAC										
Index	ID	UFCCode	Component	Capacity	Location Detail	Manufacturer	Model	Serial	Disposal Yr	Qty
1	1832443	D3052	Packaged Unit (RTU)	2 TON	Roof	Carrier	YCC024F1URBF**	N23YD7ZH	1998	
2	1832398	D3052	Packaged Unit (RTU)	2 TON	Roof	Carrier	48SND2040301	0R01G10086	2001	
3	1832400	D3052	Packaged Unit (RTU)	2 TON	Roof	Carrier	48SND2040301	0R02G0758	2002	
4	1832411	D3052	Packaged Unit (RTU)	2 TON	Roof	Carrier	48SND2040301	0R02G0758	2002	
5	1832388	D3052	Packaged Unit (RTU)	3 TON	Roof	Carrier	48SND06060301	040GZ2036	2002	
DB FIRE PROTECTION										
Index	ID	UFCCode	Component	Capacity	Location Detail	Manufacturer	Model	Serial	Disposal Yr	Qty
1	1832407	D4031	Fire Extinguisher		Throughout building					
DB ELECTRICAL										
Index	ID	UFCCode	Component	Capacity	Location Detail	Manufacturer	Model	Serial	Disposal Yr	Qty
1	1832419	D5012	Building/Main Switchboard	400 AMP	Utility closet	Zinco			1998	
2	1832416	D5022	Light Fixture		Building exterior					9
3	1832414	D5037	Fire Alarm Control Panel		Utility closet	Honeywell	5808			
4	1832389	D5038	Card Reader		Throughout building					14
5	1832387	D5092	Exit Sign Light Fixture		Throughout building					9
EIO EQUIPMENT										
Index	ID	UFCCode	Component	Capacity	Location Detail	Manufacturer	Model	Serial	Disposal Yr	Qty
1	1832421	E1094	Residential Refrigerator, 14-18 CF		Kitchen	Samsung	RF26SBAESR		2019	
GAS OTHER										
Index	ID	UFCCode	Component	Capacity	Location Detail	Manufacturer	Model	Serial	Disposal Yr	Qty
1	1832402	G4021	Site Pole Light	100 WATT	Front entrance					2

# SECTION IV-N City Hall



# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

**City of Montebello Recreation and Community Services**  
1700 West Victoria Avenue  
Montebello, California 90640



City Hall  
1600 West Beverly Boulevard  
Montebello, California 90640

**PREPARED BY:**

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**BV PROJECT #:**

142318.20R000-015.354

**DATE OF REPORT:**

*June 26, 2020*

**ON SITE DATE:**

*May 5, 2020*

**Bureau Veritas**

10461 Mill Run Circle, Suite 1100 | Owings Mills, MD 21117 | [www.us.bureauveritas.com](http://www.us.bureauveritas.com) | p 800.733.0660

IV-712

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# 1. Executive Summary

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## Property Overview and Assessment Details

General Information	
Property Type	City Hall / Office building
Main Address	1600 West Beverly Boulevard, Montebello, California 90640
Site Developed	1960's Partially Renovated 2020 at Southeast wing
Site Area	5.25 acres (estimated)
Parking Spaces	228 total spaces all in open lots; 6 of which are accessible
Building Area	40,250 SF
Number of Stories	Two
Outside Occupants / Leased Spaces	None
Date(s) of Visit	May 5, 2020
Management Point of Contact	City of Montebello/Park, Recreation and Community Services, David Sosnowski, Director 323.887.4588 phone <a href="mailto:dsosnowski@cityofmontebello.com">dsosnowski@cityofmontebello.com</a> email
On-site Point of Contact (POC)	Same as above
Assessment and Report Prepared By	Nezar M. Tibi
Reviewed By	Mark Surdam Program Manager <a href="mailto:Mark.Surdam@bvna.com">Mark.Surdam@bvna.com</a> 800.733.0660 6251
AssetCalc Link	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Significant/Systemic Findings and Deficiencies

### Historical Summary

The City Hall Building was originally constructed in 1960's. The building had limited renovation throughout the years. The basement is used for the maintenance and tools department.

### Architectural

The building consists of metal frame construction on concrete slabs with integral footings. In general, the structure appears to be sound, with no significant areas of settlement or structural-related deficiencies observed. The exterior envelope systems and components were observed to be performing adequately. The southeast wing was completely renovated in 2020. The roof was completely replaced with a PVC roofing materials in 2020 as well. The interior finishes have been well maintained throughout the building. Finishes have been replaced as needed, and are anticipated for lifecycle replacement based on useful life and normal wear.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

The majority of the MEPF systems and components are 2008 and 2010. Heating and cooling are provided by rooftop packaged units. Domestic hot water is provided by local domestic water heaters. A main switchboard located in the electrical room at the basement. Buildings are protected by a fire alarm system but lacks a fire sprinkler system. Lifecycle replacement of the majority of the MEPF system is anticipated.

### Site

The parking lots and sidewalks have been periodically repaved and sectionally replaced as-needed over the years. Isolated areas of alligator asphalt and cracking concrete sidewalks were observed. The site contains moderate landscaping, which is served by in-ground irrigation systems.

### Recommended Additional Studies

No additional studies recommended at this time.

Some areas of the facility were identified as having major or moderate accessibility issues. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently 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 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:

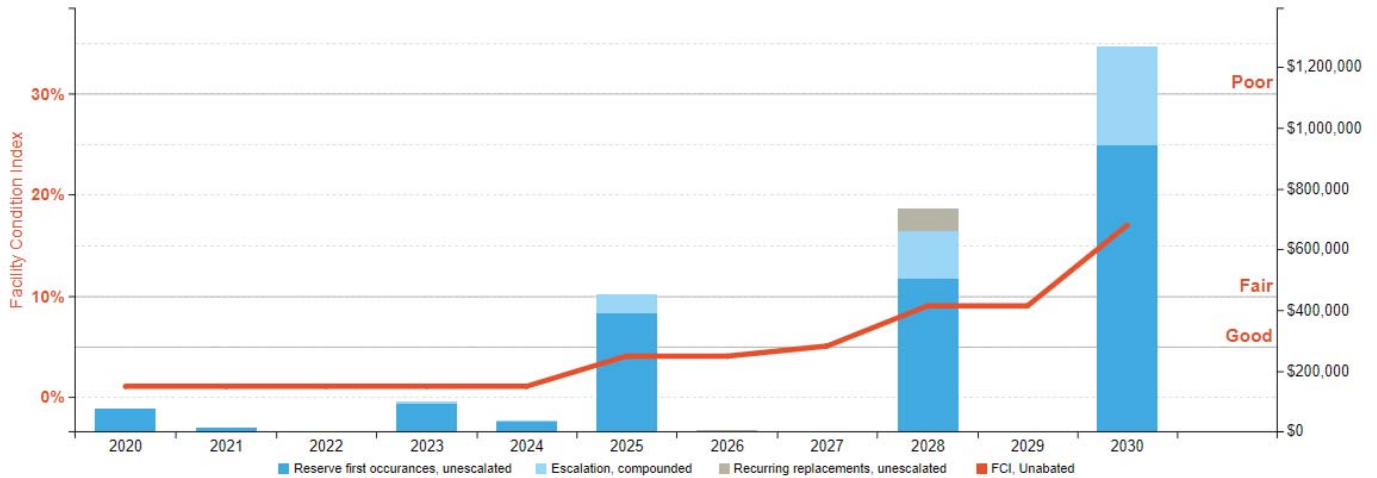
FCI Analysis			
FCI Analysis   City Hall			
	Replacement Value	Total SF	Cost/SF
	\$ 15,093,800	40,250	\$ 375
Current FCI		\$ 75,600	0.5 %
3-Year		\$ 190,000	1.3 %
5-Year		\$ 676,500	4.5 %
10-Year		\$ 2,585,600	17.1 %

The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis.

## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: City Hall

Replacement Value: \$ 15,093,750; Inflation rate: 3.0%



## Immediate Needs

Facility/Building	Total Items	Total Cost
City Hall	5	\$75,526
<b>Total</b>	<b>5</b>	<b>\$75,526</b>

City Hall						
ID	Location	UF Code	Description	Condition	Plan Type	Cost
1831062	City Hall	Z106X	ADA, Parking, Designated Stall with Pavement Markings & Signage (Van), Install	NA	Accessibility	\$4,019
1829878	City Hall	Z105X	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$10,047
1829547	City Hall	Z108X	ADA, Restroom, Unisex Single Occupant, Full Conversion, Renovate	NA	Accessibility	\$20,093
1829604	City Hall	Z108X	ADA, Restroom, Full Reconfiguration, Renovate	NA	Accessibility	\$40,187
1829610	City Hall	Z108X	ADA, Restroom, Lavatory Pipe Wraps/Insulation, Install	NA	Accessibility	\$1,181
<b>Total (5 items)</b>						<b>\$75,526</b>

## Key Findings



### Roof Hatch in Poor condition.

Metal  
City Hall Roof- west wing

Uniformat Code: B3022  
Recommendation: **Replace in 2021**

Priority Score: **88.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,700

\$\$\$\$



Broken hinges need replacement - AssetCALC ID: 1829626



### Parking Lots in Poor condition.

Asphalt Pavement  
City Hall Parking lot

Uniformat Code: G2022  
Recommendation: **Seal & Stripe in 2021**

Priority Score: **87.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,500

\$\$\$\$

Isolated areas of alligator parking asphalt. - AssetCALC ID: 1829510



### Pedestrian Pavement in Poor condition.

Sidewalk, Concrete Sections/Small Areas  
City Hall Sidewalk

Uniformat Code: G2031  
Recommendation: **Replace in 2021**

Priority Score: **86.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$8,000

\$\$\$\$

Isolated areas of cracked concrete sidewalk. - AssetCALC ID: 1829531



### Main Distribution Panel in Fair condition.

600 AMP  
City Hall Electrical room- basement

Uniformat Code: D5012  
Recommendation: **Replace in 2034**

Priority Score: **61.9**

Plan Type:  
Modernization/Adaptation

Cost Estimate: \$9,400

\$\$\$\$

- AssetCALC ID: 1829635

No photo due to underground conditions.

### Sprinkler System

Full Retrofit, Medium Density/Complexity  
City Hall Throughout building

Uniformat Code: D4019  
Recommendation: **Install in 2056**

Priority Score: **60.9**

Plan Type:  
Modernization/Adaptation

Cost Estimate: \$269,600

\$\$\$\$

The building lacks fire sprinkler system - AssetCALC ID: 1829593



### Condensing Unit/Heat Pump in Fair condition.

5 TON  
City Hall Building exterior

Uniformat Code: D3032  
Recommendation: **Replace in 2025**

Priority Score: **58.9**

Plan Type:  
Modernization/Adaptation

Cost Estimate: \$9,500

\$\$\$\$

- AssetCALC ID: 1829565



### Interior Ceiling Finish in Poor condition.

Suspended Acoustical Tile (ACT)  
City Hall Throughout building

Uniformat Code: C3032  
Recommendation: **Replace in 2021**

Priority Score: **56.0**

Plan Type:  
Modernization/Adaptation

Cost Estimate: \$2,300

\$\$\$\$

Replace stained tiles due to previous leaks. - AssetCALC ID: 1829637

## Plan Types

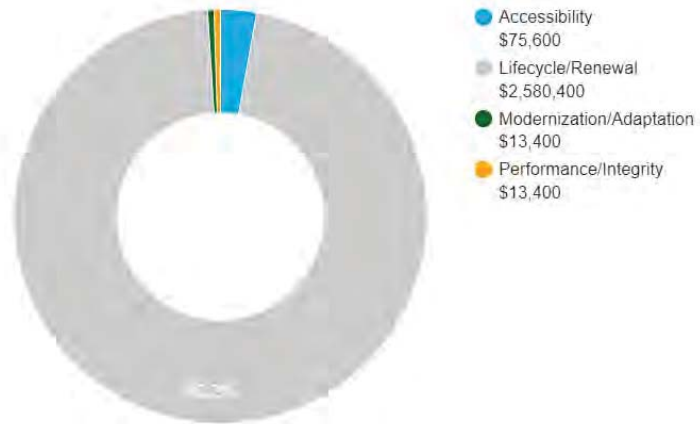
Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the “why” part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one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

### Plan Type Descriptions

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

## Plan Type Descriptions

### Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$2,682,800

## 2. Building and Site Information



### Systems Summary

<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls and wood-framed roofs	Good
<b>Façade</b>	Stucco with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane	Good
<b>Interiors</b>	Walls: Painted gypsum board, wood paneling, ceramic tiles and Unfinished Floors: Carpet, VCT, ceramic tile, vinyl sheeting, terrazzo and Unfinished Ceilings: Painted gypsum board, ACT and Unfinished/exposed	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast iron waste & venting Gas water Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Individual package units and condensing unit Supplemental components: CRAC Air cooled units	Fair

## Systems Summary

<b>Fire Suppression</b>	Fire extinguishers, hose cabinets	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard and panels with copper wiring Interior Lighting: T-8, T-12 and incandescent Emergency: Diesel generator	Fair
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Site Pavement</b>	Asphalt lots with areas of concrete and concrete sidewalks, bricks, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Property entrance signage, chain-link fencing, CMU dumpster enclosure Site lights Limited picnic tables, trash receptacles Water Fountain	Fair
<b>Landscaping and Topography</b>	Limited landscaping features Irrigation present Front retaining walls Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: LED Building-mounted: LED Pedestrian walkway lighting	Fair
<b>Ancillary Structures</b>	Lunch shelter	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Building lacks fire suppression, isolated areas of alligator cracking, isolated areas of sidewalk cracking, replace stained ceiling tiles (ACT), repair roof hatch hinges at west wing	

# Systems Expenditure Forecast

## System Expenditure Forecast

System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	\$600	-	\$800	\$1,400
Facade	-	-	\$214,300	-	\$673,800	\$888,100
Roofing	-	\$1,800	-	-	\$1,416,800	\$1,418,600
Interiors	-	\$18,500	\$193,400	\$205,100	\$1,309,400	\$1,726,500
Plumbing	-	\$1,900	-	\$4,500	\$1,124,200	\$1,130,600
Fire Suppression	-	-	\$8,900	-	\$11,900	\$20,700
HVAC	-	-	\$11,000	\$452,300	\$17,200	\$480,500
Electrical	-	-	\$6,100	\$370,900	\$2,065,500	\$2,442,500
Fire Alarm & Comm	-	-	\$52,200	\$555,600	\$70,100	\$677,900
Equipment/Special	-	-	-	\$157,000	\$87,000	\$244,000
Site Development	-	-	-	\$15,700	\$45,000	\$60,700
Pavement	-	\$92,200	-	\$99,800	\$1,086,600	\$1,278,500
Site Lighting	-	-	-	\$145,500	\$20,100	\$165,500
Landscaping	-	-	-	-	\$65,900	\$65,900
Accessibility	\$75,600	-	-	-	-	\$75,600
<b>TOTALS</b>	<b>\$75,600</b>	<b>\$114,400</b>	<b>\$486,500</b>	<b>\$2,006,400</b>	<b>\$7,994,300</b>	<b>\$10,677,000</b>



### 3. Property Space Use and Observed Areas

---

#### Unit Allocation

All 40,250 square feet of the property are occupied by the City of Montebello. The spaces are mostly a combination of offices, conference rooms and chamber with supporting restrooms, administrative offices, and mechanical and other utility spaces.

#### 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.

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 those areas and categories set forth in the tables throughout this report. 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 Bureau Veritas’s undertaking. Only a representative sample of areas was observed and actual measurements were not taken to verify compliance.

The facility was originally constructed in 1960’s. The facility was subsequently renovated over the last few years. The southeast wing had a complete renovation in 2020. Complaints about accessibility issues have not been received by the property management. The property does not have associated prior or pending litigation related to existing barriers or previously removed barriers.

An accessibility study has not been performed at the site. A comprehensive ADA Compliance Survey will reveal specific aspects of the property that are not in compliance. Since some areas or categories above were identified as having major or moderate associated issues, Bureau Veritas recommends such a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

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.

### Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Parking</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Exterior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Elevators</b>		N/A	
<b>Kitchens/Kitchenettes</b>		N/A	

## Campus Accessibility: Photographic Overview



Building entrance with ramp



Interior ramp



Accessible restroom accommodations



Interior path of travel



Accessible parking



Accessible parking with ramp

The table below is intended to be used as a general reference guide to help differentiate the orders of magnitude between some of the more commonly observed accessibility issues. The table is not intended to be all-inclusive, and boxes checked in the tables above do not necessarily mean those specific problems or shortcomings cited as examples below exist at the subject buildings and sites. Reference the photos above and/or *Key Findings* section for visuals and/or more specifics about the subject site conditions.

<b>Reference Guide</b>			
	<b>Major Issues</b> <i>(ADA study recommended)</i>	<b>Moderate Issues</b> <i>(ADA study recommended)</i>	<b>Minor/No Issues</b>
<b>Parking</b>	<ul style="list-style-type: none"> <li>- Needs full reconstruction</li> <li>- Excessive slopes over 3% require major re-grading</li> <li>- No level locations to add required spaces</li> </ul>	<ul style="list-style-type: none"> <li>- No or non-compliant curb cuts</li> <li>- Moderate difficulty to add required accessible spaces</li> <li>- Slopes close to compliant</li> </ul>	<ul style="list-style-type: none"> <li>- Painting of markings needed</li> <li>- Signage height non-compliant</li> <li>- Signage missing</li> </ul>
<b>Exterior Path of Travel</b>	<ul style="list-style-type: none"> <li>- Large areas of sidewalks with excessive slopes</li> <li>- No ramp when needed</li> <li>- Ramps with excessive slopes</li> </ul>	<ul style="list-style-type: none"> <li>- Ramps need rails</li> <li>- Ramps need rail extensions</li> <li>- Need significant # of lever handles</li> <li>- All or most entrance door exterior maneuvering clearance areas with excessive slopes</li> </ul>	<ul style="list-style-type: none"> <li>- One entrance door exterior maneuvering clearance area with excessive slope</li> <li>- A few door knobs instead of lever handles</li> <li>- Non-compliant signage</li> </ul>
<b>Interior Path of Travel</b>	<ul style="list-style-type: none"> <li>- All or most interior doors appear less than 32" wide</li> <li>- Corridors less than 36" wide</li> <li>- No ramp when needed</li> <li>- Ramps with excessive slopes</li> <li>- Non-compliant treads/risers at means of egress stairways</li> </ul>	<ul style="list-style-type: none"> <li>- Single height drinking fountains</li> <li>- Drinking fountain too high or protrudes into accessible route</li> <li>- Ramps need rails</li> <li>- Ramps need rail extensions</li> <li>- Need significant # of lever handles</li> <li>- Non-compliant rail extensions at egress stairways</li> <li>- All/most door thresholds high</li> </ul>	<ul style="list-style-type: none"> <li>- One door threshold too high</li> <li>- A few door knobs instead of lever handles</li> <li>- Non-compliant door pressures</li> <li>- Non-compliant signage</li> <li>- Switches not within reach range</li> </ul>
<b>Public Use Restrooms</b>	<ul style="list-style-type: none"> <li>- No ADA RR on each accessible floor</li> <li>- Restroom(s) too small</li> <li>- Entire restroom(s) requires renovation</li> <li>- Water closet clearance requires moving walls</li> </ul>	<ul style="list-style-type: none"> <li>- Interior doors appear less than 32" wide</li> <li>- Missing or non-compliant grab bars</li> <li>- Easily fixable clearance issues</li> </ul>	<ul style="list-style-type: none"> <li>- Minor height adjustments required</li> <li>- Non-compliant door pressures</li> <li>- Missing a visual strobe (only required if audible fire alarm already present)</li> <li>- Missing lavatory pipe wraps</li> <li>- Signage not compliant</li> </ul>
<b>Elevators</b>	<ul style="list-style-type: none"> <li>- No elevator present when required</li> <li>- Elevator cab too small</li> </ul>	<ul style="list-style-type: none"> <li>- Panel control buttons not at compliant height</li> <li>- No hands-free emergency communication system</li> <li>- Elevator only has mechanical stops</li> </ul>	<ul style="list-style-type: none"> <li>- Audible/visual signals at every floor may be lacking</li> <li>- Minor signage / Braille issues</li> </ul>
<b>Kitchens/Kitchenettes</b>	<ul style="list-style-type: none"> <li>- Clear space for each appliance not present</li> <li>- Clearance between opposing counters too narrow</li> </ul>	<ul style="list-style-type: none"> <li>- Sink and counter too high</li> <li>- Sink knee and toe clearance not provided where required (built-in)</li> <li>- Less than 50% of cabinetry within reach range</li> </ul>	<ul style="list-style-type: none"> <li>- Dispensers not within reach range</li> <li>- Switches not within reach range</li> <li>- Missing sink pipe wraps if knee and toe clearance required</li> </ul>



## 5. Purpose and Scope

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### 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	
<b>Excellent</b>	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.
<b>Good</b>	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.
<b>Fair</b>	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.
<b>Poor</b>	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.
<b>Failed</b>	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
<b>Not Applicable</b>	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

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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. Certification

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City of Montebello (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of City Hall, 1600 West Beverly Boulevard, Montebello, California 90640, 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 on behalf of and exclusively for the use of the Client for the purpose stated within the *Purpose and Scope* section of this report. The report, or any excerpt thereof, shall not be used by any party other than the Client or for any other purpose than that specifically stated in our agreement or within the *Purpose and Scope* section of this report without the express written consent of Bureau Veritas.

Any reuse or distribution of this report without such consent shall be at the Client and the recipient's sole risk, without liability to Bureau Veritas.

**Prepared by:** Nezar M. Tibi,  
Project Manager

**Reviewed by:**



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Technical Report Reviewer for  
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## 8. Appendices

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- Appendix A: Photographic Record
- Appendix B: Site Plan
- Appendix C: Pre-Survey Questionnaire
- Appendix D: Component Condition Report
- Appendix E: Replacement Reserves
- Appendix F: Equipment Inventory List

**Appendix A:**  
Photographic Record

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1	FRONT ELEVATION
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2	LEFT ELEVATION
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3	REAR ELEVATION
---	----------------



4	RIGHT ELEVATION
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5	PARKING LOTS
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6	PARKING LOTS
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7	PROPERTY SIGNAGE
---	------------------



8	DIRECTIONAL SIGNAGE
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9	RETAINING WALL
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10	FRONT YARD
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11	SIDEWALK
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12	EXTERIOR RAMP
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13	EXTERIOR STAIR
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14	EXTERIOR STAIR
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15	LUNCH SHELTER
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16	SITE FOUNTAINS
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17	LANDSCAPING
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18	BACKFLOW PREVENTER
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19	EXTERIOR RAMP
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20	SITE LIGHTS
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21	SITE POLE LIGHT
----	-----------------



22	TRASH ENCLOSURES
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23	ROOF
----	------



24	ROOF
----	------





25	ROOF SKYLIGHT
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26	LUNCH SHELTER ROOF
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27	MAIN ENTRANCE
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28	EXTERIOR DOOR
----	---------------



29	EXTERIOR DOOR
----	---------------



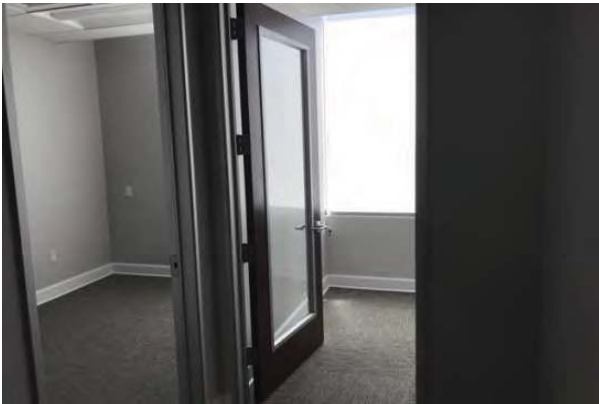
30	CURTAIN WALL
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31	INTERIOR DOORS
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32	INTERIOR DOORS
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33	SOUTHEAST WING DOOR
----	---------------------



34	INTERIOR DOOR
----	---------------



35	OVERHEAD DOOR
----	---------------



36	MECHANICAL EQUIPMENT
----	----------------------





37	PACKAGED UNIT (RTU)
----	---------------------



38	EXHAUST FAN
----	-------------



39	CONDENSER, AIR-COOLED
----	-----------------------



40	GENERATOR
----	-----------



41	AUTOMATIC TRANSFER SWITCH
----	---------------------------



42	BUILDING/MAIN SWITCHBOARD
----	---------------------------



43 SECONDARY TRANSFORMER



44 WATER HEATER



45 FIRE ALARM PANEL



46 FIRE EXTINGUISHER



47 MAIN ENTRANCE



48 MAIN LOBBY





49 CHAMBER ENTRANCE



50 CHAMBER



51 OFFICE



52 FRONT OFFICE



53 OFFICE AREAS



54 OFFICE AREAS



55 SOUTHEAST WING



56 KITCHEN



57 BASEMENT



58 REFRIGERATOR



59 REFRIGERATOR



60 TOILET PARTITIONS



61	RESTROOM
----	----------



62	TOILET
----	--------



63	SINK/LAVATORY
----	---------------



64	URINAL
----	--------



65	DRINKING FOUNTAIN
----	-------------------



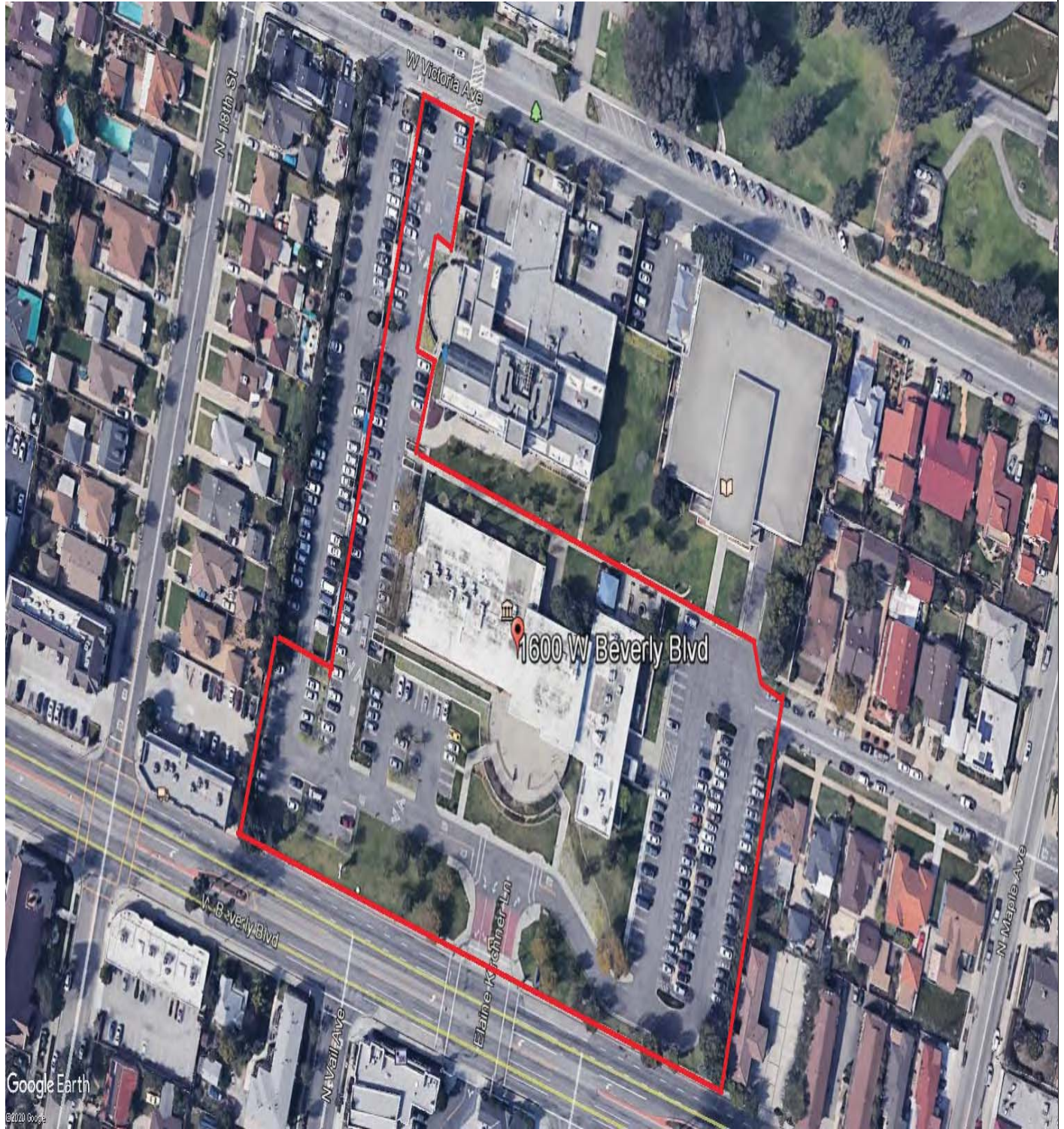
66	SERVICE SINK
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**Appendix B:**  
Site Plan



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# Site Plan



Google Earth  
©2020 Google

 <p><b>BUREAU VERITAS</b></p>	<b>Project Number</b>	<b>Project Name</b>	 <p>N</p>
	142318.20R000-015.354	City Hall	
	<b>Source</b>	<b>On-Site Date</b>	
	Google	May 5, 2020	

**Appendix C:**  
Pre-Survey Questionnaire

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A PRE-SURVEY QUESTIONNAIRE WAS NOT  
RECEIVED

**Appendix D:**  
Component Condition Report

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**Component Condition Report | City Hall**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
B1015	Building exterior	Fair	Exterior Stair/Ramp Rails, Metal, Refinish	280 LF	5	1829623
B101X	Lunch shelter	Good	Structural Frame, Steel Light Gauge	500 SF	50	1829586
<b>Facade</b>						
B2011	Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	46,000 SF	5	1829508
B2022	Building exterior	Fair	Curtain Wall, Aluminum-Framed System w/ Glazing	550 SF	20	1829545
B2023	Main entrance	Fair	Storefront, Metal-Framed 3' x 7' Swinging Door Only	4	16	1829552
B2023	Building exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	900 SF	16	1829590
B2031	Building exterior	Fair	Exterior Door, Aluminum-Framed Motor-Operated Swinging/Sliding Fully-Glazed	3	18	1829513
B2031	Building exterior- west entrance	Fair	Exterior Door, Aluminum-Framed Motor-Operated Swinging/Sliding Fully-Glazed	1	20	1829567
B2032	Building exterior	Fair	Exterior Door, Steel	3	20	1829517
B2034	Building exterior- garage	Fair	Overhead/Dock Door, 288 SF	1	15	1829530
<b>Roofing</b>						
B3011	Roof	Good	Roof, Single-Ply TPO/PVC Membrane	34,000 SF	20	1829580
B3011	Lunch shelter	Fair	Roof, Metal	500 SF	20	1829592
B3021	Roof- east wing	Fair	Roof Skylight, per unit (9-20 SF)	1	14	1829557
B3022	Roof- west wing	Poor	Roof Hatch, Metal	1	1	1829626
<b>Interiors</b>						
C1021	Southeast wing	Excellent	Interior Door, Wood Solid-Core	3	40	1829582
C1021	Basement	Fair	Interior Door, Steel	6	15	1829617
C1021	Throughout	Fair	Interior Door, Wood Solid-Core	180	15	1829577
C1021	West wing	Fair	Interior Door, Wood Solid-Core w/ Glazing Decorative High-End	22	18	1829638
C1021	Southeast wing	Excellent	Interior Door, Wood Solid-Core w/ Glazing Decorative High-End	5	40	1829618
C1023	Throughout building	Fair	Door Hardware System, Office (per Door)	219	14	1829589
C1023	Southeast wing	Excellent	Door Hardware System, Office (per Door)	8	30	1829877
C1031	Restrooms- lobby	Fair	Toilet Partitions, Plastic/Laminate	3	10	1829613
C1031	Restrooms- east wing	Fair	Toilet Partitions, Plastic/Laminate	2	8	1829535
C1031	Restrooms- west wing	Fair	Toilet Partitions, Plastic/Laminate	2	8	1829616
C3012	West wing	Fair	Interior Wall Finish, any surface, Prep & Paint	20,000 SF	5	1829522
C3012	Restrooms- lobby	Fair	Interior Wall Finish, Ceramic Tile	400 SF	18	1829504
C3012	Lobby	Fair	Interior Wall Finish, Ceramic Tile	3,800 SF	22	1829501
C3012	Chamber	Fair	Interior Wall Finish, Wood Paneling	2,500 SF	20	1829553
C3012	Southeast wing	Excellent	Interior Wall Finish, any surface, Prep & Paint	1,800 SF	10	1829644
C3012	Restrooms- east wing	Fair	Interior Wall Finish, Ceramic Tile	700 SF	18	1829609
C3012	Basement	Fair	Interior Wall Finish, any surface, Prep & Paint	5,500 SF	4	1829544
C3012	Lobby	Fair	Interior Wall Finish, Wood Paneling	900 SF	20	1829575
C3012	Restrooms- west wing	Fair	Interior Wall Finish, Ceramic Tile	1,200 SF	18	1829622



**Component Condition Report | City Hall**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3021	Basement	Fair	Interior Floor Finish, any surface w/ Paint or Sealant, Prep & Paint	4,500 SF	4	1829549
C3024	Lobby	Fair	Interior Floor Finish, Terrazzo	2,500 SF	25	1829630
C3024	Southeast wing	Excellent	Interior Floor Finish, Vinyl Sheeting	600 SF	15	1829564
C3024	Restrooms- east wing	Fair	Interior Floor Finish, Ceramic Tile	800 SF	18	1829599
C3024	Kitchen- west wing	Fair	Interior Floor Finish, Vinyl Sheeting	200 SF	10	1829527
C3024	Restrooms- lobby	Fair	Interior Floor Finish, Ceramic Tile	400 SF	18	1829493
C3024	West wing	Fair	Interior Floor Finish, Vinyl Tile (VCT)	2,200 SF	3	1829636
C3024	Restrooms- west wing	Fair	Interior Floor Finish, Ceramic Tile	900 SF	15	1829605
C3025	West wing	Fair	Interior Floor Finish, Carpet Commercial Standard	9,500 SF	5	1829532
C3025	Southeast wing	Excellent	Interior Floor Finish, Carpet Commercial Standard	900 SF	10	1829643
C3031	Basement	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	4,500 SF	4	1829620
C3032	Lobby	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	8,500 SF	15	1829576
C3032	Throughout	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	28,000 SF	10	1829511
C3032	Throughout building	Poor	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	500 SF	1	1829637
<b>Plumbing</b>						
D2011	Restroom- Mayer office	Fair	Toilet, GPF	1	12	1829550
D2011	Restrooms- lobby	Fair	Toilet, GPF	4	12	1829585
D2011	Restrooms- west wing	Fair	Toilet, GPF	4	12	1829587
D2011	Restrooms- east wing	Fair	Toilet, GPF	2	15	1829521
D2012	Restrooms- west wing	Fair	Urinal, GPF	2	15	1829631
D2012	Restrooms- east wing	Fair	Urinal, GPF	1	15	1829632
D2012	Restrooms- lobby	Fair	Urinal, GPF	2	15	1829512
D2014	Restrooms- west wing	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	14	1829573
D2014	Restrooms- east wing	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	14	1829541
D2014	Utility closet- east wing	Fair	Service Sink, Wall-Hung	1	13	1829500
D2014	Restroom- Mayer office	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	1	10	1829639
D2014	Janitor closet- west wing	Fair	Service Sink, Wall-Hung	1	13	1829560
D2014	Restrooms- lobby	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	16	1829621
D2014	Basement	Fair	Service Sink, Wall-Hung	1	10	1829509
D2014	Kitchen- east wing	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	14	1829583
D2014	Utility closet- west wing	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	14	1829581
D2018	Lobby	Good	Drinking Fountain, Floor-Mounted, Interior Basic	1	11	1829578
D2018	West wing	Good	Drinking Fountain, Floor-Mounted, Interior Basic	1	11	1829642
D2021	Site	Fair	Backflow Preventer, 8 INCH	1	12	1829523
D2023	Utility closet- east wing	Good	Water Heater, 30 GAL	1	13	1829566
D2023	Utility closet- west wing	Fair	Water Heater, 40 GAL	1	3	1829634
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	40,250 SF	18	1829568
<b>Fire Suppression</b>						



Component Condition Report | City Hall

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4019	Throughout building	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Install	40,250 SF	36	1829593
D4031	Throughout	Fair	Fire Extinguisher, Type ABC, up to 20 LB	38	5	1829612
<b>HVAC</b>						
D3032	Building exterior	Fair	Condensing Unit/Heat Pump, 5 TON	1	5	1829565
D3032	Site	Fair	CRAC Drycooler/Condenser, 2 TON	1	10	1829588
D3032	Site	Fair	CRAC Drycooler/Condenser, 2 TON	1	10	1829595
D3042	Restrooms- east wing	Fair	Exhaust Fan, 500 CFM	1	10	1829598
D3042	Roof- west wing	Fair	Exhaust Fan, 500 CFM	1	10	1829506
D3052	Roof- east wing	Fair	Packaged Unit (RTU), 5 TON	1	10	1829507
D3052	Roof- east wing	Fair	Packaged Unit (RTU), 3 TON	1	10	1829515
D3052	Roof- west wing	Fair	Packaged Unit (RTU), 10 TON	1	10	1829603
D3052	Roof	Fair	Packaged Unit (RTU), 3 TON	1	10	1829525
D3052	Roof- east wing	Fair	Packaged Unit (RTU), 4 TON	1	10	1829615
D3052	Roof- west wing	Fair	Packaged Unit (RTU), 6 TON	1	10	1829619
D3052	Roof- east wing	Fair	Packaged Unit (RTU), 2 TON	1	8	1829606
D3052	Roof- east wing	Fair	Packaged Unit (RTU), 2 TON	1	10	1829537
D3052	Roof- east wing	Fair	Packaged Unit (RTU), 2 TON	1	10	1829518
D3052	Roof- east wing	Fair	Packaged Unit (RTU), 7.5 TON	1	10	1829563
D3052	Roof- west wing	Fair	Packaged Unit (RTU), 3 TON	1	10	1829607
D3052	Roof- west wing	Fair	Packaged Unit (RTU), 3 TON	1	10	1829496
D3052	Roof- west wing	Fair	Packaged Unit (RTU), 2 TON	1	10	1829495
D3052	Roof- east wing	Fair	Packaged Unit (RTU), 20 TON	1	10	1829601
D3052	Roof- west wing	Fair	Packaged Unit (RTU), 3 TON	1	10	1829571
D3052	Roof- west wing	Fair	Packaged Unit (RTU), 3 TON	1	10	1829568
D3052	Roof- east wing	Fair	Packaged Unit (RTU), 3 TON	1	10	1829514
D3052	Roof- west wing	Fair	Packaged Unit (RTU), 3 TON	1	10	1829628
D3052	Roof- west wing	Fair	Packaged Unit (RTU), 5 TON	1	10	1829633
D3052	Roof- east wing	Fair	Packaged Unit (RTU), 3 TON	1	10	1829640
D3052	Roof- west wing	Fair	Packaged Unit (RTU), 7.5 TON	1	10	1829543
D3052	Roof- west wing	Fair	Packaged Unit (RTU), 3 TON	1	10	1829579
D3052	Roof- east wing	Fair	Packaged Unit (RTU), 5 TON	1	10	1829645
<b>Electrical</b>						
D5012	Electrical room- basement	Fair	Building/Main Switchboard, 1600 AMP	1	15	1829627
D5012	Electrical room- basement	Fair	Transfer Switch, 200 AMP	1	13	1829538
D5012	Electrical room- basement	Fair	Secondary Transformer, 75 kVA	1	16	1829569
D5012	Electrical room- basement	Fair	Main Distribution Panel, 600 AMP	1	14	1829635
D5012	Electrical room- basement	Fair	Secondary Transformer, 200 kVA	1	8	1829602
D5012	Electrical room- basement	Fair	Building/Main Switchboard, 800 AMP	1	14	1829608

**Component Condition Report | City Hall**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	40,250 SF	15	1829542
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	54	10	1829534
D5029	West wing	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	17,000 SF	10	1829572
D5029	Southeast wing	Excellent	Lighting System, Interior, Medium Density & Standard Fixtures	1,500 SF	20	1829614
D5029	Basement	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	4,500 SF	8	1829546
D5092	Site	Fair	Generator, 250 kW	1	18	1829556
D5092	Southeast wing	Excellent	Emergency/Exit Combo LED	4	10	1829503
D5092	West wing	Fair	Emergency Light, 2-Head w/ Battery	18	5	1829498
<b>Fire Alarm &amp; Comm</b>						
D5037	Basement	Fair	Fire Alarm Control Panel, Addressable	1	8	1829499
D5037	Southeast wing	Excellent	Fire Alarm System, Standard Addressable, Upgrade/Install	9,200 SF	10	1829494
D5037	West wing	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	17,000 SF	10	1829554
D5038	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV, Install	40,250 SF	8	1829540
D5038	West wing	Fair	Card Reader	28	5	1829497
<b>Equipment/Special</b>						
E1094	Kitchen- east wing	Fair	Residential Appliances, Refrigerator, 14-18 CF	1	7	1829584
E1094	Kitchen- west wing	Fair	Residential Appliances, Refrigerator, 14-18 CF	1	7	1829611
E1094	Basement	Fair	Residential Appliances, Refrigerator, 14-18 CF	1	7	1829559
E1094	Kitchen- west wing	Fair	Residential Appliances, Refrigerator, 14-18 CF	1	10	1829526
E1094	Kitchen- east wing	Fair	Residential Appliances, Refrigerator, 14-18 CF	1	6	1829570
E2012	Kitchen- east wing	Fair	Kitchen Cabinetry, Stock Hardwood	75 LF	8	1829624
E2012	Chamber	Fair	Chamber Cabinetry, Stock Hardwood	30 LF	14	1829533
E2012	Throughout building	Fair	Kitchen Counter, Natural Stone	24 LF	28	1829502
E2012	Kitchen- west wing	Fair	Kitchen Cabinetry, Stock Hardwood	120 LF	12	1829594
E2015	Chamber	Fair	Auditorium Seating, Fixed Metal with Cushion	132	8	1829600
<b>Pavement</b>						
G2016	Site	Fair	Roadways, Signage, Guide and Directional, Replace/Install	7	10	1829625
G2022	Parking lot	Poor	Parking Lots, Asphalt Pavement, Seal & Stripe	2,500 SF	1	1829510
G2022	Parking lot	Fair	Parking Lots, Asphalt Pavement, Mill & Overlay	125,000 SF	12	1829551
G2022	Parking lot	Fair	Parking Lots, Asphalt Pavement, Seal & Stripe	125,000 SF	3	1829561
G2031	Sidewalk	Poor	Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas	300 SF	1	1829531
G2031	Main entrance	Good	Pedestrian Pavement, Sidewalk, Concrete Large Areas	6,100 SF	40	1829574
G2031	Lunch shelter	Fair	Pedestrian Pavement, Sidewalk, Clay Brick/Masonry Pavers	120 SF	12	1829641
<b>Site Development</b>						
G2041	Basement	Fair	Fences & Gates, Chain Link, 8' High	110 LF	18	1829520
G2042	Site	Good	Retaining Wall, Cast-in-place Concrete (per SF Face)	400 SF	35	1829629
G2044	Main entrance	Fair	Signage, Property, Pylon, Standard, Replace/Install	1	12	1829536
G2045	Site	Fair	Site Furnishings, Trash/Recycling Receptacle, Heavy-Duty Fixed Concrete	4	13	1829597

Component Condition Report | City Hall

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2045	Site	Fair	Site Furnishings, Bike Rack, Fixed 5 Bikes	1	8	1829562
G2045	Lunch shelter	Fair	Site Furnishings, Picnic Table, Wood or Composite, Non-Fixed	4	10	1829539
G2046	Site	Good	Site Fountains, Concrete fountain	80 SF	35	1829591
G2047	Main entrance	Fair	Landscaping, Wood Chips, 3" Depth	1,700 SF	8	1829548
G2048	Site	Fair	Flagpole, Metal	2	12	1829555
G2049	Trash enclosure	Fair	Dumpster Accessories, Enclosures, Wood/Metal Gates, Replace/Install	2	10	1829596
<b>Landscaping</b>						
G2057	Landscaping	Fair	Irrigation System, Pop-Up Spray Heads, Commercial	34,500 SF	12	1829529
<b>Site Lighting</b>						
G4021	Site	Fair	Site Walkway Bollard Light, 70 - 150 WATT, Replace/Install	28	10	1829519
G4021	Parking lot	Fair	Site Pole Light, 400 WATT, Replace/Install	9	10	1829516
G4021	Site	Fair	Aluminum Pole, 16 FEET, Replace/Install	6	12	1829528
<b>Accessibility</b>						
Z105X	Common area restrooms	NA	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	1829878
Z106X	Parking lot	NA	ADA, Parking, Designated Stall with Pavement Markings & Signage (Van), Install	2	0	1831062
Z108X	Restrooms- lobby	NA	ADA, Restroom, Full Reconfiguration, Renovate	2	0	1829604
Z108X	Restrooms- west wing	NA	ADA, Restroom, Unisex Single Occupant, Full Conversion, Renovate	1	0	1829547
Z108X	Restrooms	NA	ADA, Restroom, Lavatory Pipe Wraps/Insulation, Install	12	0	1829610

**Appendix E:**  
Replacement Reserves

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Replacement Reserves Report  
City Hall  
6/26/2020

Facility	Uniformed Code ID	Cost Description	LifeSpan (E/L) / Age	RUL	Quantity	Unit	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate		
City Hall B1015	1829623	Exterior Stair/Ramp Rails, Metal, Refinish	10	5	280	LF	\$515						\$515																	\$1,031	
City Hall B2011	1829508	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	46000	SF	\$4.02	\$184,899					\$184,899																	\$389,719	
City Hall B2022	1829545	Curtain Wall, Aluminum-Framed System w/ Glazing, Replace	50	30	20	SF	\$147.35	\$1,043																						\$1,043	
City Hall B2023	1829552	Storefront, Metal-Framed 3' x 7' Swinging Door Only, Replace	30	14	16	EA	\$1,741.43	\$6,966																						\$6,966	
City Hall B2023	1829590	Storefront, Metal-Framed Windows w/out Door(s), Replace	30	14	16	SF	\$73.68	\$66,308																						\$66,308	
City Hall B2031	1829513	Exterior Door, Aluminum-Framed Motor-Operated Swinging/Sliding Fully-Glazed, Replace	30	12	18	3	EA	\$14,735.16	\$44,205																					\$44,205	
City Hall B2031	1829567	Exterior Door, Aluminum-Framed Motor-Operated Swinging/Sliding Fully-Glazed, Replace	30	10	20	3	EA	\$14,735.16	\$14,735																					\$14,735	
City Hall B2032	1829517	Exterior Door, Steel, Replace	40	20	20	3	EA	\$83.74	\$2,411																					\$2,411	
City Hall B2034	1829530	Overhead/Dock Door, 28' SF, Replace	30	15	15	1	EA	\$10,046.70	\$10,047																					\$10,047	
City Hall B3011	1829582	Roof, Metal, Replace	20	0	20	30000	SF	\$22.77	\$774,266																					\$774,266	
City Hall B3021	1829567	Roof Skylight, per unit (9-20 SF), Replace	30	16	14	1	EA	\$1,741.43	\$1,741																					\$1,741	
City Hall B3022	1829526	Roof Hatch, Metal, Replace	30	29	1	EA	\$1,741.43	\$1,741																							\$1,741
City Hall C1021	1829617	Interior Door, Steel, Replace	40	25	15	6	EA	\$83.74	\$4,822																						\$4,822
City Hall C1021	1829577	Interior Door, Wood Solid-Core, Replace	40	25	15	180	EA	\$937.69	\$188,785																						\$188,785
City Hall C1021	1829538	Interior Door, Wood Solid-Core w/ Glazing Decorative High-End, Replace	40	22	18	22	EA	\$2,813.08	\$61,888																						\$61,888
City Hall C1023	1829589	Door Hardware System, Office (per Door), Replace	30	16	14	219	EA	\$488.85	\$102,677																						\$102,677
City Hall C1031	1829535	Toilet Partitions, Plastic/Laminate, Replace	20	12	8	2	EA	\$1,004.67	\$2,009																						\$2,009
City Hall C1031	1829616	Toilet Partitions, Plastic/Laminate, Replace	20	12	8	2	EA	\$1,004.67	\$2,009																						\$2,009
City Hall C1031	1829613	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	3	EA	\$1,004.67	\$3,014																						\$3,014
City Hall C3012	1829644	Interior Wall Finish, any surface, Prep & Paint	10	6	4	5500	SF	\$2.01	\$11,051																					\$11,051	
City Hall C3012	1829522	Interior Wall Finish, any surface, Prep & Paint	10	5	5	20000	SF	\$2.01	\$40,187																						\$40,187
City Hall C3012	1829644	Interior Wall Finish, any surface, Prep & Paint	10	0	10	1800	SF	\$2.01	\$3,617																						\$3,617
City Hall C3012	1829504	Interior Wall Finish, Ceramic Tile, Replace	40	22	18	400	SF	\$24.11	\$9,645																						\$9,645
City Hall C3012	1829605	Interior Wall Finish, Ceramic Tile, Replace	40	22	18	700	SF	\$24.11	\$16,878																						\$16,878
City Hall C3012	1829522	Interior Wall Finish, Ceramic Tile, Replace	40	22	18	1200	SF	\$24.11	\$8,834																						\$8,834
City Hall C3012	1829553	Interior Wall Finish, Wood Paneling, Replace	30	10	20	2500	SF	\$36.17	\$90,420																						\$90,420
City Hall C3012	1829575	Interior Wall Finish, Wood Paneling, Replace	30	10	20	900	SF	\$36.17	\$32,551																						\$32,551
City Hall C3021	1829549	Interior Floor Finish, any surface w/ Paint or Stain, Prep & Paint	10	6	4	4500	SF	\$2.01	\$9,042																						\$9,042
City Hall C3024	1829638	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	12	3	2200	SF	\$6.70	\$14,735																						\$14,735
City Hall C3024	1829527	Interior Floor Finish, Vinyl Sheeting, Replace	15	5	10	200	SF	\$9.38	\$1,875																						\$1,875
City Hall C3024	1829564	Interior Floor Finish, Vinyl Sheeting, Replace	15	0	15	600	SF	\$9.38	\$5,628																						\$5,628
City Hall C3024	1829605	Interior Floor Finish, Ceramic Tile, Replace	40	25	15	900	SF	\$24.11	\$21,701																						\$21,701
City Hall C3024	1829589	Interior Floor Finish, Ceramic Tile, Replace	40	22	18	800	SF	\$24.11	\$19,290																						\$19,290
City Hall C3025	1829483	Interior Floor Finish, Ceramic Tile, Replace	40	22	18	400	SF	\$24.11	\$9,645																						\$9,645
City Hall C3025	1829532	Interior Floor Finish, Carpet Commercial Standard, Replace	10	5	5	9500	SF	\$10.05	\$95,444																						\$95,444
City Hall C3025	1829643	Interior Floor Finish, Carpet Commercial Standard, Replace	10	0	10	900	SF	\$10.05	\$9,042																						\$9,042
City Hall C3032	1829637	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	24	1	500	SF	\$4.69	\$2,344																						\$2,344
City Hall C3032	1829511	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	15	10	28000	SF	\$4.69	\$131,277																						\$131,277
City Hall C3032	1829576	Interior Ceiling Finish, any flat surface, Prep & Paint	25	10	15	8500	SF	\$4.69	\$39,852																						\$39,852
City Hall D2011	1829550	Toilet, GPF, Replace	30	18	12	1	EA	\$1,741.43	\$1,741																						\$1,741
City Hall D2011	1829585	Toilet, GPF, Replace	30	18	12	4	EA	\$1,741.43	\$6,966																						\$6,966
City Hall D2011	1829587	Toilet, GPF, Replace	30	18	12	4	EA	\$1,741.43	\$6,966																						\$6,966
City Hall D2011	1829521	Toilet, GPF, Replace	30	15	15	2	EA	\$1,741.43	\$3,483																						\$3,483
City Hall D2012	1829532	Urinal, GPF, Replace	30	15	15	1	EA	\$73.68	\$738																						\$738
City Hall D2012	1829512	Urinal, GPF, Replace	30	15	15	2	EA	\$83.74	\$1,607																						\$1,607
City Hall D2014	1829639	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	20	10	1	EA	\$1,473.52	\$1,474																						\$1,474
City Hall D2014	1829509	Service Sink, Wash-Hung, Replace	35	25	10	1	EA	\$1,875.38	\$1,875																						\$1,875
City Hall D2014	1829500	Service Sink, Wash-Hung, Replace	35	22	13	1	EA	\$1,875.38	\$1,875																						\$1,875
City Hall D2014	1829580	Service Sink, Wash-Hung, Replace	35	22	13	1	EA	\$1,875.38	\$1,875																						\$1,875
City Hall D2014	1829573	Sink/Lavatory, Wash-Hung, Vitreous China, Replace	30	16	14	4	EA	\$2,009.34	\$8,037																						\$8,037
City Hall D2014	1829541	Sink/Lavatory, Wash-Hung, Vitreous China, Replace	30	16	14	3	EA	\$2,009.34	\$6,028																						\$6,028







**Appendix F:**  
Equipment Inventory List

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**D00 PLUMBING**

Index	ID	UFCode	Component	Capacity	Location Detail	Manufacturer	Model	Serial	Barcode	Oty
1	1829523	D2021	Backflow Preventer	8 INCH	Site	No tag/plate found				
2	1829566	D2023	Water Heater	30 GAL	Utility closet- east wing	American Water Heater Company	GUR 30T30 400		1812109756780	2018
3	1829634	D2023	Water Heater	40 GAL	Utility closet- west wing	American Water Heater Co.	G62-40T34-3N		0008121895	2008

**D00 HVAC**

Index	ID	UFCode	Component	Capacity	Location Detail	Manufacturer	Model	Serial	Barcode	Oty
1	1829585	D3032	Condensing Unit/Heat Pump	5 TON	Building exterior	Carrier	38HDR000-321	3910X00384		2010
2	1829588	D3032	CRAC Drycooler/Condenser	5 TON	Building exterior	Carrier	38HDR000-321	3910X00384		2010
3	1829595	D3032	CRAC Drycooler/Condenser	2 TON	Site	Heatcraft				
4	1829598	D3042	Exhaust Fan	500 CFM	Roof- east wing	Heatcraft				2010
5	1829506	D3042	Exhaust Fan	500 CFM	Roof- west wing	Heatcraft				2010
6	1829603	D3052	Packaged Unit (RTU)	10 TON	Roof- east wing	Trene	WSDJ120E4RA0000	103810721L		2010
7	1829606	D3052	Packaged Unit (RTU)	2 TON	Roof- east wing	Carrier	5E2H4024-301	0406541009		2008
8	1829637	D3052	Packaged Unit (RTU)	2 TON	Roof- east wing	Trene	4WCC03024A100A000	10254299H		2010
9	1829618	D3052	Packaged Unit (RTU)	2 TON	Roof- east wing	Trene	WSD0204E4RA0000	102551HU8H		2010
10	1829495	D3052	Packaged Unit (RTU)	2 TON	Roof- west wing	Trene	WSD0204E4RA0000	102541MU9H		2010
11	1829615	D3052	Packaged Unit (RTU)	20 TON	Roof- east wing	Trene	WCH940E-00A8	105010219D		2010
12	1829515	D3052	Packaged Unit (RTU)	3 TON	Roof- east wing	Trene	WSD036E4RA0000			2010
13	1829525	D3052	Packaged Unit (RTU)	3 TON	Roof- east wing	Trene	WSD036E4RA0000			2010
14	1829607	D3052	Packaged Unit (RTU)	3 TON	Roof- west wing	Trene	WSD036E4RA0000	104111724L		2010
15	1829496	D3052	Packaged Unit (RTU)	3 TON	Roof- west wing	Trene	WSD036E4RA0000			2010
16	1829571	D3052	Packaged Unit (RTU)	3 TON	Roof- west wing	Trene	WSD036E4RA0000	10412765L		2010
17	1829588	D3052	Packaged Unit (RTU)	3 TON	Roof- west wing	Trene	WSD036E4RA0000			2010
18	1829514	D3052	Packaged Unit (RTU)	3 TON	Roof- east wing	Trene	WSD036E4RA0000	10400562L		2010
19	1829628	D3052	Packaged Unit (RTU)	3 TON	Roof- east wing	Trene	WSD036E4RA0000	104210122L		2010
20	1829640	D3052	Packaged Unit (RTU)	3 TON	Roof- west wing	Trene	WSD036E4RA0000	104518502L		2010
21	1829579	D3052	Packaged Unit (RTU)	3 TON	Roof- east wing	Trene	WSD036E4RA0000	104010578L		2010
22	1829615	D3052	Packaged Unit (RTU)	3 TON	Roof- west wing	Trene	WSD036E4RA0000	104612182L		2010
23	1829507	D3052	Packaged Unit (RTU)	4 TON	Roof- east wing	Trene	WSD048E4RA0000	9501047L		2010
24	1829633	D3052	Packaged Unit (RTU)	5 TON	Roof- east wing	Trene	WSD060E4RA0000	10421267L		2010
25	1829645	D3052	Packaged Unit (RTU)	5 TON	Roof- west wing	Trene	WSD060E4RA0000	104212789L		2010
26	1829619	D3052	Packaged Unit (RTU)	6 TON	Roof- east wing	Trene	WSD060E4RA0000	104211939L		2010
27	1829563	D3052	Packaged Unit (RTU)	7.5 TON	Roof- west wing	Trene	WSD072E4RA0000	104510689L		2010
28	1829543	D3052	Packaged Unit (RTU)	7.5 TON	Roof- east wing	Trene	WSD090E4RA0000	10331177L		2010
29	1829543	D3052	Packaged Unit (RTU)	7.5 TON	Roof- west wing	Trene	WSD090E4RA0000	103411811L		2010

**D00 FIRE PROTECTION**

Index	ID	UFCode	Component	Capacity	Location Detail	Manufacturer	Model	Serial	Barcode	Oty
1	1829612	D4031	Fire Extinguisher	Throughput	Throughput					38

**D00 ELECTRICAL**

Index	ID	UFCode	Component	Capacity	Location Detail	Manufacturer	Model	Serial	Barcode	Oty
1	1829627	D5012	Building/Main Switchboard	1600 AMP	Electrical room- basement	Square D				
2	1829608	D5012	Building/Main Switchboard	800 AMP	Electrical room- basement	Square D				
3	1829635	D5012	Main Distribution Panel	600 AMP	Electrical room- basement	Pacific electric				
4	1829602	D5012	Secondary Transformer	200 KVA	Electrical room- basement	Federal Pacific				
5	1829589	D5012	Secondary Transformer	75 KVA	Electrical room- basement	Federal Pacific				
6	1829538	D5012	Transfer Switch	200 AMP	Electrical room- basement	Zenith				
7	1829534	D5022	Light Fixture		Building exterior					54
8	1829499	D5037	Fire Alarm Control Panel		Basement	Honeywell				
9	1829497	D5038	Card Reader		West wing					28
10	1829488	D5092	Emergency Light		West wing					18
11	1829503	D5092	Emergency/Exit Combo LED		Southeast wing					4
12	1829556	D5092	Generator	250 KW	Site	Generic	13776320100	2113854		2013

**E00 EQUIPMENT**

Index	ID	UFCode	Component	Capacity	Location Detail	Manufacturer	Model	Serial	Barcode	Oty
1	1829584	E1094	Residential Refrigerator, 14-18 CF		Kitchen- east wing	Sears	253.7481240E	BA8122275		
2	1829611	E1094	Residential Refrigerator, 14-18 CF		Kitchen- west wing	Sears	25361832102	BA12823162		
3	1829569	E1094	Residential Refrigerator, 14-18 CF		Basement	No tag/plate found				
4	1829526	E1094	Residential Refrigerator, 14-18 CF		Kitchen- west wing	Kennecore	106.57376700	HRJ03685524		
5	1829570	E1094	Residential Refrigerator, 14-18 CF		Kitchen- east wing					

**G00 OTHER**

Index	ID	UFCode	Component	Capacity	Location Detail	Manufacturer	Model	Serial	Barcode	Oty
1	1829528	G4021	Aluminum Pole	16 FEET	Site					6
2	1829516	G4021	Site Pole Light	400 WATT	Parking lot					9
3	1829519	G4021	Site Walkway Bollard Light	150 WATT	Site					28

**SECTION IV-O**  
**Police**  
**Department**



**BUREAU  
VERITAS**

# FACILITY CONDITION ASSESSMENT

*prepared for*

**City of Montebello Recreation and Community Services**  
1700 West Victoria Avenue  
Montebello, California 90640



Police Department  
1600 West Beverly Boulevard  
Montebello, California 90640

**PREPARED BY:**

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**BV PROJECT #:**

142318.20R000-016.354

**DATE OF REPORT:**

*June 30, 2020*

**ON SITE DATE:**

*May 6, 2020*

**Bureau Veritas**

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IV-764

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# 1. Executive Summary

## Property Overview and Assessment Details

General Information	
<b>Property Type</b>	Police department
<b>Main Address</b>	1600 West Beverly Boulevard, Montebello, California 90640
<b>Site Developed</b>	1960s Addition and Renovated 1990's
<b>Site Area</b>	1.96 acres (estimated)
<b>Parking Spaces</b>	94 total spaces all in open lots; 0 of which are accessible Shares accessible spaces with City Hall parking
<b>Building Area</b>	63,400 SF (estimated)
<b>Number of Stories</b>	Two and basement
<b>Outside Occupants / Leased Spaces</b>	None
<b>Date(s) of Visit</b>	May 6, 2020
<b>Management Point of Contact</b>	City of Montebello/Park, Recreation and Community Services, David Sosnowski, Director 323.887.4588 phone dsosnowski@cityofmentebello.com email
<b>On-site Point of Contact (POC)</b>	Same as above
<b>Assessment and Report Prepared By</b>	Nezar M. Tibi
<b>Reviewed By</b>	Mark Surdam Program Manager Mark.Surdam@bvna.com 800.733.0660 6251
<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Significant/Systemic Findings and Deficiencies

### Historical Summary

The Police Department Building was originally constructed in the 1960's. Additional space was added in 1990's. The basement is used as a jail with holding cells.

### Architectural

The building is constructed of metal frame on concrete slabs with integral footings. In general, the structure appears to be sound, with no significant areas of settlement or structural-related deficiencies observed. The exterior envelope system and components were observed to be performing adequately. The additional space added in the 1990's almost quadrupled the original building area. The interior finishes have been well maintained throughout the building. Finishes have been replaced as needed, and are anticipated for lifecycle replacement based on useful life and normal wear.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

The majority of the MEPF systems and components are from 1993. Heating and cooling are provided by four air handlers and two rooftop packaged units. Domestic hot water is provided by two local domestic boilers. A main switchboard is located at the building exterior. The building is protected by a fire alarm system and a fire sprinkler system. Lifecycle replacement of the majority of the MEPF systems is anticipated.

### Site

The asphalt parking lots must be sealed and striped. Part of the City Hall parking lot is shared with the Police Department. The sidewalks have been periodically replaced as-needed over the years. The site contains moderate landscaping, which is served by in-ground irrigation systems.

### Recommended Additional Studies

No additional studies recommended at this time.

### 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

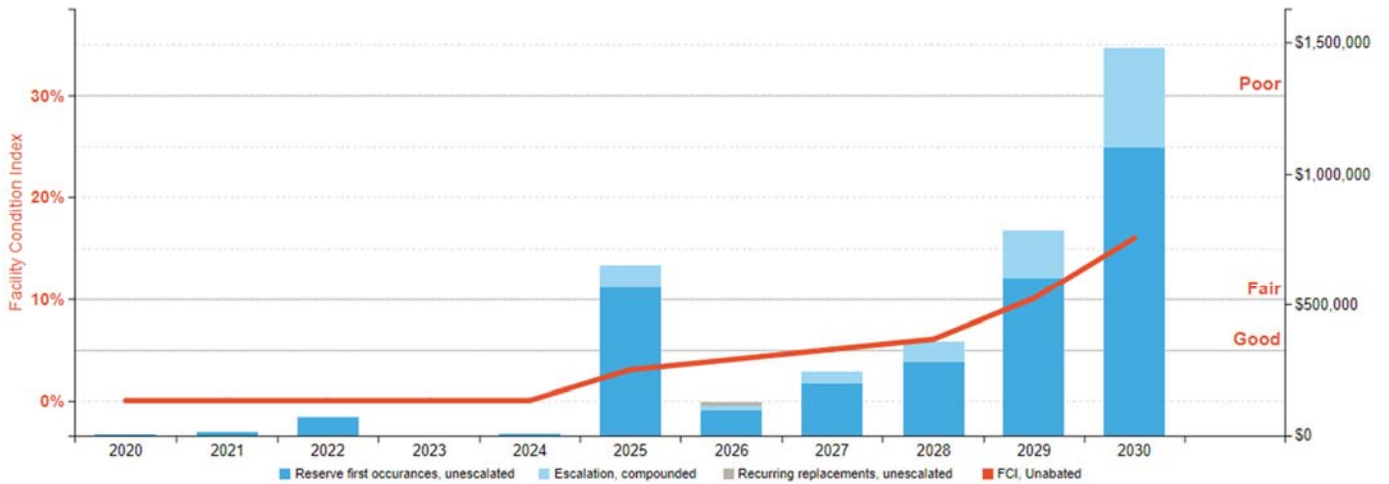
FCI Analysis   Police Department			
Replacement Value \$ 23,775,000	Total SF 63,400	Cost/SF \$ 375	
Current FCI		\$ 4,900	0.0 %
3-Year		\$ 96,800	0.4 %
5-Year		\$ 759,200	3.2 %
10-Year		\$ 3,738,300	15.7 %

The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis.

## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Police Department

Replacement Value: \$ 23,775,000; Inflation rate: 3.0%



## Immediate Needs

Facility/Building	Total Items	Total Cost
Police Department	1	\$4,822
<b>Total</b>	<b>1</b>	<b>\$4,822</b>

### Police Department

ID	Location	UF Code	Description	Condition	Plan Type	Cost
1831272	Police Department	Z108X	ADA, Restroom, Grab Bars & Blocking, Install	NA	Accessibility	\$4,822
<b>Total (1 items)</b>						<b>\$4,822</b>



Key Findings



**Secondary Transformer in Poor condition.**

30 kVA  
Police Department Building exterior

Uniformat Code: D5012  
Recommendation: **Replace in 2022**

Priority Score: **89.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$9,000

\$\$\$\$

Rusty enclosure - AssetCALC ID: 1831407



**Secondary Transformer in Poor condition.**

112.5 kVA  
Police Department Building exterior

Uniformat Code: D5012  
Recommendation: **Replace in 2022**

Priority Score: **89.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$21,400

\$\$\$\$

Rusty enclosure - AssetCALC ID: 1831293



**Parking Lots in Poor condition.**

Asphalt Pavement  
Police Department Parking lot

Uniformat Code: G2022  
Recommendation: **Seal & Stripe in 2021**

Priority Score: **87.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$14,200

\$\$\$\$

The parking surface exhibits areas of alligator and cracking asphalt. A new seal and stripe is recommended. - AssetCALC ID: 1831425



**Exhaust Fan in Poor condition.**

500 CFM  
Police Department Lower roof

Uniformat Code: D3042  
Recommendation: **Replace in 2022**

Priority Score: **87.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,600

\$\$\$\$

The unit is not fully operational - AssetCALC ID: 1831338



**Packaged Unit (RTU) in Poor condition.**

8.5 TON  
Police Department Lower roof

Uniformat Code: D3052  
Recommendation: **Replace in 2022**

Priority Score: **86.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$26,800

\$\$\$\$

The unit has passed its lifecycle and it is not fully operational. - AssetCALC ID: 1831365



**Packaged Unit (RTU) in Poor condition.**

3 TON  
Police Department Lower roof

Uniformat Code: D3052  
Recommendation: **Replace in 2022**

Priority Score: **86.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$10,000

\$\$\$\$

The unit has passed its lifecycle and it is not fully operational. - AssetCALC ID: 1831337



**Exterior Wall in Fair condition.**

Glass Block  
Police Department Main entrance

Uniformat Code: B2011  
Recommendation: **Replace in 2038**

Priority Score: **62.9**

Plan Type:  
Modernization/Adaptation

Cost Estimate: \$1,500

\$\$\$\$

- AssetCALC ID: 1831289



**Fire Extinguisher in Fair condition.**

Type ABC, up to 20 LB  
Police Department Throughout building

Uniformat Code: D4031  
Recommendation: **Replace in 2025**

Priority Score: **61.9**

Plan Type:  
Modernization/Adaptation

Cost Estimate: \$7,200

\$\$\$\$

- AssetCALC ID: 1831353





### Overhead/Dock Door in Fair condition.

288 SF  
Police Department Building exterior

Uniformat Code: B2034  
Recommendation: **Replace in 2035**

Priority Score: **60.9**

Plan Type:  
Modernization/Adaptation

Cost Estimate: \$10,000

\$\$\$\$

- AssetCALC ID: 1831323



### Exterior Door in Fair condition.

Aluminum-Framed Fully-Glazed  
Police Department Building exterior

Uniformat Code: B2031  
Recommendation: **Replace in 2036**

Priority Score: **60.9**

Plan Type:  
Modernization/Adaptation

Cost Estimate: \$7,000

\$\$\$\$

- AssetCALC ID: 1831312



### Card Reader in Fair condition.

Police Department Throughout building

Uniformat Code: D5038  
Recommendation: **Replace in 2026**

Priority Score: **58.9**

Plan Type:  
Modernization/Adaptation

Cost Estimate: \$77,200

\$\$\$\$

- AssetCALC ID: 1831411



### Toilet in Fair condition.

GPF  
Police Department Restroom- lobby

Uniformat Code: D2011  
Recommendation: **Replace in 2035**

Priority Score: **57.9**

Plan Type:  
Modernization/Adaptation

Cost Estimate: \$7,000

\$\$\$\$

- AssetCALC ID: 1831380



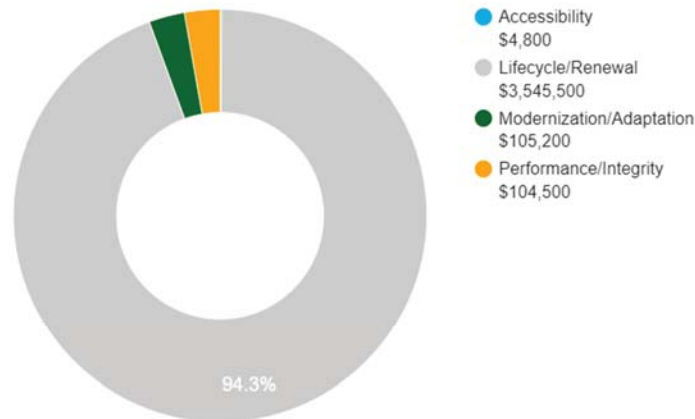
## Plan Types

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

<b>Safety</b>	■ An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
<b>Performance/Integrity</b>	■ Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
<b>Accessibility</b>	■ Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
<b>Environmental</b>	■ Improvements to air or water quality, including removal of hazardous materials from the building or site.
<b>Retrofit/Adaptation</b>	■ Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
<b>Lifecycle/Renewal</b>	■ 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: \$3,760,000



## 2. Building and Site Information



Systems Summary		
System	Description	Condition
<b>Structure</b>	Masonry bearing walls and wood-framed roofs	Good
<b>Façade</b>	Brick with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with modified bituminous finish Secondary: Bricks	Fair
<b>Interiors</b>	Walls: Painted gypsum board, ceramic tiles and Unfinished Floors: Carpet, VCT, ceramic tile, quarry tiles, rubber tiles, elastomeric coating and Unfinished Ceilings: Painted gypsum board, ACT and Unfinished/exposed	Fair
<b>Elevators</b>	Hydraulic: two cars serving all three floors	Fair
<b>Plumbing</b>	Copper supply and cast iron waste & venting Gas domestic boilers with storage tank Toilets, urinals, showers and sinks in all restrooms	Fair
<b>HVAC</b>	Central system with boilers, air handlers, and dry cooler condenser Individual roof top package units and exhaust fans. Supplemental components: None	Fair

<b>Systems Summary</b>		
<b>Fire Suppression</b>	Wet-pipe sprinkler system; hydrants, fire extinguishers, hose cabinets	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard and panels with copper wiring Interior Lighting: T-8, T-12 and incandescent Emergency: Diesel generator and UPS	Fair
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	Residential and Commercial kitchen equipment	Fair
<b>Site Pavement</b>	Asphalt lots with areas of concrete and concrete sidewalks, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Building-mounted signage wrought iron fence, flagpole and metal trash dumpster gate. Site lights	Fair
<b>Landscaping and Topography</b>	Limited landscaping features Irrigation present Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: LED Building-mounted: LED Pedestrian walkway lighting	Fair
<b>Ancillary Structures</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Asphalt parking lots need new seal and stripe, replace corroded transformers, replace old roof top package units. replace old exhaust fan	

## Systems Expenditure Forecast

System Expenditure Forecast						
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	\$500	-	\$600	\$1,100
Facade	-	-	-	-	\$154,800	\$154,800
Roofing	-	-	-	\$513,100	\$228,100	\$741,100
Interiors	-	-	\$553,100	\$404,300	\$1,981,900	\$2,939,400
Elevators	-	-	-	\$48,500	\$281,700	\$330,300
Plumbing	-	-	-	\$39,400	\$1,879,200	\$1,918,600
Fire Suppression	-	-	\$8,400	-	\$734,200	\$742,600
HVAC	-	\$40,800	\$81,700	\$250,100	\$636,000	\$1,008,500
Electrical	-	\$32,300	\$16,400	\$38,100	\$3,388,100	\$3,474,900
Fire Alarm & Comm	-	-	-	\$1,300,500	\$123,800	\$1,424,300
Equipment/Special	-	-	\$2,300	\$92,100	\$154,900	\$249,300
Site Lighting	-	-	-	\$66,600	\$21,800	\$88,400
Site Development	-	-	-	\$8,800	\$5,100	\$13,900
Pavement	-	\$18,900	-	\$210,900	\$104,900	\$334,700
Landscaping	-	-	-	\$28,500	-	\$28,500
Accessibility	\$4,800	-	-	-	-	\$4,800
<b>TOTALS</b>	<b>\$4,800</b>	<b>\$92,000</b>	<b>\$662,400</b>	<b>\$3,000,900</b>	<b>\$9,695,100</b>	<b>\$13,455,200</b>



### 3. Property Space Use and Observed Areas

#### Unit Allocation

All 63,400 square feet of the property are occupied by the City of Montebello. The spaces are mostly a combination of offices, conference rooms and shooting range with supporting restrooms, administrative offices, and mechanical and other utility spaces.

#### 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.

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 those areas and categories set forth in the tables throughout this report. 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 Bureau Veritas’s undertaking. Only a representative sample of areas was observed, and actual measurements were not taken to verify compliance.

The facility was originally constructed in 1960’s. Additional spaces were added in 1990s. Complaints about accessibility issues have not been received by the property management. The property does not have associated prior or pending litigation related to existing barriers or previously removed barriers.

An accessibility study has not been performed at the site. Although no significant issues were identified, a comprehensive ADA Compliance Survey may reveal specific aspects of the property that are not in full compliance.

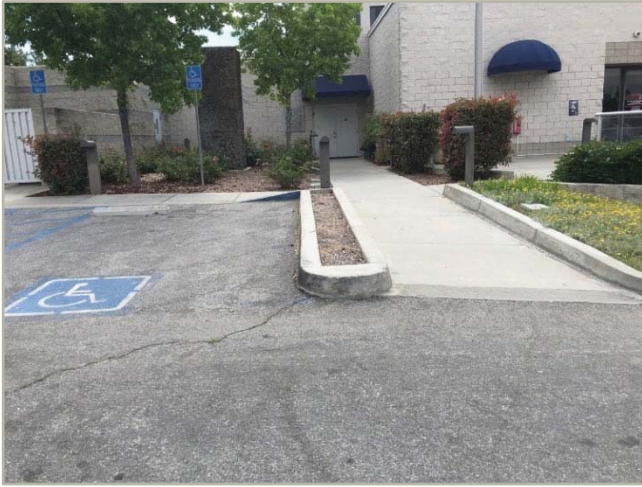
Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to 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.

Accessibility Issues			
	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Parking</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Exterior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Path of Travel</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Elevators</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Kitchens/Kitchenettes</b>	N/A		





### Campus Accessibility: Photographic Overview



Building entrance with ramp



Main entrance



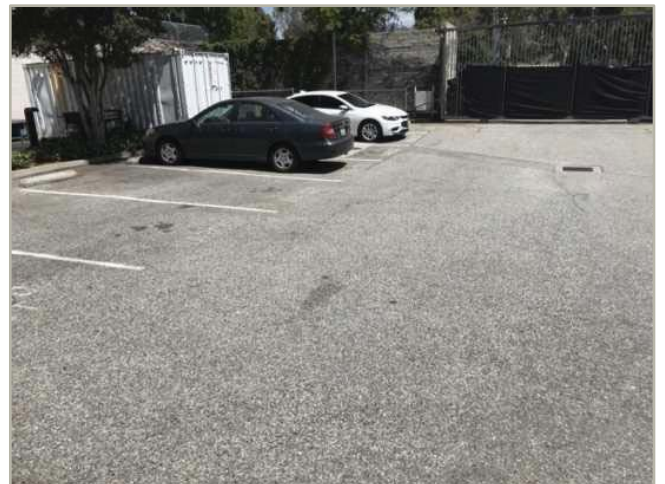
Accessible restroom accommodations



Missing grab bar



Accessible parking



Accessible parking with ramp

The table below is intended to be used as a general reference guide to help differentiate the orders of magnitude between some of the more commonly observed accessibility issues. The table is not intended to be all-inclusive, and boxes checked in the tables above do not necessarily mean those specific problems or shortcomings cited as examples below exist at the subject buildings and sites. Reference the photos above and/or *Key Findings* section for visuals and/or more specifics about the subject site conditions.

<b>Reference Guide</b>			
	<b>Major Issues</b> <i>(ADA study recommended)</i>	<b>Moderate Issues</b> <i>(ADA study recommended)</i>	<b>Minor/No Issues</b>
<b>Parking</b>	<ul style="list-style-type: none"> <li>- Needs full reconstruction</li> <li>- Excessive slopes over 3% require major re-grading</li> <li>- No level locations to add required spaces</li> </ul>	<ul style="list-style-type: none"> <li>- No or non-compliant curb cuts</li> <li>- Moderate difficulty to add required accessible spaces</li> <li>- Slopes close to compliant</li> </ul>	<ul style="list-style-type: none"> <li>- Painting of markings needed</li> <li>- Signage height non-compliant</li> <li>- Signage missing</li> </ul>
<b>Exterior Path of Travel</b>	<ul style="list-style-type: none"> <li>- Large areas of sidewalks with excessive slopes</li> <li>- No ramp when needed</li> <li>- Ramps with excessive slopes</li> </ul>	<ul style="list-style-type: none"> <li>- Ramps need rails</li> <li>- Ramps need rail extensions</li> <li>- Need significant # of lever handles</li> <li>- All or most entrance door exterior maneuvering clearance areas with excessive slopes</li> </ul>	<ul style="list-style-type: none"> <li>- One entrance door exterior maneuvering clearance area with excessive slope</li> <li>- A few doorknobs instead of lever handles</li> <li>- Non-compliant signage</li> </ul>
<b>Interior Path of Travel</b>	<ul style="list-style-type: none"> <li>- All or most interior doors appear less than 32" wide</li> <li>- Corridors less than 36" wide</li> <li>- No ramp when needed</li> <li>- Ramps with excessive slopes</li> <li>- Non-compliant treads/risers at means of egress stairways</li> </ul>	<ul style="list-style-type: none"> <li>- Single height drinking fountains</li> <li>- Drinking fountain too high or protrudes into accessible route</li> <li>- Ramps need rails</li> <li>- Ramps need rail extensions</li> <li>- Need significant # of lever handles</li> <li>- Non-compliant rail extensions at egress stairways</li> <li>- All/most door thresholds high</li> </ul>	<ul style="list-style-type: none"> <li>- One door threshold too high</li> <li>- A few doorknobs instead of lever handles</li> <li>- Non-compliant door pressures</li> <li>- Non-compliant signage</li> <li>- Switches not within reach range</li> </ul>
<b>Public Use Restrooms</b>	<ul style="list-style-type: none"> <li>- No ADA RR on each accessible floor</li> <li>- Restroom(s) too small</li> <li>- Entire restroom(s) requires renovation</li> <li>- Water closet clearance requires moving walls</li> </ul>	<ul style="list-style-type: none"> <li>- Interior doors appear less than 32" wide</li> <li>- Missing or non-compliant grab bars</li> <li>- Easily fixable clearance issues</li> </ul>	<ul style="list-style-type: none"> <li>- Minor height adjustments required</li> <li>- Non-compliant door pressures</li> <li>- Missing a visual strobe (only required if audible fire alarm already present)</li> <li>- Missing lavatory pipe wraps</li> <li>- Signage not compliant</li> </ul>
<b>Elevators</b>	<ul style="list-style-type: none"> <li>- No elevator present when required</li> <li>- Elevator cab too small</li> </ul>	<ul style="list-style-type: none"> <li>- Panel control buttons not at compliant height</li> <li>- No hands-free emergency communication system</li> <li>- Elevator only has mechanical stops</li> </ul>	<ul style="list-style-type: none"> <li>- Audible/visual signals at every floor may be lacking</li> <li>- Minor signage / Braille issues</li> </ul>
<b>Kitchens/Kitchenettes</b>	<ul style="list-style-type: none"> <li>- Clear space for each appliance not present</li> <li>- Clearance between opposing counters too narrow</li> </ul>	<ul style="list-style-type: none"> <li>- Sink and counter too high</li> <li>- Sink knee and toe clearance not provided where required (built-in)</li> <li>- Less than 50% of cabinetry within reach range</li> </ul>	<ul style="list-style-type: none"> <li>- Dispensers not within reach range</li> <li>- Switches not within reach range</li> <li>- Missing sink pipe wraps if knee and toe clearance required</li> </ul>

## 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	
<b>Excellent</b>	New or awfully 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.
<b>Good</b>	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.
<b>Fair</b>	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.
<b>Poor</b>	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.
<b>Failed</b>	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
<b>Not Applicable</b>	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

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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. Certification

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City of Montebello (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Police Department, 1600 West Beverly Boulevard, Montebello, California 90640, 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 on behalf of and exclusively for the use of the Client for the purpose stated within the *Purpose and Scope* section of this report. The report, or any excerpt thereof, shall not be used by any party other than the Client or for any other purpose than that specifically stated in our agreement or within the *Purpose and Scope* section of this report without the express written consent of Bureau Veritas.

Any reuse or distribution of this report without such consent shall be at the Client and the recipient's sole risk, without liability to Bureau Veritas.

**Prepared by:** Nezar M. Tibi,  
Project Manager

**Reviewed by:**



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## 8. Appendices

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- Appendix A: Photographic Record
- Appendix B: Site Plan
- Appendix C: ADA Checklist
- Appendix D: Component Condition Report
- Appendix E: Replacement Reserves
- Appendix F: Equipment Inventory List



## Appendix A: Photographic Record

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1	FRONT ELEVATION
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2	RIGHT ELEVATION
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3	REAR ELEVATION
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4	LEFT ELEVATION
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5	PARKING LOTS
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6	PARKING LOTS
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7	ADA PARKING
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8	EXTERIOR RAMP
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9	LANDSCAPING
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10	SIDEWALK
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11	MAIN ENTRANCE SIDEWALK
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12	EXTERIOR STAIR
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13	TRASH ENCLOSURES
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14	ROOF
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15	ROOF
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16	ROOF SKYLIGHT
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17	VEHICLE CONTROL GATE
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18	VEHICLE CONTROL GATE
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19	EXTERIOR DOOR
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20	EXTERIOR DOOR
----	---------------



21	EXTERIOR DOOR
----	---------------



22	WINDOWS
----	---------



23	INTERIOR DOOR
----	---------------



24	INTERIOR DOOR
----	---------------



25	ELEVATOR CAB FINISHES
----	-----------------------



26	HOLDING CELL
----	--------------



27	EXTERIOR AIR HANDLER (AHU)
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28	PACKAGE UNIT
----	--------------



29	INTERIOR AIR HANDLER (AHU)
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30	BOILER
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31	EXHAUST FAN
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32	EXHAUST FAN
----	-------------



33	DOMESTIC CIRCULATION/BOOSTER PUMP
----	-----------------------------------



34	GENERATOR
----	-----------



35	BUILDING/MAIN SWITCHBOARD
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36	MOTOR CONTROL CENTER
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37	UNINTERRUPTIBLE POWER SUPPLY (UPS)
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38	SECONDARY TRANSFORMER
----	-----------------------



39	CORRODED SECONDARY TRANSFORMER
----	--------------------------------



40	DISTRIBUTION ELECTRICAL PANEL
----	-------------------------------



41	ELEVATOR CONTROL
----	------------------



42	FIRE ALARM CONTROL PANEL
----	--------------------------





43	LOBBY
----	-------



44	FRONT COUNTER
----	---------------



45	HALLWAY
----	---------



46	OFFICE
----	--------



47	CLASSROOM
----	-----------



48	CONFERENCE ROOM
----	-----------------







49	LOUNGE
----	--------



50	WORK OUT ROOM
----	---------------



51	SHOOTING RANGE
----	----------------



52	HOLDING CELL AREA
----	-------------------



53	KITCHEN
----	---------



54	FREEZER
----	---------







55	REFRIGERATOR
----	--------------



56	LOCKERS
----	---------



57	SHOWER
----	--------



58	RESTROOM
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59	TOILET PARTITIONS
----	-------------------



60	TOILET
----	--------



61	SINK/LAVATORY
----	---------------



62	SHOWER
----	--------



63	URINAL
----	--------



64	SINK/LAVATORY
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65	HOLDING CELL SINK AND TOILET
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66	DRINKING FOUNTAIN
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# Appendix B:

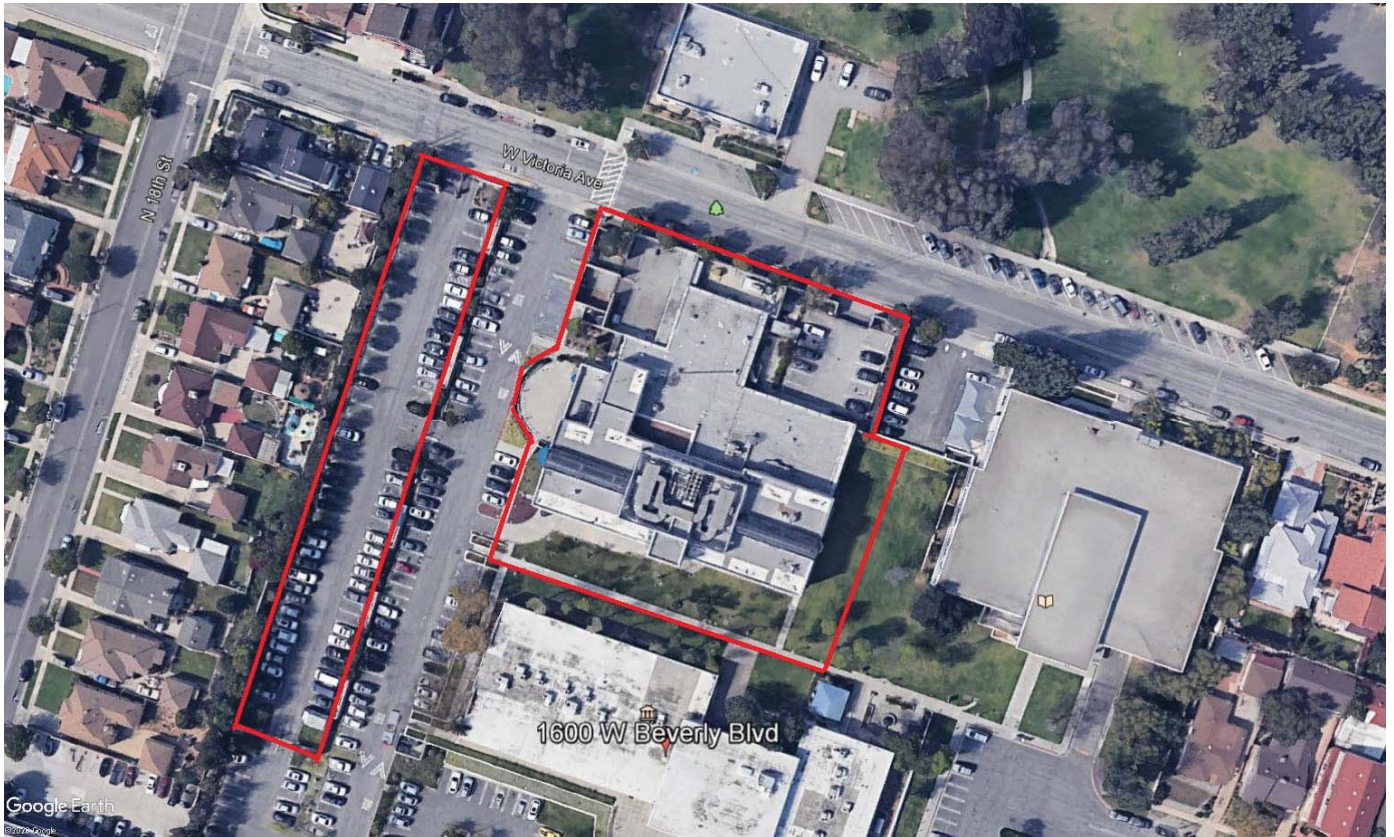
## Site Plan



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# Site Plan



	<b>Project Number</b>	<b>Project Name</b>	
	142318.20R000-016.354	Police Department City of Montebello	
	<b>Source</b>	<b>On-Site Date</b>	
	Google	May 6, 2020	

## Appendix C: ADA Checklist

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## Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Police Department

EMG Project Number: 142318.20R000-016.354

Abbreviated Accessibility Checklist					
Facility History and Interview					
	Question	Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property? If so, indicate when.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2	Have any ADA improvements been made to the property since original construction? Elaborate, especially if fully or partially addressed as the result of a previous study.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3	Has building ownership/management reported any ADA complaints or litigation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

	Question	Yes	No	NA	Comments
1	Is there an accessible route to the play area/s?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2	Has the play area been reviewed for accessibility?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3	Are publicly accessible swimming pools equipped with an entrance lift?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	



# Abbreviated Accessibility Checklist

## Parking



Accessibility parking



Accessibility parking

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

## Abbreviated Accessibility Checklist

### Exterior Accessible Route



Exterior route



Exterior route

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

# Abbreviated Accessibility Checklist

## Building Entrances



caption of best building entrances photo



caption of 2<sup>nd</sup> best building entrances photo

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

### Interior Accessible Route, Interior Doors & Amenities



Interior route



Interior route

Question		Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building?	X			
2	Do accessible routes appear free of obstructions and/or protruding objects?	X			
3	Do ramps on accessible routes appear to have compliant slopes?				
4	Do ramp runs on an accessible route appear to have a compliant rise and width?			X	
5	Do ramps on accessible routes appear to have compliant end and intermediate landings?			X	
6	Do ramps on accessible routes appear to have compliant handrails?			X	
7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage?	X			
8	Do public transaction areas have an accessible, lowered service counter section?	X			
9	Do public telephones appear mounted with an accessible height and location?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side?	X			
11	Do doors at interior accessible routes appear to have compliant hardware?	X			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force?	X			



13	Do doors on interior accessible routes appear to have a compliant clear opening width?	X			
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## Abbreviated Accessibility Checklist

### Elevators



Accessibility-related elevators



Accessibility-related elevators

Question		Yes	No	NA	Comments
1	Are hallway call buttons configured with the "UP" button above the "DOWN" button?	X			
2	Is accessible floor identification signage present on the hoistway sidewalls on each level?	X			
3	Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances?		X		
4	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area?	X			
5	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?	X			
6	Do elevator car control buttons appear to be mounted at a compliant height?	X			
7	Are tactile and Braille characters mounted to the left of each elevator car control button?		X		
8	Are audible and visual floor position indicators provided in the elevator car?	X			
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication?	X			

## Abbreviated Accessibility Checklist

### Common Area Restrooms



Accessibility-related restroom



Accessibility-related restroom

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

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Component Condition Report | Police Department

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
A2010	Basement- shooting range	Good	Basement Wall, Concrete	2,200 SF	55	1831305
B1080	Site	Fair	Exterior Stair/Ramp Rails, Metal, Refinish	220 LF	5	1831390
<b>Facade</b>						
B2010	Main entrance	Fair	Exterior Wall, Glass Block	22 SF	18	1831289
B2020	Building exterior	Fair	Window, 12 SF	62	15	1831291
B2020	Building exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	250 SF	16	1831692
B2050	Building exterior	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	4	16	1831312
B2050	Building exterior	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	1	16	1831352
B2050	Lobby	Fair	Overhead Door, 56 SF	1	16	1831420
B2050	Building exterior	Fair	Exterior Door, Steel	4	15	1831355
B2050	Hallway- 2nd floor	Fair	Overhead Door, 56 SF	1	15	1831382
B2050	Building exterior	Fair	Overhead/Dock Door, 288 SF	1	15	1831323
<b>Roofing</b>						
B3010	Roof	Fair	Roof, Modified Bituminous	28,500 SF	10	1831346
B3060	Roof	Fair	Roof Skylight, per SF of glazing	2,000 SF	18	1831361
<b>Interiors</b>						
C1030	Throughout building	Fair	Interior Door, Wood Solid-Core	258	18	1831314
C1030	Throughout building	Fair	Door Hardware System, Office (per Door)	275	13	1831694
C1030	Throughout building	Fair	Interior Door, Steel Fire, 90-Minutes and Over	8	18	1831324
C1070	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	55,000 SF	13	1831397
C1070	Lobby	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,800 SF	17	1831280
C1090	Basement - women's lockers	Fair	Lockers, Steel Baked Enamel, 12" W x 15" D x 72" H	75	10	1831363
C1090	Basement - women's restroom	Fair	Toilet Partitions, Plastic/Laminate	5	12	1831370
C1090	Basement - men's lockers	Fair	Lockers, Steel Baked Enamel, 12" W x 15" D x 72" H	120	10	1831321
C1090	Restrooms- 2rd floor	Fair	Toilet Partitions, Plastic/Laminate	4	12	1831307
C1090	Basement - men's restroom	Fair	Toilet Partitions, Plastic/Laminate	5	10	1831402
C1090	Restroom- lobby	Fair	Toilet Partitions, Plastic/Laminate	4	10	1831377
C2010	Chief office- restroom	Fair	Interior Wall Finish, Ceramic Tile	150 SF	22	1831410
C2010	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	75,000 SF	5	1831371
C2010	Restroom- lobby	Fair	Interior Wall Finish, Ceramic Tile	1,500 SF	18	1831358
C2010	Restroom- basement	Fair	Interior Wall Finish, Ceramic Tile	3,200 SF	18	1831348
C2030	Basement - men's	Fair	Interior Floor Finish, Vinyl Tile (VCT)	5,500 SF	7	1831308
C2030	Chief office- restroom	Fair	Interior Floor Finish, Ceramic Tile	110 SF	22	1831292
C2030	Jail cell	Fair	Interior Floor Finish, any surface w/ Elastomeric Coating, Prep & Paint	3,500 SF	5	1831349
C2030	Restroom- basement	Fair	Interior Floor Finish, Ceramic Tile	2,200 SF	22	1831285

**Component Condition Report | Police Department**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout building- 2nd floor	Fair	Interior Floor Finish, Carpet Commercial Tile	1,500 SF	7	1831304
C2030	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	17,500 SF	7	1831378
C2030	Interior stairs	Fair	Interior Floor Finish, Rubber Tile	750 SF	7	1831315
C2030	Throughout building	Fair	Interior Floor Finish, Quarry Tile	6,500 SF	28	1831364
C2030	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	28,000 SF	5	1831271
C2050	Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	1,100 SF	5	1831891
<b>Elevators</b>						
D1010	Basement	Fair	Elevator Controls, 1 CAR, Modernize [Elevator-1]	1	10	1831372
D1010	Basement	Fair	Elevator, 4500 LB, Renovate [Elevator-1]	1	15	1831284
D1010	Basement	Fair	Elevator, 4500 LB, Renovate [Elevator-2]	1	15	1831350
D1010	Basement	Fair	Elevator Controls, 1 CAR, Modernize [Elevator-2]	1	10	1831301
D1010	Elevator-1	Fair	Elevator Cab Finishes, Standard w/ Stainless Steel Doors [Elevator-1]	1	8	1831319
D1010	Elevator-2	Fair	Elevator Cab Finishes, Standard w/ Stainless Steel Doors [Elevator-2]	1	8	1831325
<b>Plumbing</b>						
D2010	Kitchen- 2nd floor	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	12	1831279
D2010	Hallway	Fair	Drinking Fountain, Floor-Mounted, Interior Basic	1	9	1831393
D2010	Basement - men's lockers	Fair	Shower, GPM	8	16	1831297
D2010	Chief office- restroom	Fair	Toilet, GPF	1	15	1831296
D2010	Throughout	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	14	1831396
D2010	Restrooms- 2nd floor	Fair	Toilet, GPF	1	15	1831362
D2010	restroom- lobby	Fair	Urinal, GPF	1	15	1831281
D2010	Jail cell	Fair	Shower, GPM	2	10	1831375
D2010	Restrooms- 3rd floor	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	15	1831302
D2010	Restrooms- 2rd floor	Fair	Toilet, GPF	9	15	1831270
D2010	Chief office- restroom	Fair	Shower, GPM	1	16	1831399
D2010	Basement - men's restroom	Fair	Toilet, GPF	5	18	1831300
D2010	Roof	Fair	Domestic Circulation/Booster Pump, 10 HP	1	13	1831275
D2010	Basement - women's lockers	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	4	15	1831392
D2010	Basement - men's lockers	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	5	15	1831306
D2010	Restrooms- 2rd floor	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	5	15	1831341
D2010	Restrooms- 2rd floor	Fair	Urinal, GPF	3	15	1831273
D2010	Restrooms- 3rd floor	Fair	Toilet, GPF	2	15	1831414
D2010	Boiler room	Fair	Domestic Circulation/Booster Pump, 3 HP	1	6	1831387
D2010	Basement - women's restroom	Fair	Toilet, GPF	5	15	1831294
D2010	Roof	Fair	Domestic Circulation/Booster Pump, 10 HP	1	13	1831366
D2010	Lobby	Fair	Drinking Fountain, Floor-Mounted, Interior Basic	1	9	1831413
D2010	Janitor closet- 2nd floor	Fair	Service Sink, Floor	1	15	1831286

Component Condition Report | Police Department

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Basement - women's locker	Fair	Drinking Fountain, Floor-Mounted, Interior Basic	1	7	1831331
D2010	Kitchen	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	14	1831423
D2010	Chief office- restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	15	1831406
D2010	Basement - women's lockers	Fair	Shower, GPM	3	16	1831398
D2010	Boiler room	Fair	Water Storage Tank, 300 GAL	1	8	1831309
D2010	Utility closet	Fair	Service Sink, Floor	1	15	1831320
D2010	Basement	Good	Drinking Fountain, Floor-Mounted, Interior Basic	1	11	1831318
D2010	Boiler room	Fair	Domestic Circulation/Booster Pump, 3 HP	1	6	1831401
D2010	restroom- lobby	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	4	15	1831386
D2010	Jail cell	Fair	Service Sink, Floor	1	20	1831424
D2010	Basement - men's restroom	Fair	Urinal, GPF	5	15	1831421
D2010	Basement - men's locker	Fair	Drinking Fountain, Floor-Mounted, Interior Basic	1	8	1831333
D2010	Kitchen- 2nd floor	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	14	1831334
D2010	Restrooms- 2rd floor	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	10	15	1831310
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	63,400 SF	18	1831356
D2010	Restroom- lobby	Fair	Toilet, GPF	4	15	1831380
<b>HVAC</b>						
D3020	Boiler room	Fair	Boiler, 500 MBH	1	17	1831351
D3020	Boiler room	Fair	Boiler, 500 MBH	1	17	1831268
D3030	Roof	Fair	Drycooler/Condenser, 80 TON	1	8	1831269
D3050	Roof	Fair	Air Handler (AHU), 8000 CFM	1	8	1831278
D3050	Roof	Fair	Air Handler (AHU), 8000 CFM	1	8	1831282
D3050	Basement	Fair	Air Handler (AHU), 4000 CFM	1	5	1831345
D3050	Lower roof	Poor	Packaged Unit (RTU), 3 TON	1	2	1831337
D3050	Basement	Fair	Air Handler (AHU), 4000 CFM	1	5	1831359
D3050	Throughout building	Fair	HVAC System Ductwork, Medium Density	63,400 SF	16	1831403
D3050	Lower roof	Poor	Packaged Unit (RTU), 8.5 TON	1	2	1831365
D3060	Lower roof	Fair	Exhaust Fan, 500 CFM [EF-5]	1	4	1831357
D3060	Basement- evidence	Fair	Exhaust Fan, 500 CFM	1	12	1831299
D3060	Roof	Fair	Exhaust Fan, 500 CFM [EF-10]	1	6	1831354
D3060	Roof	Fair	Exhaust Fan, 8500 CFM	1	10	1831360
D3060	Lower roof	Fair	Exhaust Fan, 5000 CFM	1	6	1831277
D3060	Roof	Fair	Exhaust Fan, 2000 CFM	1	5	1831404
D3060	Lower roof	Fair	Exhaust Fan, 250 CFM	1	7	1831376
D3060	Lower roof	Poor	Exhaust Fan, 500 CFM	1	2	1831338
D3060	Roof	Fair	Exhaust Fan, 2000 CFM [EF-2]	1	4	1831342
D3060	Lower roof	Fair	Exhaust Fan, 1000 CFM	1	4	1831328

Component Condition Report | Police Department

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Lower roof	Fair	Exhaust Fan, 1000 CFM [EF-7]	1	4	1831339
<b>Electrical</b>						
D5010	Electrical room- basement	Fair	Uninterruptible Power Supply (UPS), 7.5 kVA	1	9	1831367
D5010	Site	Fair	Generator, 600 kW	1	12	1831383
D5020	Building exterior	Poor	Secondary Transformer, 112.5 kVA	1	2	1831293
D5020	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	63,400 SF	18	1831409
D5020	Basement	Fair	Main Distribution Panel, 400 AMP	1	14	1831322
D5020	Building exterior	Fair	Main Distribution Panel, 1200 AMP	1	14	1831347
D5020	Electrical room- basement	Fair	Secondary Transformer, 75 kVA	1	16	1831276
D5020	Building exterior	Poor	Secondary Transformer, 30 kVA	1	2	1831407
D5020	Roof	Fair	Motor Control Center w/ Main Breaker, 600 AMP	1	14	1831395
D5020	Building exterior	Fair	Building/Main Switchboard, 2000 AMP	1	18	1831283
D5020	Basement	Fair	Secondary Transformer, 225 kVA	1	15	1831368
D5030	Utility room- basement	Fair	Variable Frequency Drive (VFD), 5 HP, Replace/Install	1	10	1831405
D5030	utility room- basement	Fair	Variable Frequency Drive (VFD), 5 HP, Replace/Install	1	10	1831335
D5040	Throughout building	Fair	Exit Sign Light Fixture, LED	48	5	1831303
D5040	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	6	10	1831385
<b>Equipment/Special</b>						
E1030	Kitchen	Fair	Commercial Kitchen, Freezer, 1-Door Reach-In	1	9	1831313
E1030	Basement- evidence	Fair	Commercial Kitchen, Freezer, 2-Door Reach-In	1	9	1831394
E1030	Basement- evidence	Fair	Commercial Kitchen, Freezer, 2-Door Reach-In	1	9	1831336
E1030	Basement- evidence	Fair	Commercial Kitchen, Freezer, 2-Door Reach-In	1	9	1831426
E1030	Kitchen	Fair	Commercial Kitchen, Refrigerator, 1-Door Reach-In	1	9	1831274
E1040	Jail cell	Fair	Detention Doors & Hardware, Wrought Iron	9	20	1831288
E1040	Jail cell	Fair	Toilet & Wash Basin, Stainless Steel, Detention Fixture	7	15	1831327
E1040	Lobby	Fair	Defibrillator (AED), Cabinet Mounted	1	5	1831326
E1060	Kitchen- 2 Nd floor	Fair	Residential Appliances, Refrigerator, 14-18 CF	1	9	1831340
E1060	Kitchen- 2nd floor	Fair	Residential Appliances, Refrigerator, 14-18 CF	1	8	1831369
E1060	Kitchen- 2nd floor	Fair	Residential Appliances, Refrigerator, 14-18 CF	1	8	1831311
E1060	Kitchen- 2 nd floor	Fair	Residential Appliances, Refrigerator, 14-18 CF	1	8	1831416
E1060	Kitchen- basement	Fair	Residential Appliances, Refrigerator, 14-18 CF	1	8	1831267
E1060	Kitchen	Fair	Residential Appliances, Refrigerator, 14-18 CF	1	8	1831381
E1060	Kitchen	Fair	Residential Appliances, 18	1	8	1831266
E1060	Kitchen	Fair	Residential Appliances, Refrigerator, 14-18 CF	1	8	1831388
E1060	Kitchen	Fair	Residential Appliances, 14	1	10	1831391
E2010	Kitchen- 2nd floor	Fair	Kitchen Cabinetry, Stock Hardwood	90 LF	8	1831344
E2010	Throughout building- 3rd floor	Fair	Kitchen Cabinetry, Stock Hardwood	75 LF	12	1831384

Component Condition Report | Police Department

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Pavement</b>						
G2020	North parking lot	Fair	Parking Lots, Asphalt Pavement, Seal & Stripe	6,500 SF	3	1831419
G2020	Parking lot	Fair	Parking Lots, Asphalt Pavement, Mill & Overlay	23,500 SF	10	1831412
G2020	North parking lot	Fair	Parking Lots, Asphalt Pavement, Mill & Overlay	6,500 SF	10	1831332
G2020	Parking lot	Poor	Parking Lots, Asphalt Pavement, Seal & Stripe	23,500 SF	1	1831425
G2030	Sidewalk	Fair	Pedestrian Pavement, Sidewalk, Concrete Large Areas	5,600 SF	28	1831428
G2030	Lower roof	Fair	Pedestrian Pavement, Sidewalk, Clay Brick/Masonry Pavers	750 SF	14	1831400
<b>Site</b>						
G2060	Building exterior	Fair	Signage, Property, Building or Pole-Mounted	1	10	1831893
G2060	Building exterior	Fair	Fences & Gates, Wrought Iron, 4' High	72 LF	28	1831295
G2060	Trash enclosure	Fair	Dumpster Accessories, Enclosures, Wood/Metal Gates, Replace/Install	2	10	1831427
G2060	Main entrance	Fair	Flagpole, Metal	1	14	1831329
G2060	West parking lot	Fair	Fences & Gates, Wrought Iron, 6' High	2 LF	25	1831316
G2080	Landscaping	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	16,800 SF	8	1831290
G4050	Site	Fair	Site Walkway Bollard Light, 150 WATT, Replace/Install	14	10	1831298
G4050	North parking lot	Fair	Aluminum Pole, 20' FEET, Replace/Install	2	16	1831422
G4050	Parking lot	Fair	Site Pole Light, 400 WATT, Replace/Install	4	10	1831408
<b>Fire Protection</b>						
D4010	Throughout building	Fair	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	63,400 SF	18	1831345
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	36	5	1831353
<b>Electronic Safety &amp; Security</b>						
D7010	West parking lot	Fair	Vehicle Control Gate w/ Controller	6	9	1831330
D7010	North parking lot	Fair	Vehicle Control Gate w/ Controller	5	9	1831417
D7010	Throughout building	Fair	Card Reader	48	6	1831411
D7030	Throughout building	Fair	Security/Surveillance System, Cameras and CCTV, Install	63,400 SF	9	1831317
D7050	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	63,400 SF	10	1831287
D7050	Electrical room	Fair	Fire Alarm Control Panel, Addressable	1	7	1831418
<b>Accessibility</b>						
Y1050	Restrooms- 2rd floor	NA	ADA, Restroom, Grab Bars & Blocking, Install	2	0	1831272



## Appendix E: Replacement Reserves

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Replacement Reserves Report  
Police Department

6/30/2020

Location	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Total Escalated Estimate								
Police Department	\$4,822	\$14,591	\$73,047	\$4,282	\$9,649	\$652,788	\$132,079	\$244,695	\$380,854	\$785,033	\$1,478,300	\$21,141	\$480,624	\$600,534	\$136,688	\$1,421,688	\$5,952,293	\$0	\$60,931	\$0	\$60,931	\$13,455,034								
Grand Total	\$4,822	\$14,591	\$73,047	\$4,282	\$9,649	\$652,788	\$132,079	\$244,695	\$380,854	\$785,033	\$1,478,300	\$21,141	\$480,624	\$600,534	\$136,688	\$1,421,688	\$5,952,293	\$0	\$60,931	\$0	\$60,931	\$13,455,034								
Uniformat Code/Location Description	ID	Cost Description	LifeSpan (EU)/Age	RUL	Quantity/Unit	Unit Cost*	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Total Escalated Estimate	
B1080 Site	1831330	Exterior Stair/Ramp Rails, Metal, Refinish	10	5	220	LF	\$1.84	\$405																					\$810	
B2010 Main entrance	1831289	Exterior Wall, Glass Block, Replace	40	22	18	22	SF	\$68.98	\$1,474																				\$1,474	
B2020 Building exterior	1831291	Window, 12 SF, Replace	30	15	15	62	EA	\$970.71	\$53,984																				\$53,984	
B2030 Building exterior	1831832	Storefront, Metal-Framed Windows (w/out Doors), Replace	30	14	16	250	SF	\$73.88	\$18,419																				\$18,419	
B2050 Building exterior	1831335	Exterior Door, Steel, Replace	40	25	15	4	EA	\$803.74	\$3,215																				\$3,215	
B2060 Building exterior	1831312	Exterior Door, Aluminum-Framed Fully-Glazed, Replace	30	14	16	4	EA	\$1,741.43	\$6,966																				\$6,966	
B2070 Building exterior	1831332	Exterior Door, Aluminum-Framed Fully-Glazed, Replace	30	14	16	1	EA	\$1,741.43	\$1,741																				\$1,741	
B2080 Hallway - 2nd floor	1831332	Overhead Door, 56 SF, Replace	30	15	15	1	EA	\$1,168.27	\$1,168																				\$1,168	
B2090 Building exterior	1831323	Overhead Door, 288 SF, Replace	30	15	15	1	EA	\$10,046.70	\$10,047																				\$10,047	
B2090 Lobby	1831420	Overhead Door, 56 SF, Replace	30	14	16	1	EA	\$1,168.27	\$1,168																				\$1,168	
B3010 Roof	1831346	Roof, Modified Blumhouse, Replace	20	10	10	26500	SF	\$13.40	\$381,775				\$81,775																\$381,775	
B3060 Roof	1831361	Roof Skylight, per SF of glazing, Replace	30	12	18	2000	SF	\$66.98	\$133,956																				\$133,956	
C1000 Throughout building	1831314	Interior Door, Wood Solid-Core, Replace	40	22	18	258	EA	\$937.69	\$241,925																				\$241,925	
C1030 Throughout building	1831324	Interior Door, Steel Fire, 90-Minutes and Over, Replace	40	22	18	8	EA	\$1,272.58	\$10,181																				\$10,181	
C1030 Throughout building	1831894	Door Hardware System, Office (per Door), Replace	30	17	13	275	EA	\$468.85	\$128,933																				\$128,933	
C1070 Lobby	1831337	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	12	13	50000	SF	\$4.69	\$257,865																				\$257,865	
C1080 Basement - men's restroom	1831402	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	5	EA	\$1,004.67	\$5,023																				\$5,023	
C1080 Restroom - lobby	1831377	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	4	EA	\$1,004.67	\$4,019																				\$4,019	
C1080 Basement - women's restroom	1831370	Toilet Partitions, Plastic/Laminate, Replace	20	8	12	4	EA	\$1,004.67	\$4,019																				\$4,019	
C1080 Restrooms - 2nd floor	1831307	Toilet Partitions, Plastic/Laminate, Replace	20	8	12	4	EA	\$1,004.67	\$4,019																				\$4,019	
C1080 Basement - women's lockers	1831383	Lockers, Steel Baked Enamel, 12' W x 15' D x 72" H, Replace	20	10	10	120	EA	\$669.78	\$80,374																				\$80,374	
C1080 Basement - men's lockers	1831321	Lockers, Steel Baked Enamel, 12' W x 15' D x 72" H, Replace	20	10	10	120	EA	\$669.78	\$80,374																					\$80,374
C2010 Restroom - lobby	1831358	Interior Wall Finish, Ceramic Tile, Replace	40	22	18	1500	SF	\$24.11	\$36,168																					\$36,168
C2010 Restroom - basement	1831348	Interior Wall Finish, Ceramic Tile, Replace	40	22	18	3200	SF	\$24.11	\$77,159																					\$77,159
C2010 Throughout building	1831371	Interior Wall Finish, any surface, Prep & Paint	10	5	5	75000	SF	\$2.01	\$150,701																				\$150,701	
C2030 Jail cell	1831349	Interior Floor Finish, any surface w/ Elastomeric Coating, Prep & Paint	10	5	5	3500	SF	\$12.06	\$42,196																				\$42,196	
C2030 Basement - men's	1831308	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	8	7	5500	SF	\$6.70	\$36,838																				\$36,838	
C2030 Throughout building	1831378	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	8	7	17500	SF	\$6.70	\$117,212																					\$117,212
C2030 Interior stairs	1831315	Interior Floor Finish, Rubber Tile, Replace	10	5	5	28000	SF	\$10.05	\$281,308																					\$281,308
C2030 Throughout building	1831271	Interior Floor Finish, Carpet Commercial Standard, Replace	10	5	5	28000	SF	\$10.05	\$281,308																					\$281,308
C2030 Throughout building - 2nd floor	1831304	Interior Floor Finish, Carpet Commercial Tile, Replace	10	3	7	1500	SF	\$8.71	\$13,061																					\$13,061
C2050 Throughout building	1831891	Interior Ceiling Finish, any flat surface, Prep & Paint	10	5	5	1100	SF	\$2.88	\$2,947																					\$2,947
D1010 Elevator-1	1831319	Elevator Cab Finishes, Standard w/ Stainless Steel Doors, Replace	15	7	8	1	EA	\$12,056.04	\$12,056																					\$12,056
D1010 Elevator-2	1831325	Elevator Cab Finishes, Standard w/ Stainless Steel Doors, Replace	15	7	8	1	EA	\$12,056.04	\$12,056																					\$12,056
D1010 Basement	1831372	Elevator Controls, 1 CAR, Modernize	20	10	10	1	EA	\$6,697.80	\$6,698																					\$6,698
D1010 Basement	1831301	Elevator Controls, 1 CAR, Modernize	20	10	10	1	EA	\$6,697.80	\$6,698																					\$6,698
D1010 Basement	1831284	Elevator, 4800 LB, Renovate	30	15	15	1	EA	\$80,373.80	\$80,374																					\$80,374
D1010 Basement	1831350	Elevator, 4800 LB, Renovate	30	15	15	1	EA	\$100,467.00	\$100,467																					\$100,467
D2010 Boiler room	1831309	Water Storage Tank, 300 GAL, Replace	30	22	8	1	EA	\$6,697.80	\$6,698																					\$6,698
D2010 Boiler room	1831387	Domestic Circulation/Booster Pump, 3 HP, Replace	15	9	6	1	EA	\$6,631.76	\$6,632																					\$6,632
D2010 Boiler room	1831401	Domestic Circulation/Booster Pump, 3 HP, Replace	15	9	6	1	EA	\$6,631.76	\$6,632																					\$6,632
D2010 Roof	1831275	Domestic Circulation/Booster Pump, 10 HP, Replace	25	12	13	1	EA	\$9,109.01	\$9,109																					\$9,109
D2010 Roof	1831366	Domestic Circulation/Booster Pump, 10 HP, Replace	25	12	13	1	EA	\$9,109.01	\$9,109																					\$9,109
D2010 Throughout building	1831336	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	22	18	65400	SF	\$14.74	\$934,209																					\$934,209
D2010 Basement - women's locker	1831331	Drinking Fountain, Floor-Mounted, Interior Basic, Replace	15	8	7	1	EA	\$1,106.78	\$1,107																					\$1,107
D2010 Basement - men's locker	1831333	Drinking Fountain, Floor-Mounted, Interior Basic, Replace	15	7	8	1	EA	\$1,106.78	\$1,107																					\$1,107
D2010 Lobby	1831413	Drinking Fountain, Floor-Mounted, Interior Basic, Replace	15	6	9	1	EA	\$1,106.78	\$1,107																					\$1,107
D2010 Jail cell	1831375	Showers, GPM, Replace	30	20	10	2	EA	\$3,348.50	\$6,698																					\$6,698



Uniform Code/Location Description	ID	Cost Description	Lifespan (EUI/EA)	RUL	Quantity/Unit	Unit Cost*	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate	
D5020 Building exterior	1831347	Main Distribution Panel, 1200 AMP, Replace	30	16	14	EA	\$15,404.94	\$15,405													\$15,405							\$15,405	
D5020 Roof	1831395	Motor Control Center w/ Main Breaker, 600 AMP, Replace	30	18	14	EA	\$20,093.40	\$20,093													\$20,093							\$20,093	
D5020 Throughout	1831409	Full Electrical System Upgrades, Medium Density/Complexity, Replace	40	22	18	63400	SF	\$24.11	\$1,528,706																			\$1,528,706	
D6030 Utility room- basement	1831405	Variable Frequency Drive (VFD), 5 HP, Replace/Install	20	10	10	EA	\$7,099.67	\$7,100																				\$7,100	
D6030 utility room- basement	1831335	Variable Frequency Drive (VFD), 5 HP, Replace/Install	20	10	10	EA	\$7,099.67	\$7,100																				\$7,100	
D6040 Throughout building	1831303	Exit Sign Light Fixture, LED, Replace	10	5	48	EA	\$294.70	\$14,146																				\$14,146	
D6040 Building exterior	1831385	Light Fixture, Exterior Flood (Jmy Type w/ LED Replacement), 100 W, Replace	20	10	6	EA	\$281.31	\$1,688																				\$1,688	
D7010 Throughout building	1831411	Car Reader, Replace	10	4	6	EA	\$1,607.47	\$77,159																				\$77,159	
D7010 West parking lot	1831330	Vehicle Control Gate w/ Controller, Replace	15	6	9	EA	\$12,056.04	\$72,336																				\$72,336	
D7010 North parking lot	1831417	Vehicle Control Gate w/ Controller, Replace	15	6	9	EA	\$12,056.04	\$60,280																				\$60,280	
D7030 Throughout building	1831317	Security/Surveillance System, Cameras and CCTV, Install	15	6	9	65400	SF	\$8.70	\$424,641																			\$424,641	
D7050 Electrical room	1831418	Fire Alarm Control Panel, Addressable, Replace	15	8	7	1	EA	\$20,093.40	\$20,093																			\$20,093	
D7050 Throughout building	1831287	Fire Alarm System, Standard Addressable, Upgrade/Install	20	10	10	65400	SF	\$5.36	\$339,712																			\$339,712	
E1030 Kitchen	1831313	Commercial Kitchen, Freezer, 1-Door Reach-In, Replace	15	6	9	EA	\$4,152.84	\$4,153																					\$4,153
E1030 Basement- evidence	1831394	Commercial Kitchen, Freezer, 2-Door Reach-In, Replace	15	6	9	1	EA	\$6,831.76	\$6,832																				\$6,832
E1030 Basement- evidence	1831336	Commercial Kitchen, Freezer, 2-Door Reach-In, Replace	15	6	9	1	EA	\$6,831.76	\$6,832																				\$6,832
E1030 Basement- evidence	1831426	Commercial Kitchen, Freezer, 2-Door Reach-In, Replace	15	6	9	1	EA	\$6,831.76	\$6,832																				\$6,832
E1030 Kitchen	1831274	Commercial Kitchen, Refrigerator, 1-Door Reach-In, Replace	15	6	9	1	EA	\$3,616.81	\$3,617																				\$3,617
E1040 Lobby	1831326	Delirator (AED), Cabinet Mounted, Replace	10	5	5	1	EA	\$2,009.34	\$2,009																				\$2,009
E1040 Jail cell	1831327	Toilet & Wash Basin, Stainless Steel, Detention Fixture, Replace	30	15	15	7	EA	\$3,723.98	\$26,088																				\$26,088
E1040 Jail cell	1831288	Detention Doors & Hardware, Wrought Iron, Replace	40	20	20	9	EA	\$4,182.82	\$77,256																				\$77,256
E1060 Kitchen- 2nd floor	1831389	Residential Appliances, Refrigerator, 14-18 CF, Replace	15	7	8	1	EA	\$737.86	\$738																				\$738
E1060 Kitchen- 2nd floor	1831311	Residential Appliances, Refrigerator, 14-18 CF, Replace	15	7	8	1	EA	\$737.86	\$738																				\$738
E1060 Kitchen- 2nd floor	1831416	Residential Appliances, Refrigerator, 14-18 CF, Replace	15	7	8	1	EA	\$737.86	\$738																				\$738
E1060 Kitchen- basement	1831267	Residential Appliances, Refrigerator, 14-18 CF, Replace	15	7	8	1	EA	\$737.86	\$738																				\$738
E1060 Kitchen	1831381	Residential Appliances, Refrigerator, 14-18 CF, Replace	15	7	8	1	EA	\$737.86	\$738																				\$738
E1060 Kitchen	1831286	Residential Appliances, 16, Replace	15	7	8	1	EA	\$1,067.26	\$1,067																				\$1,067
E1060 Kitchen- 2nd floor	1831388	Residential Appliances, Refrigerator, 14-18 CF, Replace	15	7	8	1	EA	\$737.86	\$738																				\$738
E1060 Kitchen- 2nd floor	1831340	Residential Appliances, Refrigerator, 14-18 CF, Replace	15	6	9	1	EA	\$1,067.26	\$1,067																				\$1,067
E2010 Kitchen- 2nd floor	1831391	Residential Appliances, 14, Replace	15	5	10	1	EA	\$737.86	\$738																				\$738
E2010 Kitchen- 2nd floor	1831344	Kitchen Cabinetry, Stock Hardwood, Replace	20	12	8	90	LF	\$401.67	\$36,168																				\$36,168
E2010 Throughout building- 3rd floor	1831384	Kitchen Cabinetry, Stock Hardwood, Replace	20	8	12	75	LF	\$401.67	\$30,140																				\$30,140
G2020 Parking lot	1831425	Parking Lots, Asphalt Pavement, Seal & Strip	5	4	1	23500	SF	\$0.80	\$14,166																				\$14,166
G2020 Parking lot	1831419	Parking Lots, Asphalt Pavement, Seal & Strip	5	2	3	6500	SF	\$0.80	\$3,918																				\$3,918
G2020 Parking lot	1831412	Parking Lots, Asphalt Pavement, Mill & Overlay	25	15	10	23500	SF	\$4.69	\$110,179																				\$110,179
G2020 North parking lot	1831332	Parking Lots, Asphalt Pavement, Mill & Overlay	25	15	10	6500	SF	\$4.69	\$30,475																				\$30,475
G2030 Lower roof	1831400	Pedestrian Pavement, Slabwalk, Clay Brick/Masonry Pavers, Replace	30	16	14	750	SF	\$44.21	\$33,154																				\$33,154
G2060 Building exterior	1831893	Signage, Property, Building or Pole-Mounted, Replace	20	10	10	1	EA	\$2,009.34	\$2,009																				\$2,009
G2060 Main entrance	1831329	Flagpole, Metal, Replace	30	16	14	1	EA	\$3,348.90	\$3,349																				\$3,349
G2060 Trash enclosure	1831427	Dumpster Accessories, Enclosures, Wood/Metal Gates, Replace/Install	20	10	10	2	EA	\$2,277.25	\$4,555																				\$4,555
G2080 Landscaping	1831290	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	12	8	16800	SF	\$1.34	\$22,505																				\$22,505
G4050 Site	1831298	Site Walkway Bollard Light, 150 WATT, Replace/Install	20	10	10	14	EA	\$937.69	\$13,128																				\$13,128
G4050 Parking lot	1831408	Site Pole Light, 400 WATT, Replace/Install	20	10	10	4	EA	\$8,109.01	\$36,436																				\$36,436
G4050 North parking lot	1831422	Aluminum Pole, 20 FEET, Replace/Install	30	14	16	2	EA	\$6,804.96	\$13,610																				\$13,610
Y1050 Restrooms- 2nd floor	1831272	ADA, Restroom, Grab Bars & Blocking, Install	0	0	0	2	EA	\$2,411.21	\$4,822																				\$4,822
<b>Totals, Unescalated</b>								\$4,822	\$14,891	\$73,047	\$4,282	\$9,649	\$62,788	\$132,079	\$244,695	\$360,854	\$795,033	\$1,479,300	\$21,141	\$489,624	\$600,534	\$136,668	\$1,431,888	\$84,916	\$124,100	\$5,995,293	\$0	\$609,931	\$13,455,034
<b>Totals, Escalated (3.0% Inflation, compounded annually)</b>								\$4,822	\$14,891	\$73,047	\$4,282	\$9,649	\$62,788	\$132,079	\$244,695	\$360,854	\$795,033	\$1,479,300	\$21,141	\$489,624	\$600,534	\$136,668	\$1,431,888	\$84,916	\$124,100	\$5,995,293	\$0	\$609,931	\$13,455,034

\*Market/location factor (1.038) has been included in unit costs. Markup indicates a 10% Internal Program Management, and 12% Design factors applied to the location-adjusted unit cost.

## Appendix F: Equipment Inventory List

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**D10 Conveying**

Index	ID	UFCode	Component	Capacity	Location Detail	Manufacturer	Model	Serial	Dateplate Yr	Barcode	Qty
1	1831284	D1010	Elevator (Elevator-1)	4500 LB	Basement	Dover	EP-125-4	ED9809	2007		
2	1831350	D1010	Elevator (Elevator-2)	4500 LB	Basement	Dover	EP-125-4	Illegible	2007		
3	1831325	D1010	Elevator Cab Finishes (Elevator-2)		Elevator-2						
4	1831319	D1010	Elevator Cab Finishes (Elevator-1)		Elevator-1						
5	1831372	D1010	Elevator Controls (Elevator-1)	1 CAR	Basement	Dover	No tag/plate found	No tag/plate found	1993		
6	1831391	D1010	Elevator Controls (Elevator-2)	1 CAR	Basement	Dover	No tag/plate found	No tag/plate found	1993		

**D30 HVAC**

Index	ID	UFCode	Component	Capacity	Location Detail	Manufacturer	Model	Serial	Dateplate Yr	Barcode	Qty
1	1831351	D0020	Boiler	500 MBH	Boiler room	Raypak	PNCV600NACK2PXN	C07182554	2007		
2	1831268	D0020	Boiler	500 MBH	Boiler room	Raypak	PNCV600NACK2PXN	Inaccessible	2007		
3	1831269	D0030	Drycooler/Condenser	80 TON	Roof	Trane	Illegible	Illegible			
4	1831345	D0050	Air Handler (AHU)	4000 CFM	Basement	Trane	D-113810-406	9311	1993		
5	1831359	D0050	Air Handler (AHU)	4000 CFM	Basement	Trane	D-113810-406	9312	1993		
6	1831278	D0050	Air Handler (AHU)	8000 CFM	Roof	No tag/plate found	No tag/plate found	No tag/plate found			
7	1831282	D0050	Air Handler (AHU)	8000 CFM	Roof	No tag/plate found	No tag/plate found	No tag/plate found			
8	1831337	D0050	Packaged Unit (RTU)	3 TON	Lower roof	Carrier	Illegible	Illegible	1993		
9	1831365	D0050	Packaged Unit (RTU)	8.5 TON	Lower roof	Trane	YCH10284LCA	Illegible	1993		
10	1831328	D0060	Exhaust Fan	1000 CFM	Lower roof	Illegible	Illegible	Illegible			
11	1831404	D0060	Exhaust Fan	2000 CFM	Lower roof	Cook	Illegible	Illegible			
12	1831376	D0060	Exhaust Fan	250 CFM	Lower roof	Inaccessible	Inaccessible	Inaccessible			
13	1831299	D0060	Exhaust Fan	500 CFM	Basement-evidence	No tag/plate found	No tag/plate found	No tag/plate found			
14	1831338	D0060	Exhaust Fan	500 CFM	Lower roof	No tag/plate found	No tag/plate found	No tag/plate found			
15	1831277	D0060	Exhaust Fan	5000 CFM	Lower roof	Illegible	Illegible	Illegible			
16	1831360	D0060	Exhaust Fan	8500 CFM	Roof	Cook	Illegible	Illegible			
17	1831354	D0060	Exhaust Fan (EF-10)	500 CFM	Roof	Illegible	Illegible	Illegible			
18	1831342	D0060	Exhaust Fan (EF-2)	2000 CFM	Roof	Cook	Illegible	Illegible			
19	1831357	D0060	Exhaust Fan (EF-5)	500 CFM	Lower roof	Illegible	Illegible	Illegible			
20	1831339	D0060	Exhaust Fan (EF-7)	1000 CFM	Lower roof	Illegible	Illegible	Illegible			

**D40 Fire Protection**

Index	ID	UFCode	Component	Capacity	Location Detail	Manufacturer	Model	Serial	Dateplate Yr	Barcode	Qty
1	1831353	D4030	Fire Extinguisher		Throughout building						36

**D50 Electrical**

Index	ID	UFCode	Component	Capacity	Location Detail	Manufacturer	Model	Serial	Dateplate Yr	Barcode	Qty
1	1831383	D5010	Generator	600 kW	Site	Caterpillar	3412	Illegible			
2	1831367	D5010	Uninterruptible Power Supply (UPS)	7.5 kVA	Electrical room-basement	Mitsubishi	2033C	Illegible			
3	1831283	D5020	Building/Main Switchboard	2000 AMP	Building exterior	General Electric					
4	1831293	D5020	Secondary Transformer	112.5 kVA	Building exterior	General Electric					
5	1831388	D5020	Secondary Transformer	225 kVA	Basement	General Electric					
6	1831407	D5020	Secondary Transformer	30 kVA	Building exterior	General Electric					
7	1831276	D5020	Secondary Transformer	75 kVA	Electrical room-basement	Federal Pacific					
8	1831347	D5020	Main Distribution Panel	1200 AMP	Building exterior	General Electric					
9	1831322	D5020	Main Distribution Panel	400 AMP	Basement	General Electric					
10	1831395	D5020	Motor Control Center w/ Main Breaker	600 AMP	Roof	General Electric					
11	1831405	D5030	Variable Frequency Drive (VFD)	5 HP	Utility room-basement	Danfoss	No tag/plate found	No tag/plate found			
12	1831335	D5030	Variable Frequency Drive (VFD)	5 HP	Utility room-basement	Danfoss	No tag/plate found	No tag/plate found			
13	1831393	D5040	Exit Sign Light Fixture		Throughout building						48
14	1831385	D5040	Light Fixture		Building exterior						6

**D70 Electronic Safety & Security**

Index	ID	UFCode	Component	Capacity	Location Detail	Manufacturer	Model	Serial	Dateplate Yr	Barcode	Qty
1	1831411	D7010	Card Reader		Throughout building						48
2	1831330	D7010	Vehicle Control Gate w/ Controller		West parking lot						6
3	1831417	D7010	Vehicle Control Gate w/ Controller		North parking lot						5
4	1831418	D7050	Fire Alarm Control Panel		Electrical room	Notifier	No tag/plate found	No tag/plate found			

**E10 Equipment**

Index	ID	UFCode	Component	Capacity	Location Detail	Manufacturer	Model	Serial	Dateplate Yr	Barcode	Qty
1	1831313	E1030	Commercial Freezer, 1-Door Reach-In		Kitchen	Traulsen	G12010	Illegible			
2	1831394	E1030	Commercial Freezer, 2-Door Reach-In		Basement-evidence	Vul-Pak	Inaccessible	Inaccessible			
3	1831336	E1030	Commercial Freezer, 2-Door Reach-In		Basement-evidence	Vul-Pak	Inaccessible	Inaccessible			
4	1831426	E1030	Commercial Freezer, 2-Door Reach-In		Basement-evidence	Vul-Pak	Inaccessible	Inaccessible			
5	1831274	E1030	Commercial Refrigerator, 1-Door Reach-In		Kitchen	Traulsen	G10100	T79300808			
6	1831326	E1040	Dehumidifier (AED)		Lobby						
7	1831391	E1060	Residential 14	14	Kitchen	General Electric	9630210	EC4713015			
8	1831266	E1060	Residential 18	18	Kitchen	No tag/plate found	No tag/plate found	No tag/plate found			
9	1831340	E1060	Residential Refrigerator, 14-18 CF	18 CF	Kitchen-2 Nd floor	No tag/plate found	No tag/plate found	No tag/plate found			
10	1831389	E1060	Residential Refrigerator, 14-18 CF	18 CF	Kitchen-2nd floor	Kenmore	59655232404	KY4003510			



Index	ID	UFCCode	Component	Capacity	Location Detail	Manufacturer	Model	Serial	Dateplate Yr	Barcode	Qty
11	1831311	E1060	Residential Refrigerator, 14-18 CF		Kitchen- 2nd floor	Whirlpool	WRT311FZDW01	V593040056			
12	1831416	E1060	Residential Refrigerator, 14-18 CF		Kitchen- 2nd floor	Sears	2537462700	BA12663154			
13	1831287	E1060	Residential Refrigerator, 14-18 CF		Kitchen- basement	No tag/plate found	No tag/plate found	No tag/plate found			
14	1831381	E1060	Residential Refrigerator, 14-18 CF		Kitchen	Kirkland	5T14CX3C000	V5U2377735			
15	1831388	E1060	Residential Refrigerator, 14-18 CF		Kitchen	Electrolux	FFTR1614TWG	BA7XXXK77			
<b>GPU Electrical Site Improvements</b>											
1	1831422	G4050	Aluminum Pole	20' FEET	Location Detail						
2	1831408	G4050	Site Pole Light	400 WATT	North parking lot						
3	1831298	G4050	Site Walkway Bollard Light	150 WATT	Parking lot						
					Site						
											14

**SECTION IV-P**  
**Fire Station**  
**Montebello**  
**Boulevard**

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

**City of Montebello Recreation and Community Services**  
1700 West Victoria Avenue  
Montebello, California 90640



Fire Station Montebello Boulevard  
600 North Montebello Boulevard  
Montebello, California 90640

**PREPARED BY:**

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**BV PROJECT #:**

142318.20R000-017.354

**DATE OF REPORT:**

*June 26, 2020*

**ON SITE DATE:**

*MAY 12, 2020*

**Bureau Veritas**

10461 Mill Run Circle, Suite 1100 | Owings Mills, MD 21117 | [www.us.bureauveritas.com](http://www.us.bureauveritas.com) | p 800.733.0660

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# 1. Executive Summary

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## Property Overview and Assessment Details

General Information	
Property Type	Fire Station Montebello Boulevard
Main Address	600 North Montebello Boulevard, Montebello, California 90640
Site Developed	1990's
Site Area	0.71 acres (estimated)
Parking Spaces	15 total spaces all in open lots; 0 of which are accessible
Building Area	9,120 SF
Number of Stories	One
Outside Occupants / Leased Spaces	None
Date(s) of Visit	May 12, 2020
Management Point of Contact	City of Montebello, David Sosnowski, Director 323.887.4588 phone <a href="mailto:dsosnowski@cityofmontebello.com">dsosnowski@cityofmontebello.com</a> email
On-site Point of Contact (POC)	Same as above
Assessment and Report Prepared By	Nezar M. Tibi
Reviewed By	Mark Surdam Program Manager <a href="mailto:Mark.Surdam@bvna.com">Mark.Surdam@bvna.com</a> 800.733.0660 6251
AssetCalc Link	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Significant/Systemic Findings and Deficiencies

### Historical Summary

The fire station was originally constructed in the 1990's. It has not been renovated in the recent years.

### Architectural

The building consists of masonry bearing walls with wood-framed roofs. The windows are all single-pane and they are in fair condition. Exterior doors consist of fully-glazed entry doors and metal overhead roll-up doors at the apparatus bay. The roofs consist of a modified bituminous finish for the main building and metal roof finish for the vehicle hangers. The acoustic ceiling tile in the fireman dorm is stained and worn. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

The building is heated and cooled by five roof mounted packaged units located at the main building roof. The units were installed in 2007 or 2009.

The plumbing systems are adequate for the facility and no major piping issues were found. Domestic hot water is provided by a gas-fired water heater. There was no evidence suggesting any problems with the general plumbing and sewage systems.

The building is served by a main switchboard, original to the building's construction, located in the vehicle hanger area. The building has an emergency diesel generator installed in 2008 and it is in fair condition. Electrical service equipment and systems are anticipated for lifecycle replacement.

The building is not protected by a fire alarm system or a sprinkler suppression system.

### Site

The site consists of concrete and asphalt parking lot and driveway. Limited landscaping is located throughout the front entrance and west elevation. The exterior stairs at the front of the building has broken sections and require repairs.

### Recommended Additional Studies

The front building sidewalk shows large crack and signs of movement, this crack runs through the building to the east parking lot. A professional structural 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. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

Some areas of the facility were identified as having major or moderate accessibility issues. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently 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	
<b>0 – 5%</b>	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
<b>5 – 10%</b>	Subjected to wear but is still in a serviceable and functioning condition.
<b>10 – 30%</b>	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
<b>30% and above</b>	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:

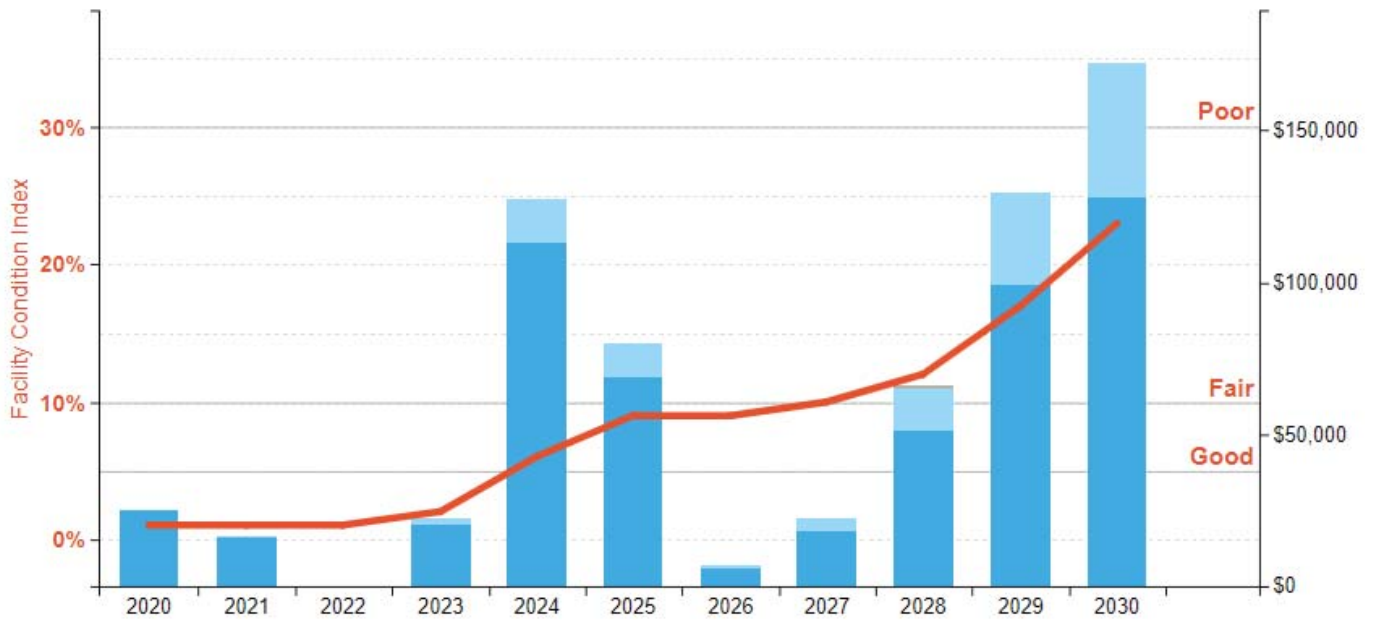
FCI Analysis   Fire Station Montebello Blvd			
	Replacement Value \$ 2,964,000	Total SF 9,120	Cost/SF \$ 325
Current FCI			\$ 25,400 0.9 %
3-Year			\$ 64,700 2.2 %
5-Year			\$ 272,200 9.2 %
10-Year			\$ 668,700 22.6 %

The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis.

## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Fire Station Montebello Blvd

Replacement Value: \$ 2,964,000; Inflation rate: 3.0%



### Immediate Needs

Facility/Building	Total Items	Total Cost
Fire Station Montebello Blvd	4	\$25,345
<b>Total</b>	<b>4</b>	<b>\$25,345</b>

#### Fire Station Montebello Blvd

ID	Location	UF Code	Description	Condition	Plan Type	Cost
1832895	Fire Station Montebello Blvd	B1015	Exterior Stairs, Concrete/Masonry, Repair	Poor	Performance/Integrity	\$1,607
1832918	Fire Station Montebello Blvd	P000X	Engineer, Structural, Superstructure, Evaluate/Report	NA	Performance/Integrity	\$13,396
1833949	Fire Station Montebello Blvd	Z105X	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$10,047
1832962	Fire Station Montebello Blvd	Z108X	ADA, Restroom, Lavatory Pipe Wraps/Insulation, Install	NA	Accessibility	\$295
<b>Total (4 items)</b>						<b>\$25,345</b>

## Key Findings



### Exterior Stairs in Poor condition.

Concrete/Masonry  
Fire Station Montebello Blvd Site

Uniformat Code: B1015  
Recommendation: **Repair in 2020**

Priority Score: **90.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,600

\$\$\$\$

Broken and chipped concrete was observed, the repair is required. - AssetCALC ID: 1832895



### Pedestrian Pavement in Poor condition.

Sidewalk, Concrete Sections/Small Areas  
Fire Station Montebello Blvd Sidewalk

Uniformat Code: G2031  
Recommendation: **Replace in 2021**

Priority Score: **86.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$5,400

\$\$\$\$

Isolated areas of cracks in front driveway. - AssetCALC ID: 1832904



### Interior Floor Finish in Poor condition.

any surface w/ Epoxy Coating  
Fire Station Montebello Blvd Lockers room

Uniformat Code: C3021  
Recommendation: **Prep & Paint in 2021**

Priority Score: **84.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$3,200

\$\$\$\$

Isolated areas of deteriorated epoxy flooring. Replacing the damaged areas is recommended. - AssetCALC ID: 1832941



### Interior Floor Finish in Poor condition.

Carpet Commercial Standard  
Fire Station Montebello Blvd Dormitory

Uniformat Code: C3025  
Recommendation: **Replace in 2021**

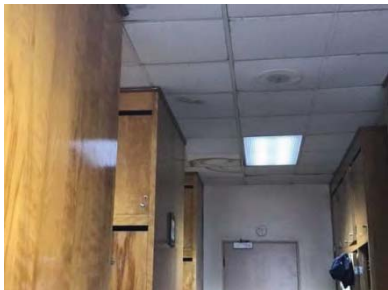
Priority Score: **84.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$7,500

\$\$\$\$

Carpet exhibits areas of stains and deterioration. Replacing the entire carpet is recommended. - AssetCALC ID: 1832968



### Interior Ceiling Finish in Poor condition.

Suspended Acoustical Tile (ACT)  
Fire Station Montebello Blvd Lockers room

Uniformat Code: C3032  
Recommendation: **Replace in 2021**

Priority Score: **83.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$300

\$\$\$\$

Replacing the stained ACT tiles is recommended. - AssetCALC ID: 1832957



### Recommended Follow-up Study: Structural, Superstructure

Structural, Superstructure  
Fire Station Montebello Blvd Throughout building

Uniformat Code: P000X  
Recommendation: **Evaluate/Report in 2020**

Priority Score: **82.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$13,400

\$\$\$\$

A major cracks and movement at the concrete front entrance sidewalk running through the building. A professional structural engineer study is recommended to evaluate and issue a report for repair. - AssetCALC ID: 1832918

No photo due to underground conditions.

### Sprinkler System

Full Retrofit, Medium Density/Complexity  
Fire Station Montebello Blvd Throughout

Uniformat Code: D4019  
Recommendation: **Install in 2024**

Priority Score: **60.9**

Plan Type:  
Modernization/Adaptation

Cost Estimate: \$61,100

\$\$\$\$

The building is not protected by a fire sprinkler suppression system - AssetCALC ID: 1833952

No photo due to underground conditions.

### Fire Alarm System

Standard Addressable  
Fire Station Montebello Blvd Throughout

Uniformat Code: D5037  
Recommendation: **Install in 2024**

Priority Score: **59.9**

Plan Type:  
Modernization/Adaptation

Cost Estimate: \$48,900

\$\$\$\$

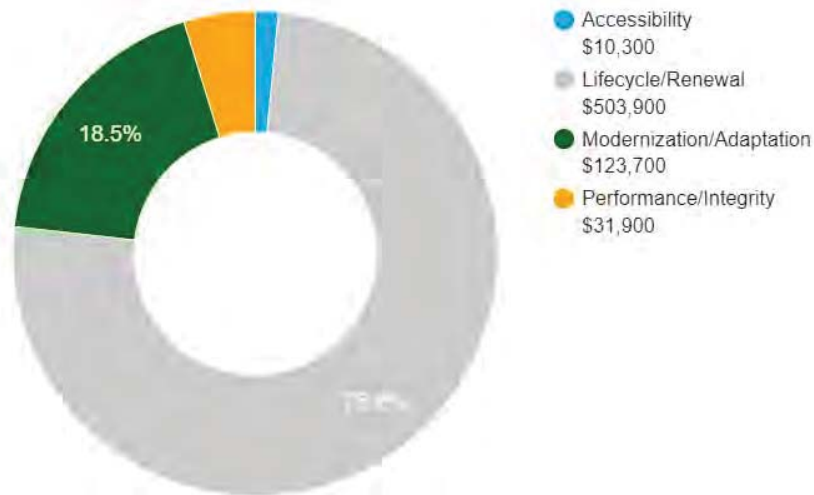
The building is not protected by a fire alarm system. - AssetCALC ID: 1833951

## 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	
<b>Safety</b>	■ An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
<b>Performance/Integrity</b>	■ Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
<b>Accessibility</b>	■ Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
<b>Environmental</b>	■ Improvements to air or water quality, including removal of hazardous materials from the building or site.
<b>Retrofit/Adaptation</b>	■ Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
<b>Lifecycle/Renewal</b>	■ 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: \$669,800

## 2. Building and Site Information



Systems Summary		
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls and wood-framed roofs	Good
<b>Façade</b>	Brick veneer and CMU with storefront windows	Fair
<b>Roof</b>	Primary: Flat construction with modified bituminous finish Secondary: Shed construction with metal finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board, ceramic tile & CMU Floors: Carpet, ceramic tile, epoxy coated, vinyl sheeting, sealant and Unfinished Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast iron waste & venting Gas water heaters Toilets, urinals, showers and sinks in all restrooms	Fair
<b>HVAC</b>	Roof-top package units Supplemental components: air compressor	Fair



## Systems Summary

<b>Fire Suppression</b>	Fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard and panel with copper wiring Interior Lighting: T-8, LED, incandescent Emergency: Diesel generator	Fair
<b>Fire Alarm</b>	None	--
<b>Equipment/Special</b>	Commercial kitchen and laundry equipment	Fair
<b>Site Pavement</b>	Asphalt lots with areas of concrete and concrete sidewalks, curb and stairs	Fair
<b>Site Development</b>	Building-mounted signage, vehicle control gate and chain-link fencing and fuel tank for the generator.	Fair
<b>Landscaping and Topography</b>	Limited landscaping features Irrigation present Low site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: LED Building-mounted: HPS	Fair
<b>Ancillary Structures</b>	Vehicle hanger	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Possible structural settlement or movement, building lacks fire suppression system, building lacks fire alarm system, repair concrete sidewalk cracks, replace stained ACT tiles in dorm area, repair broken steps at exterior stairs, replace old carpet at dorm area, repair deteriorated epoxy flooring at lockers room.	

## Systems Expenditure Forecast

### System Expenditure Forecast

System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	\$1,600	-	-	-	-	\$1,600
Facade	-	-	\$23,300	\$44,900	\$155,000	\$223,100
Roofing	-	-	-	\$4,900	\$242,500	\$247,400
Interiors	-	\$14,700	\$55,500	\$56,200	\$208,700	\$335,200
Plumbing	-	-	\$2,000	\$2,500	\$354,400	\$358,900
Fire Suppression	-	-	\$70,000	-	\$1,700	\$71,800
HVAC	-	\$1,800	-	\$73,400	\$89,200	\$164,400
Electrical	-	-	-	\$101,400	\$619,000	\$720,400
Fire Alarm & Comm	-	-	\$55,000	\$31,500	-	\$86,500
Equipment/Special	-	\$16,100	\$1,700	\$46,400	\$37,200	\$101,300
Pavement	-	\$6,700	-	\$1,400	\$16,500	\$24,600
Site Development	-	-	-	\$17,500	\$8,800	\$26,300
Landscaping	-	-	-	\$6,300	-	\$6,300
Site Lighting	-	-	-	\$11,500	-	\$11,500
Accessibility	\$10,300	-	-	-	-	\$10,300
Follow-up Studies	\$13,400	-	-	-	-	\$13,400
<b>TOTALS</b>	<b>\$25,300</b>	<b>\$39,300</b>	<b>\$207,500</b>	<b>\$397,900</b>	<b>\$1,733,000</b>	<b>\$2,403,000</b>

### 3. Property Space Use and Observed Areas

---

#### Unit Allocation

All 9,120 square feet of the property are occupied by Montebello Fire Station. The spaces are a combination of offices, dorms, living spaces, an apparatus bay with supporting restrooms and mechanical and other utility spaces.

#### 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 roofs.

#### 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.

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 those areas and categories set forth in the tables throughout this report. 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 Bureau Veritas’s undertaking. Only a representative sample of areas was observed, and actual measurements were not taken to verify compliance.

The facility was originally constructed in 1990’s. The facility was not subsequently renovated. Complaints about accessibility issues have not been received by the property management. The property does not have associated prior litigation related to existing barriers or previously removed barriers.

An accessibility study has not been performed at the site. A comprehensive ADA Compliance Survey will reveal specific aspects of the property that are not in compliance. Since some areas or categories above were identified as having major or moderate associated issues, Bureau Veritas recommends such a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

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.

Accessibility Issues			
	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
<b>Parking</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Exterior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Elevators</b>		NA	

## Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Kitchens/Kitchenettes</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Campus Accessibility: Photographic Overview



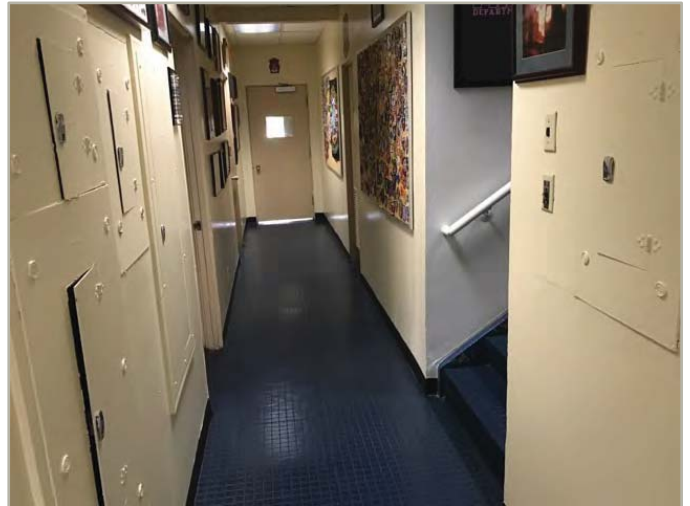
Front Building sidewalk



Main building entrance



Interior path of travel



Interior path of travel



Noncompliant restroom



Noncompliant restroom



The table below is intended to be used as a general reference guide to help differentiate the orders of magnitude between some of the more commonly observed accessibility issues. The table is not intended to be all-inclusive, and boxes checked in the tables above do not necessarily mean those specific problems or shortcomings cited as examples below exist at the subject buildings and sites. Reference the photos above and/or *Key Findings* section for visuals and/or more specifics about the subject site conditions.

<b>Reference Guide</b>			
	<b>Major Issues</b> <i>(ADA study recommended)</i>	<b>Moderate Issues</b> <i>(ADA study recommended)</i>	<b>Minor/No Issues</b>
<b>Parking</b>	<ul style="list-style-type: none"> <li>- Needs full reconstruction</li> <li>- Excessive slopes over 3% require major re-grading</li> <li>- No level locations to add required spaces</li> </ul>	<ul style="list-style-type: none"> <li>- No or non-compliant curb cuts</li> <li>- Moderate difficulty to add required accessible spaces</li> <li>- Slopes close to compliant</li> </ul>	<ul style="list-style-type: none"> <li>- Painting of markings needed</li> <li>- Signage height non-compliant</li> <li>- Signage missing</li> </ul>
<b>Exterior Path of Travel</b>	<ul style="list-style-type: none"> <li>- Large areas of sidewalks with excessive slopes</li> <li>- No ramp when needed</li> <li>- Ramps with excessive slopes</li> </ul>	<ul style="list-style-type: none"> <li>- Ramps need rails</li> <li>- Ramps need rail extensions</li> <li>- Need significant # of lever handles</li> <li>- All or most entrance door exterior maneuvering clearance areas with excessive slopes</li> </ul>	<ul style="list-style-type: none"> <li>- One entrance door exterior maneuvering clearance area with excessive slope</li> <li>- A few doorknobs instead of lever handles</li> <li>- Non-compliant signage</li> </ul>
<b>Interior Path of Travel</b>	<ul style="list-style-type: none"> <li>- All or most interior doors appear less than 32" wide</li> <li>- Corridors less than 36" wide</li> <li>- No ramp when needed</li> <li>- Ramps with excessive slopes</li> <li>- Non-compliant treads/risers at means of egress stairways</li> </ul>	<ul style="list-style-type: none"> <li>- Single height drinking fountains</li> <li>- Drinking fountain too high or protrudes into accessible route</li> <li>- Ramps need rails</li> <li>- Ramps need rail extensions</li> <li>- Need significant # of lever handles</li> <li>- Non-compliant rail extensions at egress stairways</li> <li>- All/most door thresholds high</li> </ul>	<ul style="list-style-type: none"> <li>- One door threshold too high</li> <li>- A few doorknobs instead of lever handles</li> <li>- Non-compliant door pressures</li> <li>- Non-compliant signage</li> <li>- Switches not within reach range</li> </ul>
<b>Public Use Restrooms</b>	<ul style="list-style-type: none"> <li>- No ADA RR on each accessible floor</li> <li>- Restroom(s) too small</li> <li>- Entire restroom(s) requires renovation</li> <li>- Water closet clearance requires moving walls</li> </ul>	<ul style="list-style-type: none"> <li>- Interior doors appear less than 32" wide</li> <li>- Missing or non-compliant grab bars</li> <li>- Easily fixable clearance issues</li> </ul>	<ul style="list-style-type: none"> <li>- Minor height adjustments required</li> <li>- Non-compliant door pressures</li> <li>- Missing a visual strobe (only required if audible fire alarm already present)</li> <li>- Missing lavatory pipe wraps</li> <li>- Signage not compliant</li> </ul>
<b>Elevators</b>	<ul style="list-style-type: none"> <li>- No elevator present when required</li> <li>- Elevator cab too small</li> </ul>	<ul style="list-style-type: none"> <li>- Panel control buttons not at compliant height</li> <li>- No hands-free emergency communication system</li> <li>- Elevator only has mechanical stops</li> </ul>	<ul style="list-style-type: none"> <li>- Audible/visual signals at every floor may be lacking</li> <li>- Minor signage / Braille issues</li> </ul>
<b>Kitchens/Kitchenettes</b>	<ul style="list-style-type: none"> <li>- Clear space for each appliance not present</li> <li>- Clearance between opposing counters too narrow</li> </ul>	<ul style="list-style-type: none"> <li>- Sink and counter too high</li> <li>- Sink knee and toe clearance not provided where required (built-in)</li> <li>- Less than 50% of cabinetry within reach range</li> </ul>	<ul style="list-style-type: none"> <li>- Dispensers not within reach range</li> <li>- Switches not within reach range</li> <li>- Missing sink pipe wraps if knee and toe clearance required</li> </ul>

## 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	
<b>Excellent</b>	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.
<b>Good</b>	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.
<b>Fair</b>	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.
<b>Poor</b>	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.
<b>Failed</b>	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
<b>Not Applicable</b>	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

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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. Certification

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The City of Montebello (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Fire Station Montebello Boulevard, 600 North Montebello Boulevard, Montebello, California 90640, 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 on behalf of and exclusively for the use of the Client for the purpose stated within the *Purpose and Scope* section of this report. The report, or any excerpt thereof, shall not be used by any party other than the Client or for any other purpose than that specifically stated in our agreement or within the *Purpose and Scope* section of this report without the express written consent of Bureau Veritas.

Any reuse or distribution of this report without such consent shall be at the Client and the recipient's sole risk, without liability to Bureau Veritas.

**Prepared by:** Nezar M. Tibi,  
Project Manager

**Reviewed by:**



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Technical Report Reviewer for  
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Program Manager  
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800.733.0660 x6251



## 8. Appendices

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- Appendix A: Photographic Record
- Appendix B: Site Plan
- Appendix C: Pre-Survey Questionnaire
- Appendix D: Component Condition Report
- Appendix E: Replacement Reserves
- Appendix F: Equipment Inventory List

**Appendix A:**  
Photographic Record

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1	FRONT ELEVATION
---	-----------------



2	LEFT ELEVATION
---	----------------



3	REAR ELEVATION
---	----------------



4	RIGHT ELEVATION
---	-----------------



5	PARKING LOTS
---	--------------



6	PARKING LOTS
---	--------------



7	DAMAGED EXTERIOR STAIRS
---	-------------------------



8	STRUCTURAL CONCRETE MOVEMENT
---	------------------------------



9	PEDESTRIAN SIDEWALK
---	---------------------



10	BUILDING SIGNAGE
----	------------------



11	VEHICLE DRIVEWAY
----	------------------



12	VEHICLE CONTROL GATE
----	----------------------





13	LANDSCAPING
----	-------------



14	SITE POLE LIGHT
----	-----------------



15	ROOF
----	------



16	ROOF
----	------



17	VEHICLE HANGER ROOF
----	---------------------



18	GUTTERS AND DOWNSPOUTS
----	------------------------



19	MAIN EXTERIOR DOOR
----	--------------------



20	WINDOWS
----	---------



21	FRONT OVERHEAD DOOR
----	---------------------



22	REAR OVERHEAD DOOR
----	--------------------



23	EXTERIOR DOOR
----	---------------



24	INTERIOR DOOR
----	---------------





25	INTERIOR STAIRS
----	-----------------



26	PACKAGED UNIT (RTU)
----	---------------------



27	EXHAUST FAN
----	-------------



28	EXHAUST FAN
----	-------------



29	WATER HEATER
----	--------------



30	GENERATOR
----	-----------



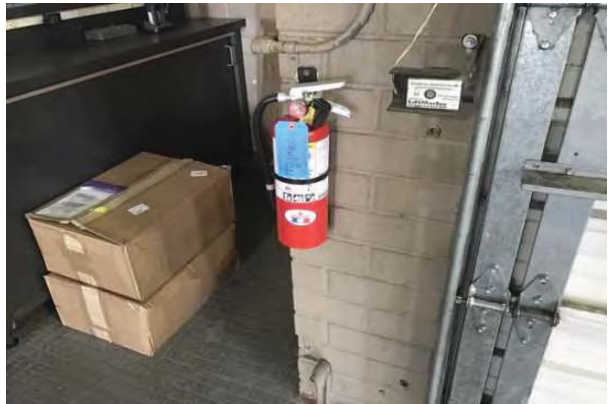
31 BUILDING/MAIN SWITCHBOARD



32 ELECTRICAL DISTRIBUTION PANEL



33 AIR COMPRESSOR



34 FIRE EXTINGUISHER



35 FRONT OFFICE



36 HALLWAY





37	OFFICE
----	--------



38	CHIEF OFFICE
----	--------------



39	MEETING ROOM
----	--------------



40	LOUNGE
----	--------



41	KITCHEN
----	---------



42	DORMS
----	-------



43	FIRE FIGHTER POLE
----	-------------------



44	LOCKERS ROOM
----	--------------



45	DAMAGED LOCKERS ROOM FLOOR
----	----------------------------



46	VEHICLE HANGER
----	----------------



47	VEHICLE HANGER
----	----------------



48	ICEMAKER
----	----------





49	RANGE/OVEN WITH GRIDDLE
----	-------------------------



50	DISHWASHER
----	------------



51	COMMERCIAL LAUNDRY DRYER
----	--------------------------



52	COMMERCIAL LAUNDRY WASHER
----	---------------------------



53	CLOTHES WASHER
----	----------------



54	SHOWER
----	--------



55	TOILET PARTITIONS
----	-------------------



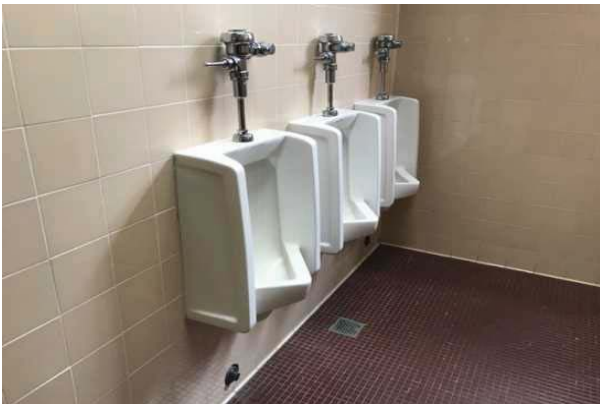
56	TOILET
----	--------



57	SINK/LAVATORY
----	---------------



58	SINK/LAVATORY AND TOILET
----	--------------------------



59	URINAL
----	--------



60	LAUNDRY SERVICE SINK
----	----------------------





**Appendix B:**  
Site Plan

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# Site Plan



Google Earth  
©2020 Google

	<b>Project Number</b>	<b>Project Name</b>	
	142318.20R000-017.354	Fire Station Montebello Boulevard	
	<b>Source</b>	<b>On-Site Date</b>	
	Google	May 12, 2020	

## **Appendix C:** Pre-Survey Questionnaire

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A PRE-SURVEY QUESTIONNAIRE WAS NOT  
RECEIVED

**Appendix D:**  
Component Condition Report

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Component Condition Report | Fire Station Montebello Blvd

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
B1015	Site	Poor	Exterior Stairs, Concrete/Masonry, Repair	40 SF	0	1832895
<b>Facade</b>						
B2011	Roof	Fair	Exterior Wall, Aluminum Screen	2,200 SF	20	1832917
B2011	Building exterior- main building	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	2,000 SF	5	1832910
B2011	Building exterior- vehicle hanger	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	3,000 SF	5	1832886
B2021	Building exterior	Fair	Window, 24 SF	4	10	1832919
B2021	Building exterior	Fair	Window, 24 SF	3	15	1832894
B2023	Building exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	120 SF	15	1832930
B2031	Building exterior	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	1	15	1832967
B2032	Building exterior- vehicle hanger	Fair	Exterior Door, Steel	2	12	1832942
B2032	Building exterior	Fair	Exterior Door, Steel	2	8	1832931
B2034	Building exterior- main building	Fair	Overhead/Dock Door, 400 SF	1	12	1832883
B2034	Main entrance	Fair	Overhead/Dock Door, 288 SF	1	15	1832925
B2034	Main entrance	Fair	Overhead/Dock Door, 288 SF	1	15	1832964
B2034	Building exterior- vehicle hanger	Fair	Overhead/Dock Door, 400 SF	2	10	1832891
<b>Roofing</b>						
B3011	Roof- main building	Fair	Roof, Modified Bituminous	6,800 SF	12	1832948
B3011	Roof- vehicle hanger	Fair	Roof, Metal	3,800 SF	18	1832915
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	300 LF	10	1832922
<b>Interiors</b>						
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	9	18	1832946
C1021	Throughout building	Fair	Interior Door, Steel	2	18	1832954
C1023	Throughout building	Fair	Door Hardware System, Office (per Door)	16	14	1832970
C1031	Restrooms- men	Fair	Toilet Partitions, Metal	2	10	1832913
C1031	Restrooms- lockers	Fair	Toilet Partitions, Metal	3	10	1832940
C1033	Lockers room	Fair	Lockers, Wood, 12" W x 15" D x 72" H	30	10	1832932
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	500 SF	20	1832966
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	3,500 SF	5	1832935
C3012	Restrooms- lockers	Fair	Interior Wall Finish, Ceramic Tile	450 SF	15	1832959
C3021	Kitchen & lockers	Fair	Interior Floor Finish, any surface w/ Epoxy Coating, Prep & Paint	800 SF	5	1832899
C3021	Vehicle hanger	Fair	Interior Floor Finish, any surface w/ Paint or Sealant, Prep & Paint	3,800 SF	5	1832926
C3021	Lockers room	Poor	Interior Floor Finish, any surface w/ Epoxy Coating, Prep & Paint	200 SF	1	1832941
C3021	Apparatus bay	Fair	Interior Floor Finish, any surface w/ Paint or Sealant, Prep & Paint	3,800 SF	7	1832888
C3024	Restrooms- chief office	Fair	Interior Floor Finish, Ceramic Tile	40 SF	10	1832939
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	400 SF	15	1832912
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Sheeting	900 SF	9	1832956
C3025	Dormitory	Poor	Interior Floor Finish, Carpet Commercial Standard	750 SF	1	1832968



Component Condition Report | Fire Station Montebello Blvd

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3025	Throughout offices	Fair	Interior Floor Finish, Carpet Commercial Standard	300 SF	3	1832902
C3031	Apparatus bay	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	3,800 SF	5	1832860
C3031	Vehicle hanger	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	3,800 SF	5	1832976
C3032	Lockers room	Poor	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	80 SF	1	1832957
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	3,000 SF	12	1832914
<b>Plumbing</b>						
D2011	Restrooms- chief office	Fair	Toilet, GPF	1	15	1832937
D2011	Restrooms- lockers	Fair	Toilet, GPF	3	14	1832952
D2011	Restrooms- men	Fair	Toilet, GPF	2	14	1832924
D2011	Restrooms- women	Fair	Toilet, GPF	1	14	1832958
D2012	Restrooms- lockers	Fair	Urinal, GPF	3	16	1832909
D2012	Restrooms- men	Fair	Urinal, GPF	2	16	1832928
D2014	Restrooms- lockers	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	4	14	1832974
D2014	Kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 1-Bowl	1	18	1832921
D2014	Vehicle hanger	Fair	Service Sink, Laundry	1	15	1832897
D2014	Restrooms- chief office	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	8	1832911
D2014	Restrooms- men	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	15	1832973
D2014	Restrooms- lockers	Fair	Service Sink, Wall-Hung	1	15	1832943
D2014	Laundry room	Fair	Service Sink, Wall-Hung	1	15	1832975
D2014	Restrooms- women	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	15	1832905
D2017	Restrooms- lockers	Fair	Shower, GPM	5	13	1832884
D2023	Utility closet	Good	Water Heater, 100 GAL	1	14	1832938
D2023	Vehicle hanger	Fair	Water Heater, 50 GAL	1	4	1832933
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	9,120 SF	18	1833953
D2091	Apparatus bay	Fair	Air Compressor, .75 HP	1	12	1832971
<b>Fire Suppression</b>						
D4019	Throughout	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Install	9,120 SF	4	1833952
D4031	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	6	5	1832892
<b>HVAC</b>						
D3011	Site	Fair	Fuel Storage Tank, 308 GAL	1	13	1832885
D3041	Throughout	Fair	HVAC System Ductwork, Medium Density	9,120 SF	16	1833954
D3042	Roof	Fair	Exhaust Fan, 500 CFM	1	3	1832881
D3042	Building exterior	Fair	Exhaust Fan, 2000 CFM	1	10	1832950
D3042	Roof	Fair	Exhaust Fan, 1750 CFM	1	6	1832906
D3052	Roof	Fair	Packaged Unit (RTU), 3 TON	1	9	1832961
D3052	Roof	Fair	Packaged Unit (RTU), 3 TON	1	7	1832951
D3052	Roof	Fair	Packaged Unit (RTU), 3.5 TON	1	9	1832920
D3052	Roof	Fair	Packaged Unit (RTU), 2.5 TON	1	9	1832890
D3052	Roof	Fair	Packaged Unit (RTU), 3 TON	1	9	1832908

Component Condition Report | Fire Station Montebello Blvd

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Electrical</b>						
D5012	Throughout building	Fair	Main Distribution Panel, 120/240 V, 200 Amp	1	10	1832869
D5012	Apparatus bay	Fair	Building/Main Switchboard, 400 AMP	1	18	1832969
D5012	Apparatus bay	Fair	Transfer Switch, 400 AMP	1	13	1832947
D5019	Throughout building	Fair	Full Electrical System Upgrade, Medium Density/Complexity	9,120 SF	18	1832877
D5022	Building exterior- vehicle hanger	Fair	Light Fixture, 250 WATT	2	10	1832963
D5022	Building exterior- main building	Fair	Light Fixture, 250 WATT	2	10	1832936
D5029	Apparatus bay	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	3,800 SF	10	1832907
D5029	Office	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	3,000 SF	8	1832955
D5092	Site	Fair	Generator, 100 kW	1	13	1832896
<b>Fire Alarm &amp; Comm</b>						
D5037	Throughout	NA	Fire Alarm System, Standard Addressable, Install	9,120 SF	4	1833951
D5038	Building exterior	Fair	Vehicle Control Gate w/ Controller	2	9	1832927
<b>Equipment/Special</b>						
E1016	Vehicle hanger	Fair	Commercial Laundry, 50 LB	1	3	1832949
E1016	Vehicle hanger	Fair	Commercial Laundry, 50 LB	1	3	1832901
E1093	Kitchen	Fair	Commercial Kitchen, 6 LF	1	9	1832953
E1093	Apparatus bay	Fair	Commercial Kitchen, IceMaker, Freestanding	1	9	1832878
E1093	Apparatus bay	Fair	Commercial Kitchen, Refrigerator, 2-Door Reach-In	1	8	1832934
E1093	Kitchen	Fair	Commercial Kitchen, Range/Oven, 6-Burner w/ Griddle	1	9	1832960
E1094	Laundry room	Fair	Residential Appliances, Clothes Dryer	1	6	1832916
E1094	Kitchen	Fair	Residential Appliances, Refrigerator, 14-18 CF	1	4	1832976
E1094	Kitchen	Fair	Residential Appliances, Refrigerator, 14-18 CF	1	4	1832923
E1094	Kitchen	Fair	Residential Appliances, Dishwasher	1	7	1832965
E1094	Laundry room	Fair	Residential Appliances, Clothes Washer	1	6	1832867
E2012	Throughout	Fair	Kitchen Cabinetry, Stock Hardwood	18 LF	12	1832945
<b>Pavement</b>						
G2022	Driveway	Fair	Parking Lots, Concrete Pavement	6,300 SF	28	1834028
G2022	Parking lot	Fair	Parking Lots, Asphalt Pavement, Mill & Overlay	2,000 SF	11	1832903
G2022	Parking lot	Fair	Parking Lots, Asphalt Pavement, Seal & Stripe	2,000 SF	3	1832898
G2031	Sidewalk	Poor	Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas	200 SF	1	1832904
G2031	Sidewalk	Fair	Pedestrian Pavement, Sidewalk, Concrete Large Areas	3,500 SF	28	1832893
<b>Site Development</b>						
G2041	Site	Fair	Fences & Gates, Chain Link, 8' High	75 LF	15	1832972
G2044	Building exterior	Fair	Signage, Building, Pylon, Standard, Replace/Install	1	10	1832882
G2047	Landscaping	Fair	Landscaping, Wood Chips, 3" Depth	300 SF	8	1832944
G2048	Main entrance	Fair	Flagpole, Metal	1	13	1832879
<b>Landscaping</b>						
G2057	Landscaping	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	3,500 SF	10	1832977

**Component Condition Report | Fire Station Montebello Blvd**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Site Lighting</b>						
G4021	Parking lot	Fair	Site Pole Light, 135 - 1000 WATT, Replace/Install	1	8	1832929
<b>Follow-up Studies</b>						
P000X	Throughout building	NA	Engineer, Structural, Superstructure, Evaluate/Report	1	0	1832918
<b>Accessibility</b>						
Z105X	Restrooms- men	NA	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	1833949
Z108X	Restrooms- men	NA	ADA, Restroom, Lavatory Pipe Wraps/Insulation, Install	3	0	1832962

**Appendix E:**  
Replacement Reserves

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Replacement Reserves Report  
Fire Station Montebello Blvd

6/26/2020

Facility	Uniformat CodeID	Cost Description	Lifespan (EUL/AGE)	RUL	Quantity/Unit	Unit Cost * Subtotal 2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate	
Fire Station Montebello Blvd B0105	1832985	Exterior Stairs, Concrete/Masonry, Repair	0	0	40	SF \$40.19	\$1,607	\$1,607																			\$1,607	
Fire Station Montebello Blvd B2011	1832910	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	2000	SF \$4.02	\$8,037																					\$8,037
Fire Station Montebello Blvd B2011	1832886	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	3000	SF \$4.02	\$12,056																					\$12,056
Fire Station Montebello Blvd B2011	1832917	Exterior Wall, Aluminum Screen, Replace	40	20	2200	SF \$12.06	\$26,523																					\$26,523
Fire Station Montebello Blvd B2021	1832919	Window, 24 SF, Replace	30	20	10	EA \$1,272.59	\$5,090									\$5,090												\$5,090
Fire Station Montebello Blvd B2021	1832894	Window, 24 SF, Replace	30	15	3	EA \$1,272.58	\$3,818																					\$3,818
Fire Station Montebello Blvd B2023	1832930	Stairfront, Metal-Framed Windows w/out Door(s), Replace	30	15	120	SF \$73.68	\$8,841																					\$8,841
Fire Station Montebello Blvd B2031	1832967	Exterior Door, Aluminum-Framed Fully-Glazed, Replace	30	15	15	EA \$1,741.43	\$1,741																					\$1,741
Fire Station Montebello Blvd B2032	1832931	Exterior Door, Steel, Replace	40	32	8	EA \$803.74	\$1,607																					\$1,607
Fire Station Montebello Blvd B2032	1832942	Exterior Door, Steel, Replace	40	28	12	EA \$803.74	\$1,607																					\$1,607
Fire Station Montebello Blvd B2034	1832891	Overhead/Dock Door, 400 SF, Replace	30	20	10	EA \$13,395.60	\$26,791									\$26,791												\$26,791
Fire Station Montebello Blvd B2034	1832983	Overhead/Dock Door, 400 SF, Replace	30	18	12	EA \$13,395.60	\$13,396									\$13,396												\$13,396
Fire Station Montebello Blvd B2034	1832925	Overhead/Dock Door, 288 SF, Replace	30	15	15	EA \$8,439.23	\$8,439																					\$8,439
Fire Station Montebello Blvd B2034	1832964	Overhead/Dock Door, 288 SF, Replace	30	15	15	EA \$12,056.04	\$12,056																					\$12,056
Fire Station Montebello Blvd B2034	1832948	Roof, Modified Bituminous, Replace	20	8	12	6800 SF \$13.40	\$91,090										\$91,090											\$91,090
Fire Station Montebello Blvd B3011	1832915	Roof, Metal, Replace	40	22	18	3800 SF \$17.41	\$66,174																					\$66,174
Fire Station Montebello Blvd B3016	1832922	Gutters & Downspouts, Aluminum w/ Filings, Replace	20	10	10	LF \$12.06	\$3,617																					\$3,617
Fire Station Montebello Blvd C1021	1832954	Interior Door, Steel, Replace	40	22	18	EA \$803.74	\$1,607																					\$1,607
Fire Station Montebello Blvd C1023	1832970	Door Hardware System, Office (per Door), Replace	30	16	14	EA \$488.85	\$7,502																					\$7,502
Fire Station Montebello Blvd C1031	1832913	Toler Partitions, Metal, Replace	20	10	10	EA \$1,138.63	\$2,277																					\$2,277
Fire Station Montebello Blvd C1031	1832940	Toler Partitions, Metal, Replace	20	10	10	EA \$1,138.63	\$2,277																					\$2,277
Fire Station Montebello Blvd C1033	1832932	Lockers, Wood, 12" W x 15" D x 72" H, Replace	20	10	10	EA \$689.78	\$20,093																					\$20,093
Fire Station Montebello Blvd C3012	1832935	Interior Wall Finish, any surface, Prep & Paint	10	5	3500	SF \$2.01	\$7,033																					\$7,033
Fire Station Montebello Blvd C3012	1832959	Interior Wall Finish, Ceramic Tile, Replace	40	25	15	450 SF \$24.11	\$10,850																					\$10,850
Fire Station Montebello Blvd C3012	1832986	Interior Wall Finish, Ceramic Tile, Replace	40	20	20	500 SF \$24.11	\$12,056																					\$12,056
Fire Station Montebello Blvd C3021	1832941	Interior Floor Finish, any surface w/ Epoxy Coating, Prep & Paint	10	9	1	200 SF \$16.07	\$3,215																					\$3,215
Fire Station Montebello Blvd C3021	1832899	Interior Floor Finish, any surface w/ Epoxy Coating, Prep & Paint	10	5	800 SF \$16.07	\$12,860																						\$12,860
Fire Station Montebello Blvd C3024	1832985	Interior Floor Finish, Vinyl Sheeting, Replace	15	6	9	900 SF \$9.38	\$8,439																					\$8,439
Fire Station Montebello Blvd C3024	1832928	Interior Floor Finish, any surface w/ Paint or Stain, Prep & Paint	10	3	3000 SF \$2.14	\$6,420																						\$6,420
Fire Station Montebello Blvd C3024	1832938	Interior Floor Finish, Ceramic Tile, Replace	40	30	10	40 SF \$22.14	\$885																					\$885
Fire Station Montebello Blvd C3025	1832912	Interior Floor Finish, Ceramic Tile, Replace	40	25	15	400 SF \$24.11	\$9,645																					\$9,645
Fire Station Montebello Blvd C3025	1832988	Interior Floor Finish, Carpet Commercial Standard, Replace	10	9	1	750 SF \$10.05	\$7,535																					\$7,535
Fire Station Montebello Blvd C3025	1832902	Interior Floor Finish, Carpet Commercial Standard, Replace	10	7	3	300 SF \$10.05	\$3,014																					\$3,014
Fire Station Montebello Blvd C3031	1832976	Interior Ceiling Finish, any flat surface, Prep & Paint	10	5	5	3800 SF \$2.68	\$10,181																					\$10,181
Fire Station Montebello Blvd C3032	1832957	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	24	1	80 SF \$4.30	\$344																					\$344
Fire Station Montebello Blvd C3032	1832914	Interior Ceiling Finish, any flat surface, Prep & Paint	30	16	14	2 EA \$1,741.43	\$3,483																					\$3,483
Fire Station Montebello Blvd D0011	1832952	Toilet, GPF, Replace	30	16	14	1 EA \$1,741.43	\$1,741																					\$1,741
Fire Station Montebello Blvd D0011	1832937	Toilet, GPF, Replace	30	15	15	1 EA \$1,741.43	\$1,741																					\$1,741
Fire Station Montebello Blvd D0012	1832909	Urinal, GPF, Replace	30	14	16	3 EA \$803.74	\$2,411																					\$2,411
Fire Station Montebello Blvd D0012	1832928	Urinal, GPF, Replace	30	14	16	2 EA \$803.74	\$1,607																					\$1,607
Fire Station Montebello Blvd D0014	1832974	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	16	14	4 EA \$1,773.52	\$5,884																					\$5,884
Fire Station Montebello Blvd D0014	1832974	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	15	15	1 EA \$1,067.78	\$1,107																					\$1,107
Fire Station Montebello Blvd D0014	1832973	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	2 EA \$2,009.34	\$4,019																						\$4,019
Fire Station Montebello Blvd D0014	1832943	Service Sink, Wall-Hung, Replace	35	20	15	1 EA \$1,875.38	\$1,875																					\$1,875
Fire Station Montebello Blvd D0014	1832975	Service Sink, Wall-Hung, Replace	35	20	15	1 EA \$1,875.38	\$1,875																					\$1,875
Fire Station Montebello Blvd D0014	1832905	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	1 EA \$2,009.34	\$2,009																					\$2,009
Fire Station Montebello Blvd D0014	1832921	Commercial Kitchen Sink, Stainless Steel, 1-Bowl, Replace	30	12	18	1 EA \$2,443.30	\$2,143																					\$2,143





**Appendix F:**  
Equipment Inventory List

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**D20 PLUMBING**

Index	ID	UFCODE	Component	Capacity	Location Detail	Manufacturer	Model	Serial	Displate Yr	Barcode	Qty
1	1832938	D2023	Water Heater	100 GAL	Utility closet	American Standard Inc.	QLH100-250 AS	E14-2599	2014		
2	1832933	D2023	Water Heater	50 GAL	Vehicle hanger	AMA	G6E-50T35-3N	0245121469	2002		
3	1832971	D2091	Air Compressor	.75 HP	Apparatus bay	SpeedAire					

**D30 HVAC**

Index	ID	UFCODE	Component	Capacity	Location Detail	Manufacturer	Model	Serial	Displate Yr	Barcode	Qty
1	1832985	D3011	Fuel Storage Tank	308 GAL	Site	M/G	0199-187	685144	2008		
2	1832986	D3042	Exhaust Fan	1750 CFM	Roof	Plymovent	FSBT-4D				
3	1832980	D3042	Exhaust Fan	2000 CFM	Building exterior	No tag/plate found					
4	1832981	D3042	Exhaust Fan	500 CFM	Roof	No tag/plate found					
5	1832980	D3062	Packaged Unit (RTU)	2.5 TON	Roof	Carrier	48VLN0360903	0409630738	2009		
6	1832961	D3062	Packaged Unit (RTU)	3 TON	Roof	Carrier	48VLN0360903	0409650745	2009		
7	1832951	D3062	Packaged Unit (RTU)	3 TON	Roof	Carrier	48VLN03606501	4507651836	2007		
8	1832908	D3062	Packaged Unit (RTU)	3 TON	Roof	Carrier	48VLN0360903	0409650739	2009		
9	1832920	D3062	Packaged Unit (RTU)	3.5 TON	Roof	Carrier	48VLN0360903	0409650745	2009		

**D40 FIRE PROTECTION**

Index	ID	UFCODE	Component	Capacity	Location Detail	Manufacturer	Model	Serial	Displate Yr	Barcode	Qty
1	1832892	D4001	Fire Extinguisher		Location Detail Throughput building						6

**D50 ELECTRICAL**

Index	ID	UFCODE	Component	Capacity	Location Detail	Manufacturer	Model	Serial	Displate Yr	Barcode	Qty
1	1832969	D5012	Building/Main Switchboard	400 AMP	Location Detail Apparatus bay	Square D					
2	1832889	D5012	Main Distribution Panel	200	Throughput building	No tag/plate found					
3	1832947	D5012	Transfer Switch	400 AMP	Apparatus bay	Cummins	01PCC-7221730	G980197943	2008		2
4	1832963	D5022	Light Fixture	250 WATT	Building exterior- vehicle hanger						
5	1832956	D5022	Light Fixture	250 WATT	Building exterior- main building						2
6	1832927	D5038	Vehicle Control Gate w/ Controller		Building exterior						
7	1832896	D5062	Generator	100 KW	Site	Cummins	DSGAA-7218050	G085196791	2008		2

**E10 EQUIPMENT**

Index	ID	UFCODE	Component	Capacity	Location Detail	Manufacturer	Model	Serial	Displate Yr	Barcode	Qty
1	1832949	E1016	Commercial Laundry	50 LB	Location Detail Vehicle hanger	Bestway	30015773XA	011323C1	2013		
2	1832901	E1016	Commercial Laundry	50 LB	Vehicle hanger	Bestway	HD0001	0208023447	2008		
3	1832953	E1093	Commercial E/LF	6 LF	Kitchen	No tag/plate found					
4	1832978	E1093	Commercial Ice maker, Free-standing		Apparatus bay	No tag/plate found					
5	1832960	E1093	Commercial Range/Oven, 6-Burner w/ Griddle		Kitchen	No tag/plate found					
6	1832954	E1093	Commercial Refrigerator, 2-door Reach-in		Apparatus bay	TURBOAIR	TGM-48R				
7	1832916	E1094	Residential Clothes Dryer		Laundry room	Whirlpool					
8	1832967	E1094	Residential Dishwasher		Laundry room	Kenmore					
9	1832965	E1094	Residential Dishwasher		Kitchen	KitchenAid					
10	1832976	E1094	Residential Refrigerator, 14-18 CF		Kitchen	Kenmore	KD7M354DSS5	FB3445235	2009		
11	1832923	E1094	Residential Refrigerator, 14-18 CF		Kitchen	Sears	79678032210	20MRPGR840	2009		
					Kitchen	Sears	79678032210	20MRPZL8645	2009		

**G40 OTHER**

Index	ID	UFCODE	Component	Capacity	Location Detail	Manufacturer	Model	Serial	Displate Yr	Barcode	Qty
1	1832929	G4021	Site Pole Light	1000 WATT	Location Detail Parking lot						

# SECTION IV-Q Fire Station 56

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

**City of Montebello Recreation and Community Services**  
1700 West Victoria Avenue  
Montebello, California 90640



**FIRE STATION 56**  
1166 SOUTH GREENWOOD AVENUE  
MONTEBELLO, CALIFORNIA 90640

**PREPARED BY:**

Bureau Veritas  
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Owings Mills, Maryland 21117  
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**BV PROJECT #:**

142318.20R000-018.354

**DATE OF REPORT:**

*June 30, 2020*

**ON SITE DATE:**

*MAY 5, 2020*

**Bureau Veritas**

10461 Mill Run Circle, Suite 1100 | Owings Mills, MD 21117 | [www.us.bureauveritas.com](http://www.us.bureauveritas.com) | p 800.733.0660

IV-871

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# 1. Executive Summary

## Property Overview and Assessment Details

General Information	
<b>Property Type</b>	Fire station
<b>Main Address</b>	1166 S. Greenwood Avenue, Montebello, California 90640
<b>Site Developed</b>	1991
<b>Site Area</b>	0.8 acres (estimated)
<b>Parking Spaces</b>	20 total; 15 spaces in open lots; 5 spaces in carports 0 accessible (included in total above)
<b>Building Area</b>	10,000 SF
<b>Number of Stories</b>	One
<b>Outside Occupants / Leased Spaces</b>	Radio control building in parking lot
<b>Date(s) of Visit</b>	May 5, 2020
<b>Management Point of Contact</b>	City of Montebello, David Sosnowski, Director 323.887.4588 phone dsosnowski@cityofmentebello.com email
<b>On-site Point of Contact (POC)</b>	Richard Fredrickson
<b>Assessment and Report Prepared By</b>	Jonathan Levine
<b>Reviewed By</b>	Mark Surdam Program Manager Mark.Surdam@bvna.com 800.733.0660 6251
<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>



## Significant/Systemic Findings and Deficiencies

### Historical Summary

The fire station was constructed in 1991. It is single story with no basement and is occupied by Fire Station 56.

### Architectural

The building consists of masonry bearing walls with wood-framed roofs. The exterior façade consists of exposed concrete masonry unit and brick veneer with storefront windows. There is a crack in the brick veneer on the north side of the hose tower. The windows are all single-pane and should be replaced for energy efficiency modernization. Exterior doors consist of fully-glazed entry doors and overhead roll-up doors for the apparatus bay. The roof consists of a shed construction with concrete tiles as well as flat, built-up roofing. Roof leaks have been reported in the past. The acoustic ceiling tile in the fireman dorm is stained, worn, and some of the tiles are broken. There gypsum board ceiling in the apparatus bay has holes in it. It was also noticed and reported by the firemen that some of the interior door handles fall off when being used. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

The building is heated and cooled by five roof mounted packaged heat pumps. The units vary in age, some are original and are approaching the end of their useful life. Supplemental heating is provided to the apparatus bay by four ceiling mounted suspended unit heaters. The unit closest to the front near the double overhead doors has a burnt power cord due to the positioning of the unit and its outlet. The unit or outlet should be repositioned to avoid this issue in the future. The ductwork for the vehicle exhaust fan leaks when it rains.

The plumbing systems are adequate for the facility and no major piping issues were found. Domestic hot water is provided by a gas-fired water heater located in the water heater room. There was no evidence suggesting any problems with the general plumbing and sewage systems. However, the sink faucet in the mechanic shop leaks.

The building is served by a main switchboard, original to the building's construction, located in the electrical room. An LED upgrade for the interior lighting system began in 2016 but was never completed. Roughly 50% of the building's interior lighting system remains original and is outdated and many of the fixtures are broken. The building has an emergency diesel generator that is original and smokes excessively when running. Electrical service equipment and systems are anticipated for lifecycle replacement.

The building is protected by a fire alarm and sprinkler suppression system. The fire alarm system is outdated and should be upgraded for safety systems modernization. The fire alarm control panel is original and inoperable due to constant error codes.

### Site

The site consists of the fire station, an outdoor patio area, and a concrete parking lot. There is also a small radio control building located in the parking lot. It is owned and maintained by the communications company and therefore out of scope of the assessment. The basketball backboard in the parking lot is rotting and layers are peeling off. Drainage issues were reported in the parking lot as well as the building due to water accumulating underneath it. Site lighting consists of building mounted fixtures and an LED pole light in the parking lot.

### Recommended Additional Studies

The property drainage is in poor condition. Drainage issues were reported in the parking lot as well as the building due to water accumulating underneath it. 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. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not 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	
<b>0 – 5%</b>	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
<b>5 – 10%</b>	Subjected to wear but is still in a serviceable and functioning condition.
<b>10 – 30%</b>	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
<b>30% and above</b>	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   Fire Station 56			
Replacement Value \$ 3,250,000	Total SF 10,000	Cost/SF \$ 325	
Current FCI		\$ 91,900	2.8 %
3-Year		\$ 319,500	9.8 %
5-Year		\$ 689,300	21.2 %
10-Year		\$ 1,025,000	31.5 %

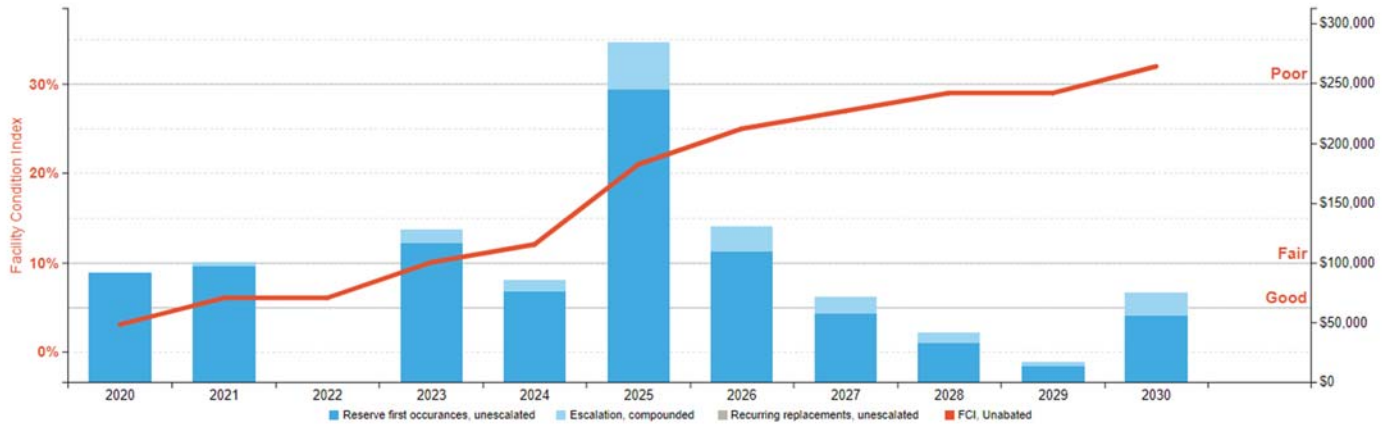


The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis.

### Needs by Year with Unaddressed FCI Over Time

#### FCI Analysis: Fire Station 56

Replacement Value: \$ 3,250,000; Inflation rate: 3.0%



### Immediate Needs

Facility/Building	Total Items	Total Cost
Fire Station 56	4	\$91,818
<b>Total</b>	<b>4</b>	<b>\$91,818</b>

#### Fire Station 56

ID	Location	UF Code	Description	Condition	Plan Type	Cost
1829058	Fire Station 56	B2011	Exterior Wall, Brick Veneer, 1-2 Stories, Replace	Poor	Performance/Integrity	\$996
1829051	Fire Station 56	C1023	Door Hardware System, Office (per Door), Replace	Poor	Performance/Integrity	\$3,751
1828989	Fire Station 56	D5092	Generator, 80 KW, Replace	Poor	Performance/Integrity	\$77,694
1829077	Fire Station 56	P000X	Engineer, Civil, Site/Storm Drainage, Evaluate/Report	NA	Performance/Integrity	\$9,377
<b>Total (4 items)</b>						<b>\$91,818</b>



Key Findings



**Exterior Wall in Poor condition.** Priority Score: **90.0**

Brick Veneer, 1-2 Stories  
Fire Station 56 Building exterior


Uniformat Code: B2011  
Recommendation: **Replace in 2020**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,000

\$\$\$\$

Crack on north side hose tower - AssetCALC ID: 1829058



**Generator in Poor condition.** Priority Score: **88.0**

80 kW  
Fire Station 56 Generator room


Uniformat Code: D5092  
Recommendation: **Replace in 2020**

Plan Type:  
Performance/Integrity

Cost Estimate: \$77,700

\$\$\$\$

Generator smokes excessively when running - AssetCALC ID: 1828989



**Lighting System in Poor condition.** Priority Score: **88.0**

Interior, Medium Density and Standard Fixtures  
Fire Station 56 Throughout building

Uniformat Code: D5029  
Recommendation: **Replace in 2021**

Plan Type:  
Performance/Integrity

Cost Estimate: \$53,600

\$\$\$\$

Still about 50% of building not upgraded to LED. Remaining lighting system is outdated and fixtures require replacements - AssetCALC ID: 1829035



**Fire Alarm Control Panel in Poor condition.** Priority Score: **87.0**

Addressable  
Fire Station 56 Radio room

Uniformat Code: D5037  
Recommendation: **Replace in 2021**

Plan Type:  
Performance/Integrity

Cost Estimate: \$20,100

\$\$\$\$

Inoperable due to constant error codes - AssetCALC ID: 1829056



**Unit Heater in Poor condition.**

3 - 5 MBH  
Fire Station 56 Apparatus bay

Uniformat Code: D3051  
Recommendation: **Replace in 2021**

Priority Score: **86.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$5,800

\$\$\$\$

Power cord is burnt due to orientation of appliance and location of outlet - AssetCALC ID: 1829036



**Sink/Lavatory in Poor condition.**

Wall-Hung, Enameled Steel  
Fire Station 56 Mechanic shop

Uniformat Code: D2014  
Recommendation: **Replace in 2021**

Priority Score: **85.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,300

\$\$\$\$

Faucet leaks out the top - AssetCALC ID: 1829010



**Door Hardware System in Poor condition.**

Office (per Door)  
Fire Station 56 Throughout building

Uniformat Code: C1023  
Recommendation: **Replace in 2020**

Priority Score: **84.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$3,800

\$\$\$\$

It was noticed and reported that some of the door handles fall off when being used - AssetCALC ID: 1829051



**Interior Ceiling Finish in Poor condition.**

Suspended Acoustical Tile (ACT)  
Fire Station 56 Fireman dorm

Uniformat Code: C3032  
Recommendation: **Replace in 2021**

Priority Score: **83.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,300

\$\$\$\$

Ceiling tiles are stained, worn, and broken - AssetCALC ID: 1829037





**Sports Apparatus in Poor condition.**

Basketball Backboard with Rim and Pole  
Fire Station 56 Site

Uniformat Code: G2047  
Recommendation: **Replace in 2021**

Priority Score: **83.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$12,700

\$\$\$\$

Wood backboard is rotting, and layers are peeling - AssetCALC ID: 1829020



**Interior Ceiling Finish in Poor condition.**

Gypsum Board/Plaster  
Fire Station 56 Apparatus bay

Uniformat Code: C3031  
Recommendation: **Replace in 2021**

Priority Score: **83.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$500

\$\$\$\$

Holes in apparatus bay ceiling from past leaks - AssetCALC ID: 1829028

**Recommended Follow-up Study: Civil, Site/Storm Drainage**

Civil, Site/Storm Drainage  
Fire Station 56 Building and Parking lot

Uniformat Code: P000X  
Recommendation: **Evaluate/Report in 2020**

Priority Score: **82.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$9,400

\$\$\$\$

- AssetCALC ID: 1829077



**Fire Alarm System in Fair condition.**

Standard Addressable  
Fire Station 56 Throughout building

Uniformat Code: D5037  
Recommendation: **Upgrade in 2024**

Priority Score: **59.9**

Plan Type:  
Modernization/Adaptation

Cost Estimate: \$53,600

\$\$\$\$

Fire alarm system is outdated and should be upgraded for safety systems modernization - AssetCALC ID: 1828999



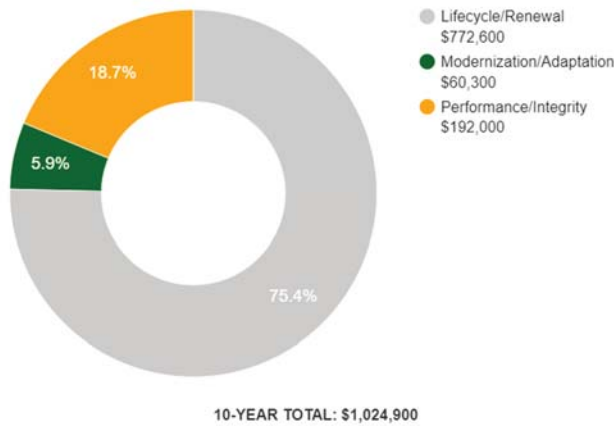
## Plan Types

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

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



## 2. Building and Site Information



### Systems Summary

<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls and wood-framed roofs	Good
<b>Façade</b>	Brick veneer and CMU with storefront windows	Fair
<b>Roof</b>	Primary: Flat construction with built-up finish Secondary: Shed construction with clay/concrete tiles	Fair
<b>Interiors</b>	Walls: Painted gypsum board & CMU, ceramic tile Floors: Carpet, ceramic tile, epoxy coated, Unfinished Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast iron waste and venting Gas water heater Toilets, urinals, sinks, and showers in all restrooms	Fair
<b>HVAC</b>	Package heat pumps Supplemental components: Suspended gas unit heaters	Fair

<b>Systems Summary</b>		
<b>Fire Suppression</b>	Wet-pipe sprinkler system; hydrants, fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard Interior Lighting: T-8, LED, incandescent Emergency: Diesel generator	Fair
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair
<b>Site Pavement</b>	Concrete lot with and concrete sidewalks, and curbs	Good
<b>Site Development</b>	Building-mounted signage, iron gate Basketball hoop	Good
<b>Landscaping and Topography</b>	Limited landscaping features Irrigation present Low site slopes throughout	Good
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Good
<b>Site Lighting</b>	Pole-mounted: LED Building-mounted: HPS	Fair
<b>Ancillary Structures</b>	Metal-framed carport	Good
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Single pane windows, outdated fire alarm system, inoperable fire alarm control panel, inadequate lot drainage, faulty door hardware, crack in brick veneer façade, defective generator, damaged gypsum board ceiling, stained and worn ACT, outdated and damaged interior lighting system, service sink faucet leaks, damaged unit heater power cord, basketball backboard is rotting	

## Systems Expenditure Forecast

System Expenditure Forecast						
System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$1,000	-	\$34,200	\$30,100	\$21,300	\$86,500
Roofing	-	-	\$118,200	-	-	\$118,200
Interiors	\$3,800	\$86,100	-	\$105,900	\$304,600	\$500,400
Plumbing	-	\$3,600	\$2,300	\$73,800	\$226,100	\$305,800
Fire Suppression	-	-	\$22,600	\$5,400	\$7,300	\$35,300
HVAC	-	\$31,400	\$42,700	\$74,700	\$45,100	\$193,900
Electrical	\$77,700	\$72,800	\$1,200	-	\$215,800	\$367,400
Fire Alarm & Comm	-	\$20,700	\$60,300	\$27,200	\$32,200	\$140,400
Equipment/Special	-	-	\$88,300	\$1,200	\$51,800	\$141,200
Site Development	-	\$13,100	-	\$17,500	-	\$30,600
Landscaping	-	-	-	-	\$9,800	\$9,800
Follow-up Studies	\$9,400	-	-	-	-	\$9,400
<b>TOTALS</b>	<b>\$91,900</b>	<b>\$227,700</b>	<b>\$369,800</b>	<b>\$335,800</b>	<b>\$914,000</b>	<b>\$1,938,900</b>



### 3. Property Space Use and Observed Areas

#### Unit Allocation

All 10,000 square feet of the property are occupied by Fire Station 56. The spaces are a combination of offices, dorms, living spaces, an apparatus bay with supporting restrooms and mechanical and other utility spaces.

#### 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 roofs.

#### Key Spaces Not Observed

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

- Sub-roofs, Lack of ladder or other means of egress

## 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.

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 those areas and categories set forth in the tables throughout this report. 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 Bureau Veritas’s undertaking. Only a representative sample of areas was observed, and actual measurements were not taken to verify compliance.

The facility was originally constructed in 1991. The facility was not subsequently renovated. Complaints about accessibility issues have not been received by the property management. The property does not have associated prior litigation related to existing barriers or previously removed barriers.

An accessibility study has not been performed at the site. Although no significant issues were identified, a comprehensive ADA Compliance Survey may reveal specific aspects of the property that are not in full compliance.

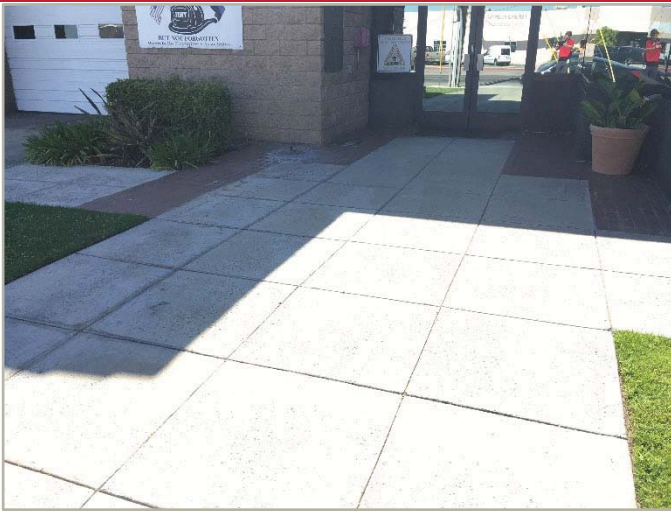
Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to 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.

Accessibility Issues			
	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Parking</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Exterior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Path of Travel</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Elevators</b>	NA	NA	NA
<b>Kitchens/Kitchenettes</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

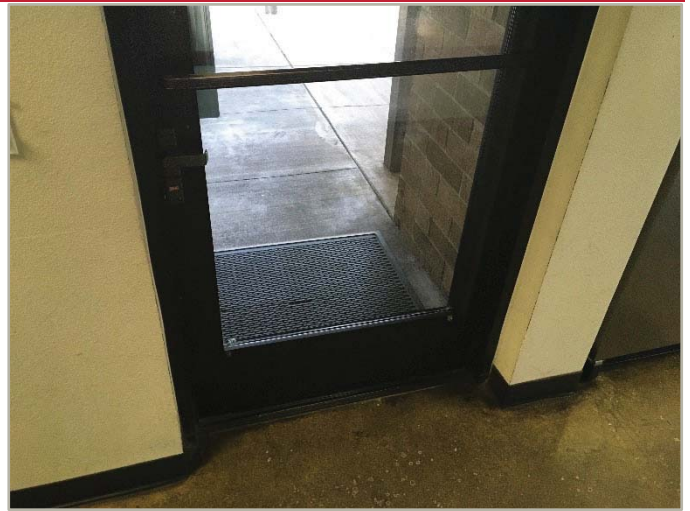




### Campus Accessibility: Photographic Overview



Building entrance



Alternate building entrance



Interior path of travel



Interior doorway



Accessible restroom accommodations



Accessible restroom accommodations

The table below is intended to be used as a general reference guide to help differentiate the orders of magnitude between some of the more commonly observed accessibility issues. The table is not intended to be all-inclusive, and boxes checked in the tables above do not necessarily mean those specific problems or shortcomings cited as examples below exist at the subject buildings and sites. Reference the photos above and/or *Key Findings* section for visuals and/or more specifics about the subject site conditions.

Reference Guide			
	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Parking</b>	<ul style="list-style-type: none"> <li>- Needs full reconstruction</li> <li>- Excessive slopes over 3% require major re-grading</li> <li>- No level locations to add required spaces</li> </ul>	<ul style="list-style-type: none"> <li>- No or non-compliant curb cuts</li> <li>- Moderate difficulty to add required accessible spaces</li> <li>- Slopes close to compliant</li> </ul>	<ul style="list-style-type: none"> <li>- Painting of markings needed</li> <li>- Signage height non-compliant</li> <li>- Signage missing</li> </ul>
<b>Exterior Path of Travel</b>	<ul style="list-style-type: none"> <li>- Large areas of sidewalks with excessive slopes</li> <li>- No ramp when needed</li> <li>- Ramps with excessive slopes</li> </ul>	<ul style="list-style-type: none"> <li>- Ramps need rails</li> <li>- Ramps need rail extensions</li> <li>- Need significant # of lever handles</li> <li>- All or most entrance door exterior maneuvering clearance areas with excessive slopes</li> </ul>	<ul style="list-style-type: none"> <li>- One entrance door exterior maneuvering clearance area with excessive slope</li> <li>- A few doorknobs instead of lever handles</li> <li>- Non-compliant signage</li> </ul>
<b>Interior Path of Travel</b>	<ul style="list-style-type: none"> <li>- All or most interior doors appear less than 32" wide</li> <li>- Corridors less than 36" wide</li> <li>- No ramp when needed</li> <li>- Ramps with excessive slopes</li> <li>- Non-compliant treads/risers at means of egress stairways</li> </ul>	<ul style="list-style-type: none"> <li>- Single height drinking fountains</li> <li>- Drinking fountain too high or protrudes into accessible route</li> <li>- Ramps need rails</li> <li>- Ramps need rail extensions</li> <li>- Need significant # of lever handles</li> <li>- Non-compliant rail extensions at egress stairways</li> <li>- All/most door thresholds high</li> </ul>	<ul style="list-style-type: none"> <li>- One door threshold too high</li> <li>- A few doorknobs instead of lever handles</li> <li>- Non-compliant door pressures</li> <li>- Non-compliant signage</li> <li>- Switches not within reach range</li> </ul>
<b>Public Use Restrooms</b>	<ul style="list-style-type: none"> <li>- No ADA RR on each accessible floor</li> <li>- Restroom(s) too small</li> <li>- Entire restroom(s) requires renovation</li> <li>- Water closet clearance requires moving walls</li> </ul>	<ul style="list-style-type: none"> <li>- Interior doors appear less than 32" wide</li> <li>- Missing or non-compliant grab bars</li> <li>- Easily fixable clearance issues</li> </ul>	<ul style="list-style-type: none"> <li>- Minor height adjustments required</li> <li>- Non-compliant door pressures</li> <li>- Missing a visual strobe (only required if audible fire alarm already present)</li> <li>- Missing lavatory pipe wraps</li> <li>- Signage not compliant</li> </ul>
<b>Elevators</b>	<ul style="list-style-type: none"> <li>- No elevator present when required</li> <li>- Elevator cab too small</li> </ul>	<ul style="list-style-type: none"> <li>- Panel control buttons not at compliant height</li> <li>- No hands-free emergency communication system</li> <li>- Elevator only has mechanical stops</li> </ul>	<ul style="list-style-type: none"> <li>- Audible/visual signals at every floor may be lacking</li> <li>- Minor signage / Braille issues</li> </ul>
<b>Kitchens/Kitchenettes</b>	<ul style="list-style-type: none"> <li>- Clear space for each appliance not present</li> <li>- Clearance between opposing counters too narrow</li> </ul>	<ul style="list-style-type: none"> <li>- Sink and counter too high</li> <li>- Sink knee and toe clearance not provided where required (built-in)</li> <li>- Less than 50% of cabinetry within reach range</li> </ul>	<ul style="list-style-type: none"> <li>- Dispensers not within reach range</li> <li>- Switches not within reach range</li> <li>- Missing sink pipe wraps if knee and toe clearance required</li> </ul>



## 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	
<b>Excellent</b>	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.
<b>Good</b>	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.
<b>Fair</b>	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.
<b>Poor</b>	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.
<b>Failed</b>	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
<b>Not Applicable</b>	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. Certification

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The City of Montebello (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Fire Station 56, 1166 South Greenwood Avenue, Montebello, California 90640, 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 on behalf of and exclusively for the use of the Client for the purpose stated within the *Purpose and Scope* section of this report. The report, or any excerpt thereof, shall not be used by any party other than the Client or for any other purpose than that specifically stated in our agreement or within the *Purpose and Scope* section of this report without the express written consent of Bureau Veritas.

Any reuse or distribution of this report without such consent shall be at the Client and the recipient's sole risk, without liability to Bureau Veritas.

**Prepared by:** Jonathan Levine,  
Project Manager

**Reviewed by:**



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Kathleen Sullivan  
Technical Report Reviewer for  
Mark Surdam  
Program Manager  
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## 8. Appendices

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- Appendix A: Photographic Record
- Appendix B: Site Plan
- Appendix C: ADA Checklist
- Appendix D: Component Condition Report
- Appendix E: Replacement Reserves
- Appendix F: Equipment Inventory List

# Appendix A:

## Photographic Record

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1	FIRE STATION 56
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2	FRONT ELEVATION
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3	LEFT ELEVATION
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4	REAR ELEVATION
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5	RIGHT ELEVATION
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6	APPARATUS BAY
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7	HALLWAY
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8	FIREMAN DORM
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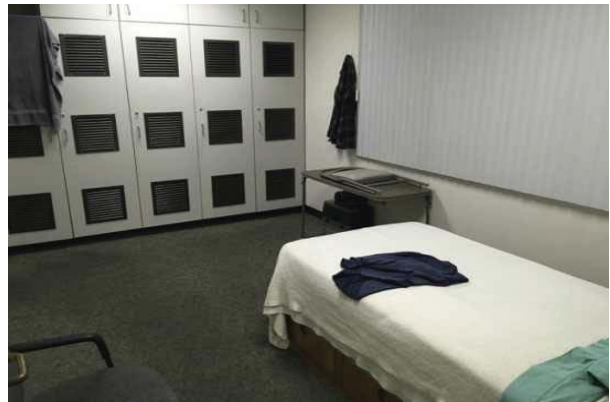
9	OFFICE
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10	KITCHEN
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11	LOUNGE
----	--------



12	CAPTAIN'S DORM
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13	CMU AND STOREFRONT WINDOW FAÇADE
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14	BRICK VENEER AND STOREFRONT WINDOW FAÇADE
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15	CRACKED BRICK VENEER FAÇADE
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16	EXTERIOR FULLY GLAZED DOORS
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17	OVERHEAD BAY DOOR
----	-------------------



18	CONCRETE TILE ROOF
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19	BUILT-UP ROOF
----	---------------



20	ROOF DRAINAGE
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21	FAULTY INTERIOR DOOR HARDWARE
----	-------------------------------



22	HOLES IN GYPSUM BOARD CEILING
----	-------------------------------



23	STAINED, WORN, AND BROKEN ACT
----	-------------------------------



24	WATER HEATER
----	--------------



25	PACKAGED HEAT PUMP
----	--------------------



26	ROOF MOUNTED VEHICLE EXHAUST FAN
----	----------------------------------



27	SUSPENDED UNIT HEATER
----	-----------------------



28	FUEL STORAGE TANK
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29	AIR COMPRESSOR
----	----------------



30	ELECTRICAL DISTRIBUTION SYSTEM
----	--------------------------------





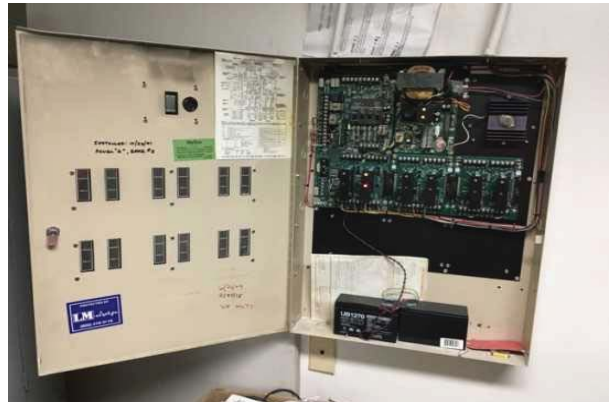
31	MAIN SWITCHBOARD
----	------------------



32	EMERGENCY GENERATOR
----	---------------------



33	AUTOMATIC TRANSFER SWITCH
----	---------------------------



34	INOPERABLE FIRE ALARM CONTROL PANEL
----	-------------------------------------



35	OUTDATED FIRE ALARM SYSTEM
----	----------------------------



36	SPRINKLER SYSTEM
----	------------------



37	FIRE EXTINGUISHER
----	-------------------



38	INTERIOR LIGHTING
----	-------------------



39	INTERIOR LIGHTING
----	-------------------



40	PA SYSTEM
----	-----------



41	PARKING LOT
----	-------------



42	EXTERIOR BUILDING MOUNTED LIGHT
----	---------------------------------



43	CAR PORT
----	----------



44	PATIO
----	-------



45	IRRIGATION SYSTEM
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46	LANDSCAPING
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# Appendix B:

## Site Plan



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Site Plan



	<b>Project Number</b>	<b>Project Name</b>	
	142318.20R000-018.354	Fire Station 56 City of Montebello	
	<b>Source</b>	<b>On-Site Date</b>	
	Google Earth	May 5, 2020	

## Appendix C:

### ADA Checklist

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## Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Fire Station 56

EMG Project Number: 142318.20R000-018.354

Abbreviated Accessibility Checklist					
Facility History & Interview					
	Question	Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property? If so, indicate when.			X	
2	Have any ADA improvements been made to the property since original construction? Elaborate, especially if fully or partially addressed as the result of a previous study.	X			
3	Has building ownership/management reported any ADA complaints or litigation?		X		

Playgrounds & Swimming Pools					
	Question	Yes	No	NA	Comments
1	Is there an accessible route to the play area/s?			X	
2	Has the play area been reviewed for accessibility?			X	
3	Are publicly accessible swimming pools equipped with an entrance lift?			X	

# Abbreviated Accessibility Checklist

## Parking



Parking spots



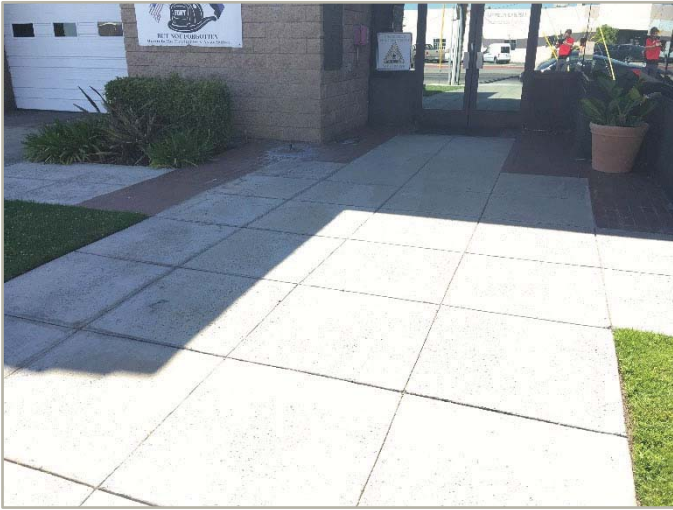
Parking spots

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



## Abbreviated Accessibility Checklist

### Exterior Accessible Route



Exterior entrance route



Patio area

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

# Abbreviated Accessibility Checklist

## Building Entrances



Main building entrance



Alternative building entrance

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

### Interior Accessible Route, Interior Doors & Amenities



Interior path of travel



Interior accessible doorway

Question		Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building?	X			
2	Do accessible routes appear free of obstructions and/or protruding objects?	X			
3	Do ramps on accessible routes appear to have compliant slopes?			X	No ramps
4	Do ramp runs on an accessible route appear to have a compliant rise and width?			X	
5	Do ramps on accessible routes appear to have compliant end and intermediate landings?			X	
6	Do ramps on accessible routes appear to have compliant handrails?			X	
7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage?		X		
8	Do public transaction areas have an accessible, lowered service counter section?			X	
9	Do public telephones appear mounted with an accessible height and location?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side?	X			
11	Do doors at interior accessible routes appear to have compliant hardware?	X			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force?	X			

Question		Yes	No	NA	Comments
13	Do doors on interior accessible routes appear to have a compliant clear opening width?	X			

### Abbreviated Accessibility Checklist

#### Elevators

NA

NA

Question		Yes	No	NA	Comments
1	Are hallway call buttons configured with the "UP" button above the "DOWN" button?			X	
2	Is accessible floor identification signage present on the hoistway sidewalls on each level?			X	
3	Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances?			X	
4	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area?			X	
5	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?			X	
6	Do elevator car control buttons appear to be mounted at a compliant height?			X	
7	Are tactile and Braille characters mounted to the left of each elevator car control button?			X	
8	Are audible and visual floor position indicators provided in the elevator car?			X	
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication?			X	

## Abbreviated Accessibility Checklist

### Common Area Restrooms



Accessible restroom accommodations



Accessible restroom accommodations

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

## Appendix D:

### Component Condition Report

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Component Condition Report | Fire Station 56

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building exterior	Poor	Exterior Wall, Brick Veneer, 1-2 Stories	30 SF	0	18290058
B2020	Building exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	400 SF	5	18289900
B2050	Building exterior	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	8	10	18290034
B2050	Building exterior	Good	Overhead/Dock Door, 144 SF	2	20	18290000
B2050	Building exterior	Fair	Overhead/Dock Door, 288 SF	1	10	18290032
<b>Roofing</b>						
B3010	Roof	Fair	Roof, Built-Up	4,600 SF	5	18290048
B3010	Roof	Fair	Roof, Clay/Concrete Tile	5,400 SF	21	18290057
B3060	Roof	Fair	Roof Skylight, per unit (9-20 SF)	9	5	18290031
<b>Interiors</b>						
C1030	Throughout building	Poor	Door Hardware System, Office (per Door)	8	0	18290051
C1030	Restrooms	Fair	Interior Door, Wood Solid-Core	15	11	18289992
C1030	Throughout building	Fair	Interior Door, Steel	9	11	18289996
C1070	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	2,500 SF	7	18290015
C1070	Fireman doorm	Poor	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	500 SF	1	18290037
C1090	Restrooms	Fair	Toilet Partitions, Wood	4	10	18289994
C1090	Throughout building	Fair	Lockers, Steel Baked Enamel, 12" W x 15" D x 72" H	30	7	18289997
C2010	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	17,000 SF	6	18290012
C2010	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	1,100 SF	20	18290033
C2030	Throughout building	Fair	Interior Floor Finish, any surface w/ Epoxy Coating, Prep & Paint	3,300 SF	3	18289987
C2030	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	2,300 SF	3	18290027
C2030	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	700 SF	20	18290022
C2050	Apparatus bay	Poor	Interior Ceiling Finish, Gypsum Board/Plaster	50 SF	1	18290028
C2050	Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	7,000 SF	6	18290017
<b>Plumbing</b>						
D2010	Restrooms	Fair	Shower Head w/ Valve, GPM	5	10	18290006
D2010	Mechanic shop	Poor	Sink/Lavatory, Wall-Hung, Enameled Steel	1	1	18290010
D2010	Engine bay	Fair	Drinking Fountain, Floor-Mounted, Interior Basic [No tag/plate found]	1	3	18290023
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	5	10	18289985
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	10,000 SF	11	18290026
D2010	Mechanic shop	Fair	Emergency Eye Wash	1	5	18290043
D2010	Janitorial closet	Fair	Service Sink, Floor	1	6	18290014
D2010	Kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 1-Bowl	1	7	18290045
D2010	Water heater room	Fair	Water Heater, 100 GAL [No tag/plate found]	1	8	18290016
D2010	Restrooms	Fair	Toilet, GPF	4	10	18289991

Component Condition Report | Fire Station 56

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Laundry room	Fair	Service Sink, Wall-Hung	1	6	18290038
D2010	Restrooms	Fair	Urinal, GPF	2	10	18290059
D2060	Compressor room	Fair	Air Compressor, 5 HP [No tag/plate found]	1	12	18290054
<b>HVAC</b>						
D3010	Parking lot	Fair	Fuel Storage Tank, 1001 - 2500 GAL [No tag/plate found]	1	12	18290040
D3010	Generator room	Fair	Fuel Storage Tank, 66 - 100 GAL [No tag/plate found]	1	3	18290049
D3020	Apparatus bay	Fair	Unit Heater, 3 - 5 MBH [Inaccessible]	1	12	18290055
D3020	Apparatus bay	Fair	Unit Heater, 3 - 5 MBH [Inaccessible]	1	3	18290044
D3020	Apparatus bay	Fair	Unit Heater, 3 - 5 MBH [Inaccessible]	1	3	18290007
D3020	Apparatus bay	Poor	Unit Heater, 3 - 5 MBH [Inaccessible]	1	1	18290036
D3050	Roof	Fair	Packaged Heat Pump, 3 TON [AC-4]	1	5	18289888
D3050	Roof	Fair	Packaged Heat Pump, 5 TON [AC-1]	1	5	18290013
D3050	Throughout building	Fair	HVAC System Ductwork, Medium Density	10,000 SF	6	18290047
D3050	Roof	Fair	Packaged Heat Pump, No tag/plate found [AC-5]	1	3	18290041
D3050	Roof	Fair	Packaged Heat Pump, 4 TON [AC-2]	1	5	18290046
D3050	Roof	Good	Packaged Heat Pump, 2.5 Ton [AC-3]	1	16	18290021
D3060	Kitchen Roof	Fair	Exhaust Fan, 501 - 1000 CFM [Inaccessible]	1	7	18289886
D3060	Roof	Fair	Exhaust Fan, 1001 - 2000 CFM [No tag/plate found]	1	8	18290052
D3060	Apparatus bay	Fair	Exhaust Fan, 1001 - 2000 CFM [No tag/plate found]	1	10	18290039
<b>Electrical</b>						
D5010	Generator room	Fair	Transfer Switch, 200 AMP [No tag/plate found]	1	3	18290042
D5010	Generator room	Poor	Generator, 80 kW [No tag/plate found]	1	0	18289889
D5020	Electrical room	Fair	Building/Main Switchboard, 600 AMP [No tag/plate found]	1	11	18290005
D5030	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	10,000 SF	11	18290060
D5040	Throughout building	Poor	Lighting System, Interior, Medium Density & Standard Fixtures	5,000 SF	1	18290035
D5040	Building exterior	Fair	Light Fixture, 250 WATT	4	4	18290001
D5040	Throughout building	Good	Lighting System, Interior, Medium Density & Standard Fixtures	5,000 SF	16	18290018
<b>Equipment/Special</b>						
E1030	Kitchen	Fair	Commercial Kitchen, Range/Oven, 4-Burner w/ Griddle [No tag/plate found]	1	5	18290029
E1030	Parking lot	Good	Prefabricated/Ancillary Building or Structure, All Components	1,000 SF	25	18290019
E1030	Kitchen	Fair	Commercial Kitchen, 5 LF [No tag/plate found]	1	5	18290053
E1060	Laundry room	Good	Residential Appliances, Clothes Dryer [No tag/plate found]	1	13	18290003
E1060	Kitchen	Fair	Residential Appliances, Refrigerator, 14-18 CF [No tag/plate found]	1	4	18290004
E1060	Kitchen	Fair	Residential Appliances, Refrigerator, 14-18 CF [No tag/plate found]	1	4	18289895
E1060	Kitchen	Excellent	Residential Appliances, Dishwasher [No tag/plate found]	1	10	18290011
E1060	Laundry room	Fair	Residential Appliances, Clothes Washer [No tag/plate found]	1	5	18290002
E2010	Throughout building	Fair	Kitchen Cabinetry, Stock Hardwood	150 LF	5	18289893



Component Condition Report | Fire Station 56

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Throughout building	Fair	Kitchen Counter, Solid Surface	100 LF	11	18290008
<b>Landscaping</b>						
G2050	Site	Poor	Sports Apparatus, Basketball Backboard w/ Rim & Pole	1	1	18290020
<b>Site</b>						
G2060	Parking lot	Fair	Fences & Gates, Sliding Vehicle Gate, Electric [No tag/plate found]	1	9	18290024
G2060	Parking lot	Fair	Fences & Gates, Sliding Vehicle Gate, Electric [No tag/plate found]	1	9	18289998
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial	4,700 SF	15	18290050
<b>Fire Protection</b>						
D4010	Throughout building	Fair	Sprinkler Heads (per SF)	10,000 SF	4	18290025
D4030	Throughout building	Excellent	Fire Extinguisher, Wet Chemical/CO2	10	10	18290009
<b>Communications</b>						
D6060	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	10,000 SF	7	18290030
<b>Electronic Safety &amp; Security</b>						
D7050	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	10,000 SF	4	18289999
D7050	Radio room	Poor	Fire Alarm Control Panel, Addressable [No tag/plate found]	1	1	18290056
<b>Follow-up Studies</b>						
P2030	Building and Parking lot	NA	Engineer, Civil, Site/Storm Drainage, Evaluate/Report	1	0	18290077

## Appendix E: Replacement Reserves

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Replacement Reserves Report

Fire Station 56

6/30/2020

Location	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Total Escalated Estimate
Fire Station 56	\$91,818	\$100,193	\$0	\$127,460	\$65,802	\$283,998	\$130,075	\$71,254	\$41,405	\$17,478	\$74,967	\$383,047	\$51,376	\$113,009	\$0	\$9,809	\$217,110	\$0	\$1,884	\$2,688	\$134,574	\$1,038,946
<b>Grand Total</b>	<b>\$91,818</b>	<b>\$100,193</b>	<b>\$0</b>	<b>\$127,460</b>	<b>\$65,802</b>	<b>\$283,998</b>	<b>\$130,075</b>	<b>\$71,254</b>	<b>\$41,405</b>	<b>\$17,478</b>	<b>\$74,967</b>	<b>\$383,047</b>	<b>\$51,376</b>	<b>\$113,009</b>	<b>\$0</b>	<b>\$9,809</b>	<b>\$217,110</b>	<b>\$0</b>	<b>\$1,884</b>	<b>\$2,688</b>	<b>\$134,574</b>	<b>\$1,038,946</b>

Uniformat Code	Description	ID	Cost Description	Lifespan (EUI/EAge)	RUL	Quantity	Unit	Cost	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Efficiency Repair Estimate	Total Escalated Estimate		
B2010	Building exterior	1820158	Exterior Wall, Brick Veneer, 1-2 Stories, Replace	50	50	0	SF	\$38,200	\$986																							\$986		
B2020	Building exterior	1820980	Streetfront, Metal-Framed Windows (w/out Doors), Replace	30	25	5	400	SF	\$73,68	\$29,470					\$29,470																	\$29,470		
B2030	Building exterior	1820034	Exterior Door, Aluminum-Framed Fully-Glazed, Replace	30	20	10	8	EA	\$1,741.43	\$13,931					\$13,931																	\$13,931		
B2050	Building exterior	1820032	Overhead/Door, 288 SF, Replace	30	20	10	1	EA	\$64,399.23	\$64,399					\$64,399																		\$64,399	
B2050	Building exterior	1820000	Overhead/Door, 144 SF, Replace	30	10	20	2	EA	\$5,690.06	\$11,788					\$11,788																		\$11,788	
B3010	Roof	1820048	Roof, Built-Up, Replace	25	20	5	4600	SF	\$19.79	\$88,268					\$88,268																		\$88,268	
B3010	Roof	1820031	Roof, Skylight, per unit (9.20 SF), Replace	40	28	11	15	EA	\$1,741.43	\$15,673					\$15,673							\$14,065										\$14,065		
C1030	Restrooms	1828992	Interior Door, Wood Solid-Core, Replace	40	29	11	15	EA	\$937.69	\$14,065					\$14,065							\$7,234											\$7,234	
C1030	Throughout building	1828996	Interior Door, Steel, Replace	40	29	11	9	EA	\$803.74	\$7,234					\$7,234																		\$7,234	
C1070	Fireman room	1829037	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	24	1	500	SF	\$4.68	\$2,344					\$2,344																		\$2,344	
C1070	Throughout building	1829015	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	18	7	2500	SF	\$4.68	\$11,721					\$11,721							\$2,079											\$11,721	
C1080	Restrooms	1828994	Toilet Partitions, Wood, Replace	20	10	10	4	EA	\$669.76	\$2,679					\$2,679																		\$2,679	
C1080	Throughout building	1828997	Lockers, Steel Baked Enamel, 12' W x 15' D x 72" H, Replace	20	13	7	30	EA	\$669.76	\$2,679					\$2,679																		\$2,679	
C2010	Restrooms	1829033	Interior Wall Finish, Ceramic Tile, Replace	40	20	20	1100	SF	\$24.11	\$26,528					\$26,528																		\$26,528	
C2010	Throughout building	1829012	Interior Wall Finish, any surface, Prep & Paint	10	4	6	17000	SF	\$2.01	\$34,159					\$34,159																		\$34,159	
C2030	Throughout building	1828987	Interior Floor Finish, any surface w/ Epoxy Coating, Prep & Paint	10	7	3	3300	SF	\$16.07	\$53,047					\$53,047																		\$53,047	
C2030	Restrooms	1829022	Interior Floor Finish, Ceramic Tile, Replace	40	20	20	700	SF	\$24.11	\$16,878					\$16,878																		\$16,878	
C2050	Throughout building	1829027	Interior Floor Finish, Carpet Commercial Standard, Replace	10	7	3	2300	SF	\$10.05	\$23,107					\$23,107																		\$23,107	
C2050	Apparatus bay	1829028	Interior Ceiling Finish, Gypsum Board/Plaster, Replace	50	49	1	50	SF	\$9.84	\$492					\$492																		\$492	
C2050	Throughout building	1829017	Interior Ceiling Finish, any flat surface, Prep & Paint	10	4	6	7000	SF	\$2.88	\$18,754					\$18,754																		\$18,754	
D2010	Water heater room	1820016	Water Heater, 100 GAL, Replace	20	12	8	1	EA	\$29,470.32	\$29,470					\$29,470																		\$29,470	
D2010	Throughout building	1820026	Plumbing System, Supply & Sanitary, Medium Density (incl. Bathtubs), Replace	40	29	11	10000	SF	\$14.74	\$147,352					\$147,352																		\$147,352	
D2010	Mechanic shop	1820010	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	29	1	1	EA	\$2,277.25	\$2,277					\$2,277																		\$2,277	
D2010	Engine bay	1820023	Drinking Fountain, Floor-Mounted, Interior Basic, Replace	15	12	3	1	EA	\$1,106.78	\$1,107					\$1,107																		\$1,107	
D2010	Mechanic shop	1829043	Emergency Eye Wash, Replace	20	15	5	1	EA	\$2,009.34	\$2,009					\$2,009																			\$2,009
D2010	Janitor closet	1820014	Service Sink, Floor, Replace	35	29	6	1	EA	\$893.81	\$984					\$984																			\$984
D2010	Laundry room	1820038	Service Sink, Wall-Hung, Replace	35	29	6	1	EA	\$1,875.38	\$1,875					\$1,875																		\$1,875	
D2010	Kitchen	1829045	Commercial Kitchen Sink, Stainless Steel, 1-Bowl, Replace	30	23	7	1	EA	\$2,145.30	\$2,143					\$2,143																		\$2,143	
D2010	Restrooms	1820006	Shower Head w/ Valve, GPM, Replace	30	20	10	5	EA	\$1,071.65	\$5,358					\$5,358																		\$5,358	
D2010	Restrooms	1828985	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	20	10	5	EA	\$1,473.52	\$7,368					\$7,368																		\$7,368	
D2010	Restrooms	1828991	Toilet, GPF, Replace	30	20	10	4	EA	\$1,741.43	\$6,966					\$6,966																		\$6,966	
D2060	Compressor room	1829054	Air Compressor, 5 HP, Replace	20	8	12	1	EA	\$14,189.34	\$14,189					\$14,189																		\$14,189	
D3010	Generator room	1820049	Fuel Storage Tank, 66 - 100 GAL, Replace	25	22	3	1	EA	\$1,741.43	\$1,741					\$1,741																		\$1,741	
D3010	Parking lot	1820040	Fuel Storage Tank, 1001 - 2000 GAL, Replace	25	13	12	1	EA	\$16,074.72	\$16,075					\$16,075																		\$16,075	
D3020	Apparatus bay	1820036	Unit Heater, 3 - 5 MBH, Replace	20	19	1	1	EA	\$5,760.11	\$5,760					\$5,760																		\$5,760	
D3020	Apparatus bay	1820044	Unit Heater, 3 - 5 MBH, Replace	20	17	3	1	EA	\$5,760.11	\$5,760					\$5,760																		\$5,760	
D3020	Apparatus bay	1820007	Unit Heater, 3 - 5 MBH, Replace	20	17	3	1	EA	\$5,760.11	\$5,760					\$5,760																		\$5,760	
D3050	Roof	1820055	Unit Heater, 3 - 5 MBH, Replace	20	8	12	1	EA	\$5,760.11	\$5,760					\$5,760																		\$5,760	
D3050	Roof	1820041	Packaged Heat Pump, No tagline found, Replace	20	17	3	1	EA	\$10,046.70	\$10,047					\$10,047																		\$10,047	
D3050	Roof	1828988	Packaged Heat Pump, 3 TON, Replace	20	15	5	1	EA	\$10,046.70	\$10,047					\$10,047																		\$10,047	
D3050	Roof	1820013	Packaged Heat Pump, 5 TON, Replace	20	15	5	1	EA	\$14,735.16	\$14,735					\$14,735																		\$14,735	
D3050	Roof	1820046	Packaged Heat Pump, 4 TON, Replace	20	15	5	1	EA	\$12,096.04	\$12,096					\$12,096																		\$12,096	
D3050	Throughout building	1829047	HVAC System Ductwork, Medium Density, Replace	30	24	6	10000	SF	\$5.36	\$53,562					\$53,562																		\$53,562	
D3050	Roof	1820021	Packaged Heat Pump, 2.5 Ton, Replace	20	4	16	1	EA	\$6,707.14	\$8,707					\$8,707																		\$8,707	
D3080	Kitchen Roof	1828986	Exhaust Fan, 801 - 1000 CFM, Replace	20	13	7	1	EA	\$1,875.38	\$1																								

Uniform Code	Location Description	ID	Cost Description	Lifespan (EUE)	Age	RUL	Quantity	Unit	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Efficiency Repair Estimate							
D430	Throughout building	1820009	Fire Extinguisher, Wet Chemical/CO2, Replace	10	0	10	10	EA	\$401.87	\$4,019									\$4,019											\$8,037							
D5070	Generator room	1828989	Generator, 80 KW, Replace	25	25	0	1	EA	\$77,694.48	\$77,694	\$77,694																				\$77,694						
D5070	Generator room	1829042	Transfer Switch, 200 AMP, Replace	25	22	3	1	EA	\$16,074.72	\$16,075	\$16,075																				\$16,075						
D5020	Electrical room	1820005	Building/Main Switchboard, 600 AMP, Replace	40	29	11	1	EA	\$60,280.20	\$60,280	\$60,280								\$60,280												\$60,280						
D5030	Throughout building	1829060	Electrical Wiring & Switches, Average or Low Density/Completely, Replace	40	29	11	10000	SF	\$3,335	\$33,489								\$33,489													\$33,489						
D5040	Throughout building	1829035	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	19	1	5000	SF	\$10.72	\$53,582																					\$53,582						
D5040	Building exterior	1829001	Light Fixture, 250 WATT, Replace	20	16	4	4	EA	\$270.95	\$1,082																					\$1,082						
D5040	Throughout building	1829018	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	4	16	5000	SF	\$10.72	\$53,582																					\$53,582						
D6080	Throughout building	1829030	Public Address/Announcement (PA) System, Facility Wide, Replace	20	13	7	10000	SF	\$2.21	\$22,103																					\$22,103						
D7050	Radio room	1829056	Fire Alarm Control Panel, Addressable, Replace	15	14	1	1	EA	\$20,093.40	\$20,093																					\$20,093						
D7050	Throughout building	1828959	Fire Alarm System, Standard Addressable, Upgrade	20	16	4	10000	SF	\$5.36	\$53,582																					\$53,582						
E1030	Kitchen	1829053	Commercial Kitchen, Range/Oven, 4 Burner w/ Griddle, Replace	15	10	5	1	EA	\$6,976.05	\$8,975																					\$8,975						
E1030	Kitchen	1829053	Commercial Kitchen, 5 LF, Replace	15	10	5	1	EA	\$4,420.55	\$4,421																						\$4,421					
E1060	Kitchen	1829004	Residential Appliances, Refrigerator, 14-18 CF, Replace	15	11	4	1	EA	\$737.86	\$738																						\$738					
E1060	Kitchen	1828995	Residential Appliances, Refrigerator, 14-18 CF, Replace	15	11	4	1	EA	\$737.86	\$738																						\$738					
E1060	Laundry room	1829002	Residential Appliances, Clothes Washer, Replace	15	10	5	1	EA	\$1,045.50	\$1,045																						\$1,045					
E1060	Kitchen	1829011	Residential Appliances, Dishwasher, Replace	10	0	10	1	EA	\$890.83	\$891																						\$891					
E1060	Laundry room	1829003	Residential Appliances, Clothes Dryer, Replace	15	2	13	1	EA	\$799.34	\$799																						\$799					
E2010	Throughout building	1828959	Kitchen Cabinetry, Stock Hardwood, Replace	20	15	5	150	LF	\$401.87	\$60,280																						\$60,280					
E2010	Throughout building	1829008	Kitchen Counter, Solid Surface, Replace	40	29	11	100	LF	\$147.35	\$14,735										\$14,735												\$14,735					
G2050	Site	1829020	Sports Apparatus, Basketball Backboard w/ Rim & Pole, Replace	25	24	1	1	EA	\$12,726.52	\$12,726																						\$12,726					
G2060	Parking lot	1829024	Fences & Gates, Sliding Vehicle Gate, Electric, Replace	20	11	9	1	EA	\$6,698.80	\$6,698																						\$6,698					
G2060	Parking lot	1828998	Fences & Gates, Sliding Vehicle Gate, Electric, Replace	20	11	9	1	EA	\$6,697.80	\$6,698																						\$6,698					
G2060	Site	1829050	Irrigation System, Pop-Up Spray Heads, Commercial, Replace	20	5	15	4700	SF	\$1.34	\$6,296																						\$6,296					
P2030	Building and Parking lot	1829077	Engineer, Civil, Site/Storm Drainage, Evaluate/Report	0	0	0	0	1	EA	\$9,377.92	\$9,377																					\$9,377					
<b>Totals, Unescalated</b>									\$91,818	\$97,275	\$0	\$116,644	\$76,234	\$24,979	\$109,364	\$57,936	\$32,685	\$19,306	\$55,783	\$277,155	\$30,034	\$70,953	\$0	\$6,296	\$135,296	\$0	\$1,107	\$1,476	\$74,510	\$1,864	\$2,688	\$134,574	\$1,864,931				
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>									\$91,818	\$100,193	\$0	\$127,460	\$85,802	\$283,998	\$130,575	\$71,254	\$41,405	\$17,478	\$74,967	\$393,647	\$51,376	\$113,009	\$0	\$8,809	\$217,110	\$0	\$1,884	\$2,688	\$134,574	\$0	\$1,107	\$1,476	\$74,510	\$1,864	\$2,688	\$134,574	\$1,838,946

\* Markup/Labor (1.038) has been included in unit costs. Markup includes a 10% Internal Program Management, and 12% Design factors applied to the location adjusted unit cost.

## Appendix F:

### Equipment Inventory List

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Index	ID	UFCode	Component	Capacity	Location Detail	Manufacturer	Model	Serial	Displate Yr.	Barcode	Qty
<b>D20 Plumbing</b>											
1	1820054	D2060	Air Compressor	5 HP	Compressor room	Ingersoll Rand	RAND 4000	No tag/date found			
<b>D30 HVAC</b>											
1	1820040	D3010	Fuel Storage Tank	1001 - 2500 GAL	Parking lot	No tag/date found		No tag/date found			
2	1820049	D3010	Fuel Storage Tank	66 - 100 GAL	Generator room	Kohler	No tag/date found	No tag/date found	1991		
3	1820055	D3020	Unit Heater	3 - 5 MBH	Apparatus bay	Inaccessible	Inaccessible	Inaccessible			
4	1820044	D3020	Unit Heater	3 - 5 MBH	Apparatus bay	Inaccessible	Inaccessible	Inaccessible	1991		
5	1820007	D3020	Unit Heater	3 - 5 MBH	Apparatus bay	Inaccessible	Inaccessible	Inaccessible	1991		
6	1820036	D3020	Unit Heater	3 - 5 MBH	Apparatus bay	Inaccessible	Inaccessible	Inaccessible	1991		
7	1820013	D3050	Packaged Heat Pump [AC-1]	5 TON	Roof	Trane	WCO08F300BE	P2843Z02H	1999		
8	1820046	D3050	Packaged Heat Pump [AC-2]	4 TON	Roof	Trane	WCO048F100BF	R333YL12H	2000		
9	1820021	D3050	Packaged Heat Pump [AC-3]	2.5 TON	Roof	Payne	PHHGNA05000AA-	1816C21935	2016		
10	1820088	D3050	Packaged Heat Pump [AC-4]	3 TON	Roof	Trane	WCO08F100BD	N34119X1H	1998		
11	1820041	D3050	Packaged Heat Pump [AC-5]	No tag/date found	Roof	Carrier	No tag/date found	No tag/date found	1991		
12	1820066	D3060	Exhaust Fan	501 - 1000 CFM	Kitchen Roof	Inaccessible	Inaccessible	Inaccessible			
13	1820052	D3060	Exhaust Fan	1001 - 2000 CFM	Roof	Plymvent	FSB T-4D	No tag/date found			
14	1820039	D3060	Exhaust Fan	1001 - 2000 CFM	Apparatus bay	Plymvent	Inaccessible	Inaccessible			
<b>D40 Fire Protection</b>											
1	1820009	D4030	Fire Extinguisher	Capacity	Location Detail	Manufacturer	Model	Serial	Displate Yr.	Barcode	Qty
					Throughout building				2020		10
<b>D50 Electrical</b>											
1	1820089	D5010	Generator	80 KW	Generator room	Manufacturer	Model	Serial	Displate Yr.	Barcode	Qty
2	1820042	D5010	Transfer Switch	200 AMP	Generator room	Kohler	80R02J81	201877	1991		
3	1820005	D5020	Building/Main Switchboard	600 AMP	Electrical room	Kohler	No tag/date found	No tag/date found	1991		
4	1820001	D5040	Light Fixture	250 WATT	Building exterior	RSE Sierra	No tag/date found	7428-1			4
<b>D70 Electronic Safety &amp; Security</b>											
1	1820056	D7050	Fire Alarm Control Panel	Capacity	Location Detail	Manufacturer	Model	Serial	Displate Yr.	Barcode	Qty
					Radio room	No tag/date found		No tag/date found	1991		
<b>E10 Equipment</b>											
1	1820053	E1030	Commercial 5 LF	Capacity	Location Detail	Manufacturer	Model	Serial	Displate Yr.	Barcode	Qty
2	1820029	E1030	Commercial Range/Oven, 4-Burner w/ Griddle	5 LF	Kitchen	No tag/date found		No tag/date found	1991		
3	1820003	E1060	Residential Clothes Dryer		Kitchen	Wolf	No tag/date found	No tag/date found	2018		
4	1820002	E1060	Residential Clothes Washer		Laundry room	Whirlpool	WGD900DDV3	M81616052			
5	1820011	E1060	Residential Dishwasher		Laundry room	Whirlpool	WTW5000DDW1	C62443981			
6	1820004	E1060	Residential Refrigerator, 14-18 CF		Kitchen	KitchenAid	KOTM35-4-DS55	F94713966	2020		
7	1820095	E1060	Residential Refrigerator, 14-18 CF		Kitchen	Sears Roebuck and Co.	WB81233513	WB81233513	2006		
					Kitchen	Sears Roebuck and Co.	illegible	WA60400408	2006		



# SECTION IV-R Fire Station 57

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

**City of Montebello Recreation and Community Services**  
1700 West Victoria Avenue  
Montebello, California 90640



FIRE STATION 57  
2950 VIA ACOSTA  
MONTEBELLO, CALIFORNIA 90640

**PREPARED BY:**

Bureau Veritas  
10461 Mill Run Circle, Suite 1100  
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**BV PROJECT #:**

142318.20R000-019.354

**DATE OF REPORT:**

June 26, 2020

**ON SITE DATE:**

MAY 5, 2020

**Bureau Veritas**

10461 Mill Run Circle, Suite 1100 | Owings Mills, MD 21117 | [www.us.bureauveritas.com](http://www.us.bureauveritas.com) | p 800.733.0660

IV-923

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# 1. Executive Summary

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## Property Overview and Assessment Details

General Information	
Property Type	Fire Station 57
Main Address	2950 Via Acosta, Montebello, California 90640
Site Developed	1989, estimated
Site Area	0.2 acres (estimated)
Parking Spaces	5 total spaces all in open lots; 0 of which are accessible
Building Area	3,500 SF
Number of Stories	One
Outside Occupants / Leased Spaces	None
Date(s) of Visit	May 5, 2020
Management Point of Contact	City of Montebello, David Sosnowski, Director 323.887.4588 phone <a href="mailto:dsosnowski@cityofmontebello.com">dsosnowski@cityofmontebello.com</a> email
On-site Point of Contact (POC)	Vernon Creswell
Assessment and Report Prepared By	Jonathan Levine
Reviewed By	Mark Surdam Program Manager <a href="mailto:Mark.Surdam@bvna.com">Mark.Surdam@bvna.com</a> 800.733.0660 6251
AssetCalc Link	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Significant/Systemic Findings and Deficiencies

### Historical Summary

The fire station is believed to have been constructed some time circa 1989. It is single story with no basement and is occupied by Fire Station 57.

### Architectural

The building consists of masonry bearing walls with wood-framed roofs. It was reported by the fire captain that the building is experiencing foundational problems. The exterior façade consists of brick and concrete masonry unit with aluminum windows. There is also some wood siding in the rear of the building that is deteriorating. Exterior doors consist of fully-glazed entry doors, a metal service door, and an overhead roll-up door for the apparatus bay. The roof consists of a shed construction with clay tiles and flat, modified bituminous roofing. Birds are getting in and nesting in between the roof tiles. There are areas of cracked concrete flooring in the apparatus bay. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

The building is heated and cooled by a roof mounted packaged unit and a split-system. The exact age and condition of these components could not be observed as they were inaccessible during the assessment. Based on the information provided by onsite personnel, it is estimated that the units are approaching the end of their useful life.

The plumbing systems are adequate for the facility and no major piping issues were found. Domestic hot water is provided by a gas-fired water heater replaced in 2018 located in the parking lot. There was no evidence suggesting any problems with the general plumbing and sewage systems.

The building is served by a main electrical panel located in the Fire Captain's room. Interior lighting primarily consists of linear fluorescent fixtures. The building has an emergency diesel generator located in the generator room. Electrical service equipment and systems are anticipated for lifecycle replacement.

The building is not protected by a fire alarm nor sprinkler suppression system. It is recommended such systems be installed/retrofit for safety systems modernization.

### Site

The site consists of the fire station and a concrete parking lot. Site lighting consists of building mounted fixtures.

### Recommended Additional Studies

It was reported that the building was experiencing foundational issues. 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. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

Some areas of the facility were identified as having major or moderate accessibility issues. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently 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	
<b>0 – 5%</b>	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
<b>5 – 10%</b>	Subjected to wear but is still in a serviceable and functioning condition.
<b>10 – 30%</b>	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
<b>30% and above</b>	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   Fire Station 57			
Replacement Value	Total SF	Cost/SF	
\$ 1,137,500	3,500	\$ 325	
Current FCI		\$ 23,500	2.1 %
3-Year		\$ 66,200	5.8 %
5-Year		\$ 270,700	23.8 %
10-Year		\$ 594,100	52.2 %

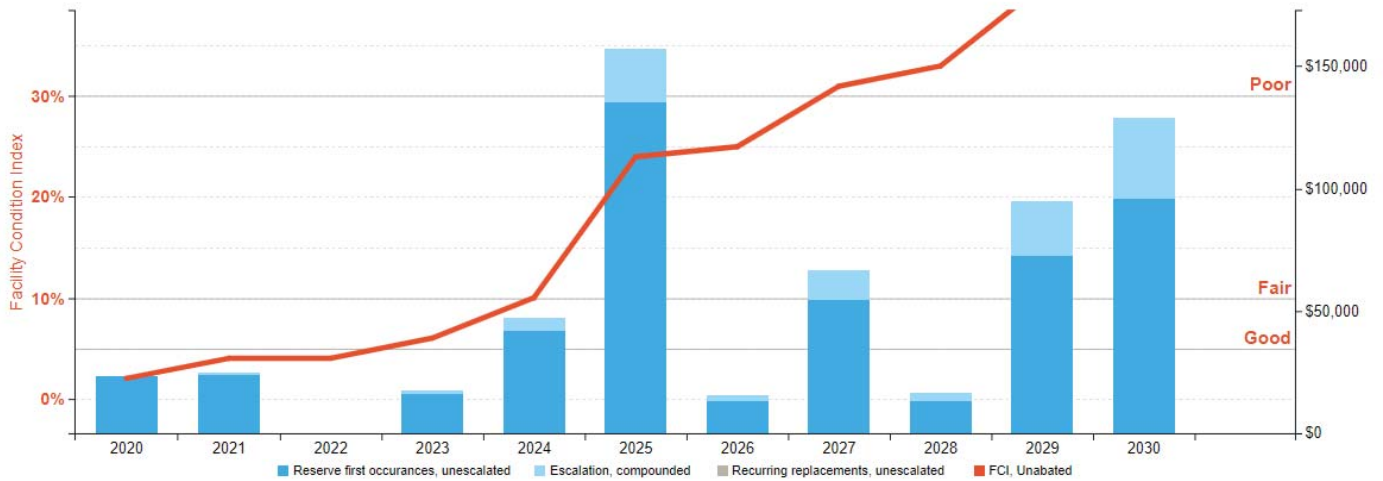


The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis.

## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Fire Station 57

Replacement Value: \$ 1,137,500; Inflation rate: 3.0%



### Immediate Needs

Facility/Building	Total Items	Total Cost
Fire Station 57	3	\$23,442
<b>Total</b>	<b>3</b>	<b>\$23,442</b>

#### Fire Station 57

ID	Location	UF Code	Description	Condition	Plan Type	Cost
1829271	Fire Station 57	C3021	Interior Floor Finish, Concrete, Repair	Poor	Performance/Integrity	\$4,019
1829372	Fire Station 57	P000X	Engineer, Structural, General, Evaluate/Report	NA	Performance/Integrity	\$9,377
1829373	Fire Station 57	Z105X	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$10,047
<b>Total (3 items)</b>						<b>\$23,442</b>

### Key Findings



#### Roof Hatch in Poor condition.

Metal  
City Hall Roof- west wing

Uniformat Code: B3022  
Recommendation: **Replace in 2021**

Priority Score: **88.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,700

\$\$\$\$

Broken hinges need replacement - AssetCALC ID: 1829626



### Parking Lots in Poor condition.

Asphalt Pavement  
City Hall Parking lot

Uniformat Code: G2022  
Recommendation: **Seal & Stripe in 2021**

Priority Score: **87.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,500

\$\$\$\$

Isolated areas of alligator parking asphalt. - AssetCALC ID: 1829510



### Pedestrian Pavement in Poor condition.

Sidewalk, Concrete Sections/Small Areas  
City Hall Sidewalk

Uniformat Code: G2031  
Recommendation: **Replace in 2021**

Priority Score: **86.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$8,000

\$\$\$\$

Isolated areas of cracked concrete sidewalk. - AssetCALC ID: 1829531



### Main Distribution Panel in Fair condition.

600 AMP  
City Hall Electrical room- basement

Uniformat Code: D5012  
Recommendation: **Replace in 2034**

Priority Score: **61.9**

Plan Type:  
Modernization/Adaptation

Cost Estimate: \$9,400

\$\$\$\$

- AssetCALC ID: 1829635

No photo due to underground conditions.

### Sprinkler System

Full Retrofit, Medium Density/Complexity  
City Hall Throughout building

Uniformat Code: D4019  
Recommendation: **Install in 2056**

Priority Score: **60.9**

Plan Type:  
Modernization/Adaptation

Cost Estimate: \$269,600

\$\$\$\$

The building lacks fire sprinkler system - AssetCALC ID: 1829593



**Condensing Unit/Heat Pump in Fair condition.**

5 TON  
City Hall Building exterior

Uniformat Code: D3032  
Recommendation: **Replace in 2025**

Priority Score: **58.9**

Plan Type:  
Modernization/Adaptation

Cost Estimate: \$9,500

\$\$\$\$

- AssetCALC ID: 1829565



**Interior Ceiling Finish in Poor condition.**

Suspended Acoustical Tile (ACT)  
City Hall Throughout building

Uniformat Code: C3032  
Recommendation: **Replace in 2021**

Priority Score: **56.0**

Plan Type:  
Modernization/Adaptation

Cost Estimate: \$2,300

\$\$\$\$

Replace stained tiles due to previous leaks. - AssetCALC ID: 1829637

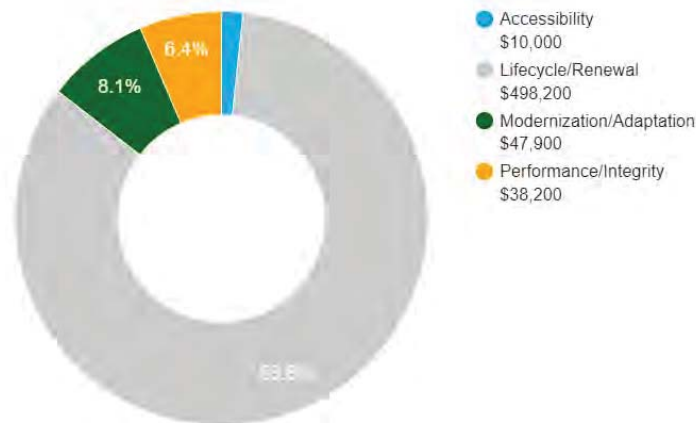
## Plan Types

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

<b>Safety</b>	■ An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
<b>Performance/Integrity</b>	■ Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
<b>Accessibility</b>	■ Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
<b>Environmental</b>	■ Improvements to air or water quality, including removal of hazardous materials from the building or site.
<b>Retrofit/Adaptation</b>	■ Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
<b>Lifecycle/Renewal</b>	■ 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: \$594,300

## 2. Building and Site Information



Systems Summary		
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls and wood-framed roofs	Good
<b>Façade</b>	Brick with aluminum windows Painted wood siding	Fair
<b>Roof</b>	Primary: Shed construction with clay/concrete tiles Secondary: Flat construction with modified bituminous finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board & CMU, ceramic tile, Unfinished Floors: Carpet, vinyl sheeting, ceramic tile, painted/coated, Unfinished Ceilings: Painted gypsum board, ACT, Unfinished/exposed	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast iron waste & venting Gas water heater Toilets, urinals, and sinks in all restrooms Showers	Fair
<b>HVAC</b>	Packaged unit, split-system	Fair

## Systems Summary

<b>Fire Suppression</b>	Fire extinguishers	Excellent
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: Diesel generator	Fair
<b>Fire Alarm</b>	None	--
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair
<b>Site Pavement</b>	Concrete lot and concrete sidewalks	Good
<b>Site Development</b>	Building-mounted entrance signage, CMU dumpster enclosure	Good
<b>Landscaping and Topography</b>	Limited landscaping features Irrigation present Low site slopes throughout	Good
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Good
<b>Site Lighting</b>	Building-mounted: HPS, CFL	Fair
<b>Ancillary Structures</b>	None	--
<b>Accessibility</b>	Potential moderate/major issues have been identified at this property and a detailed accessibility study is recommended.	
<b>Key Issues and Findings</b>	Suspected foundational issues, building lacks fire alarm and suppression systems, deteriorating wood siding, cracked concrete flooring, birds nesting in between roof tiles	



# Systems Expenditure Forecast

## System Expenditure Forecast

System	Immediate	Short Term (1-3 yr)	Near Term (4-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$25,200	-	\$48,000	\$7,100	\$80,300
Roofing	-	-	-	\$27,700	\$103,800	\$131,500
Interiors	\$4,000	\$15,400	\$11,400	\$40,100	\$74,600	\$145,500
Plumbing	-	-	\$2,300	\$101,600	\$57,500	\$161,400
Fire Suppression	-	-	\$26,400	\$2,700	\$3,600	\$32,700
HVAC	-	-	\$18,000	\$42,000	-	\$60,000
Electrical	-	\$1,400	\$124,200	\$15,300	\$152,400	\$293,300
Fire Alarm & Comm	-	-	\$21,100	\$10,400	-	\$31,500
Equipment/Special	-	\$900	\$1,000	\$35,700	\$2,700	\$40,300
Landscaping	-	-	-	-	\$4,000	\$4,000
Site Development	-	-	-	-	\$11,400	\$11,400
Accessibility	\$10,000	-	-	-	-	\$10,000
Follow-up Studies	\$9,400	-	-	-	-	\$9,400
<b>TOTALS</b>	<b>\$23,400</b>	<b>\$42,900</b>	<b>\$204,400</b>	<b>\$323,500</b>	<b>\$417,100</b>	<b>\$1,011,300</b>

### 3. Property Space Use and Observed Areas

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#### Unit Allocation

All 3,500 square feet of the property are occupied by Fire Station 57. The spaces are a combination of living areas, dorms, an office, and an apparatus bay with supporting restrooms and mechanical and other utility spaces.

#### 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 and the exterior of the property.

#### Key Spaces Not Observed

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

- Flat Roofs, Lack of ladder or other means of egress

## 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.

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 those areas and categories set forth in the tables throughout this report. 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 Bureau Veritas’s undertaking. Only a representative sample of areas was observed and actual measurements were not taken to verify compliance.

The facility is believed to have been originally constructed circa 1989. The facility was not subsequently renovated. Complaints about accessibility issues have not been received by the property management. The property does not have associated prior litigation related to existing barriers or previously removed barriers.

An accessibility study has not been performed at the site. A comprehensive ADA Compliance Survey will reveal specific aspects of the property that are not in compliance. Since some areas or categories above were identified as having major or moderate associated issues, Bureau Veritas recommends such a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

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.

Accessibility Issues			
	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
<b>Parking</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Exterior Path of Travel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Interior Path of Travel</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Public Use Restrooms</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Elevators</b>	NA	NA	NA

## Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<b>Kitchens/Kitchenettes</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



## Campus Accessibility: Photographic Overview



Main building entrance



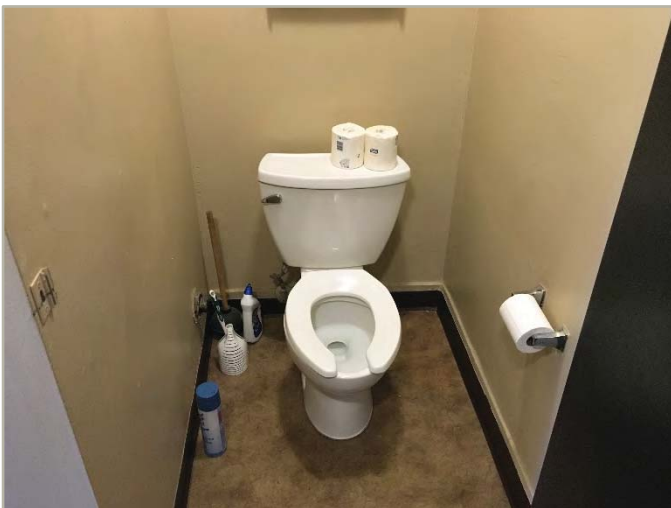
Alternative building entrance



Interior path of travel



Inaccessible restroom accommodations



Inaccessible restroom accommodations



Non-designated accessible parking

The table below is intended to be used as a general reference guide to help differentiate the orders of magnitude between some of the more commonly observed accessibility issues. The table is not intended to be all-inclusive, and boxes checked in the tables above do not necessarily mean those specific problems or shortcomings cited as examples below exist at the subject buildings and sites. Reference the photos above and/or *Key Findings* section for visuals and/or more specifics about the subject site conditions.

<b>Reference Guide</b>			
	<b>Major Issues</b> <i>(ADA study recommended)</i>	<b>Moderate Issues</b> <i>(ADA study recommended)</i>	<b>Minor/No Issues</b>
<b>Parking</b>	<ul style="list-style-type: none"> <li>- Needs full reconstruction</li> <li>- Excessive slopes over 3% require major re-grading</li> <li>- No level locations to add required spaces</li> </ul>	<ul style="list-style-type: none"> <li>- No or non-compliant curb cuts</li> <li>- Moderate difficulty to add required accessible spaces</li> <li>- Slopes close to compliant</li> </ul>	<ul style="list-style-type: none"> <li>- Painting of markings needed</li> <li>- Signage height non-compliant</li> <li>- Signage missing</li> </ul>
<b>Exterior Path of Travel</b>	<ul style="list-style-type: none"> <li>- Large areas of sidewalks with excessive slopes</li> <li>- No ramp when needed</li> <li>- Ramps with excessive slopes</li> </ul>	<ul style="list-style-type: none"> <li>- Ramps need rails</li> <li>- Ramps need rail extensions</li> <li>- Need significant # of lever handles</li> <li>- All or most entrance door exterior maneuvering clearance areas with excessive slopes</li> </ul>	<ul style="list-style-type: none"> <li>- One entrance door exterior maneuvering clearance area with excessive slope</li> <li>- A few doorknobs instead of lever handles</li> <li>- Non-compliant signage</li> </ul>
<b>Interior Path of Travel</b>	<ul style="list-style-type: none"> <li>- All or most interior doors appear less than 32" wide</li> <li>- Corridors less than 36" wide</li> <li>- No ramp when needed</li> <li>- Ramps with excessive slopes</li> <li>- Non-compliant treads/risers at means of egress stairways</li> </ul>	<ul style="list-style-type: none"> <li>- Single height drinking fountains</li> <li>- Drinking fountain too high or protrudes into accessible route</li> <li>- Ramps need rails</li> <li>- Ramps need rail extensions</li> <li>- Need significant # of lever handles</li> <li>- Non-compliant rail extensions at egress stairways</li> <li>- All/most door thresholds high</li> </ul>	<ul style="list-style-type: none"> <li>- One door threshold too high</li> <li>- A few doorknobs instead of lever handles</li> <li>- Non-compliant door pressures</li> <li>- Non-compliant signage</li> <li>- Switches not within reach range</li> </ul>
<b>Public Use Restrooms</b>	<ul style="list-style-type: none"> <li>- No ADA RR on each accessible floor</li> <li>- Restroom(s) too small</li> <li>- Entire restroom(s) requires renovation</li> <li>- Water closet clearance requires moving walls</li> </ul>	<ul style="list-style-type: none"> <li>- Interior doors appear less than 32" wide</li> <li>- Missing or non-compliant grab bars</li> <li>- Easily fixable clearance issues</li> </ul>	<ul style="list-style-type: none"> <li>- Minor height adjustments required</li> <li>- Non-compliant door pressures</li> <li>- Missing a visual strobe (only required if audible fire alarm already present)</li> <li>- Missing lavatory pipe wraps</li> <li>- Signage not compliant</li> </ul>
<b>Elevators</b>	<ul style="list-style-type: none"> <li>- No elevator present when required</li> <li>- Elevator cab too small</li> </ul>	<ul style="list-style-type: none"> <li>- Panel control buttons not at compliant height</li> <li>- No hands-free emergency communication system</li> <li>- Elevator only has mechanical stops</li> </ul>	<ul style="list-style-type: none"> <li>- Audible/visual signals at every floor may be lacking</li> <li>- Minor signage / Braille issues</li> </ul>
<b>Kitchens/Kitchenettes</b>	<ul style="list-style-type: none"> <li>- Clear space for each appliance not present</li> <li>- Clearance between opposing counters too narrow</li> </ul>	<ul style="list-style-type: none"> <li>- Sink and counter too high</li> <li>- Sink knee and toe clearance not provided where required (built-in)</li> <li>- Less than 50% of cabinetry within reach range</li> </ul>	<ul style="list-style-type: none"> <li>- Dispensers not within reach range</li> <li>- Switches not within reach range</li> <li>- Missing sink pipe wraps if knee and toe clearance required</li> </ul>



## 5. Purpose and Scope

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### 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	
<b>Excellent</b>	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.
<b>Good</b>	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.
<b>Fair</b>	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.
<b>Poor</b>	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.
<b>Failed</b>	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
<b>Not Applicable</b>	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

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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. Certification

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The City of Montebello (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Fire Station 57, 2950 Via Acosta, Montebello, California 90640, 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 on behalf of and exclusively for the use of the Client for the purpose stated within the *Purpose and Scope* section of this report. The report, or any excerpt thereof, shall not be used by any party other than the Client or for any other purpose than that specifically stated in our agreement or within the *Purpose and Scope* section of this report without the express written consent of Bureau Veritas.

Any reuse or distribution of this report without such consent shall be at the Client and the recipient's sole risk, without liability to Bureau Veritas.

**Prepared by:** Jonathan Levine,  
Project Manager

**Reviewed by:**



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Kathleen Sullivan  
Technical Report Reviewer for  
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## 8. Appendices

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- Appendix A: Photographic Record
- Appendix B: Site Plan
- Appendix C: Pre-Survey Questionnaire
- Appendix D: Component Condition Report
- Appendix E: Replacement Reserves
- Appendix F: Equipment Inventory List



**Appendix A:**  
Photographic Record

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1	FIRE STATION 57
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2	FRONT ELEVATION
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3	LEFT ELEVATION
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4	REAR ELEVATION
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5	RIGHT ELEVATION
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6	APPARATUS BAY
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7 LOUNGE



8 OFFICE



9 SLEEPING QUARTERS



10 KITCHEN



11 RESTROOM



12 BUILDING STRUCTURE





13	BRICK, CMU, AND ALUMINUM WINDOW FAÇADE
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14	DETERIORATING WOOD SIDING
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15	EXTERIOR FULLY-GLAZED DOOR
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16	EXTERIOR STEEL DOOR
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17	OVERHEAD BAY DOOR
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18	CLAY TILE ROOF
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19	BIRDS NESTING IN BETWEEN THE ROOF TILES
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20	ROOF SKYLIGHT
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21	CRACKED CONCRETE FLOORING
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22	PLUMBING PIPING
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23	WATER HEATER
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24	SPLIT-SYSTEM CONDENSING UNIT
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25	WALL MOUNTED VEHICLE EXHAUST FAN
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26	EMERGENCY GENERATOR
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27	AUTOMATIC TRANSFER SWITCH
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28	INTERIOR LIGHTING
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29	PA SYSTEM
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30	FIRE EXTINGUISHER
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31	PARKING LOT
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32	EXTERIOR BUILDING MOUNTED LIGHT
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33	LANDSCAPING
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34	IRRIGATION SYSTEM
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**Appendix B:**  
Site Plan

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Site Plan



 <p><b>BUREAU VERITAS</b></p>	<b>Project Number</b>	<b>Project Name</b>	 <p>N</p>
	142318.20R000-019.354	Fire Station 57	
	<b>Source</b>	<b>On-Site Date</b>	
	Google Earth	May 5, 2020	

**Appendix C:**  
Pre-Survey Questionnaire

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A PRE-SURVEY QUESTIONNAIRE WAS NOT  
RECEIVED

**Appendix D:**  
Component Condition Report

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Component Condition Report | Fire Station 57

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Building exterior	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	600 SF	7	1829296
B2011	Building exterior	Poor	Exterior Wall, Wood Clapboard Siding, 1-2 Stories	600 SF	1	1829320
B2021	Building exterior	Fair	Window, 12 SF	16	10	1829284
B2031	Building exterior	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	2	10	1829306
B2032	Building exterior	Fair	Exterior Door, Wood Solid-Core	1	12	1829318
B2032	Building exterior	Fair	Exterior Door, Steel	1	20	1829281
B2034	Building exterior	Fair	Overhead/Dock Door, 144 SF	1	7	1829301
B2034	Building exterior	Fair	Overhead/Dock Door, Automatic Opener Commercial [Inaccessible]	1	7	1829277
B203X	Roof	NA	Bird Control Devices, Spike Strips	250 SF	2	1829289
<b>Roofing</b>						
B3011	Roof	Fair	Roof, Clay/Concrete Tile	2,600 SF	19	1829298
B3011	Roof	Fair	Roof, Modified Bituminous	1,300 SF	10	1829371
B3021	Roof	Fair	Roof Skylight, per unit (9-20 SF)	2	7	1829268
<b>Interiors</b>						
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	10	9	1829315
C1031	Restrooms	Fair	Toilet Partitions, Metal	1	7	1829303
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	6,600 SF	6	1829291
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	200 SF	20	1829265
C3021	Apparatus bay	Poor	Interior Floor Finish, Concrete, Repair	100 SF	0	1829271
C3021	Apparatus bay	Good	Interior Floor Finish, any surface w/ Paint or Sealant, Prep & Paint	1,700 SF	7	1829295
C3024	Showers	Fair	Interior Floor Finish, Ceramic Tile	100 SF	20	1829286
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Sheeting	300 SF	5	1829307
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	1,400 SF	3	1829269
C3031	Throughout building	Good	Interior Ceiling Finish, any flat surface, Prep & Paint	2,000 SF	7	1829280
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,500 SF	5	1829276
<b>Plumbing</b>						
D2011	Restrooms	Fair	Toilet, GPF	2	15	1829282
D2012	Restrooms	Fair	Urinal, GPF	1	15	1829312
D2014	Kitchen	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	10	1829294
D2014	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	3	15	1829304
D2017	Restrooms	Fair	Shower Head w/ Valve, GPM	3	15	1829311
D2019	Apparatus bay	Fair	Emergency Eye Wash	1	5	1829300
D2023	Parking lot	Good	Water Heater, 100 GAL [No tag/plate found]	1	18	1829290
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	3,500 SF	9	1829317
D2091	Apparatus bay	Fair	Air Compressor, 2 HP [No tag/plate found]	1	10	1829319
D2091	Storage Room	Fair	Air Compressor, 5 HP [No tag/plate found]	1	10	1829313
<b>Fire Suppression</b>						

Component Condition Report | Fire Station 57

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4019	Throughout building	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Install	3,500 SF	4	1829374
D4031	Throughout building	Excellent	Fire Extinguisher, Wet Chemical/CO2	5	10	1829292
<b>HVAC</b>						
D3011	Parking lot	Fair	Fuel Storage Tank, 170 GAL [No tag/plate found]	1	5	1829278
D3032	Roof	Fair	Condensing Unit/Heat Pump, 3 TON [Inaccessible]	1	7	1829283
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	3,500 SF	10	1829274
D3041	Utility closet	Fair	Fan Coil Unit, 3 TON [Inaccessible]	1	7	1829272
D3042	Apparatus bay	Fair	Exhaust Fan, 1001 - 2000 CFM [No tag/plate found]	1	7	1829314
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [Inaccessible]	1	5	1829299
<b>Electrical</b>						
D5012	Generator room	Fair	Transfer Switch, 200 AMP [No tag/plate found]	1	5	1829287
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	3,500 SF	9	1829266
D5019	Mechanical closet	Fair	Full Electrical System Upgrade, Medium Density/Complexity [No tag/plate found]	3,500 SF	20	1829277
D5022	Building exterior	Fair	Light Fixture, 100 WATT	5	3	1829267
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	3,500 SF	5	1829279
D5092	Generator room	Fair	Generator, 35 kW [No tag/plate found]	1	5	1829275
<b>Fire Alarm &amp; Comm</b>						
D5031	Throughout building	Fair	Public Address/Announcement (PA) System, Facility Wide	3,500 SF	10	1829297
D5037	Throughout building	NA	Fire Alarm System, Standard Addressable, Install	3,500 SF	4	1829310
<b>Equipment/Special</b>						
E1093	Kitchen	Fair	Commercial Kitchen, 4 LF [No tag/plate found]	1	8	1829302
E1093	Kitchen	Fair	Commercial Kitchen, Range/Oven, 4-Burner w/ Griddle [No tag/plate found]	1	8	1829293
E1094	Kitchen	Fair	Residential Appliances, Dishwasher [No tag/plate found]	1	5	1829270
E1094	Laundry room	Fair	Residential Appliances, Clothes Dryer [Inaccessible]	1	3	1829285
E1094	Laundry room	Fair	Residential Appliances, Clothes Washer [No tag/plate found]	1	7	1829309
E1094	Kitchen	Good	Residential Appliances, Refrigerator, 14-18 CF [No tag/plate found]	1	10	1829316
E2012	Kitchen	Fair	Kitchen Counter, Plastic Laminate, Postformed	20 LF	7	1829273
E2012	Kitchen	Fair	Kitchen Cabinetry, Stock Hardwood	30 LF	7	1829308
<b>Site Development</b>						
G2041	Parking lot	Good	Fences & Gates, Sliding Vehicle Gate, Electric [No tag/plate found]	1	18	1829305
<b>Landscaping</b>						
G2057	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial	1,900 SF	15	1829288
<b>Follow-up Studies</b>						
P000X	Throughout	NA	Engineer, Structural, General, Evaluate/Report	1	0	1829372
<b>Accessibility</b>						
Z105X	Throughout	NA	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	1829373

**Appendix E:**  
Replacement Reserves

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Replacement Reserves Report

Fire Station 57

6/26/2020

Facility	Uniformat CodeID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Cost	Subtotal 2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate	
Fire Station 57 B2011	1829320	Exterior Wall, Wood Clapboard Siding, 1-2 Stories, Replace	30	29	1	600	SF	\$40.19	\$24,112	\$24,112																				\$24,112	
Fire Station 57 B2011	1829296	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	3	7	600	SF	\$4.02	\$2,411																					\$2,411	
Fire Station 57 B2021	1829284	Window, 12 SF, Replace	30	20	10	16	EA	\$1,272.58	\$20,361																					\$20,361	
Fire Station 57 B2031	1829306	Exterior Door, Aluminum-Framed Fully-Glazed, Replace	30	20	10	2	EA	\$1,741.43	\$3,483																					\$3,483	
Fire Station 57 B2032	1829318	Exterior Door, Wood Solid-Core, Replace	25	13	12	1	EA	\$860.83	\$861																					\$861	
Fire Station 57 B2032	1829281	Exterior Door, Steel, Replace	40	20	20	1	EA	\$737.86	\$738																					\$738	
Fire Station 57 B2034	1829301	Overhead/Dock Door, 144 SF, Replace	30	23	7	1	EA	\$5,894.06	\$5,894																					\$5,894	
Fire Station 57 B2034	1829289	Overhead/Dock Door, Automatic Opener Commercial, Replace	15	8	7	1	EA	\$4,688.46	\$4,688																					\$4,688	
Fire Station 57 B203X	1829289	Bird Control Devices, Spike Strips, Replace	15	13	2	250	SF	\$1.37	\$341	\$341																				\$341	
Fire Station 57 B3011	1829371	Roof, Modified Bituminous, Replace	20	10	10	1300	SF	\$13.40	\$17,414																					\$17,414	
Fire Station 57 B3011	1829288	Roof, Clay/Concrete Tile, Replace	50	31	19	2600	SF	\$22.77	\$59,209																					\$59,209	
Fire Station 57 B3021	1829288	Roof Skylight, per unit (8-20 SF), Replace	30	23	7	2	EA	\$1,741.43	\$3,483																					\$3,483	
Fire Station 57 C1021	1829315	Interior Door, Wood Solid-Core, Replace	40	31	9	10	EA	\$937.69	\$9,377																					\$9,377	
Fire Station 57 C1031	1829303	Toilet Partitions, Metal, Replace	20	13	7	1	EA	\$1,045.30	\$1,045																						\$1,045
Fire Station 57 C3012	1829291	Interior Wall Finish, any surface, Prep & Paint	10	4	6	6600	SF	\$2.01	\$13,262																					\$13,262	
Fire Station 57 C3012	1829285	Interior Wall Finish, Ceramic Tile, Replace	40	20	20	200	SF	\$24.11	\$4,822																					\$4,822	
Fire Station 57 C3021	1829271	Interior Floor Finish, Concrete, Repair	0	0	0	100	SF	\$40.19	\$4,019																					\$4,019	
Fire Station 57 C3021	1829295	Interior Floor Finish, any surface w/ Paint or Sealant, Prep & Paint	10	3	7	1700	SF	\$2.01	\$3,416																					\$3,416	
Fire Station 57 C3024	1829307	Interior Floor Finish, Vinyl Sheeting, Replace	15	10	5	300	SF	\$9.38	\$2,813																					\$2,813	
Fire Station 57 C3024	1829286	Interior Floor Finish, Ceramic Tile, Replace	40	20	20	100	SF	\$24.11	\$2,411																					\$2,411	
Fire Station 57 C3025	1829289	Interior Floor Finish, Carpet Commercial Standard, Replace	10	7	3	1400	SF	\$10.05	\$14,065																					\$14,065	
Fire Station 57 C3031	1829280	Interior Ceiling Finish, any full surface, Prep & Paint	10	3	7	2000	SF	\$2.68	\$5,358																					\$5,358	
Fire Station 57 C3032	1829276	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	20	5	1500	SF	\$4.69	\$7,033																					\$7,033	
Fire Station 57 D2011	1829282	Toilet, GFP, Replace	30	15	15	2	EA	\$1,741.43	\$3,483																					\$3,483	
Fire Station 57 D2012	1829312	Urinal, GFP, Replace	30	15	15	1	EA	\$1,473.52	\$1,474																					\$1,474	
Fire Station 57 D2014	1829294	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	1	EA	\$1,607.47	\$1,607																					\$1,607	
Fire Station 57 D2014	1829304	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	15	15	3	EA	\$1,473.52	\$4,421																					\$4,421	
Fire Station 57 D2017	1829311	Shower Head w/ Valve, GPM, Replace	30	15	15	3	EA	\$1,071.65	\$3,215																					\$3,215	
Fire Station 57 D2019	1829300	Emergency Eye Wash, Replace	20	15	5	1	EA	\$2,009.34	\$2,009																					\$2,009	
Fire Station 57 D2023	1829290	Water Heater, 100 GAL, Replace	20	2	18	1	EA	\$22,236.70	\$22,237																					\$22,237	
Fire Station 57 D2023	1829317	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	31	9	3500	SF	\$14.74	\$51,573																					\$51,573	
Fire Station 57 D2091	1829319	Air Compressor, 2 HP, Replace	20	10	10	1	EA	\$9,739.60	\$9,739																					\$9,739	
Fire Station 57 D3001	1829278	Fuel Storage Tank, 170 GAL, Replace	20	10	10	1	EA	\$14,199.34	\$14,199																					\$14,199	
Fire Station 57 D3032	1829283	Condensing Unit/Heat Pump, 3 TON, Replace	25	20	5	1	EA	\$3,462.86	\$3,463																					\$3,463	
Fire Station 57 D3041	1829272	Fan Coil Unit, 3 TON, Replace	15	8	7	1	EA	\$5,090.33	\$5,090																					\$5,090	
Fire Station 57 D3041	1829274	HVAC System Dustwork, Medium Density, Replace	30	20	10	3500	SF	\$5.36	\$18,754																					\$18,754	
Fire Station 57 D3042	1829299	Packaged Unit (RTU), 4 TON, Replace	20	15	5	1	EA	\$12,056.04	\$12,056																					\$12,056	
Fire Station 57 D4019	1829374	Sprinkler System, Full Retrofit, Medium Density/Complexity, Install	40	36	4	3500	SF	\$67.70	\$23,442																					\$23,442	
Fire Station 57 D5011	1829292	Fire Extinguisher, Wet Chemical/CO2, Replace	10	0	10	5	EA	\$401.87	\$2,009																					\$2,009	
Fire Station 57 D5019	1829286	Electrical Wiring & Switches, Average or Low Density/Complexity, Replace	40	31	9	3500	SF	\$3.35	\$11,721																					\$11,721	
Fire Station 57 D5019	1859277	Full Electrical System Upgrade, Medium Density/Complexity, Replace	40	20	20	3500	SF	\$24.11	\$84,392																					\$84,392	
Fire Station 57 D5022	1829297	Light Fixtures, 100 WATT, Replace	20	17	3	5	EA	\$233.65	\$1,168																					\$1,168	
Fire Station 57 D5029	1829279	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	15	5	3500	SF	\$10.72	\$37,508																					\$37,508	
Fire Station 57 D5031	1829297	Public Address/Announcement (PA) System, Facility Wide, Replace	20	10	10	3500	SF	\$2.21	\$7,736																					\$7,736	
Fire Station 57 D5037	1829310	Fire Alarm System, Standard Addressable, Install	20	16	4	3500	SF	\$5.36	\$18,754																					\$18,754	
Fire Station 57 D5092	1829275	Generator, 35 KW, Replace	25	20	5	1	EA	\$53,582.40	\$53,582																					\$53,582	
Fire Station 57 E1093	1829302	Commercial Kitchen, 4 LF, Replace	15	7	8	1	EA	\$4,420.55	\$4,421																					\$4,421	
Fire Station 57 E1093	1829293	Commercial Kitchen, Range/Oven, 4-Burner w/ Griddle, Replace	15	7	8	1	EA	\$8,975.05	\$8,975																					\$8,975	

Facility	Uniform Code/ID	Cost Description	Lifespan (E/L)	EA	RUL	Quantity	Unit	Unit Cost*	Subtotal 2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate		
Fire Station 57 E1094	1829285	Residential Appliances, Clothes Dryer, Replace	15		12	3	EA	\$799.34	\$799																						\$1,599	
Fire Station 57 E1094	1829270	Residential Appliances, Dishwasher, Replace	10		5	5	EA	\$860.83	\$861																							\$1,722
Fire Station 57 E1094	1829309	Residential Appliances, Clothes Washer, Replace	15		8	7	EA	\$1,045.30	\$1,045																							\$1,045
Fire Station 57 E1094	1829316	Residential Appliances, Refrigerator, 14-18 CF, Replace	15		5	10	EA	\$737.86	\$738																							\$738
Fire Station 57 E2012	1829273	Kitchen Counter, Plastic Laminate, Postformed, Replace	15		8	7	LF	\$61.49	\$1,230																							\$1,230
Fire Station 57 E2012	1829308	Kitchen Cabinetry, Stock Hardwood, Replace	20		13	7	LF	\$401.87	\$12,056																							\$12,056
Fire Station 57 G2041	1829305	Fences & Gates, Sliding Vehicle Gate, Electric, Replace	20		2	18	EA	\$6,697.80	\$6,698																							\$6,698
Fire Station 57 G2057	1829288	Irrigation System, Pop-Up Spray Heads, Commercial, Replace	20		5	15	SF	\$1.34	\$2,545																							\$2,545
Fire Station 57 P000X	1829372	Engineer, Structural, General, Evaluate/Report	0		0	0	EA	\$9,376.92	\$9,377																							\$9,377
Fire Station 57 Z105X	1829373	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0		0	0	EA	\$10,046.70	\$10,047																							\$10,047
<b>Totals, Unescalated</b>									\$23,442	\$24,112	\$341	\$16,033	\$42,196	\$135,420	\$13,262	\$54,291	\$13,396	\$72,671	\$96,041	\$0	\$861	\$14,065	\$0	\$15,998	\$13,262	\$11,527	\$29,734	\$59,209	\$97,186		\$733,045	
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>									\$23,442	\$24,835	\$362	\$17,520	\$47,492	\$156,988	\$16,835	\$66,771	\$16,869	\$94,819	\$129,071	\$0	\$1,227	\$20,655	\$0	\$24,924	\$21,281	\$19,032	\$50,650	\$103,823	\$175,529		\$1,011,216	

**Appendix F:**  
Equipment Inventory List

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**D20 PLUMBING**

Index	ID	UFCCode	Component	Capacity	Location Detail	Manufacturer	Model	Serial	Dateplate Yr	Barcode	Qty
1	182920	D2023	Water Heater	100 GAL	Parking lot	American Standard	UN100-199 AS	D1E-1854	2018		
2	182919	D2091	Air Compressor	2 HP	Aparatus bay	Inaccessible	Inaccessible	Inaccessible			
3	182913	D2091	Air Compressor	5 HP	Storage Room	Ingestal Rand	T30	No tag/plate found			

**D30 HVAC**

Index	ID	UFCCode	Component	Capacity	Location Detail	Manufacturer	Model	Serial	Dateplate Yr	Barcode	Qty
1	182928	D3011	Fuel Storage Tank	170 GAL	Parking lot	Air Boy Sales & Mfg. Co.	No tag/plate found	No tag/plate found	1989		
2	182923	D3032	Condensing Unit/Heat Pump	3 TON	Roof	Inaccessible	Inaccessible	Inaccessible			
3	182922	D3041	Fan Coil Unit	3 TON	Utility closet	Inaccessible	Inaccessible	Inaccessible			
4	182914	D3042	Exhaust Fan	1001 - 2000 CFM	Aparatus bay	Phymovent	OS3	No tag/plate found			
5	182929	D3052	Packaged Unit (RTU)	4 TON	Roof	Inaccessible	Inaccessible	Inaccessible			

**D40 FIRE PROTECTION**

Index	ID	UFCCode	Component	Capacity	Location Detail	Manufacturer	Model	Serial	Dateplate Yr	Barcode	Qty
1	182922	D4031	Fire Extinguisher		Throughout building				2020		5

**D50 ELECTRICAL**

Index	ID	UFCCode	Component	Capacity	Location Detail	Manufacturer	Model	Serial	Dateplate Yr	Barcode	Qty
1	182927	D5012	Transfer Switch	200 AMP	Generator room	Westinghouse	No tag/plate found	No tag/plate found			
2	182927	D5022	Light Fixture	100 WATT	Building exterior						
3	182925	D5092	Generator	35 KW	Generator room	Detroit Diesel	FC-459103	194072	1989		5

**E10 EQUIPMENT**

Index	ID	UFCCode	Component	Capacity	Location Detail	Manufacturer	Model	Serial	Dateplate Yr	Barcode	Qty
1	182922	E1093	Commercial LLF	4 LF	Kitchen	Inaccessible	No tag/plate found	No tag/plate found			
2	182923	E1093	Commercial Range/Oven, 4 Burner w/ Griddle		Kitchen	US Range	No tag/plate found	No tag/plate found			
3	182925	E1094	Residential Clothes Dryer		Laundry room	Whirlpool	Inaccessible	Inaccessible			
4	182929	E1094	Residential Clothes Washer		Laundry room	WF42H5000WA/2		000D5NAJ006044K			
5	182920	E1094	Residential Dishwasher		Kitchen	FFBD2412SS0A		TH70209542			
6	182916	E1094	Residential Refrigerator, 14-18 CF		Kitchen	LTC824223S		GMJUR923SDM AS TCA3			