FACILITY CONDITION ASSESSMENT

prepared for

FCA and Master Plan Study
2175 Cherry Avenue
Signal Hill, CA 90755
Thomas Bekele

City Hall
2175 Cherry Avenue
Signal Hill, CA 90755

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BV PROJECT #:
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DATE OF REPORT:
October 1, 2024

ON SITE DATE:
January 16, 2024

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Administrative Offices
Number of Buildings	1
Main Address	City Hall, 2175 Cherry Avenue, Signal Hill, CA 90755
Site Developed	1934
Outside Occupants / Leased Spaces	None
Date(s) of Visit	January 16, 2024
Management Point of Contact	Public Works Thomas Bekele, Public Works Director (562) 989-7355
On-site Point of Contact (POC)	Margarita Beltran
Assessment & Report Prepared By	Ishaq Ameen
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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

The City of Signal Hill, California will celebrate 100 years since its founding in 2024. The City Hall building was first constructed in 1934 and has been the home to city service departments and the city council for 90 years. The building was renovated in 2014 when the heating and cooling systems and the interiors were updated. No other renovations have been required in recent years.

Architectural

The masonry building was built into a hill and has a basement and a partial upper level in addition to the main floor. The flat roofs are finished with modified bitumen membranes that are approximately 13 years old. There is an area of ponding on the west side corner of the main roof. The roof in this area requires re-sloping and the drain should be enlarged. A cost for roof repairs is included in the immediate needs budget. An exterior wood door leading from the second-floor conference room onto the roof is aged and weathered. The door is recommended for replacement. The windows appear to be original single-paned steel units. The wood-framed, fully glazed entry doors are aged and ill-fitting. The doors and windows are budgeted for replacement. The exterior walls are finished with stucco that exhibits weathering and stains. Stucco fog and painting are budgeted in the near term.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building is heated and cooled by a series of rooftop packaged units. There is a single split-system heat pump that serves the offices on the lower level. Most of the packaged units were replaced in 2013-14 and will require lifecycle replacements. The heat pump and ductless split system for the data room are aged and will require lifecycle replacement is the near term. The two RTUs on the upper roof have exceeded their lifespan and were observed to be leaking. These units are budgeted for replacement. Excessive corrosion on the gas lines supplying the packaged units was observed. Corrosion will cause pinhole leaks if left unabated. Removing the corrosion or replacing the supply lines are required. A budget cost is included.

The electrical systems were updated with the HVAC upgrades in 2013 and in good condition.

Most of the plumbing fixtures were replaced during the 2014 remodel. The restroom fixtures in the private restrooms on the second floor are original and are budgeted for replacement. The plumbing supply and sanitary lines are in fair condition with no systemic issues reported or observed.

The building is protected by a building-wide fire alarm system that was upgraded in 2014. Fire suppression is limited to fire extinguishers.

Site

There is no parking lot for the City Hall, only on-street parking is provided. Walkways and park benches are on the east side building. The sidewalks and site furnishings have been well-maintained. The site has an adequate irrigation system that is in good working order. The irrigation system is budgeted for lifecycle replacement. No other expenditures are anticipated for the near term.

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 the Facility Condition Index (FCI), which provides a theoretical objective indication of a facility's overall condition. The FCI is defined as the ratio of the cost of current needs divided by the 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 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 mathematical values. The table below presents the current, 3-year, 5-year, and 10-year FCI's for this facility:

FCI Analysis

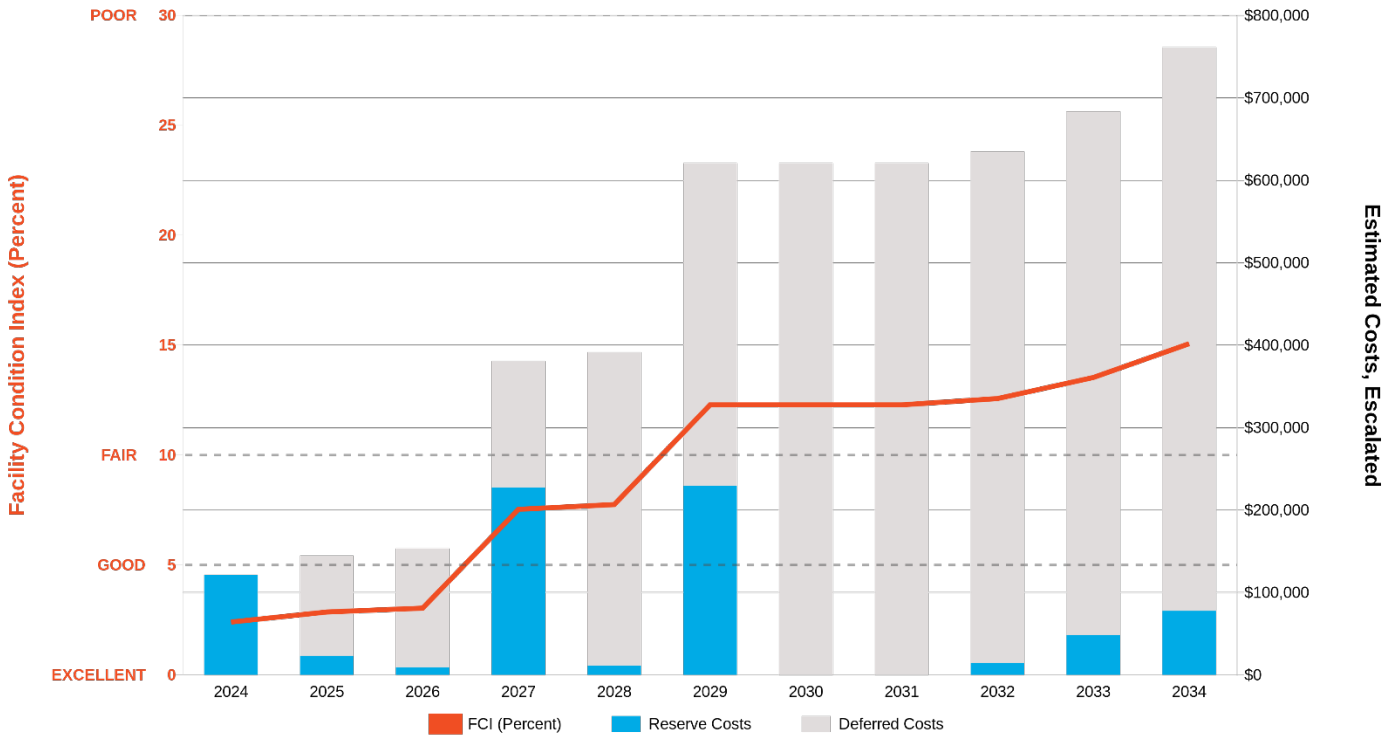
Replacement Value	*Total SF*	*Cost/SF*
$5,053,250	*5,945*	*$850*

	Est Reserve Cost	FCI
Current	$121,500	2.4 **%**
3-Year	$380,600	7.5 **%**
5-Year	$629,900	12.5 **%**
10-Year	$856,600	17.0 **%**

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $5,053,250.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $69,206.00**



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
City Hall	D7051	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	Poor	Performance/Integrity	$14,300
City Hall	D5023	Distribution Panel, 120/240 V, Residential Style, 100 AMP, Replace	Poor	Performance/Integrity	$1,800
City Hall	D5023	Distribution Panel, 120/240 V, Residential Style, 100 AMP, Replace	Poor	Performance/Integrity	$1,800
City Hall	D7051	Fire Alarm Panel, Multiplex, Replace	Poor	Performance/Integrity	$6,400
City Hall	B2021	Window, Steel, 16-25 SF, Replace	Poor	Performance/Integrity	$76,200
City Hall	D5023	Distribution Panel, 120/240 V, Residential Style, 100 AMP, Replace	Poor	Performance/Integrity	$1,800
City Hall	D5023	Distribution Panel, 120/240 V, Residential Style, 100 AMP, Replace	Poor	Performance/Integrity	$1,800
City Hall	D3055	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	Poor	Performance/Integrity	$17,600
TOTAL (8 items)					**$121,700**

Key Findings

Window in Poor condition.

Steel, 16-25 SF
City Hall
Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: $76,200

The exteriors windows are significantly beyond their expected useful life, with observed deteriorated related to age. - AssetCALC ID: 7209726

Piping & Valves in Poor condition.

Flexible (Yellow), Natural Gas
City Hall
Main roof

Uniformat Code: D3010
Recommendation: **Replace in 2025**

Plan Type:
Performance/Integrity

Cost Estimate: $22,400

Observed excessive corrosion on gas lines of HVAC equipment on roof. Replace gas lines is recommended. - AssetCALC ID: 7209685

Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted
City Hall
Lower Roof Southeast

Uniformat Code: D3050
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: $17,600

This packaged unit serves the courtroom, and no longer meet design standards for space served. - AssetCALC ID: 7209699

Distribution Panel in Poor condition.

120/240 V, Residential Style, 100 AMP
City Hall
Closet 11 - Closet With Sliding Doors

Uniformat Code: D5020
Recommendation: **Replace in 2024**

Plan Type: Performance/Integrity

Cost Estimate: $1,800

This panelboard is operational but assumed to be beyond its expected useful life. - AssetCALC ID: 8312718

Distribution Panel in Poor condition.

120/240 V, Residential Style, 100 AMP
City Hall
Closet 11 - Closet With Sliding Doors

Uniformat Code: D5020
Recommendation: **Replace in 2024**

Plan Type: Performance/Integrity

Cost Estimate: $1,800

This panelboard is operational but assumed to be beyond its expected useful life. - AssetCALC ID: 8312636

Fire Alarm Panel in Poor condition.

Multiplex
City Hall
Closet 11 - Closet With Sliding Doors

Uniformat Code: D7050
Recommendation: **Replace in 2024**

Plan Type: Performance/Integrity

Cost Estimate: $6,400

The fire alarm panel has reached the end of its expected useful life and should be replaced soon. - AssetCALC ID: 7209710

Distribution Panel in Poor condition.

120/240 V, Residential Style, 100 AMP
City Hall
Closet 11 - Closet With Sliding Doors

Uniformat Code: D5020
Recommendation: **Replace in 2024**

Plan Type: Performance/Integrity

Cost Estimate: $1,800

This panelboard is operational but assumed to be beyond its expected useful life. In addition, Zinsco electrical equipment have known safety issues in some of their equipment. - AssetCALC ID: 8312715

Distribution Panel in Poor condition.

120/240 V, Residential Style, 100 AMP
City Hall
Room 31 - Conference Room

Uniformat Code: D5020
Recommendation: **Replace in 2024**

Plan Type: Performance/Integrity

Cost Estimate: $1,800

This panelboard is operational but assumed to be beyond its expected useful life. - AssetCALC ID: 8312546

Fire Alarm System in Poor condition.

Full System Upgrade, Basic/Zoned
City Hall
Throughout building

Uniformat Code: D7050
Recommendation: **Upgrade/Install in 2024**

Plan Type: Performance/Integrity

Cost Estimate: $14,300

The fire alarm system appears to have exceeded its expected useful life. - AssetCALC ID: 7209706

Exterior Door in Poor condition.

Wood, Solid-Core
City Hall
Building Exterior

Uniformat Code: B2050
Recommendation: **Replace in 2026**

Plan Type: Performance/Integrity

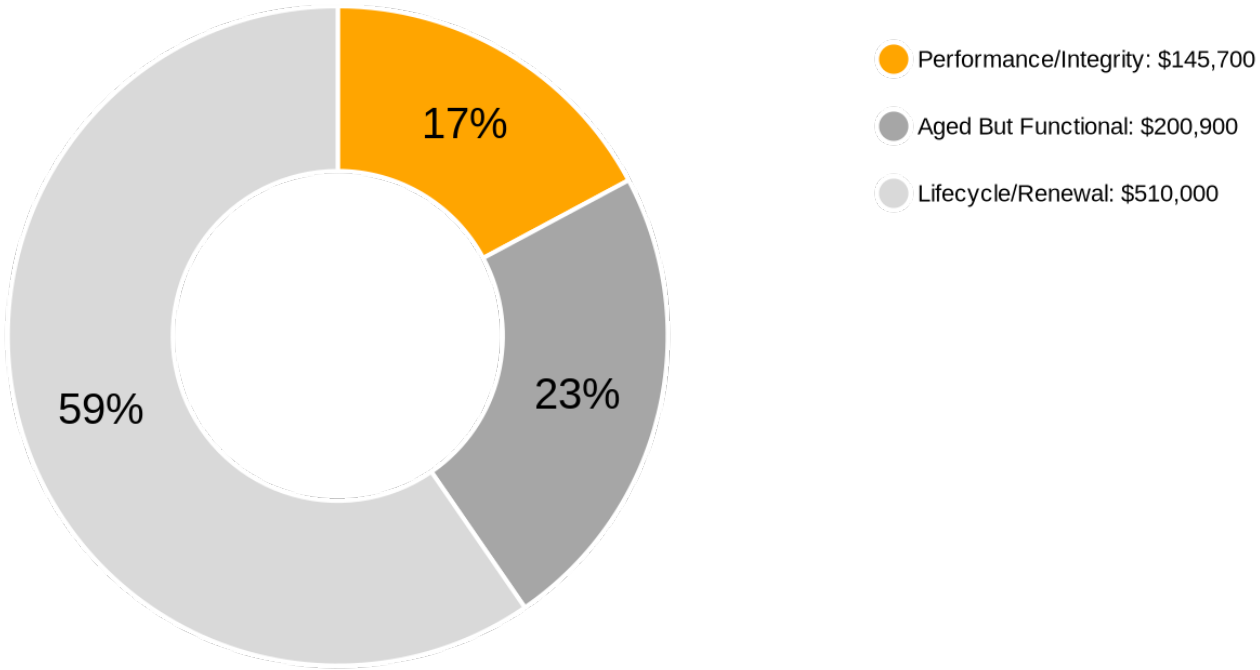
Cost Estimate: $1,100

The door leading from the second-floor conference room onto the roof is weathered. The door requires replacement. - AssetCALC ID: 7209723

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 and highest on the list below.

Plan Type Descriptions & Distribution		
Safety		An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity		Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility		Does not meet ADA, UFAS, and/or other accessibility requirements.
Environmental		Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation		Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Aged But Functional		Any component or system that has aged past its industry-average expected useful life (EUL) but is not currently deficient or problematic.
Lifecycle/Renewal		Any component or system that is neither deficient nor aged past EUL but for which future replacement or repair is anticipated and budgeted.



10-Year Total: $856,600

2. Building Systems & Site Elements

Building Systems Summary		
Address	2175 Cherry Avenue, Signal Hill, CA 90755	
GPS Coordinates	33.7968818, -118.1683511	
Constructed/Renovated	1934	
Building Area	5,945 SF	
Number of Stories	1 above grade with 1 below-grade basement levels (mechanical mezzanines are present but not included in the count)	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck and concrete slab foundation system	Fair
Facade	Wall Finish: Stucco Windows: Steel	Poor
Roof	Flat construction with modified bitumen membrane	Poor
Interiors	Walls: Painted gypsum board and wallpaper in conference room Floors: Carpet, VCT, faux wood plank, ceramic tile in restrooms Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	-
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in restrooms	Fair

Building Systems Summary		
HVAC	Non-Central System: Packaged units and one Furnace with split-system condensing unit Supplemental components: Ductless split-system	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Poor
Equipment/Special	None	-
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

Site Information		
Site Area	1 acre	
Parking Spaces	On-street parking with two accessible spaces designated.	
System	*Description*	*Condition*
Site Pavement	Concrete sidewalks throughout the site. No parking lot.	Fair
Site Development	Building-mounted and property entrance signage Furnished with park benches and trash receptacles	Good
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present No retaining walls Severe site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Building-mounted: LED	Good
Ancillary Structures	None	-
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.	
Site Additional Studies	No additional studies are currently recommended for the site areas.	
Site Areas Observed	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.	
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.	

The table below shows the anticipated costs by trade or building system over the next 20 years.

City Hall: 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	$76,160	$1,188	$56,100	$11,181	$75,394	$220,023
Roofing	$0	$0	$97,646	$0	$0	$97,646
Interiors	$0	$0	$125,131	$14,319	$204,547	$343,997
Plumbing	$0	$1,867	$138,576	$2,795	$49,476	$192,714
HVAC	$17,600	$28,843	$43,677	$102,189	$134,781	$327,090
Fire Protection	$0	$0	$0	$2,432	$3,268	$5,700
Electrical	$7,040	$0	$6,120	$7,740	$74,913	$95,813
Fire Alarm & Electronic Systems	$20,668	$0	$0	$0	$62,862	$83,530
Equipment & Furnishings	$0	$0	$0	$0	$2,819	$2,819
Sitework	$0	$0	$9,274	$86,010	$24,917	$120,201
TOTALS	**$121,700**	**$31,900**	**$476,600**	**$226,700**	**$633,000**	**$1,489,700**

3. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The facility was originally constructed in 1934 and substantially renovated in 2014.

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

4. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

5. Opinions of Probable Costs

Cost estimates are embedded throughout this report, including the very detailed Replacement Reserves report in the appendix. The cost estimates are predominantly based on construction rehabilitation costs developed by the *RSMeans data from Gordian.* While the *RSMeans data from Gordian* is the primary reference source for the Bureau Veritas cost library, secondary and supporting sources include but are not limited to other industry experts work, such as *Marshall & Swift* and *CBRE Whitestone.* For improved accuracy, additional research integrated with Bureau Veritas's historical experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions also come into play when deemed necessary. Invoice or bid documents provided either by the owner or facility construction resources may be reviewed early in the process or for specific projects as warranted.

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.

To account for differences in prices between locations, the base costs are modified by geographical location factors to adjust for to market conditions, transportation costs, or other local contributors. When requested by the client, the costs may be further adjusted by several additional factors including; labor rates (prevailing minimum wage), general contractor fees for profit and overhead, and insurance. If desired, costs for design and permits, and a contingency factor, may also be included in the calculations.

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 or component 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.

6. Certification

FCA and Master Plan Study (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of City Hall, 2175 Cherry Avenue, Signal Hill, CA 90755, 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.

Prepared by: Ishaq Ameen
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Reviewed by:

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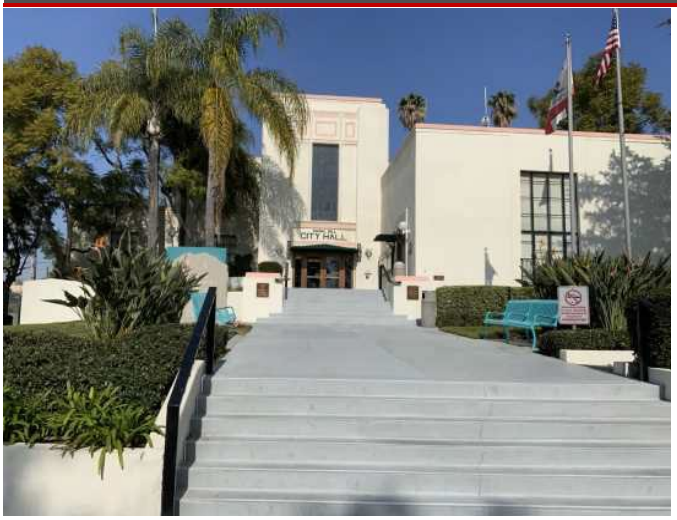
7. Appendices

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

Appendix A:
Photographic Record

Photographic Overview



1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - RIGHT ELEVATION

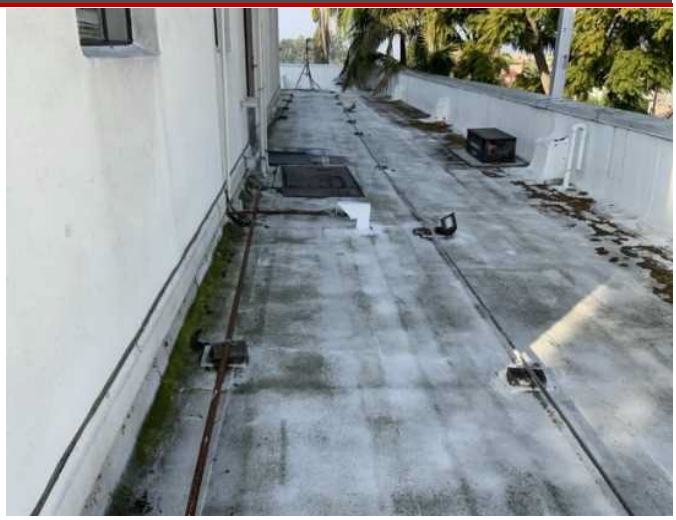
4 - REAR ELEVATION

5 - RIGHT ELEVATION

6 - WINDOWS

Photographic Overview

7 - DRAINAGE ELEMENTS



8 - PRIMARY ROOF OVERVIEW

9 - SECONDARY ROOF

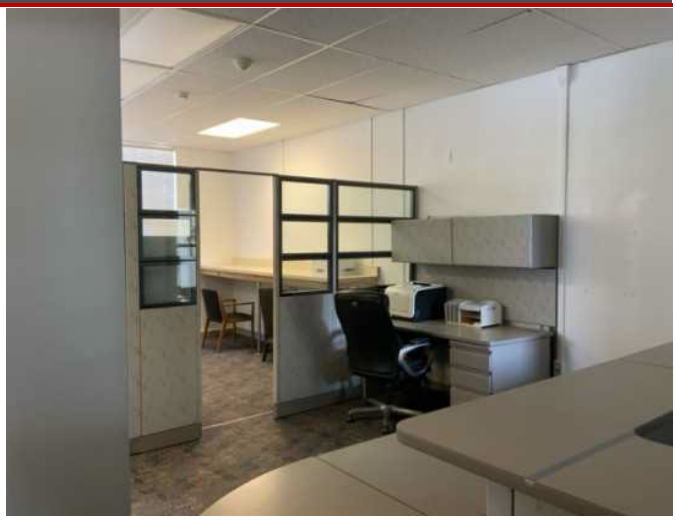
10 - SECONDARY ROOF OVERVIEW

11 - RESTROOM

12 - LOWER LEVEL CONFERENCE ROOM

Photographic Overview

13 - KITCHEN



14 - OFFICE

15 - COUNCIL CHAMBERS

16 - FILE ROOM

17 - CONFERENCE ROOM

18 - WATER HEATER

Photographic Overview

19 - ROOFTOP MECHANICAL EQUIPMENT

20 - MAIN ELECTRICAL ROOM

21 - FIRE ALARM PANEL

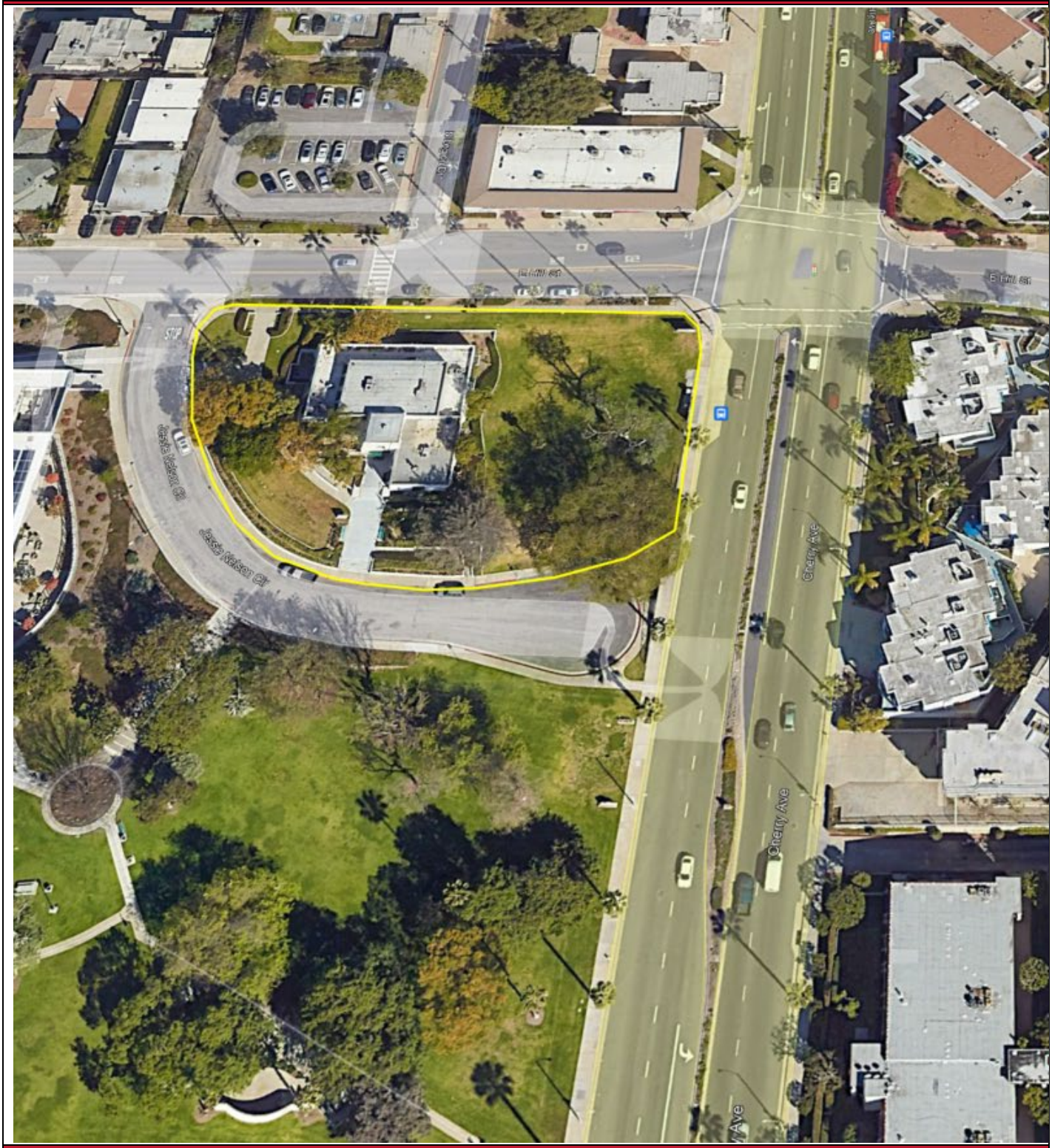
22 - SIDEWALK

23 - PARK BENCH

24 - IRRIGATION SYSTEM

Appendix B:
Site and Floor Plan(s)

Site Plan



Project Number	Project Name
165418.23R000-001.354	City Hall City of Signal Hill
Source	**On-Site Date**
Google	January 16, 2024

N

Appendix C:
Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: City Hall

Name of person completing form: Margarita Beltran

Title / Association w/ property: Contracts Manager

Length of time associated w/ property:

Date Completed: 1/15/2024

Phone Number: 563.989.7254

Method of Completion: PRIOR- fully completed by client

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

Data Overview		Response		
1	Year(s) constructed	Constructed: 1934	Renovated:	
2	Building size in SF	5,945 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	1934	
		Roof		Approximately 2011
		Interiors	2014	
		HVAC	2014	A few are older
		Electrical	2014	
		Site Pavement	NA	
		Accessibility	2014	
4	List other significant capital improvements (focus on recent years; provide approximate date).	None		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	None		

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

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

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: City Hall

BV Project Number: 165418.23R000-001.354

Facility History & Interview

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

City Hall: Accessibility Issues

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

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

City Hall: Photographic Overview

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

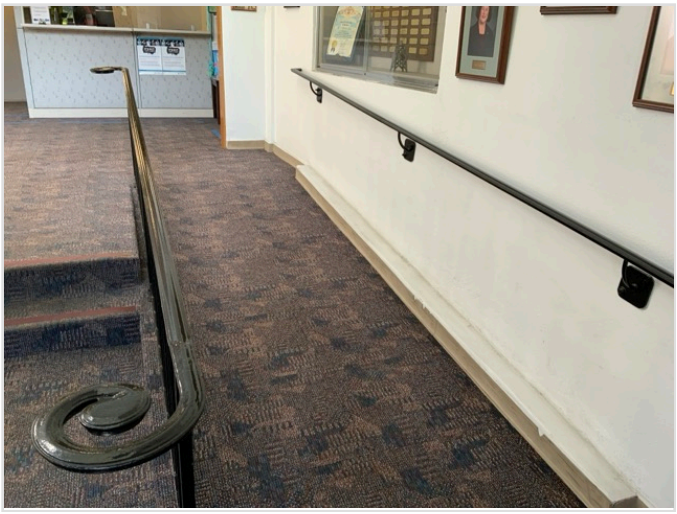
ACCESSIBLE RAMP

CURB CUT

ACCESSIBLE ENTRANCE

ADDITIONAL ENTRANCE

City Hall: Photographic Overview



ACCESSIBLE INTERIOR RAMP

DOOR HARDWARE

TOILET STALL OVERVIEW

TOILET STALL OVERVIEW

KITCHEN CABINETS

OVEN WITH CONTROLS

Appendix E:
Component Condition Report

Component Condition Report | City Hall

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Stucco, Prep & Fog Coat or Paint, Prep & Fog Coat or Paint	8,400 SF	3	7209718
B2020	Building Exterior	Poor	Window, Steel, 16-25 SF	28	0	7209726
B2050	Building Exterior	Poor	Exterior Door, Wood, Solid-Core	1	2	7209723
B2050	Building entrance	Fair	Exterior Door, Wood-Framed & Glazed, Standard Swing	4	10	7215457
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	5,585 SF	3	7209692
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	20	3	7209691
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	20	30	7209725
C1070	Throughout building	Good	Suspended Ceilings, Acoustical Tile (ACT)	2,973 SF	20	7209693
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	4	15	7209701
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	480 SF	25	7209721
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	12,990 SF	5	7209715
C2010	Conference room	Fair	Wall Finishes, Wallpaper	480 SF	10	7209717
C2030	Throughout building	Good	Flooring, Luxury Vinyl Tile (LVT)	300 SF	12	7209704
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Tile	5,351 SF	5	7209712
C2030	Restrooms	Fair	Flooring, Ceramic Tile	200 SF	20	7209716
C2050	Throughout building	Good	Ceiling Finishes, any flat surface, Prep & Paint	2,973 SF	8	7209698
Plumbing						
D2010	Exterior - Northwest Corner of Building	Fair	Backflow Preventer, Domestic Water	1	15	7209719
D2010	Second floor restroom	Fair	Urinal, Standard	1	2	7209729
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	7	15	7209690
D2010	Restrooms	Good	Urinal, Waterless	2	30	7209703
D2010	Room 26 - Janitor's Closet	Fair	Water Heater, Electric, Mini Electric Water Heater	1	5	8312434
D2010	Third Floor Lobby	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	3	7209684
D2010	Second floor restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	3	7209724
D2010	Utility closet	Good	Sink/Lavatory, Service Sink, Wall-Hung	1	25	7209708
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	15	7209722
D2010	Utility closets	Good	Water Heater, Electric, Residential	2	10	7209709
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	6	3	7209720
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	5,945 SF	5	7209707

Component Condition Report | City Hall

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3010	Main roof	Poor	Piping & Valves, Flexible (Yellow), Natural Gas	100 LF	1	7209685
D3030	Exterior - East Side of Building	Fair	Split System, Condensing Unit/Heat Pump, 2 TON	1	2	7209705
D3030	Lower Roof West	Fair	Split System Ductless, Single Zone [CH 9]	1	4	7209696
D3030	Closet Outside of Room 46	Fair	Split System, Fan Coil Unit, DX, 2 to 2.5 TON	1	3	7209751
D3050	Mechanical Yard	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [CH 1]	1	10	7209687
D3050	Upper Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON [CH 7]	1	3	7209728
D3050	Upper Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 3.5 TON [CH 8]	1	3	7209711
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	5,945 SF	20	7209714
D3050	Lower Roof West	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [CH 4]	1	9	7209700
D3050	Lower Roof East	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [CH 5]	1	9	7209732
D3050	Lower Roof Southeast	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [CH 6]	1	0	7209699
D3060	Lower Roof West	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	9	7209688
Fire Protection						
D4030	Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	8	8	7209686
Electrical						
D5020	Room 31 - Conference Room	Poor	Distribution Panel, 120/240 V, Residential Style, 100 AMP [PNL A]	1	0	8312546
D5020	Closet 11 - Closet With Sliding Doors	Poor	Distribution Panel, 120/240 V, Residential Style, 100 AMP [MAIN C]	1	0	8312715
D5020	Closet 11 - Closet With Sliding Doors	Poor	Distribution Panel, 120/240 V, Residential Style, 100 AMP [PNL B]	1	0	8312636
D5020	Closet 11 - Closet With Sliding Doors	Poor	Distribution Panel, 120/240 V, Residential Style, 100 AMP [PNL D]	1	0	8312718
D5020	Room 31 - Conference Room Closet	Good	Switchboard, 120/208 V	1	29	7209689
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	15	5	7209713
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,945 SF	15	7209694
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	10	7209731
Fire Alarm & Electronic Systems						
D7030	Server room	Good	Security/Surveillance System, Full System Upgrade, Average Density	5,945 SF	12	7209730
D7050	Throughout building	Poor	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	5,945 SF	0	7209706
D7050	Closet 11 - Closet With Sliding Doors	Poor	Fire Alarm Panel, Multiplex	1	0	7209710
Equipment & Furnishings						
E1060	Kitchen	Good	Residential Appliances, Refrigerator, 14 to 18 CF	2	13	7209695
Sitework						
G2060	Site	Good	Park Bench, Metal Powder-Coated	6	15	7209697
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	40,000 SF	10	7209702

Component Condition Report | City Hall

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2080	Mechanical Yard	Fair	Irrigation System, Control Panel	1	5	8312437

Appendix F:
Replacement Reserves

Replacement Reserves Report

City Hall

10/1/2024

Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total Escalated Estimate
City Hall	$121,468	$23,072	$8,827	$227,179	$10,985	$238,368	$0	$0	$14,484	$48,433	$163,756	$0	$32,256	$78,215	$0	$282,725	$0	$8,991	$30,905	$17,114	$182,787	**$1,489,566**
Grand Total	**$121,468**	**$23,072**	**$8,827**	**$227,179**	**$10,985**	**$238,368**	**$0**	**$0**	**$14,484**	**$48,433**	**$163,756**	**$0**	**$32,256**	**$78,215**	**$0**	**$282,725**	**$0**	**$8,991**	**$30,905**	**$17,114**	**$182,787**	**$1,489,566**

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B2010	7209718	Exterior Walls, Stucco, Prep & Fog Coat or Paint, Prep & Fog Coat or Paint	10	7	3	8400	SF	$6.11	$51,341				$51,341										$51,341									**$102,682**
B2020	7209726	Window, Steel, 16-25 SF, Replace	30	30	0	28	EA	$2,720.00	$76,160	$76,160																					**$76,160**
B2050	7209723	Exterior Door, Wood, Solid-Core, Replace	25	23	2	1	EA	$1,120.00	$1,120			$1,120																			**$1,120**
B2050	7215457	Exterior Door, Wood-Framed & Glazed, Standard Swing, Replace	30	20	10	4	EA	$2,080.00	$8,320											$8,320											**$8,320**
B3010	7209692	Roofing, Modified Bitumen, Replace	20	17	3	5585	SF	$16.00	$89,360				$89,360																		**$89,360**
C1030	7209691	Interior Door, Wood, Solid-Core, Replace	40	37	3	20	EA	$1,120.00	$22,400				$22,400																		**$22,400**
C1070	7209693	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	5	20	2973	SF	$5.60	$16,649																				$16,649		**$16,649**
C1090	7209701	Toilet Partitions, Plastic/Laminate, Replace	20	5	15	4	EA	$1,200.00	$4,800																$4,800						**$4,800**
C2010	7209717	Wall Finishes, Wallpaper, Replace	15	5	10	480	SF	$3.52	$1,690											$1,690											**$1,690**
C2010	7209715	Wall Finishes, any surface, Prep & Paint	10	5	5	12990	SF	$2.40	$31,176						$31,176										$31,176						**$62,352**
C2030	7209716	Flooring, Ceramic Tile, Replace	40	20	20	200	SF	$28.80	$5,760																				$5,760		**$5,760**
C2030	7209704	Flooring, Luxury Vinyl Tile (LVT), Replace	15	3	12	300	SF	$12.00	$3,600													$3,600									**$3,600**
C2030	7209712	Flooring, Carpet, Commercial Tile, Replace	10	5	5	5351	SF	$10.40	$55,650						$55,650										$55,650						**$111,301**
C2050	7209698	Ceiling Finishes, any flat surface, Prep & Paint	10	2	8	2973	SF	$3.20	$9,514									$9,514										$9,514			**$19,027**
D2010	8312434	Water Heater, Electric, Mini Electric Water Heater, Replace	15	10	5	1	EA	$880.00	$880						$880														$880		**$1,760**
D2010	7209709	Water Heater, Electric, Residential, Replace	15	5	10	2	EA	$1,040.00	$2,080											$2,080											**$2,080**
D2010	7209707	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	35	5	5945	SF	$17.60	$104,632						$104,632																**$104,632**
D2010	7209719	Backflow Preventer, Domestic Water, Replace	30	15	15	1	EA	$8,320.00	$8,320																$8,320						**$8,320**
D2010	7209729	Urinal, Standard, Replace	30	28	2	1	EA	$1,760.00	$1,760			$1,760																			**$1,760**
D2010	7209724	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	27	3	1	EA	$2,400.00	$2,400				$2,400																		**$2,400**
D2010	7209720	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	27	3	6	EA	$1,760.00	$10,560				$10,560																		**$10,560**
D2010	7209684	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	12	3	1	EA	$1,920.00	$1,920				$1,920																$1,920		**$3,840**
D2010	7209690	Toilet, Commercial Water Closet, Replace	30	15	15	7	EA	$2,080.00	$14,560																$14,560						**$14,560**
D2010	7209722	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	3	EA	$1,920.00	$5,760																$5,760						**$5,760**
D3010	7209685	Piping & Valves, Flexible (Yellow), Natural Gas, Replace	40	39	1	100	LF	$224.00	$22,400		$22,400																				**$22,400**
D3030	7209705	Split System, Condensing Unit/Heat Pump, 2 TON, Replace	15	13	2	1	EA	$5,440.00	$5,440			$5,440															$5,440				**$10,880**
D3030	7209751	Split System, Fan Coil Unit, DX, 2 to 2.5 TON, Replace	15	12	3	1	EA	$4,800.00	$4,800				$4,800															$4,800			**$9,600**
D3030	7209696	Split System Ductless, Single Zone, Replace	15	11	4	1	EA	$9,760.00	$9,760					$9,760															$9,760		**$19,520**
D3050	7209699	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	27	0	1	EA	$17,600.00	$17,600	$17,600																				$17,600	**$35,200**
D3050	7209711	Packaged Unit, RTU, Pad or Roof-Mounted, 3.5 TON, Replace	20	17	3	1	EA	$13,120.00	$13,120				$13,120																		**$13,120**
D3050	7209728	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON, Replace	20	17	3	1	EA	$12,000.00	$12,000				$12,000																		**$12,000**
D3050	7209700	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	11	9	1	EA	$17,600.00	$17,600									$17,600													**$17,600**
D3050	7209732	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	11	9	1	EA	$17,600.00	$17,600									$17,600													**$17,600**
D3050	7209687	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	1	EA	$40,000.00	$40,000											$40,000											**$40,000**
D3050	7209714	HVAC System, Ductwork, Medium Density, Replace	30	10	20	5945	SF	$6.40	$38,048																				$38,048		**$38,048**
D3060	7209688	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	11	9	1	EA	$1,920.00	$1,920									$1,920													**$1,920**
D4030	7209686	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	2	8	8	EA	$240.00	$1,920								$1,920											$1,920			**$3,840**
D5020	8312715	Distribution Panel, 120/240 V, Residential Style, 100 AMP, Replace	30	30	0	1	EA	$1,760.00	$1,760	$1,760																					**$1,760**
D5020	8312636	Distribution Panel, 120/240 V, Residential Style, 100 AMP, Replace	30	30	0	1	EA	$1,760.00	$1,760	$1,760																					**$1,760**
D5020	8312546	Distribution Panel, 120/240 V, Residential Style, 100 AMP, Replace	30	30	0	1	EA	$1,760.00	$1,760	$1,760																					**$1,760**
D5020	8312718	Distribution Panel, 120/240 V, Residential Style, 100 AMP, Replace	30	30	0	1	EA	$1,760.00	$1,760	$1,760																					**$1,760**
D5040	7209713	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	5	5	15	EA	$352.00	$5,280						$5,280										$5,280						**$10,560**
D5040	7209731	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	6	EA	$960.00	$5,760											$5,760											**$5,760**
D5040	7209694	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	5	15	5945	SF	$7.20	$42,804																$42,804						**$42,804**

Replacement Reserves Report

City Hall

10/1/2024

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D7030	7209730	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	3	12	5945	SF	$3.20	$19,024													$19,024									**$19,024**
D7050	7209706	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	20	0	5945	SF	$2.40	$14,268	$14,268																				$14,268	**$28,536**
D7050	7209710	Fire Alarm Panel, Multiplex, Replace	15	15	0	1	EA	$6,400.00	$6,400	$6,400															$6,400						**$12,800**
E1060	7209695	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	2	13	2	EA	$960.00	$1,920														$1,920								**$1,920**
G2060	7209697	Park Bench, Metal Powder-Coated, Replace	20	5	15	6	EA	$1,120.00	$6,720																$6,720						**$6,720**
G2080	8312437	Irrigation System, Control Panel, Replace	15	10	5	1	EA	$8,000.00	$8,000						$8,000															$8,000	**$16,000**
G2080	7209702	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	10	10	40000	SF	$1.60	$64,000											$64,000											**$64,000**
Totals, Unescalated										**$121,468**	**$22,400**	**$8,320**	**$207,901**	**$9,760**	**$205,618**	**$0**	**$0**	**$11,434**	**$37,120**	**$121,850**	**$0**	**$22,624**	**$53,261**	**$0**	**$181,470**	**$0**	**$5,440**	**$18,154**	**$9,760**	**$101,205**	**$1,137,784**
Totals, Escalated (3.0% inflation, compounded annually)										**$121,468**	**$23,072**	**$8,827**	**$227,179**	**$10,985**	**$238,368**	**$0**	**$0**	**$14,484**	**$48,433**	**$163,756**	**$0**	**$32,256**	**$78,215**	**$0**	**$282,725**	**$0**	**$8,991**	**$30,905**	**$17,114**	**$182,787**	**$1,489,566**

Appendix G:
Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8312434	D2010	**Water Heater**	Electric, Mini Electric Water Heater	2.5 GAL	City Hall	Room 26 - Janitor's Closet		SHC 2.5	229728-1215-01461	2012		1
2	7209709	D2010	**Water Heater**	Electric, Residential	20 GAL	City Hall	Utility closets	Inaccessible	Inaccessible	Inaccessible			2
3	7209719	D2010	**Backflow Preventer**	Domestic Water	3 IN	City Hall	Exterior - Northwest Corner of Building						1

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7209751	D3030	**Split System**	Fan Coil Unit, DX, 2 to 2.5 TON		City Hall	Closet Outside of Room 46	Lennox	CB-19-26-1P	Not Found	1990		1
2	7209705	D3030	**Split System**	Condensing Unit/Heat Pump, 2 TON	2 TON	City Hall	Exterior - East Side of Building	Lennox	HP20-261-1P	5190L04649	1990		1
3	7209696	D3030	**Split System Ductless** [CH 9]	Single Zone	3 TON	City Hall	Lower Roof West	Carrier	No dataplate	No dataplate	2013		1
4	7209687	D3050	**Packaged Unit** [CH 1]	RTU, Pad or Roof-Mounted	12 TON	City Hall	Mechanical Yard	Carrier	50TCQD12A2A5-0A0A0	3614P90890	2014		1
5	7209700	D3050	**Packaged Unit** [CH 4]	RTU, Pad or Roof-Mounted	5 TON	City Hall	Lower Roof West	Carrier	48VLNA6009030--	0613C33811	2013		1
6	7209732	D3050	**Packaged Unit** [CH 5]	RTU, Pad or Roof-Mounted	5 TON	City Hall	Lower Roof East	Carrier	48VLNA6009030--	0313C31791	2013		1
7	7209699	D3050	**Packaged Unit** [CH 6]	RTU, Pad or Roof-Mounted	5 TON	City Hall	Lower Roof Southeast	Carrier	Illegible	Illegible	1997		1
8	7209728	D3050	**Packaged Unit** [CH 7]	RTU, Pad or Roof-Mounted, 3 TON	3 TON	City Hall	Upper Roof	Carrier	48SS-036060331--	2998010708	1998		1
9	7209711	D3050	**Packaged Unit** [CH 8]	RTU, Pad or Roof-Mounted, 3.5 TON	3.5 TON	City Hall	Upper Roof	Carrier	48GXN042090301--	4403631079	2003		1
10	7209688	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper	150 CFM	City Hall	Lower Roof West	Greenheck	GRSX12-QD				1

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7209686	D4030	**Fire Extinguisher**	Type ABC, up to 20 LB		City Hall	Throughout building						8

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7209689	D5020	**Switchboard**	120/208 V	600 AMP	City Hall	Room 31 - Conference Room Closet	INDUSTRIAL ENGINEERING & EQUIPMENT CO			2013		1
2	8312715	D5020	**Distribution Panel** [MAIN C]	120/240 V, Residential Style, 100 AMP	100 AMP (est)	City Hall	Closet 11 - Closet With Sliding Doors	Zinsco	Not Found	Not Found			1
3	8312546	D5020	**Distribution Panel** [PNL A]	120/240 V, Residential Style, 100 AMP	100 AMP (est)	City Hall	Room 31 - Conference Room	Square D	Not Found	Not Found			1
4	8312636	D5020	**Distribution Panel** [PNL B]	120/240 V, Residential Style, 100 AMP	100 AMP (est)	City Hall	Closet 11 - Closet With Sliding Doors	Square D	Not Found	Not Found			1
5	8312718	D5020	**Distribution Panel** [PNL D]	120/240 V, Residential Style, 100 AMP	100 AMP (est)	City Hall	Closet 11 - Closet With Sliding Doors	Square D	Not Found	Not Found			1
6	7209713	D5040	**Emergency & Exit Lighting**	Exit Sign, LED		City Hall	Throughout building						15

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7209710	D7050	**Fire Alarm Panel**	Multiplex		City Hall	Closet 11 - Closet With Sliding Doors	Bosch	D7412Gv2				1

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7209695	E1060	**Residential Refrigerator, 14 to 18 CF**			City Hall	Kitchen						2

FACILITY CONDITION ASSESSMENT

prepared for

City of Signal Hill
2175 Cherry Avenue
Signal Hill, CA 90755
Margarita Beltran

Signal Hill Library
1800 East Hill Street
Signal Hill, CA 90755

PREPARED BY:
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BV PROJECT #:
165418.23R000-002.354

DATE OF REPORT:
February 19, 2025

ON SITE DATE:
January 15, 2024

TABLE OF CONTENTS

1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Library
Number of Buildings	1
Main Address	1800 East Hill Street, Signal Hill, CA 90755
Site Developed	2018
Outside Occupants / Leased Spaces	None
Date(s) of Visit	January 15, 2024
Management Point of Contact	Thomas Bekele, Public Works Director (562) 989-7355 - phone tbekele@cityofsignalhill.org - email
On-site Point of Contact (POC)	Margarita Beltran
Assessment & Report Prepared By	Ishaq Ameen
Reviewed By	Michael Chaney Program Manager Michael.Chaney@bureauveritas.com 800.733.0660 x7297980 p
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The Signal Hill Public Library is a state-of-the-art, 14,000-square-foot facility that opened in August 2019. Amenities include a large community room for library and other events, a children's area, a learning center, private study rooms, a teen gathering space, a history room, outdoor courtyard, and Signal Point Terrace. The building has not required renovations since it was constructed.

Architectural

The masonry building was constructed on a concrete foundation with a metal roof deck. The roof finish is the original single TPO/PVC membrane. Most of the roof is in fair condition and will require typical life cycle replacement. The roof in the mechanical area requires re-sloping to avoid water ponding issue. The costs associated with roof repairs are included in the immediate budget report. The exterior walls are a combination of banded glazing, EIFS and painted concrete. The windows appear to be aluminum. An architectural study is recommended for the exterior windows at front of the building since water leakage occurs when it rains. A cost for repairs is included in the immediate budget report.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building is heated and cooled by series of heat pump units. One of the units is disconnected and is not operational. The replacement for this unit is included in the immediate budget. If the failure is associated with warranted parts the owner should not be liable for replacement. Excessive condensation build up was observed under all of the heat pumps, which may affect the reliability of the equipment. Condensation drainage is recommended and the cost for repairs is included in the immediate needs budget.

The plumbing and electrical infrastructure and equipment are original and in good condition, with the requirement for a typical lifecycle renewal.

Fire suppression is limited to the terrace area and the building is protected by a building wide fire alarm system. The fire protection systems are in good condition with no short-term expenditures anticipated.

Site

The asphalt parking lot asphalt is in good repair and will require only life cycle sealing and striping. The walkways, landscaping, and site furnishing are well maintained and will require typical lifecycle replacement. No other expenditures are anticipated for the near term.

Recommended Additional Studies

See the Systems Summary tables in the latter sections of this report for recommended additional studies associated with leaking windows.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate the Facility Condition Index (FCI), which provides a theoretical objective indication of a facility's overall condition. The FCI is defined as the ratio of the cost of current needs divided by the current replacement value (CRV) of the facility. In this report, each building is considered as a separate 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
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 mathematical values. The table below presents the current, 3-year, 5-year, and 10-year FCI's for this facility:

FCI Analysis

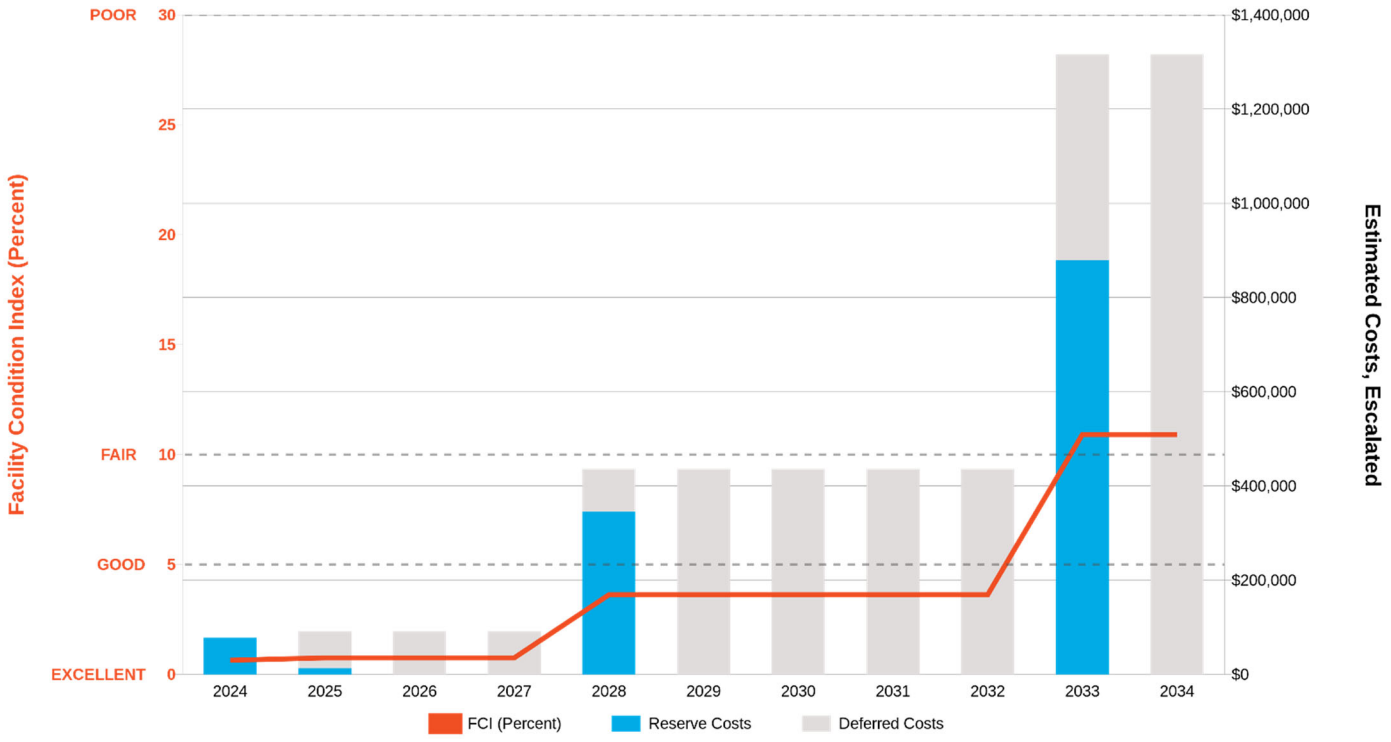
Replacement Value	*Total SF*	*Cost/SF*
$12,057,600	*18,840*	*$640*

	Est Reserve Cost	FCI
Current	$78,000	0.6 **%**
3-Year	$109,200	0.9 **%**
5-Year	$468,500	3.9 **%**
10-Year	$1,368,800	11.4 **%**

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

Needs by Year with Unaddressed FCI Over Time

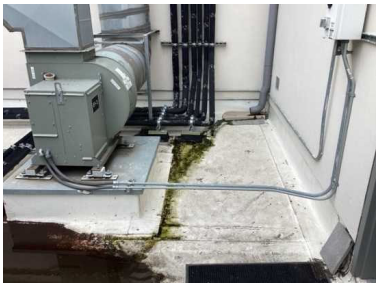
Replacement Value: $12,057,600.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $119,646.00**



Immediate Needs

Location	UF	Description	Cond	Plan Type	Cost
Signal Hill Library	P2032	Architectural Study, Building Envelope, Façade, Evaluate/Report	NA	Retrofit/Adaptation	$11,200
Signal Hill Library	B2018	Caulking, Window Edge/Trim, per 12 SF Window (or 14 LF), Replace	Poor	Performance/Integrity	$1,600
Signal Hill Library	B3015	Roofing, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	$3,500
Signal Hill Library	D3055	HVAC System, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	$4,000
Signal Hill Library	D3037	Heat Pump, Var Refrig Vol (VRV), Replace	Failed	Performance/Integrity	$70,400
TOTAL (5 items)					**$90,700**

Key Findings



Roofing in Poor condition.

any type, Repairs per Man-Day
Signal Hill Library
Secondary Roof

Uniformat Code: B3010
Recommendation: **Repair in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: $3,500

Water ponding observed. Adjust slope for proper drainage. - AssetCALC ID: 7218564

Heat Pump in Failed condition.

Var Refrig Vol (VRV)
Signal Hill Library
Secondary Roof

Uniformat Code: D3030
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: $70,400

Not functional. - AssetCALC ID: 7218616

HVAC System in Poor condition.

any type, Repairs per Man-Day
Signal Hill Library
Rooftop Mechanical Equipment

Uniformat Code: D3050
Recommendation: **Repair in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: $4,000

Excessive condensation buildup under VRV units was observed. Adding condensate drains is recommended. - AssetCALC ID: 7322754

Caulking in Poor condition.

Window Edge/Trim, per 12 SF Window (or 14 LF)
Signal Hill Library
Offices

Uniformat Code: B2010
Recommendation: **Replace in 2025**

Plan Type:
Performance/Integrity

Cost Estimate: $1,600

Water leakage at windows during rain season. Window repairs are required. - AssetCALC ID: 7218586

Recommended Follow-up Study:

Building Envelope, Façade
Signal Hill Library
Offices

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2025**

Plan Type:
Retrofit/Adaptation

Cost Estimate: $11,200

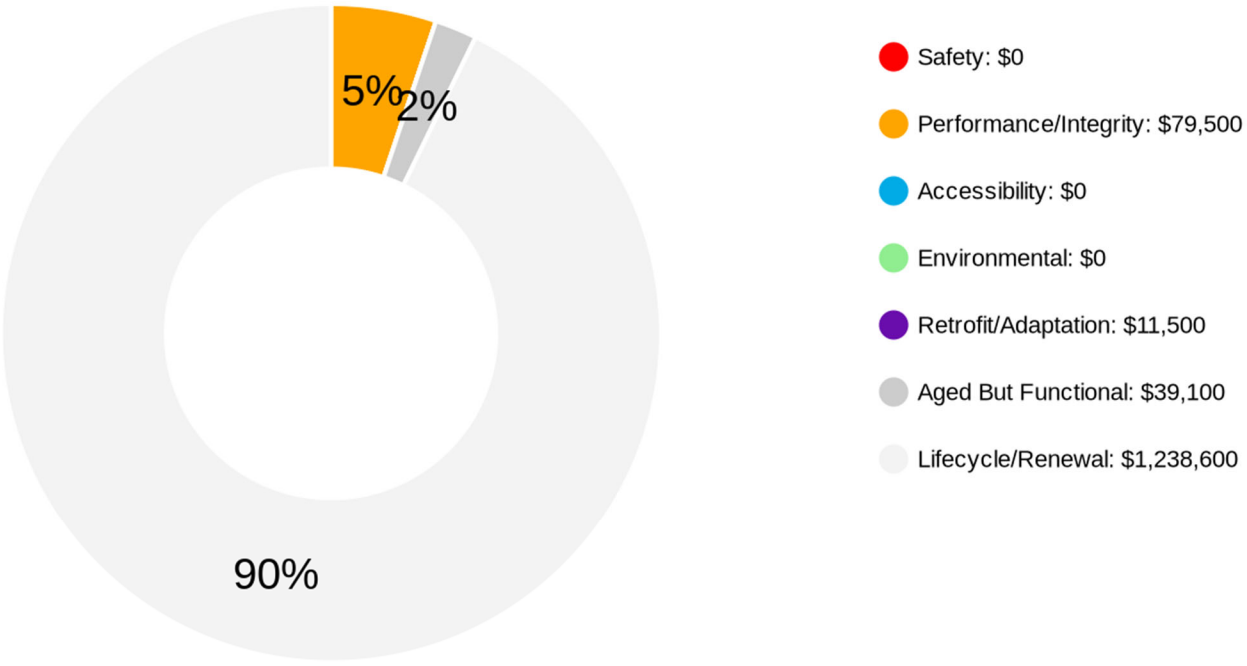
Water leakage at windows during rain season. Building envelope study to determine cost and remediation of window leaks is recommended. - AssetCALC ID: 7229182

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 and highest on the list below.

Plan Type Descriptions		
Safety		An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity		Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility		Does not meet ADA, UFAS, and/or other accessibility requirements.
Environmental		Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation		Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Aged But Functional		Any component or system that has aged past its industry-average expected useful life (EUL) but is not currently deficient or problematic.
Lifecycle/Renewal		Any component or system that is neither deficient nor aged past EUL but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-Year Total: $1,368,800

2. Building Systems & Site Elements

Building Systems Summary		
Address	1800 East Hill Street, Signal Hill, CA 90755	
Constructed/Renovated	2018	
Building Area	18,840 SF	
Number of Stories	1 above grade (mechanical mezzanines are present but not included in the count)	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck concrete foundation slab. Terrace area supported by concrete columns and steel beams.	Good
Facade	Primary Wall Finish : Banded Glazing Secondary Wall Finish: EIFS and painted Concrete Windows: Aluminum	Good
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Pitched construction with metal finish	Good
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT, faux wood plank LVT, ceramic tile in restrooms, plywood in the mechanical room. Ceilings: Painted gypsum board, ACT, and wood paneling, Unfinished/exposed at Terrace	Good
Elevators	None	-

Building Systems Summary

Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Electric water heaters with integral tank Fixtures: Toilets, urinals, and sinks in restrooms	Good
HVAC	Non-Central System: Split-system heat pumps (VRV) Supplemental components: Ductless split-systems	Good
Fire Suppression	Wet-pipe sprinkler system limited to terrace only and fire extinguishers	Good
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Good
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	Some of the windows are leaking when it rains, causing damage to the building exterior finishes. A professional architect must be retained to analyze the existing condition, provide recommendations and, if necessary estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to add flashing and weep holes is also included.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

Site Information		
Site Area	1.5 acres	
Parking Spaces	53 total spaces all in open lots; 1 of which are accessible.	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Good
Site Development	Building-mounted and property entrance signage; CMU wall dumpster enclosures Limited furnishings: trash receptacles	Good
Landscaping & Topography	Significant landscaping features including trees, bushes, and planters Irrigation present No retaining walls Moderate site slopes along east, north and south	Good
Utilities	Municipal water and sewer Local utility-provided electric	Good
Site Lighting	Pole-mounted: LED Building-mounted: LED Pedestrian walkway and landscape accent lighting	Good
Ancillary Structures	None	-
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.	
Site Additional Studies	No additional studies are currently recommended for the site areas.	
Site Areas Observed	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.	
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.	

The table below shows the anticipated costs by trade or building system over the next 20 years.

Signal Hill Library: 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	$0	$1,615	$101,782	$0	$139,690	$243,087
Roofing	$3,520	$0	$0	$0	$693,250	$696,770
Interiors	$0	$0	$237,283	$78,129	$413,157	$728,569
Plumbing	$0	$0	$0	$3,131	$114,100	$117,231
HVAC	$74,400	$0	$0	$426,086	$455,608	$956,094
Fire Protection	$0	$0	$2,701	$0	$8,581	$11,282
Electrical	$0	$0	$3,961	$50,100	$664,570	$718,631
Fire Alarm & Electronic Systems	$0	$0	$0	$267,300	$0	$267,300
Equipment & Furnishings	$0	$0	$0	$54,568	$0	$54,568
Sitework	$0	$0	$31,665	$20,977	$330,478	$383,120
Follow-up Studies	$0	$11,536	$0	$0	$0	$11,536
TOTALS	**$78,000**	**$13,200**	**$377,400**	**$900,300**	**$2,819,500**	**$4,188,400**

3. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The following table summarizes the accessibility conditions of the general site and the subject building included in this report:

Accessibility Summary			
Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
General Site	YOC	No	No
Signal Hill Library	2018	No	No

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

4. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

5. 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 or component 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.

6. Certification

Signal Hill, FCA Master Planning (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Signal Hill Library, 1800 East Hill Street, Signal Hill, CA 90755, 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.

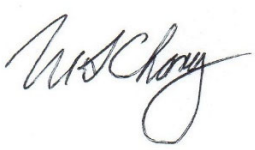
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property’s original design 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.

Prepared by: Ishaq Ameen,
Project Assessor

Reviewed by:



Michael Chaney,
Technical Report Reviewer for
Program Manager
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7. Appendices

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

Appendix A:
Photographic Record

Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - RIGHT ELEVATION

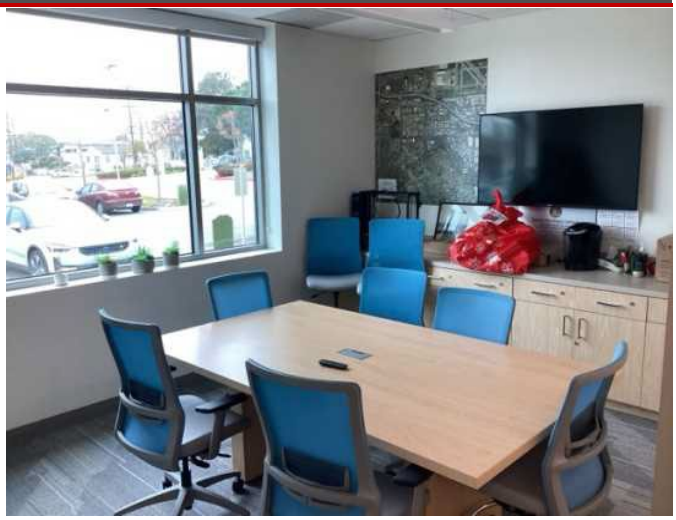
4 - REAR ELEVATION

5 - FACADE OVERVIEW

6 - PRIMARY ROOF SOLAR OVERVIEW

Photographic Overview

7 - PRIMARY ROOF OVERVIEW



8 - CONFERENCE ROOM

9 - HISTORY ROOM

10 - CIRCULATION DESK

11 - CHILDRENS AREA

12 - KITCHEN

Photographic Overview

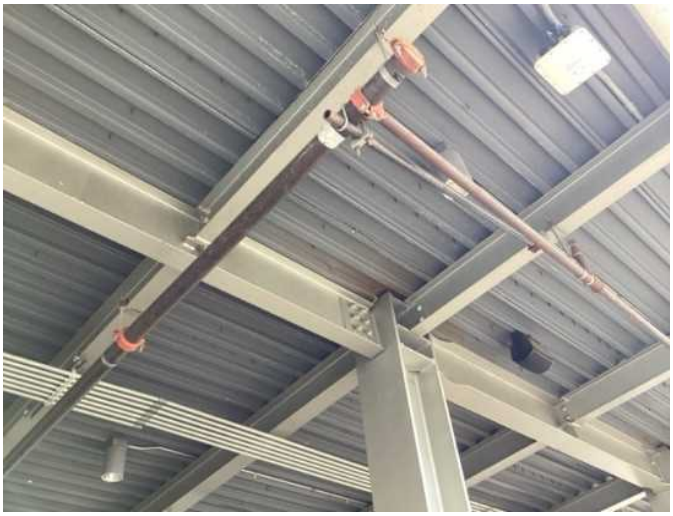
13 - READING AREA

14 - REFERENCE DESK

15 - WATER HEATER

16 - MAIN MECHANICAL ROOM

17 - ROOFTOP MECHANICAL EQUIPMENT



18 - FIRE SUPPRESSION SYSTEM

Photographic Overview

19 - MAIN ELECTRICAL ROOM

20 - INTERIOR LIGHTING SYSTEM

21 - FIRE ALARM PANEL

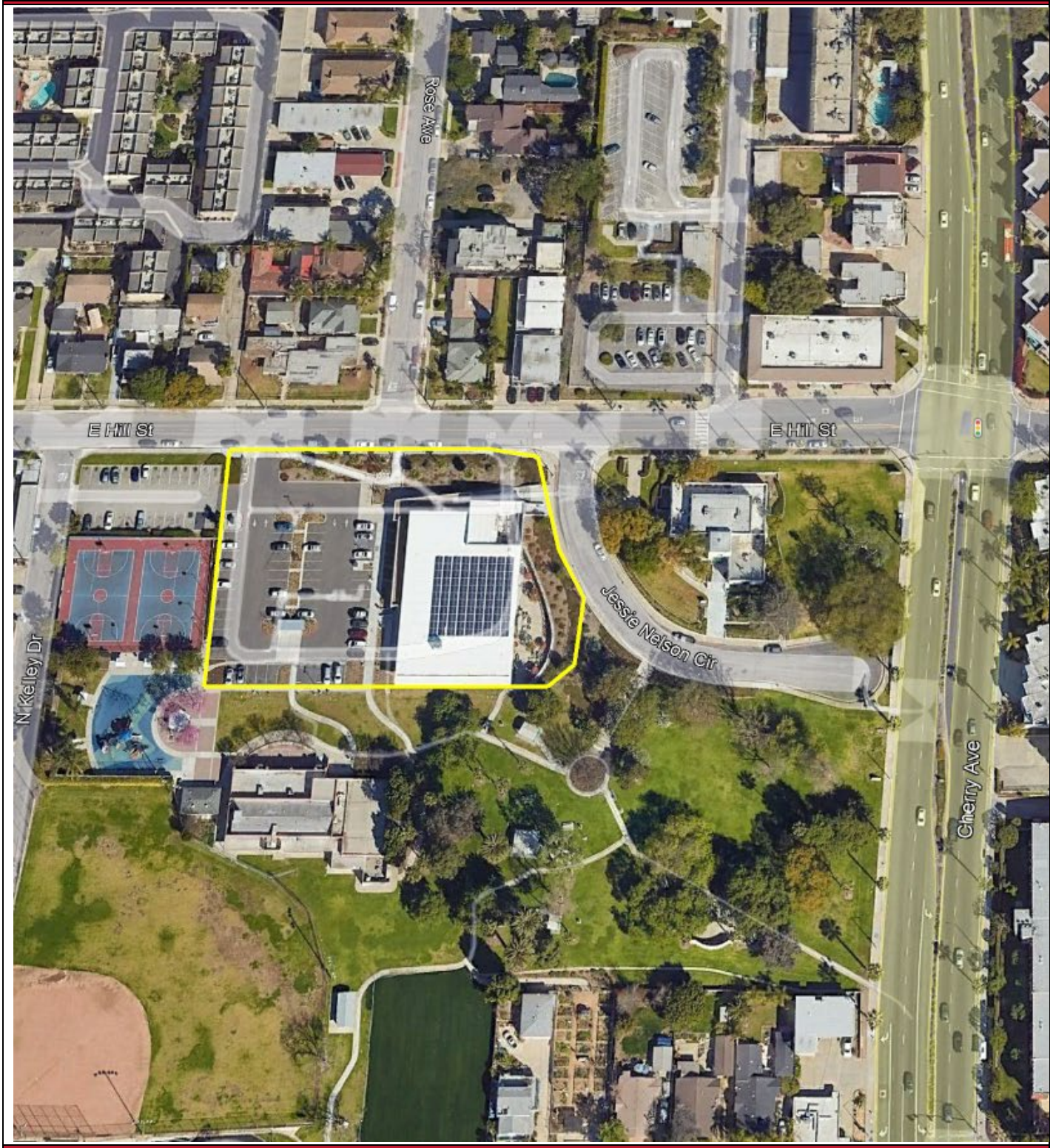
22 - PARKING LOTS

23 - SITE LIGHT POLE

24 - OUTDOOR READING AREA

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
165418.23R000-002.354	Signal Hill Library The City of Signal Hill
Source	**On-Site Date**
Google	January 17, 2024

BUREAU VERITAS 1828

N

Appendix C:
Pre-Survey Questionnaires

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: LIBRARY

Name of person completing form:

Title / Association with property:

Length of time associated w/ property:

Date Completed:

Phone Number:

Method of Completion: Choose an item.

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

	Data Overview	Response		
1	Year/s constructed / renovated			
2	Building size in SF			
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		

	Question	Response
4	List other significant capital improvements (focus on recent years; provide approximate date).	
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	REPLACEMENT OF DEFECTIVE A/C UNIT PENDING. ALREADY BUDGETED
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates *"Not Applicable"*, **Unk** indicates *"Unknown"*)						
Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or otherwise problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?	X				
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.	X				
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?				X	
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		X			

Appendix D:
Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Signal Hill Library

BV Project Number: 165418.23R000-002.354

Facility History & Interview

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

Signal Hill Library: Accessibility Issues

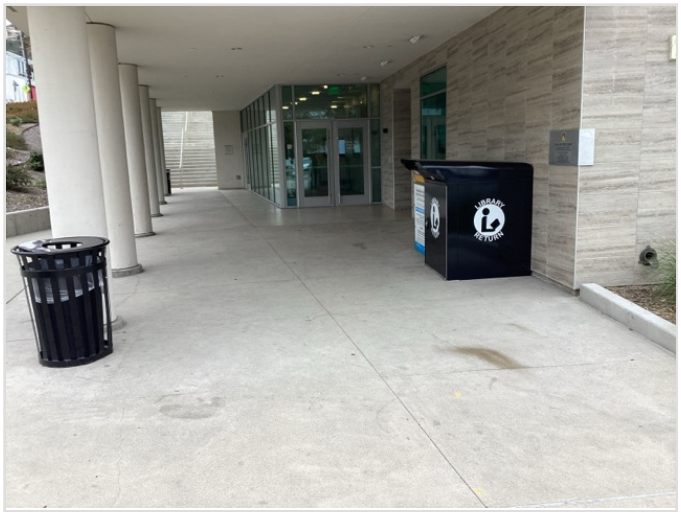
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				X
Exterior Accessible Route				X
Building Entrances				X
Interior Accessible Route				X
Elevators	**NA**			
Public Restrooms				X
Kitchens/Kitchenettes				X
Playgrounds & Swimming Pools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

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

Signal Hill Library: Photographic Overview

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL



ACCESSIBLE PATH

CURB CUT

MAIN ENTRANCE

ADDITIONAL ENTRANCE

Signal Hill Library: Photographic Overview

ACCESSIBLE INTERIOR PATH

DOOR HARDWARE

TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

SINK CLEARANCE

OVEN WITH CONTROLS

Appendix E:
Component Condition Report

Component Condition Report | Signal Hill Library

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	18,840 SF	4	7218610
B2010	Offices	Poor	Caulking, Window Edge/Trim, per 12 SF Window (or 14 LF)	5	0	7218586
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, 16-25 SF	8	24	7218590
B2020	Kitchen Second Floor	Good	Aluminum Roll-up Door, Rolling Security Shutter, 10 to 50 SF	1	14	7218609
B2050		Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	6	24	7330220
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	2	34	7218599
Roofing						
B3010	Secondary Roof	Poor	Roofing, any type, Repairs per Man-Day, Repair	2	0	7218564
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	16,850 SF	14	7218559
B3060	Roof	Good	Roof Skylight, per SF of glazing	540 SF	24	7218568
Interiors						
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	45	34	7218553
C1070	Learning Center	Good	Suspended Ceilings, Acoustical Tile (ACT)	9,600 SF	19	7218611
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	28,260 SF	4	7218558
C2030	Restrooms	Good	Flooring, Ceramic Tile	1,000 SF	34	7218596
C2030	Mechanical room	Fair	Flooring, Plywood	1,200 SF	24	7218606
C2030	Throughout building	Good	Flooring, Carpet, Commercial Standard	11,650 SF	4	7218573
C2030	Throughout building	Good	Flooring, Luxury Vinyl Tile (LVT)	4,990 SF	9	7218603
C2050	Throughout building	Good	Ceiling Finishes, Wood Paneling	8,240 SF	24	7218601
C2050	Restrooms	Good	Ceiling Finishes, any flat surface, Prep & Paint	1,000 SF	4	7218595
Plumbing						
D2010	Restrooms	Good	Toilet, Commercial Water Closet	10	20	7218614
D2010	Throughout	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	18,840 SF	34	7322753
D2010	Kitchen Second Floor	Good	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	24	7218585
D2010	Site	Good	Backflow Preventer, Fire suppression, Domestic Water	1	24	7218605
D2010	Site	Good	Backflow Preventer, Domestic Water, 4 IN	1	24	7218613
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	8	20	7218548
D2010	Custodial Closet	Good	Water Heater, Electric, Commercial (12 kW)	1	14	7218555
D2010	Site	Good	Backflow Preventer, Irrigation, Domestic Water	1	24	7218589
D2010	Kitchen	Good	Sink/Lavatory, Vanity Top, Enameled Steel	3	24	7218549
D2010	Restrooms	Good	Urinal, Standard	3	20	7218554
D2010	Lobby	Good	Drinking Fountain, Wall-Mounted, Bi-Level	1	9	7218592
D2010	Custodial Closet	Fair	Sink/Lavatory, Service Sink, Floor	1	20	7218566
HVAC						
D3030	Secondary Roof	Fair	Heat Pump, Var Refrig Vol (VRV) [CU-2]	1	9	7218565
D3030	Secondary Roof	Fair	Heat Pump, Var Refrig Vol (VRV)	1	9	7218580
D3030	Secondary Roof	Fair	Heat Pump, Var Refrig Vol (VRV) [CU-3]	1	9	7218587

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Secondary Roof	Fair	Split System Ductless, Single Zone [SCU-1]	1	9	7218552
D3030	Secondary Roof	Failed	Heat Pump, Var Refrig Vol (VRV)	1	0	7218616
D3030	Secondary Roof	Fair	Heat Pump, Var Refrig Vol (VRV) [CU-1]	1	9	7218591
D3050	Mechanical room	Fair	HVAC System, Ductwork, High Density	18,840 SF	20	7218550
D3050	Rooftop Mechanical Equipment	Poor	HVAC System, any type, Repairs per Man-Day, Repair	2	0	7322754
D3050		Good	HVAC System, Ductwork, Medium Density	18,840 SF	24	7322752
D3060	Secondary Roof	Good	Exhaust Fan, Centrifugal, 24" Damper, 2001 to 5000 CFM [EF-2]	1	15	7218593
D3060	Secondary Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM [SF-1]	1	14	7218579
D3060	Secondary Roof	Good	Exhaust Fan, Centrifugal, 16" Damper, 1001 to 2000 CFM [EF-3]	1	15	7218560
Fire Protection						
D4010	Second Floor	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	1,650 SF	19	7218575
D4030	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	5	4	7218557
Electrical						
D5010	Electrical room	Good	Solar Power, Inverter	1	9	7218563
D5010	Electrical room	Good	Solar Power, Inverter	1	9	7229253
D5010	Primary Roof	Good	Solar Power, Photovoltaic (PV) Panel, 24 SF	99	14	7218572
D5010	Electrical room	Good	Solar Power, Inverter	1	9	7229255
D5010	Electrical room	Good	Solar Power, Inverter	1	9	7229256
D5020	Electrical room	Good	Switchboard, 120/208 V	1	34	7218562
D5040	Throughout building	Good	Emergency & Exit Lighting, Exit Sign, LED	10	4	7218588
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	18,840 SF	14	7218584
Fire Alarm & Electronic Systems						
D7050	Electrical room	Fair	Fire Alarm Panel, Fully Addressable	1	9	7218571
D8010	Second Floor	Good	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	18,840 SF	9	7218583
Equipment & Furnishings						
E1010	Parking lot	Fair	Charging Station, Electric Vehicle, Dual Connection	1	9	7218578
E1030	Kitchen Second Floor	Fair	Foodservice Equipment, Icemaker, Freestanding	1	9	7218600
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 1-Door Reach-In	1	9	7218570
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	9	7218597
E1030	Kitchen Second Floor	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	9	7218576
E1060	Kitchen	Fair	Residential Appliances, Range Hood, Vented or Ventless	2	9	7218598
E1060	Kitchen	Fair	Residential Appliances, Range, Electric	2	9	7218617
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	23,000 SF	19	7218612
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	23,000 SF	3	7218604
Sitework						
G2060	Site	Good	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	400 LF	34	7218615
G2060	Site	Good	Bike Rack, Fixed 1-5 Bikes	5	14	7218567
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	8	14	7218574

Component Condition Report | Signal Hill Library

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2080	Site	Fair	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	18,840 SF	4	7218561
G4050	Site	Good	Site Light Pole, 30' Height, w/o Base or Fixtures, Replace/Install	6	34	7218602
G4050	Site	Good	Site Walkway Fixture, Bollard Style, Surface-Mounted Metal, Replace/Install	6	14	7218607
Follow-up Studies						
P2030	Offices	NA	Architectural Study, Building Envelope, Façade, Evaluate/Report	1	0	7229182

Appendix F:
Replacement Reserves

Replacement Reserves Report

Signal Hill Library

2/7/2024

Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total Escalated Estimate
Signal Hill Library	$77,920	$13,151	$0	$18,096	$359,300	$0	$0	$0	$20,978	$879,323	$0	$0	$0	$24,319	$1,907,971	$123,142	$0	$0	$28,192	$325,073	$410,753	**$4,188,218**
Grand Total	**$77,920**	**$13,151**	**$0**	**$18,096**	**$359,300**	**$0**	**$0**	**$0**	**$20,978**	**$879,323**	**$0**	**$0**	**$0**	**$24,319**	**$1,907,971**	**$123,142**	**$0**	**$0**	**$28,192**	**$325,073**	**$410,753**	**$4,188,218**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B2010	Building Exterior	7218610	Exterior Walls, any painted surface, Prep & Paint	10	6	4	18840	SF	$4.80	$90,432					$90,432										$90,432							**$180,864**
B2010	Offices	7218586	Caulking, Window Edge/Trim, per 12 SF Window (or 14 LF), Replace	0	5	* 0	5	EA	$313.60	$1,568		$1,568																				**$1,568**
B2020	Kitchen Second Floor	7218609	Aluminum Roll-up Door, Rolling Security Shutter, 10 to 50 SF, Replace	20	6	14	1	EA	$1,920.00	$1,920															$1,920							**$1,920**
B3010	Secondary Roof	7218564	Roofing, any type, Repairs per Man-Day, Repair	0	6	0	2	EA	$1,760.00	$3,520	$3,520																					**$3,520**
B3010	Roof	7218559	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	6	14	16850	SF	$27.20	$458,320															$458,320							**$458,320**
C1070	Learning Center	7218611	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	6	19	9600	SF	$5.60	$53,760																				$53,760		**$53,760**
C2010	Throughout building	7218558	Wall Finishes, any surface, Prep & Paint	10	6	4	28260	SF	$2.40	$67,824					$67,824										$67,824							**$135,648**
C2030	Throughout building	7218603	Flooring, Luxury Vinyl Tile (LVT), Replace	15	6	9	4990	SF	$12.00	$59,880										$59,880												**$59,880**
C2030	Throughout building	7218573	Flooring, Carpet, Commercial Standard, Replace	10	6	4	11650	SF	$12.00	$139,800					$139,800										$139,800							**$279,600**
C2050	Restrooms	7218595	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	1000	SF	$3.20	$3,200					$3,200										$3,200							**$6,400**
D2010	Custodial Closet	7218555	Water Heater, Electric, Commercial (12 kW), Replace	20	6	14	1	EA	$19,840.00	$19,840															$19,840							**$19,840**
D2010	Lobby	7218592	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	6	9	1	EA	$2,400.00	$2,400										$2,400												**$2,400**
D2010	Restrooms	7218614	Toilet, Commercial Water Closet, Replace	30	10	20	10	EA	$2,080.00	$20,800																					$20,800	**$20,800**
D2010	Restrooms	7218548	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	10	20	8	EA	$2,400.00	$19,200																					$19,200	**$19,200**
D2010	Restrooms	7218554	Urinal, Standard, Replace	30	10	20	3	EA	$1,760.00	$5,280																					$5,280	**$5,280**
D2010	Custodial Closet	7218566	Sink/Lavatory, Service Sink, Floor, Replace	35	15	20	1	EA	$1,280.00	$1,280																					$1,280	**$1,280**
D3030	Secondary Roof	7218616	Heat Pump, Var Refrig Vol (VRV), Replace	15	15	0	1	EA	$70,400.00	$70,400	$70,400															$70,400						**$140,800**
D3030	Secondary Roof	7218591	Heat Pump, Var Refrig Vol (VRV), Replace	15	6	9	1	EA	$70,400.00	$70,400										$70,400												**$70,400**
D3030	Secondary Roof	7218552	Split System Ductless, Single Zone, Replace	15	6	9	1	EA	$9,760.00	$9,760										$9,760												**$9,760**
D3030	Secondary Roof	7218580	Heat Pump, Var Refrig Vol (VRV), Replace	15	6	9	1	EA	$88,000.00	$88,000										$88,000												**$88,000**
D3030	Secondary Roof	7218587	Heat Pump, Var Refrig Vol (VRV), Replace	15	6	9	1	EA	$70,400.00	$70,400										$70,400												**$70,400**
D3030	Secondary Roof	7218565	Heat Pump, Var Refrig Vol (VRV), Replace	15	6	9	1	EA	$88,000.00	$88,000										$88,000												**$88,000**
D3050	Rooftop Mechanical Equipment	7322754	HVAC System, any type, Repairs per Man-Day, Repair	0	1	0	2	EA	$2,000.00	$4,000	$4,000																					**$4,000**
D3050	Mechanical room	7218550	HVAC System, Ductwork, High Density, Replace	30	10	20	18840	SF	$9.60	$180,864																					$180,864	**$180,864**
D3060	Secondary Roof	7218579	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	6	14	1	EA	$3,840.00	$3,840															$3,840							**$3,840**
D3060	Secondary Roof	7218593	Exhaust Fan, Centrifugal, 24" Damper, 2001 to 5000 CFM, Replace	25	10	15	1	EA	$4,800.00	$4,800																$4,800						**$4,800**
D3060	Secondary Roof	7218560	Exhaust Fan, Centrifugal, 16" Damper, 1001 to 2000 CFM, Replace	25	10	15	1	EA	$3,840.00	$3,840																$3,840						**$3,840**
D4010	Second Floor	7218575	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	6	19	1650	SF	$1.71	$2,825																				$2,825		**$2,825**
D4030	Throughout building	7218557	Fire Extinguisher, Wet Chemical/CO2, Replace	10	6	4	5	EA	$480.00	$2,400					$2,400										$2,400							**$4,800**
D5010	Electrical room	7218563	Solar Power, Inverter, Replace	15	6	9	1	EA	$9,600.00	$9,600										$9,600												**$9,600**
D5010	Electrical room	7229255	Solar Power, Inverter, Replace	15	6	9	1	EA	$9,600.00	$9,600										$9,600												**$9,600**
D5010	Electrical room	7229253	Solar Power, Inverter, Replace	15	6	9	1	EA	$9,600.00	$9,600										$9,600												**$9,600**
D5010	Electrical room	7229256	Solar Power, Inverter, Replace	15	6	9	1	EA	$9,600.00	$9,600										$9,600												**$9,600**
D5010	Primary Roof	7218572	Solar Power, Photovoltaic (PV) Panel, 24 SF, Replace	20	6	14	99	EA	$2,880.00	$285,120															$285,120							**$285,120**
D5040	Throughout building	7218588	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	6	4	10	EA	$352.00	$3,520					$3,520										$3,520							**$7,040**
D5040	Throughout building	7218584	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	6	14	18840	SF	$8.00	$150,720															$150,720							**$150,720**
D7050	Electrical room	7218571	Fire Alarm Panel, Fully Addressable, Replace	15	6	9	1	EA	$24,000.00	$24,000										$24,000												**$24,000**
D8010	Second Floor	7218583	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	15	6	9	18840	SF	$9.60	$180,864										$180,864												**$180,864**
E1010	Parking lot	7218578	Charging Station, Electric Vehicle, Dual Connection, Replace	15	6	9	1	EA	$14,880.00	$14,880										$14,880												**$14,880**
E1030	Kitchen Second Floor	7218576	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	6	9	1	EA	$4,320.00	$4,320										$4,320												**$4,320**
E1030	Kitchen	7218597	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	6	9	1	EA	$4,320.00	$4,320										$4,320												**$4,320**
E1030	Kitchen	7218570	Foodservice Equipment, Freezer, 1-Door Reach-In, Replace	15	6	9	1	EA	$4,960.00	$4,960										$4,960												**$4,960**
E1030	Kitchen Second Floor	7218600	Foodservice Equipment, Icemaker, Freestanding, Replace	15	6	9	1	EA	$10,720.00	$10,720										$10,720												**$10,720**
E1060	Kitchen	7218617	Residential Appliances, Range, Electric, Replace	15	6	9	2	EA	$992.00	$1,984										$1,984												**$1,984**
E1060	Kitchen	7218598	Residential Appliances, Range Hood, Vented or Ventless, Replace	15	6	9	2	EA	$320.00	$640										$640												**$640**
G2020	Site	7218604	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	23000	SF	$0.72	$16,560				$16,560				$16,560					$16,560					$16,560				**$66,240**
G2020	Site	7218612	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	6	19	23000	SF	$5.60	$128,800																				$128,800		**$128,800**
G2060	Site	7218567	Bike Rack, Fixed 1-5 Bikes, Replace	20	6	14	5	EA	$960.00	$4,800															$4,800							**$4,800**
G2060	Site	7218574	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	6	14	8	EA	$1,120.00	$8,960															$8,960							**$8,960**
G2080	Site	7218561	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	10	6	4	18840	SF	$0.64	$12,058					$12,058										$12,058							**$24,115**
G4050	Site	7218607	Site Walkway Fixture, Bollard Style, Surface-Mounted Metal, Replace/Install	20	6	14	6	EA	$1,440.00	$8,640															$8,640							**$8,640**
P2030	Offices	7229182	Architectural Study, Building Envelope, Façade, Evaluate/Report	0	5	* 0	1	EA	$11,200.00	$11,200		$11,200																				**$11,200**
Totals, Unescalated											**$77,920**	**$12,768**	**$0**	**$16,560**	**$319,234**	**$0**	**$0**	**$0**	**$16,560**	**$673,928**	**$0**	**$0**	**$0**	**$16,560**	**$1,261,394**	**$79,040**	**$0**	**$0**	**$16,560**	**$185,385**	**$227,424**	**$2,903,332**

Replacement Reserves Report

Signal Hill Library

2/7/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
Totals, Escalated (3.0% inflation, compounded annually)											$77,920	$13,151	$0	$18,096	$359,300	$0	$0	$0	$20,978	$879,323	$0	$0	$0	$24,319	$1,907,971	$123,142	$0	$0	$28,192	$325,073	$410,753	$4,188,218

Appendix G:
Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7218555	D2010	**Water Heater**	Electric, Commercial (12 kW)	50 GAL	Signal Hill Library	Custodial Closet	A. O. Smith	DRE-52 100	1907113718618	2018		
2	7218613	D2010	**Backflow Preventer**	Domestic Water, 4 IN	4 IN	Signal Hill Library	Site				2018		
3	7218605	D2010	**Backflow Preventer, Fire suppression**	Domestic Water	4 IN	Signal Hill Library	Site				2018		
4	7218589	D2010	**Backflow Preventer, Irrigation**	Domestic Water	3 IN	Signal Hill Library	Site				2018		

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7218580	D3030	**Heat Pump**	Var Refrig Vol (VRV)	14 TON	Signal Hill Library	Secondary Roof	Daikin Industries	REYQ168TATJU	1811125542	2018		
2	7218616	D3030	**Heat Pump**	Var Refrig Vol (VRV)	10 TON	Signal Hill Library	Secondary Roof	Daikin Industries	REYQ120TATJU	1812193700	2018		
3	7218591	D3030	**Heat Pump** [CU-1]	Var Refrig Vol (VRV)	8 TON	Signal Hill Library	Secondary Roof	Daikin Industries	REYQ96TATJU	1812116751	2018		
4	7218565	D3030	**Heat Pump** [CU-2]	Var Refrig Vol (VRV)	12 TON	Signal Hill Library	Secondary Roof	Daikin Industries	REYQ144TATJU	1812221253	2018		
5	7218587	D3030	**Heat Pump** [CU-3]	Var Refrig Vol (VRV)	8 TON	Signal Hill Library	Secondary Roof	Daikin Industries	REYQ96TATJU	1812116756	2018		
6	7218552	D3030	**Split System Ductless** [SCU-1]	Single Zone	2.5 TON	Signal Hill Library	Secondary Roof	Daikin Industries	RX30NMVJU	G001591	2018		
7	7218593	D3060	**Exhaust Fan** [EF-2]	Centrifugal, 24" Damper, 2001 to 5000 CFM	3120 CFM	Signal Hill Library	Secondary Roof	Greenheck	CUE 141-V6-5-X	15680189	2018		
8	7218560	D3060	**Exhaust Fan** [EF-3]	Centrifugal, 16" Damper, 1001 to 2000 CFM	1440 CFM	Signal Hill Library	Secondary Roof	Greenheck	USFD-118-BI	1560 1754	2018		
9	7218579	D3060	**Exhaust Fan** [SF-1]	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	1200 CFM	Signal Hill Library	Secondary Roof	Greenheck	RSF-100-5-X	15680277	2018		

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7218557	D4030	**Fire Extinguisher**	Wet Chemical/CO2		Signal Hill Library	Throughout building				2018		5

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7218563	D5010	**Solar Power**	Inverter	7.5 KW	Signal Hill Library	Electrical room		SE14.4K-USR28NNU4	Inaccessible	2018		
2	7229253	D5010	**Solar Power**	Inverter	7.5 KW	Signal Hill Library	Electrical room	Solar Edge	SE14.4K-USR28NNU4	SJ3518-07E14C005-57	2018		
3	7229255	D5010	**Solar Power**	Inverter	7.5 KW	Signal Hill Library	Electrical room	Solar Edge	SE14.4K-USR28NNU4	Inaccessible	2018		
4	7229256	D5010	**Solar Power**	Inverter	7.5 KW	Signal Hill Library	Electrical room		SE14.4K-USR28NNU4	SJ3518-07E14BFFD-4E	2018		
5	7218562	D5020	**Switchboard**	120/208 V	1000 AMP	Signal Hill Library	Electrical room	Eaton			2018		
6	7218588	D5040	**Emergency & Exit Lighting**	Exit Sign, LED		Signal Hill Library	Throughout building				2018		10

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7218571	D7050	**Fire Alarm Panel**	Fully Addressable		Signal Hill Library	Electrical room	Kidde			2018		

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7218578	E1010	**Charging Station**	Electric Vehicle, Dual Connection		Signal Hill Library	Parking lot				2018		
2	7218570	E1030	**Foodservice Equipment**	Freezer, 1-Door Reach-In		Signal Hill Library	Kitchen	Traulsen	G12010	T77870H19	2018		
3	7218600	E1030	**Foodservice Equipment**	Icemaker, Freestanding	525 LBS	Signal Hill Library	Kitchen Second Floor	Scotsman	C0530MA-1E	18091320013744	2018		
4	7218597	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In		Signal Hill Library	Kitchen	Traulsen	G10010	T44329K18	2018		
5	7218576	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In		Signal Hill Library	Kitchen Second Floor				2018		

FACILITY CONDITION ASSESSMENT

prepared for

FCA and Master Plan Study
2175 Cherry Avenue
Signal Hill, CA 90755
Thomas Bekele

Youth Center
1780 East Hill Street
Signal Hill, CA 90755

PREPARED BY:
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BV PROJECT #:
165418.23R000-003.354

DATE OF REPORT:
October 2, 2024

ON SITE DATE:
March 5, 2024

TABLE OF CONTENTS

1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Community Center
Number of Buildings	1
Main Address	Youth Center, 1780 East Hill Street, Signal Hill, CA 90755
Site Developed	1951 Renovated 2000
Outside Occupants / Leased Spaces	None
Date(s) of Visit	March 5, 2024
Management Point of Contact	Public Works Thomas Bekele, Public Works Director (562) 989-7355
On-site Point of Contact (POC)	Margarita Beltran
Assessment & Report Prepared By	Nezar Tibi
Reviewed By	Michael Chaney Program Manager 800.733.0660 x7297980 Michael.Chaney@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The Youth Center building was originally constructed in 1951, with some renovations around 2000. The center is to transform children's lives one family at a time through collaborative social, educational, and recreational programs.

Architectural

The exterior walls are wood-framed structure with a flat modified bitumen roof. The windows are steel-framed windows. The exterior doors are wood glazed entry doors and steel. The interior finishes vary with age. For all architectural finishes, typical lifecycle replacements are expected.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The heating and cooling is provided by package units (RTU) and a split system unit. The HVAC system is reaching the end of their lifecycle and will need replacement soon. The electrical system is in poor condition, with most equipment beyond their expected useful lives. Lighting is T-8 lighting with some LED bulbs throughout. The building is not protected by a fire suppression system. A fire alarm system is present at the building. For the remaining MEPF systems, typical lifecycle replacements are expected.

Site

In general, the site has been well maintained. Most of the site contains moderate landscaping, which is served by in-ground irrigation systems. The concrete and pavers sidewalks are in fair condition. Parking is provided by the adjacent public library's parking lot.

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 the Facility Condition Index (FCI), which provides a theoretical objective indication of a facility's overall condition. The FCI is defined as the ratio of the cost of current needs divided by the 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 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 mathematical values. The table below presents the current, 3-year, 5-year, and 10-year FCI's for this facility:

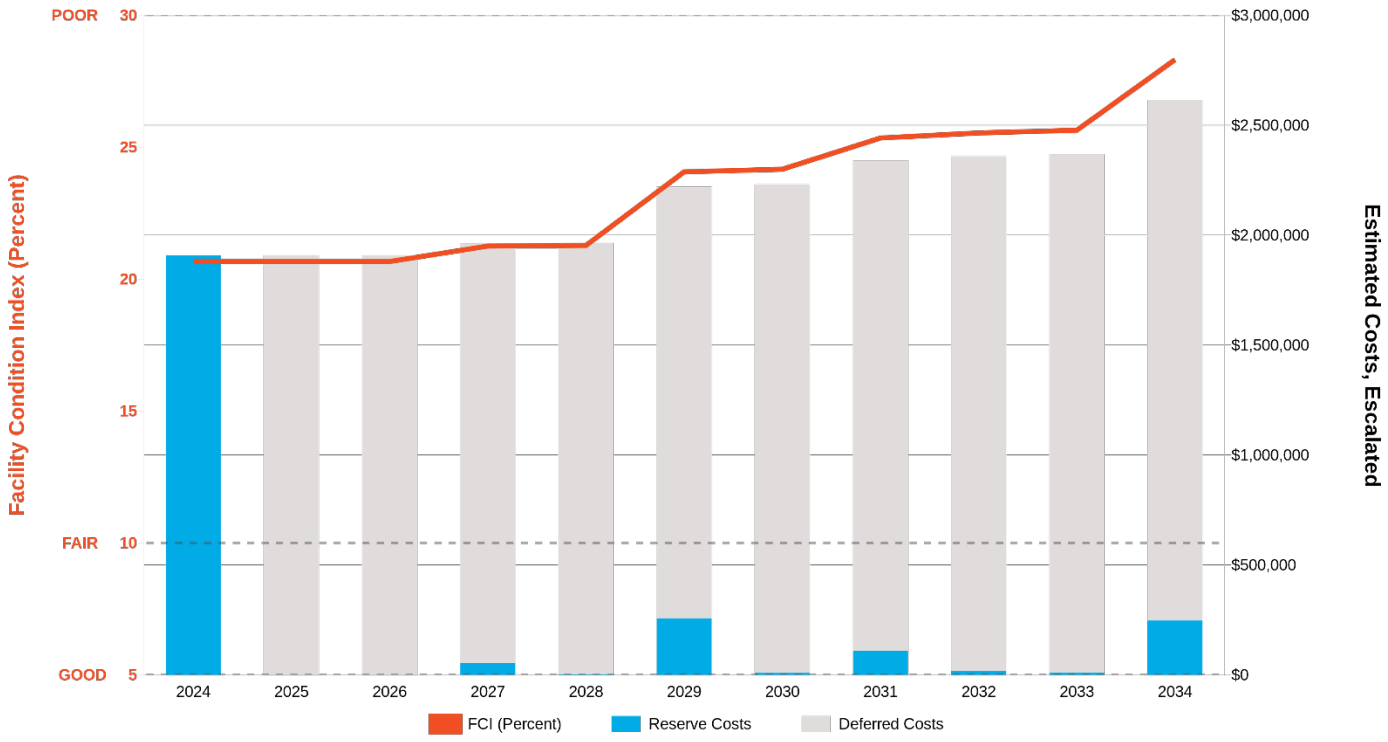
FCI Analysis		
Replacement Value *$9,234,400*	*Total SF* *10,864*	*Cost/SF* *$850*

	Est Reserve Cost	FCI
Current	$1,908,400	20.7 **%**
3-Year	$1,962,700	21.3 **%**
5-Year	$2,222,400	24.1 **%**
10-Year	$2,642,300	28.6 **%**

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $9,234,400.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $237,744.00**



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
Youth Center	D3033	Evaporative Cooler, 0.75 to 1 HP, Replace	Poor	Performance/Integrity	$8,300
Youth Center	D3055	HVAC System, Ductwork, Medium Density, Replace	Poor	Performance/Integrity	$69,500
Youth Center	B2011	Exterior Walls, Stucco, Replace	Poor	Performance/Integrity	$528,000
Youth Center	D3055	Make-Up Air Unit, MUA or MAU, Replace	Poor	Performance/Integrity	$56,000
Youth Center	C2035	Flooring, Vinyl Tile (VCT), Replace	Poor	Performance/Integrity	$14,400
Youth Center	D5023	Distribution Panel, 120/208 V, Replace	Poor	Performance/Integrity	$9,600
Youth Center	D5023	Distribution Panel, 120/208 V, Replace	Poor	Performance/Integrity	$9,600
Youth Center	C2035	Flooring, Vinyl Tile (VCT), Residential In-House Installation, Replace	Poor	Performance/Integrity	$7,600
Youth Center	B2012	Exterior Walls, Concrete, Excavate and Reseal	Poor	Performance/Integrity	$1,020,800
Youth Center	C2037	Flooring, Carpet, Commercial Standard, Replace	Poor	Performance/Integrity	$1,800
Youth Center	B3015	Roofing, Modified Bitumen, Replace	Poor	Performance/Integrity	$173,800
Youth Center	D3063	Exhaust Fan, Centrifugal, 36"Damper, Replace	Poor	Performance/Integrity	$9,000
TOTAL (12 items)					**$1,908,400**

Key Findings

Exterior Walls in Poor condition.

Stucco
Youth Center
Building Exterior

Uniformat Code: B2010
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: $528,000

The foam detailing is damaged and difficult to repair. - AssetCALC ID: 7418316

Roofing in Poor condition.

Modified Bitumen
Youth Center
Roof

Uniformat Code: B3010
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: $173,800

The roof is leaking at multiple locations throughout the building. - AssetCALC ID: 7418346

Exterior Walls in Poor condition.

Concrete
Youth Center
Basement Exterior Walls

Uniformat Code: B2010
Recommendation: **Excavate and reseal in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: $1,020,800

Water penetration issues are ongoing for the basement exterior walls. The scope for this work includes excavation around exterior walls, drainage improvements and re-sealing of exterior walls. - AssetCALC ID: 8310977

Exhaust Fan in Poor condition.

Centrifugal, 36"Damper
Youth Center
Roof

Uniformat Code: D3060
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: $9,000

The unit is corroded and not fully operational. - AssetCALC ID: 7418326

Flooring in Poor condition.

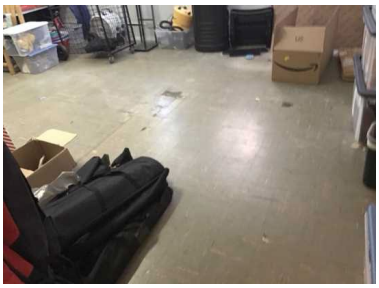
Carpet, Commercial Standard
Youth Center
Police office-basement

Uniformat Code: C2030
Recommendation: **Replace in 2024**

Plan Type: Performance/Integrity

Cost Estimate: $1,800

This carpet is severely stained. - AssetCALC ID: 7418302



Flooring in Poor condition.

Vinyl Tile (VCT), Residential In-House Installation
Youth Center
Upstairs office

Uniformat Code: C2030
Recommendation: **Replace in 2024**

Plan Type: Performance/Integrity

Cost Estimate: $7,600

The flooring has missing and deteriorated tiles. - AssetCALC ID: 7418340

Distribution Panel in Poor condition.

120/208 V
Youth Center
Electrical room

Uniformat Code: D5020
Recommendation: **Replace in 2024**

Plan Type: Performance/Integrity

Cost Estimate: $9,600

This panel is likely original construction and beyond its expected useful life. - AssetCALC ID: 7418298

Distribution Panel in Poor condition.

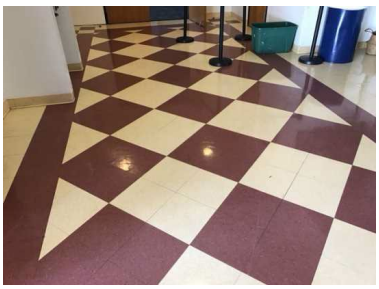
120/208 V
Youth Center
Electrical room

Uniformat Code: D5020
Recommendation: **Replace in 2024**

Plan Type: Performance/Integrity

Cost Estimate: $9,600

This panel is likely original construction and many years beyond its expected useful life. Zinsco electrical equipment is no longer manufactured and has a history of safety issues (https://www.usinspect.com/blog/what-zinsco-panel-and-why-should-i-care/). - AssetCALC ID: 7418333



Flooring in Poor condition.

Vinyl Tile (VCT)
Youth Center
Throughout building

Uniformat Code: C2030
Recommendation: **Replace in 2024**

Plan Type: Performance/Integrity

Cost Estimate: $14,400

The flooring has cracks and popping as it's walked on. - AssetCALC ID: 7418337

Make-Up Air Unit in Poor condition.

MUA or MAU
Youth Center
Roof

Uniformat Code: D3050
Recommendation: **Replace in 2024**

Plan Type: Performance/Integrity

Cost Estimate: $56,000

The unit is moderately corroded and not fully operational. - AssetCALC ID: 7418311

HVAC System in Poor condition.

Ductwork, Medium Density
Youth Center
Throughout building

Uniformat Code: D3050
Recommendation: **Replace in 2024**

Plan Type: Performance/Integrity

Cost Estimate: $69,500

The ductwork is leaking at multiple locations throughout the facility, with condensation likely being the issue. - AssetCALC ID: 7418354

Evaporative Cooler in Poor condition.

0.75 to 1 HP
Youth Center
Roof

Uniformat Code: D3030
Recommendation: **Replace in 2024**

Plan Type: Performance/Integrity

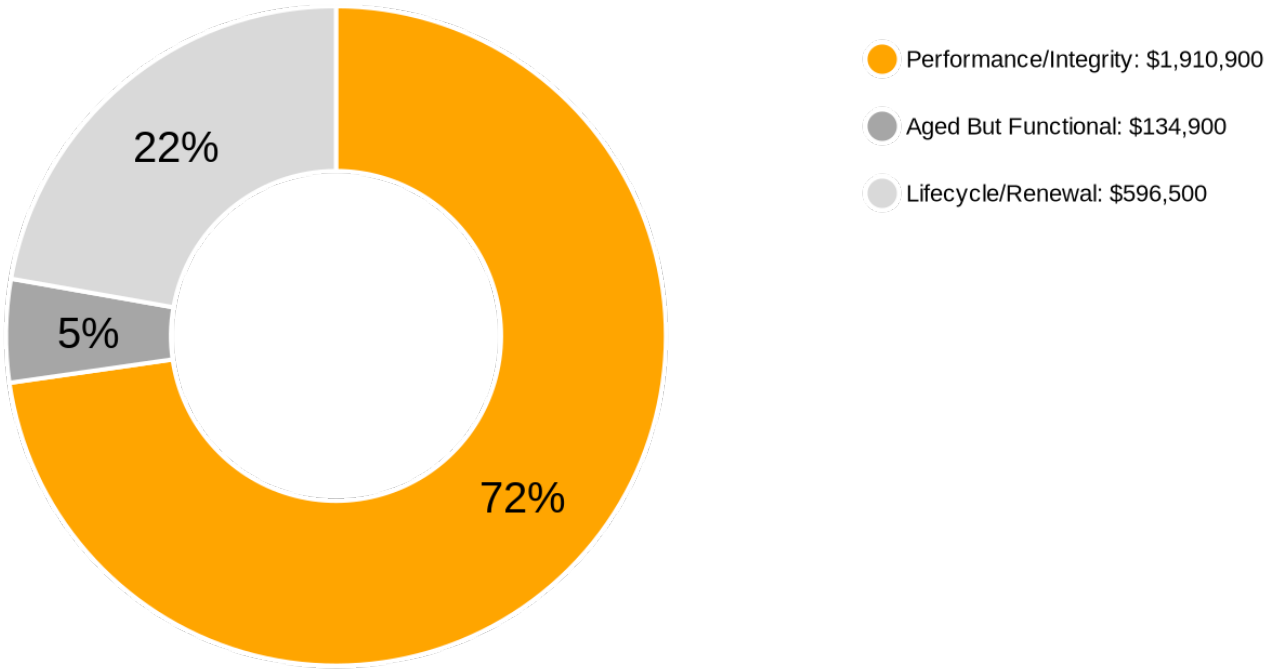
Cost Estimate: $8,300

The unit is not fully operational with multiple reported break downs. - AssetCALC ID: 7418301

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 and highest on the list below.

Plan Type Descriptions & Distribution		
Safety		An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity		Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility		Does not meet ADA, UFAS, and/or other accessibility requirements.
Environmental		Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation		Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Aged But Functional		Any component or system that has aged past its industry-average expected useful life (EUL) but is not currently deficient or problematic.
Lifecycle/Renewal		Any component or system that is neither deficient nor aged past EUL but for which future replacement or repair is anticipated and budgeted.



10-Year Total: $2,642,300

2. Building Systems & Site Elements

Building Systems Summary		
Address	1780 East Hill Street, Signal Hill, CA 90755	
GPS Coordinates	33.7968167, -118.1696163	
Constructed/Renovated	1951 Renovated 2000	
Building Area	10,864 SF	
Number of Stories	2 above grade with 1 below-grade basement levels	
System	*Description*	*Condition*
Structure	Conventional wood frame structure over concrete slab foundation.	Good
Facade	Primary Wall Finish: Stucco Windows: Steel	Fair
Roof	Primary: Flat construction with modified bituminous finish.	Fair
Interiors	Walls: Painted gypsum board, Wallpaper, Fiberglass paneling, ceramic tile and unfinished Floors: Carpet, VCT, epoxy, ceramic tile, quarry tile, plywood strip and unfinished concrete. Ceilings: Painted gypsum board, ACT, Fiberglass paneling and Unfinished	Fair
Elevators	None	-

Building Systems Summary		
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heaters Fixtures: Toilets, urinal, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Evaporative cooler, Split-system heat pumps and furnace, Make-up air units and exhaust fans.	Poor
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panels with copper wiring Interior Lighting: LED and linear fluorescent Emergency Power: None	Poor
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: Furnace closet; locked with no key available	

Site Information		
Site Area	0.5 acres	
Parking Spaces	There is no dedicated parking for this facility.	
System	*Description*	*Condition*
Site Pavement	Concrete sidewalks, curbs, and stairs	Fair
Site Development	Building-mounted signage; metal tube fencing	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation present No retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: None Building-mounted: LED and incandescent	Fair
Ancillary Structures	None	-
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.	
Site Additional Studies	No additional studies are currently recommended for the site areas.	
Site Areas Observed	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.	
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.	

The table below shows the anticipated costs by trade or building system over the next 20 years.

Youth Center: 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	$1,548,800	$0	$0	$26,056	$12,546	$1,587,402
Roofing	$173,824	$0	$4,822	$0	$313,945	$492,591
Interiors	$23,800	$0	$99,213	$37,402	$305,836	$466,251
Plumbing	$0	$0	$105,325	$2,951	$76,629	$184,905
HVAC	$142,809	$0	$54,196	$58,943	$124,454	$380,402
Electrical	$19,200	$0	$50,377	$120,741	$0	$190,318
Fire Alarm & Electronic Systems	$0	$0	$0	$99,597	$0	$99,597
Equipment & Furnishings	$0	$0	$0	$47,133	$19,162	$66,295
Sitework	$0	$0	$0	$27,091	$42,042	$69,133
TOTALS	**$1,908,500**	**$0**	**$314,000**	**$420,000**	**$894,700**	**$3,537,200**

3. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The facility was originally constructed in 1951 and moderately renovated in 2020 with some accessibility improvements appear to have been implemented at that time.

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

4. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

5. Opinions of Probable Costs

Cost estimates are embedded throughout this report, including the very detailed Replacement Reserves report in the appendix. The cost estimates are predominantly based on construction rehabilitation costs developed by the *RSMeans data from Gordian.* While the *RSMeans data from Gordian* is the primary reference source for the Bureau Veritas cost library, secondary and supporting sources include but are not limited to other industry experts work, such as *Marshall & Swift* and *CBRE Whitestone.* For improved accuracy, additional research integrated with Bureau Veritas's historical experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions also come into play when deemed necessary. Invoice or bid documents provided either by the owner or facility construction resources may be reviewed early in the process or for specific projects as warranted.

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.

To account for differences in prices between locations, the base costs are modified by geographical location factors to adjust for to market conditions, transportation costs, or other local contributors. When requested by the client, the costs may be further adjusted by several additional factors including; labor rates (prevailing minimum wage), general contractor fees for profit and overhead, and insurance. If desired, costs for design and permits, and a contingency factor, may also be included in the calculations.

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 or component 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.

6. Certification

FCA and Master Plan Study (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Youth Center, 1780 East Hill Street, Signal Hill, CA 90755, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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7. Appendices

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

Appendix A:
Photographic Record

Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

4 - RIGHT ELEVATION

5 - EXTERIOR DOORS

6 - INTERIOR STAIR

Photographic Overview

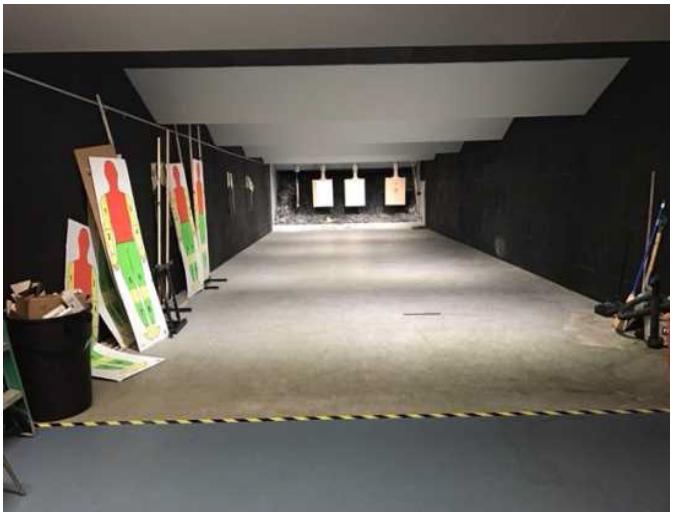
7 - ROOFING

8 - SKYLIGHT

9 - LOBBY

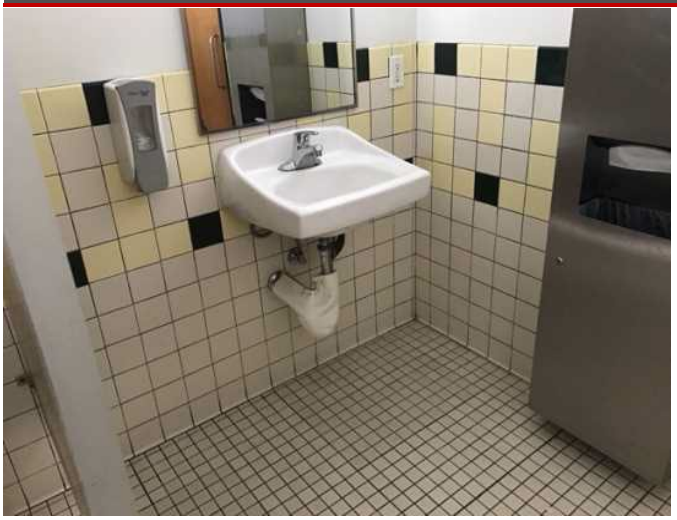
10 - OFFICES

11 - BALL ROOM



12 - SHOOTING RANGE-BASEMENT

Photographic Overview



13 - SINK, FAUCET HANDLES AND ACCESSORIES

14 - TOILET STALL OVERVIEW

15 - PACKAGED UNIT

16 - PACKAGED UNIT

17 - SPLIT SYSTEM

18 - EXHAUST FAN

Photographic Overview

19 - WATER HEATER

20 - DISTRIBUTION PANEL

21 - FIRE ALARM PANEL

22 - FOODSERVICE EQUIPMENT

23 - FENCES

24 - SIDEWALK PAVER

Appendix B:
Site and Floor Plan(s)

Site Plan

Project Number	Project Name
165418.23R000-003.354	Youth Center City of Signal Hill
Source	**On-Site Date**
Google	March 5, 2024

N

Appendix C:
Pre-Survey Questionnaire(s)

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: Youth Center

Name of person completing form:

Title / Association with property:

Length of time associated w/ property:

Date Completed: March 11, 2024

Phone Number:

Method of Completion: INCOMPLETE: client/POC unwilling or unable to complete

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

Data Overview		Response		
1	Year/s constructed / renovated			
2	Building size in SF			
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		

Question		Response
4	List other significant capital improvements (focus on recent years; provide approximate date).	
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	

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

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

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Youth Center

BV Project Number: 165418.23R000-003.354

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

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE PATH

2ND PATHWAY

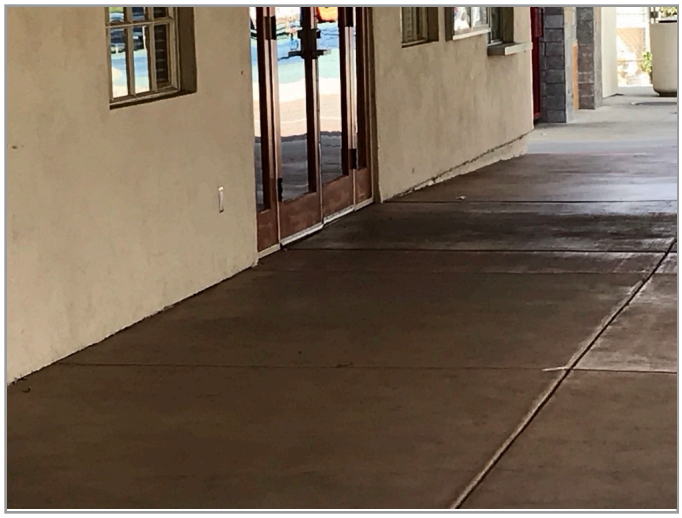
	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities,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

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

Abbreviated Accessibility Checklist

Building Entrances

MAIN ENTRANCE



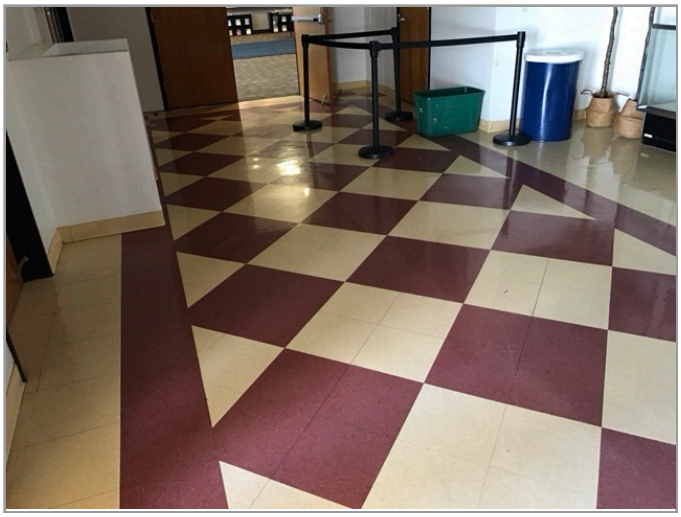
ADDITIONAL ENTRANCE

	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			
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			

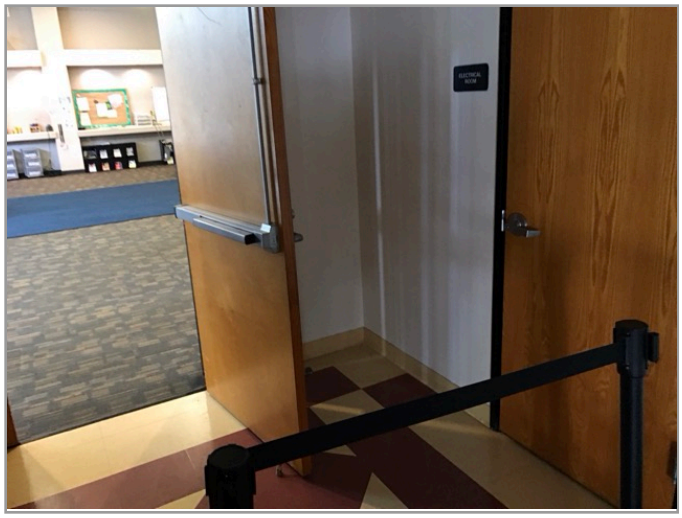
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	✕			
8	Do thresholds at accessible entrances appear to have a compliant height ?	✕			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

	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			

Abbreviated Accessibility Checklist

Public Restrooms

TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	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 ?	✕			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?	✕			
9	Do accessories and mirrors appear to be mounted at a compliant height ?	✕			

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes

BREAKROOM PATH OF TRAVEL

BREAKROOM OVERVIEW

	Question	Yes	No	NA	Comments
1	Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ?	X			
2	Are the appliances centered for a parallel or forward approach with adequate clear floor space ?			X	
3	Is there an accessible countertop/preparation space of proper width and height ?	X			
4	Is there an accessible sink space of proper width and height ?		X		
5	Does the sink faucet have compliant handles ?	X			
6	Is the plumbing piping under the sink configured to protect against contact ?			X	

7	Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ?			✕	

Appendix E:
Component Condition Report

Component Condition Report | Youth Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Poor	Exterior Walls, Stucco	16,500 SF	0	7418316
B2010	Basement Exterior Walls	Poor	Exterior Walls, Concrete, Excavate and Reseal	5,500 SF	0	8310977
B2020	Building Exterior	Fair	Window, Steel, up to 15 SF	5	12	7418307
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	7	10	7418303
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core Decorative High-End w/ Glazing	4	8	7418329
Roofing						
B3010	Roof	Poor	Roofing, Modified Bitumen	10,864 SF	0	7418346
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	2	5	7418334
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Hollow-Core Residential	28	12	7418283
C1030	Throughout building	Fair	Door Hardware, Office, per Door	39	13	7418328
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,500 SF	13	7418345
C1070	Police office-basement	Fair	Suspended Ceilings, Fiberglass Paneling	220 SF	13	7418352
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	8	12	7418350
C2010	Throughout building	Fair	Wall Finishes, Wallpaper	4,700 SF	7	7418338
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	450 SF	22	7418291
C2010	Police office-basement	Fair	Wall Finishes, Fiberglass Paneling	500 SF	22	7418320
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	9,500 SF	5	7418309
C2030	Staircase	Fair	Flooring, Plywood	70 SF	8	7418322
C2030	Commercial kitchen	Fair	Flooring, Quarry Tile	300 SF	25	7418288
C2030	Office	Good	Flooring, Carpet, Commercial Tile	1,100 SF	7	7418318
C2030	Restrooms	Fair	Flooring, Ceramic Tile	500 SF	22	7418297
C2030	Throughout building	Poor	Flooring, Vinyl Tile (VCT)	1,800 SF	0	7418337
C2030	Shooting range	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	220 SF	5	7418341
C2030	Upstairs office	Poor	Flooring, Vinyl Tile (VCT), Residential In-House Installation	1,900 SF	0	7418340
C2030	Police office-basement	Poor	Flooring, Carpet, Commercial Standard	150 SF	0	7418302
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	3,600 SF	5	7418289
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	4,800 SF	5	7418310
Plumbing						
D2010	Lobby	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	7	7418295
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	8	14	7418353

Component Condition Report | Youth Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	10,864 SF	5	7418342
D2010	Classrooms	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	4	7418296
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	8	14	7418336
D2010	Utility closet	Fair	Water Heater, Gas, Residential	1	5	7418306
D2010	Commercial kitchen	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	15	7418315
D2010	Restrooms	Fair	Urinal, Waterless	3	14	7418287
D2010	Utility closet	Good	Water Heater, Gas, Residential	1	12	7418304
D2010	Custodian closet	Fair	Sink/Lavatory, Service Sink, Floor	1	15	7418344
HVAC						
D3020	Upstairs office	Fair	Furnace, Electric	1	7	7418321
D3030	Roof	Poor	Evaporative Cooler, 0.75 to 1 HP	1	0	7418301
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	7418324
D3050	Throughout building	Poor	HVAC System, Ductwork, Medium Density	10,864 SF	0	7418354
D3050	Roof	Poor	Make-Up Air Unit, MUA or MAU	1	0	7418311
D3050	Site	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	10	7418285
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	7418331
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 28" Damper	1	3	7418349
D3060	Building exterior	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	3	7418290
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 42" Damper	1	3	7418300
D3060	Building exterior	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	7	7418313
D3060	Roof	Poor	Exhaust Fan, Centrifugal, 36"Damper	1	0	7418326
Electrical						
D5020	Electrical room	Poor	Distribution Panel, 120/208 V	1	0	7418333
D5020	Electrical room	Poor	Distribution Panel, 120/208 V	1	0	7418298
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	10,864 SF	5	7418332
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	12	6	7418305
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	5	10	7418312
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	10,864 SF	10	7418314
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	10,864 SF	10	7418319
D7050	Upstairs office	Fair	Fire Alarm Panel, Fully Addressable	1	7	7418330
Equipment & Furnishings						
E1030	Commercial kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	9	7418335

Component Condition Report | Youth Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Commercial kitchen	Fair	Foodservice Equipment, Range/Oven, 6-Burner w/ Griddle	1	7	7418299
E1030	Commercial kitchen	Good	Foodservice Equipment, Freezer, 2-Door Reach-In	1	10	7418351
E1030	Commercial kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	7	7418343
E2010	Commercial kitchen	Fair	Casework, Cabinetry, Hardwood Standard	28 LF	12	7418284
E2010	Commercial kitchen	Fair	Casework, Countertop, Solid Surface	28 LF	22	7418339
Pedestrian Plazas & Walkways						
G2030	Main entrance	Fair	Sidewalk, Brick/Masonry Pavers	350 SF	15	7418292
G2030	Sidewalk	Fair	Sidewalk, Concrete, Large Areas	450 SF	20	7418308
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 4'	40 LF	22	7418317
G2060	Site	Fair	Bike Rack, Fixed 1-5 Bikes	2	10	7418347
G2060	Building Exterior	Fair	Fences & Gates, Fence, Metal Tube 6'	16 LF	14	7418325
G2060	Building exterior	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	46	10	7418294
G2060	Building exterior	Fair	Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	5	10	7418323
G2080	Landscaping	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	3,500 SF	10	7418286

Appendix F:
Replacement Reserves

Replacement Reserves Report

Youth Center

10/2/2024

Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total Escalated Estimate
Youth Center	$1,908,434	$0	$0	$54,199	$2,161	$257,581	$9,170	$109,390	$17,593	$9,603	$274,170	$0	$73,911	$76,834	$60,116	$217,343	$0	$18,909	$10,351	$3,367	$433,799	**$3,536,931**
Grand Total	**$1,908,434**	**$0**	**$0**	**$54,199**	**$2,161**	**$257,581**	**$9,170**	**$109,390**	**$17,593**	**$9,603**	**$274,170**	**$0**	**$73,911**	**$76,834**	**$60,116**	**$217,343**	**$0**	**$18,909**	**$10,351**	**$3,367**	**$433,799**	**$3,536,931**

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B2010	7418316	Exterior Walls, Stucco, Replace	50	50	0	16500	SF	$32.00	$528,000	$528,000																					**$528,000**
B2010	8310977	Exterior Walls, Concrete, Excavate and Reseal	0	73	0	5500	SF	$185.60	$1,020,800	$1,020,800																					**$1,020,800**
B2020	7418307	Window, Steel, up to 15 SF, Replace	30	18	12	5	EA	$1,760.00	$8,800													$8,800									**$8,800**
B2050	7418329	Exterior Door, Wood, Solid-Core Decorative High-End w/ Glazing, Replace	25	17	8	4	EA	$3,360.00	$13,440									$13,440													**$13,440**
B2050	7418303	Exterior Door, Steel, Standard, Replace	40	30	10	7	EA	$960.00	$6,720											$6,720											**$6,720**
B3010	7418346	Roofing, Modified Bitumen, Replace	20	20	0	10864	SF	$16.00	$173,824	$173,824																				$173,824	**$347,648**
B3060	7418334	Roof Skylight, per unit, up to 20 SF, Replace	30	25	5	2	EA	$2,080.00	$4,160						$4,160																**$4,160**
C1030	7418283	Interior Door, Wood, Hollow-Core Residential, Replace	20	8	12	28	EA	$640.00	$17,920													$17,920									**$17,920**
C1030	7418328	Door Hardware, Office, per Door, Replace	30	17	13	39	EA	$560.00	$21,840														$21,840								**$21,840**
C1070	7418345	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	12	13	4500	SF	$5.60	$25,200														$25,200								**$25,200**
C1070	7418352	Suspended Ceilings, Fiberglass Paneling, Replace	25	12	13	220	SF	$24.00	$5,280														$5,280								**$5,280**
C1090	7418350	Toilet Partitions, Plastic/Laminate, Replace	20	8	12	8	EA	$1,200.00	$9,600													$9,600									**$9,600**
C2010	7418338	Wall Finishes, Wallpaper, Replace	15	8	7	4700	SF	$3.52	$16,544								$16,544														**$16,544**
C2010	7418309	Wall Finishes, any surface, Prep & Paint	10	5	5	9500	SF	$2.40	$22,800						$22,800										$22,800						**$45,600**
C2030	7418341	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	5	5	220	SF	$19.20	$4,224						$4,224										$4,224						**$8,448**
C2030	7418322	Flooring, Plywood, Replace	30	22	8	70	SF	$6.40	$448									$448													**$448**
C2030	7418340	Flooring, Vinyl Tile (VCT), Residential In-House Installation, Replace	15	15	0	1900	SF	$4.00	$7,600	$7,600															$7,600						**$15,200**
C2030	7418337	Flooring, Vinyl Tile (VCT), Replace	15	15	0	1800	SF	$8.00	$14,400	$14,400															$14,400						**$28,800**
C2030	7418302	Flooring, Carpet, Commercial Standard, Replace	10	10	0	150	SF	$12.00	$1,800	$1,800										$1,800										$1,800	**$5,400**
C2030	7418289	Flooring, Carpet, Commercial Standard, Replace	10	5	5	3600	SF	$12.00	$43,200						$43,200										$43,200						**$86,400**
C2030	7418318	Flooring, Carpet, Commercial Tile, Replace	10	3	7	1100	SF	$10.40	$11,440								$11,440										$11,440				**$22,880**
C2050	7418310	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	4800	SF	$3.20	$15,360						$15,360										$15,360						**$30,720**
D2010	7418306	Water Heater, Gas, Residential, Replace	15	10	5	1	EA	$2,080.00	$2,080						$2,080															$2,080	**$4,160**
D2010	7418304	Water Heater, Gas, Residential, Replace	15	3	12	1	EA	$2,080.00	$2,080													$2,080									**$2,080**
D2010	7418342	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	35	5	10864	SF	$8.00	$86,912						$86,912																**$86,912**
D2010	7418296	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	11	4	1	EA	$1,920.00	$1,920					$1,920																$1,920		**$3,840**
D2010	7418295	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	8	7	1	EA	$2,400.00	$2,400								$2,400														**$2,400**
D2010	7418353	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	16	14	8	EA	$2,400.00	$19,200														$19,200								**$19,200**
D2010	7418336	Toilet, Commercial Water Closet, Replace	30	16	14	8	EA	$2,080.00	$16,640														$16,640								**$16,640**
D2010	7418287	Urinal, Waterless, Replace	30	16	14	3	EA	$960.00	$2,880														$2,880								**$2,880**
D2010	7418315	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	2	EA	$1,920.00	$3,840																$3,840						**$3,840**
D2010	7418344	Sink/Lavatory, Service Sink, Floor, Replace	35	20	15	1	EA	$1,280.00	$1,280																$1,280						**$1,280**
D3020	7418321	Furnace, Electric, Replace	20	13	7	1	EA	$9,120.00	$9,120								$9,120														**$9,120**
D3030	7418301	Evaporative Cooler, 0.75 to 1 HP, Replace	15	15	0	1	EA	$8,320.00	$8,320	$8,320															$8,320						**$16,640**
D3030	7418324	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$6,080.00	$6,080				$6,080															$6,080				**$12,160**
D3050	7418311	Make-Up Air Unit, MUA or MAU, Replace	20	20	0	1	EA	$56,000.00	$56,000	$56,000																			$56,000		**$112,000**
D3050	7418354	HVAC System, Ductwork, Medium Density, Replace	30	30	0	10864	SF	$6.40	$69,530	$69,530																					**$69,530**
D3050	7418331	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$17,600.00	$17,600				$17,600																		**$17,600**
D3050	7418285	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	1	EA	$32,000.00	$32,000											$32,000											**$32,000**
D3060	7418326	Exhaust Fan, Centrifugal, 36"Damper, Replace	25	25	0	1	EA	$8,960.00	$8,960	$8,960																					**$8,960**
D3060	7418290	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	17	3	1	EA	$1,920.00	$1,920				$1,920																		**$1,920**
D3060	7418300	Exhaust Fan, Centrifugal, 42" Damper, Replace	25	22	3	1	EA	$17,600.00	$17,600				$17,600																		**$17,600**
D3060	7418349	Exhaust Fan, Centrifugal, 28" Damper, Replace	25	22	3	1	EA	$6,400.00	$6,400				$6,400																		**$6,400**
D3060	7418313	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	13	7	1	EA	$3,840.00	$3,840								$3,840														**$3,840**

Replacement Reserves Report

Youth Center

10/2/2024

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D5020	7418333	Distribution Panel, 120/208 V, Replace	30	30	0	1	EA	$9,600.00	$9,600	$9,600																					**$9,600**
D5020	7418298	Distribution Panel, 120/208 V, Replace	30	30	0	1	EA	$9,600.00	$9,600	$9,600																					**$9,600**
D5030	7418332	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	35	5	10864	SF	$4.00	$43,456						$43,456																**$43,456**
D5040	7418305	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	14	6	12	EA	$640.00	$7,680							$7,680															**$7,680**
D5040	7418314	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	10864	SF	$7.20	$78,221											$78,221											**$78,221**
D5040	7418312	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	5	EA	$960.00	$4,800											$4,800											**$4,800**
D7050	7418330	Fire Alarm Panel, Fully Addressable, Replace	15	8	7	1	EA	$24,000.00	$24,000								$24,000														**$24,000**
D7050	7418319	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	10864	SF	$4.80	$52,147											$52,147											**$52,147**
E1030	7418299	Foodservice Equipment, Range/Oven, 6-Burner w/ Griddle, Replace	15	8	7	1	EA	$16,320.00	$16,320								$16,320														**$16,320**
E1030	7418343	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	8	7	1	EA	$5,280.00	$5,280								$5,280														**$5,280**
E1030	7418335	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	6	9	1	EA	$7,360.00	$7,360										$7,360												**$7,360**
E1030	7418351	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	5	10	1	EA	$8,160.00	$8,160											$8,160											**$8,160**
E2010	7418284	Casework, Cabinetry, Hardwood Standard, Replace	20	8	12	28	LF	$480.00	$13,440													$13,440									**$13,440**
G2030	7418292	Sidewalk, Brick/Masonry Pavers, Replace	30	15	15	350	SF	$52.80	$18,480																$18,480						**$18,480**
G2030	7418308	Sidewalk, Concrete, Large Areas, Replace	50	30	20	450	SF	$14.40	$6,480																					$6,480	**$6,480**
G2060	7418347	Bike Rack, Fixed 1-5 Bikes, Replace	20	10	10	2	EA	$960.00	$1,920											$1,920											**$1,920**
G2060	7418325	Fences & Gates, Fence, Metal Tube 6', Replace	40	26	14	16	LF	$64.00	$1,024															$1,024							**$1,024**
G2060	7418294	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	10	10	46	EA	$240.00	$11,040											$11,040											**$11,040**
G2060	7418323	Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	20	10	10	5	EA	$320.00	$1,600											$1,600											**$1,600**
G2080	7418286	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	10	10	3500	SF	$1.60	$5,600											$5,600											**$5,600**
Totals, Unescalated										**$1,908,434**	**$0**	**$0**	**$49,600**	**$1,920**	**$222,192**	**$7,680**	**$88,944**	**$13,888**	**$7,360**	**$204,008**	**$0**	**$51,840**	**$52,320**	**$39,744**	**$139,504**	**$0**	**$11,440**	**$6,080**	**$1,920**	**$240,184**	**$3,047,058**
Totals, Escalated (3.0% inflation, compounded annually)										**$1,908,434**	**$0**	**$0**	**$54,199**	**$2,161**	**$257,581**	**$9,170**	**$109,390**	**$17,593**	**$9,603**	**$274,170**	**$0**	**$73,911**	**$76,834**	**$60,116**	**$217,343**	**$0**	**$18,909**	**$10,351**	**$3,367**	**$433,799**	**$3,536,931**

Appendix G:
Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7418306	D2010	**Water Heater**	Gas, Residential	28 GAL	Youth Center	Utility closet	Rheem	RHUNM371410918	XG28T06EN30U0	2014		1
2	7418304	D2010	**Water Heater**	Gas, Residential	40 GAL	Youth Center	Utility closet	Rheem	M492126889	XG40T06EN38U1	2021		1

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7418321	D3020	**Furnace**	Electric	25 KW	Youth Center	Upstairs office	Inaccessible	Inaccessible	Inaccessible			1
2	7418301	D3030	**Evaporative Cooler**	0.75 to 1 HP	8000 CFM	Youth Center	Roof	Illegible	Illegible	Illegible			1
3	7418324	D3030	**Split System**	Condensing Unit/Heat Pump	2.5 TON	Youth Center	Roof	Carrier	25H08521A00300	4708E12957	2008		1
4	7418311	D3050	**Make-Up Air Unit**	MUA or MAU	2000 CFM	Youth Center	Roof						1
5	7418285	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	10 TON	Youth Center	Site	Puron	50TQD12A2A5-0A0A0	3614P90886	2014		1
6	7418331	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	5 TON	Youth Center	Roof	No dataplate	No dataplate	No dataplate			1
7	7418349	D3060	**Exhaust Fan**	Centrifugal, 28" Damper	8500 CFM	Youth Center	Roof	No dataplate	No dataplate	No dataplate			1
8	7418326	D3060	**Exhaust Fan**	Centrifugal, 36"Damper	15000 CFM	Youth Center	Roof						1
9	7418300	D3060	**Exhaust Fan**	Centrifugal, 42" Damper	20000 CFM	Youth Center	Roof	No dataplate	No dataplate	No dataplate			1
10	7418290	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper	500 CFM	Youth Center	Building exterior	No dataplate	No dataplate	No dataplate			1
11	7418313	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	2000 CFM	Youth Center	Building exterior	Illegible	Illegible	Illegible			1

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7418333	D5020	**Distribution Panel**	120/208 V	400 AMP	Youth Center	Electrical room	Zinsco	No dataplate	No dataplate			1
2	7418298	D5020	**Distribution Panel**	120/208 V	400 AMP	Youth Center	Electrical room	Murray	No dataplate	No dataplate			1

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7418330	D7050	**Fire Alarm Panel**	Fully Addressable		Youth Center	Upstairs office	Bosch	D7412GV4	No dataplate			1

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7418343	E1030	**Foodservice Equipment**	Exhaust Hood, 3 to 6 LF		Youth Center	Commercial kitchen	No dataplate	No dataplate	No dataplate			1
2	7418351	E1030	**Foodservice Equipment**	Freezer, 2-Door Reach-In		Youth Center	Commercial kitchen	True Manufacturing Co	T-49F-HC	9528692	2019		1
3	7418299	E1030	**Foodservice Equipment**	Range/Oven, 6-Burner w/ Griddle		Youth Center	Commercial kitchen	Montague	Inaccessible	Inaccessible			1
4	7418335	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Youth Center	Commercial kitchen	True Manufacturing Co	T-49-HC	9201764	2018		1

FACILITY CONDITION ASSESSMENT

prepared for

City of Signal Hill
2175 Cherry Avenue
Signal Hill, CA 90755
Margarita Beltran

Signal Hill Park Restrooms and Storage Areas
2175 Cherry Avenue
Signal Hill, CA 90755

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BV PROJECT #:
165418.23R000-004.354

DATE OF REPORT:
February 19, 2025

ON SITE DATE:
January 17, 2024

TABLE OF CONTENTS

1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Public Restroom
Number of Buildings	1
Main Address	Signal Hill Park Restrooms and Storage Areas, 2175 Cherry Avenue, Signal Hill, CA 90755
Site Developed	1994
Outside Occupants / Leased Spaces	None
Date(s) of Visit	January 17, 2024
Management Point of Contact	Public Works, Thomas Bekele, Public Works Director (562) 989-7355 phone email
On-site Point of Contact (POC)	Margarita Beltran
Assessment & Report Prepared By	Lia Knower
Reviewed By	Michael Chaney Program Manager Michael.Chaney@bureauveritas.com 800.733.0660 x7297980 p
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The Signal Hill Park Restrooms and Storage Areas were constructed in 1994 by the City of Signal Hill. The building is used as a restroom for the nearby playground, basketball courts and softball field. The building was renovated in 2014.

Architectural

The masonry building was constructed on a concrete slab. The gabled roof is finished with asphalt shingles. The roof will require only lifecycle replacement. The building has no windows and the entry doors are heavy metal gates. The interior floors are finished with an epoxy coating and the walls are painted CMU. The ceilings have a spray finish. The interior and exterior finishes will require only lifecycle replacement.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC systems are limited to roof-mounted exhaust fans that were replaced in about 2014. The plumbing and electrical systems were updated during the 2024 renovation. The plumbing fixtures are in good condition all will require only lifecycle replacement. There are no fire suppression or fire alarm systems in the building. The MEPF systems are in good overall condition and will require only lifecycle replacement.

Site

Parking is supplied by the Library parking lot and is not included in this assessment. Site furnishings are limited to trash receptacles located within 10 feet of the building. There is a newly installed storage shed at the rear of the property. The shed is in excellent condition and will not require replacement within the reserve term.

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 the Facility Condition Index (FCI), which provides a theoretical objective indication of a facility's overall condition. The FCI is defined as the ratio of the cost of current needs divided by the current replacement value (CRV) of the facility. In this report, each building is considered as a separate 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
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 mathematical values. The table below presents the current, 3-year, 5-year, and 10-year FCI's for this facility:

FCI Analysis

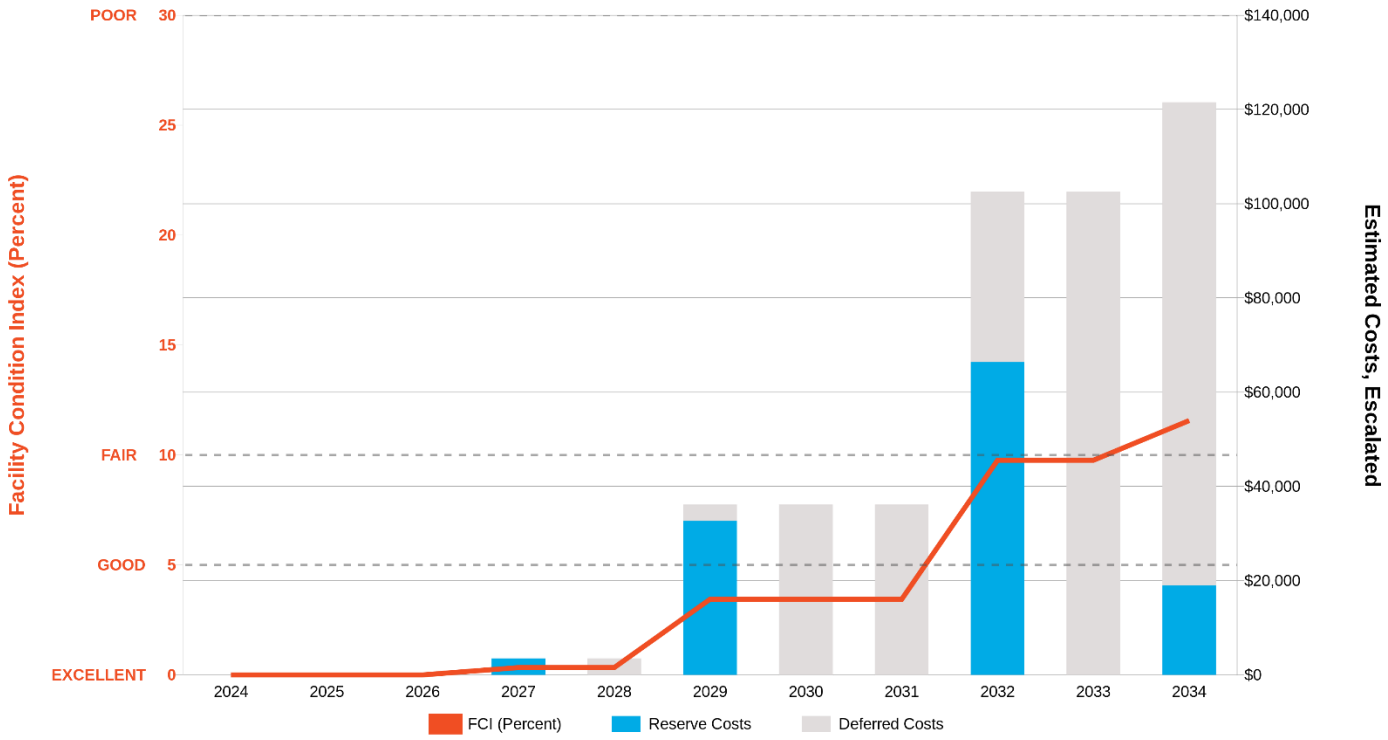
Replacement Value	*Total SF*	*Cost/SF*
$1,050,600	*1,236*	*$850*

	Est Reserve Cost	FCI
Current	$0	0 **%**
3-Year	$3,500	0.3 **%**
5-Year	$36,200	3.4 **%**
10-Year	$122,100	11.6 **%**

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $1,050,600.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $11,048.00**



Immediate Needs

At the time of the assessment BV did not identify any immediate needs associated with this building and site.

Key Findings

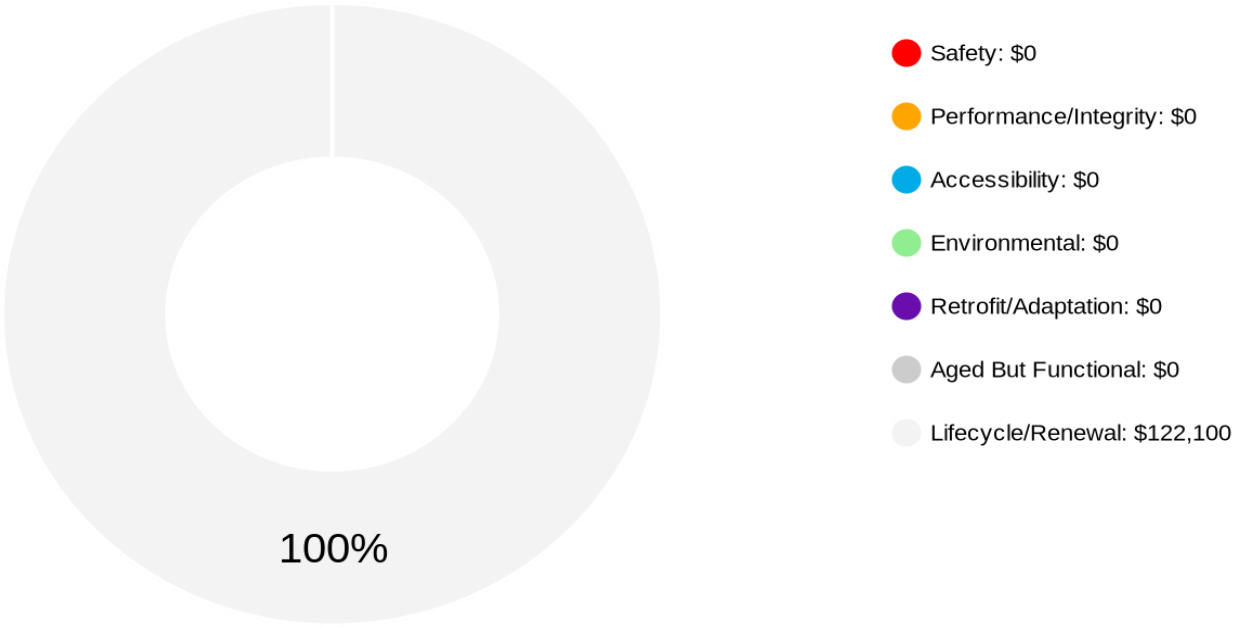
At the time of the assessment BV did not identify any key findings associated with this building and site.

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 and highest on the list below.

Plan Type Descriptions	
Safety	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	Does not meet ADA, UFAS, and/or other accessibility requirements.
Environmental	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Aged But Functional	Any component or system that has aged past its industry-average expected useful life (EUL) but is not currently deficient or problematic.
Lifecycle/Renewal	Any component or system that is neither deficient nor aged past EUL but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-Year Total: $122,100

2. Building Systems and Site Elements

Building Systems Summary		
Address	2175 Cherry Avenue, Signal Hill, CA 90755	
Constructed/Renovated	1994	
Building Area	1,236 SF	
Number of Stories	1 above grade with 0 below-grade basement levels	
System	*Description*	*Condition*
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete concrete foundation slab	Fair
Facade	Primary Wall Finish : Stucco Secondary: Ceramic tile mosaic Windows: None	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted CMU Floors: Sealed, coated Ceilings: Sprayed finish	Fair
Elevators	None	-
Plumbing	Distribution: Copper supply with cast iron waste & venting Hot Water: None Fixtures: Toilets, urinals, and sinks in restrooms	Fair

Building Systems Summary		
HVAC	Not applicable.	-
Fire Suppression	Not applicable.	-
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Not applicable.	-
Equipment/Special	None	-
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

Site Information

Site Area	0 acres	
Parking Spaces	No parking space designated. Parking supplied by Library Building.	
System	*Description*	*Condition*
Site Pavement	None	Fair
Site Development	Furnished with trash receptacles	Fair
Landscaping & Topography	No landscaping features including lawns and bushes Irrigation present No retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric	Fair
Site Lighting	Building-mounted: LED	Fair
Ancillary Structures	Storage shed	Fair
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.	
Site Additional Studies	No additional studies are currently recommended for the site areas.	
Site Areas Observed	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.	
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.	

The table below shows the anticipated costs by trade or building system over the next 20 years.

Signal Hill Park Restrooms and Storage Areas: 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	$0	$0	$0	$70,914	$89,234	$160,148
Roofing	$0	$0	$0	$0	$11,706	$11,706
Interiors	$0	$0	$32,667	$0	$65,684	$98,351
Plumbing	$0	$0	$0	$2,656	$29,054	$31,710
HVAC	$0	$0	$0	$5,160	$0	$5,160
Electrical	$0	$0	$3,496	$6,644	$6,862	$17,002
Special Construction & Demo	$0	$0	$0	$0	$0	$0
Sitework	$0	$0	$0	$537	$19,000	$19,537
TOTALS	**$0**	**$0**	**$36,200**	**$86,000**	**$221,600**	**$343,800**

3. ADA Accessibility

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

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

The following table summarizes the accessibility conditions of the general site and the subject building included in this report:

Accessibility Summary

Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
General Site	YOC	No	No
Signal Hill Park Restrooms and Storage Areas	1994	No	No

4. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

5. 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 or component 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.

6. Certification

Signal Hill, FCA Master Planning (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Signal Hill Park Restrooms and Storage Areas, 2175 Cherry Avenue, Signal Hill, CA 90755, 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.

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Reviewed by:

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7. Appendices

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

Appendix A:
Photographic Record

Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - RIGHT ELEVATION

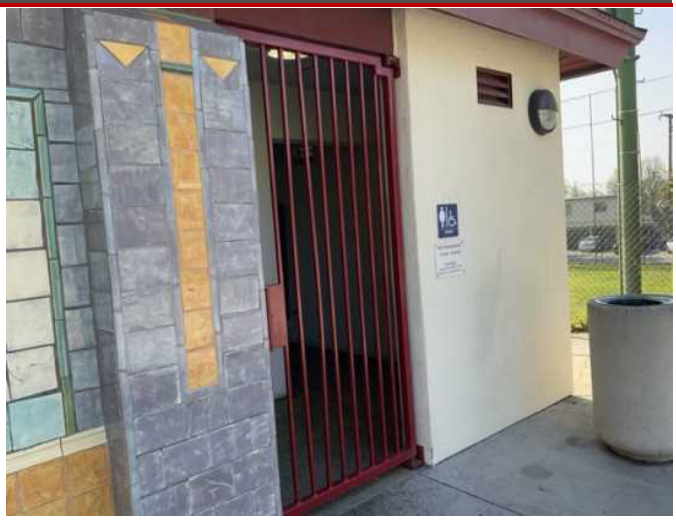
4 - REAR ELEVATION

5 - STRUCTURAL OVERVIEW

6 - PRIMARY ROOF OVERVIEW

Photographic Overview

7 - ROOFING

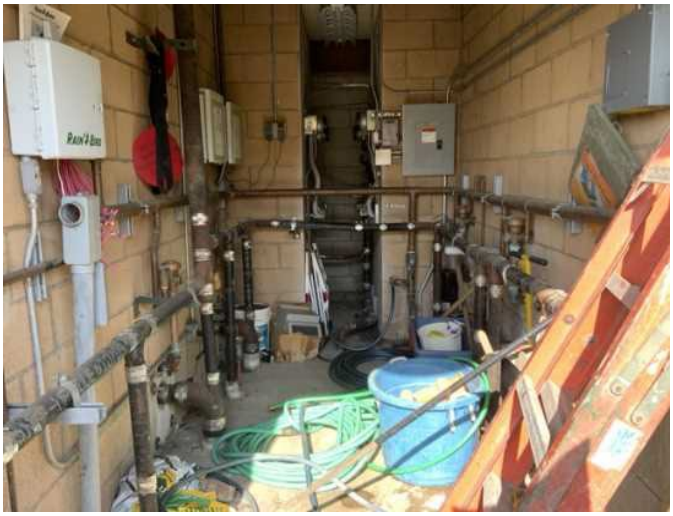


8 - BUILDING ENTRANCE

9 - RESTROOM

10 - RESTROOM

11 - WALL FINISHES



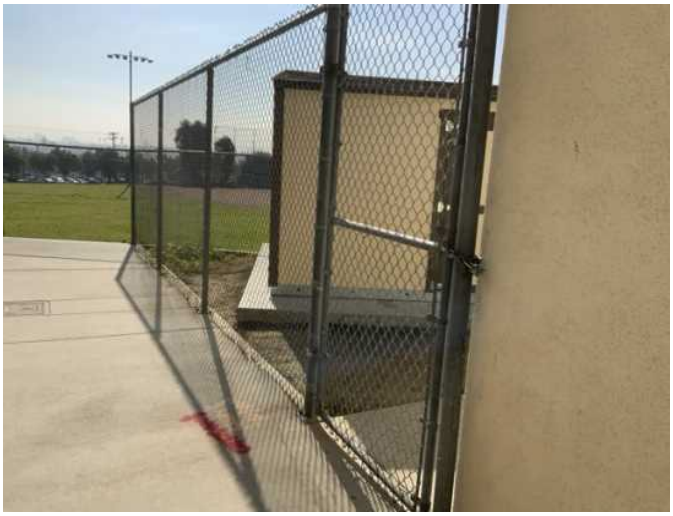
12 - DOMESTIC HOT WATER SUPPLY

Photographic Overview

13 - EXHAUST FAN

14 - DISTRIBUTION PANEL

15 - INTERIOR LIGHTING SYSTEM



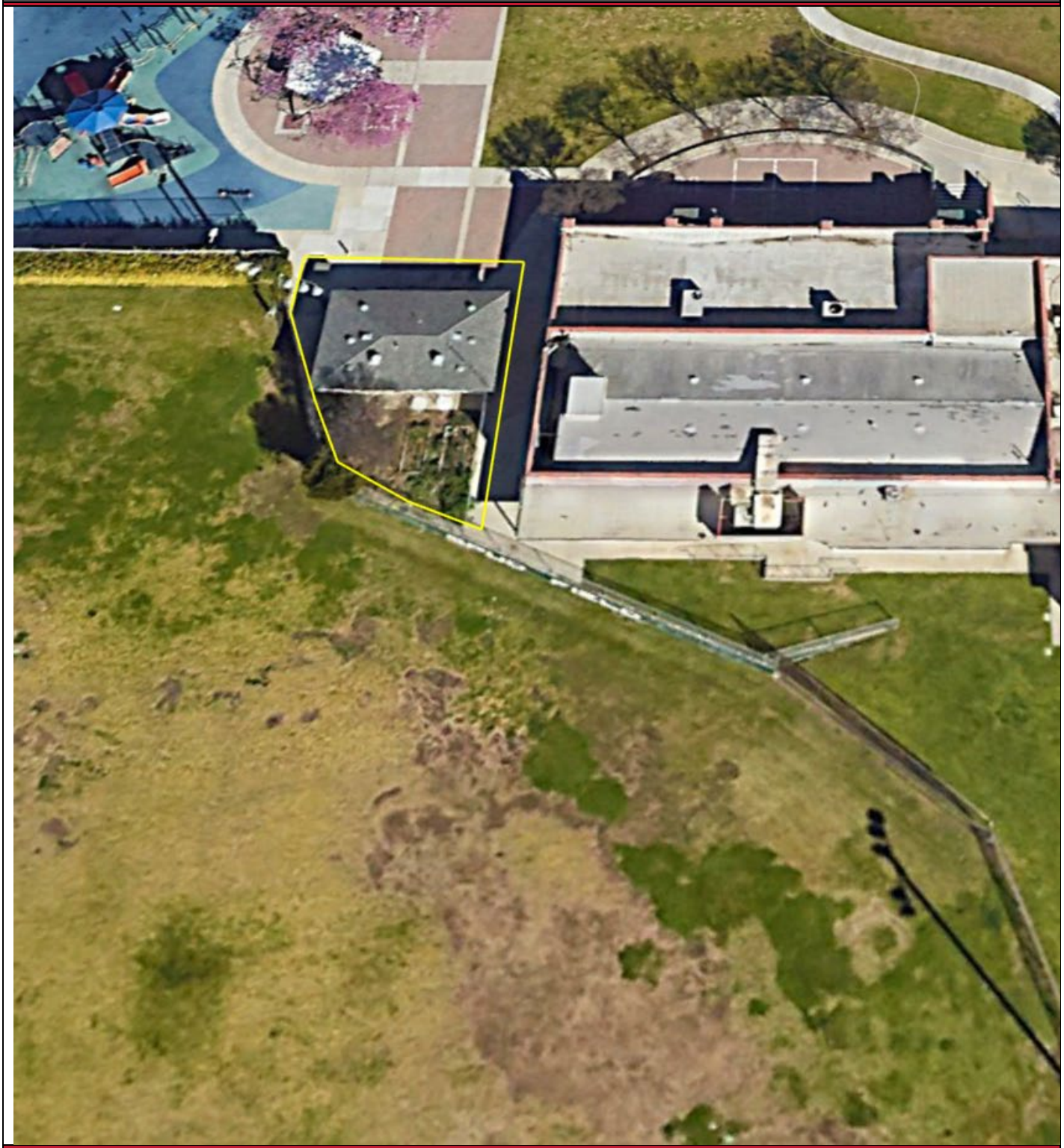
16 - FENCES AND GATES

17 - IRRIGATION SYSTEM

18 - SITE OVERVIEW

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
165418.23R000-004.354	Signal Hill Park Restrooms and Storage Areas
Source	**On-Site Date**
Google	January 16, 2024

N

Appendix C:
Pre-Survey Questionnaires

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Signal Hill Park Restrooms and Storage Areas

Name of person completing form: Margarita Beltran

Title / Association w/ property: Contract Manager

Length of time associated w/ property:

Date Completed: January 15, 2024

Phone Number: 562.989.7254

Method of Completion:

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

Data Overview		Response		
1	Year(s) constructed	Constructed: 1994	Renovated:	
2	Building size in SF	1,236 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		Approximately 2014
		Roof		Approximately 2014
		Interiors		Approximately 2014
		HVAC		Approximately 2014
		Electrical		Approximately 2014
		Site Pavement	NA	
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	None		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	None		

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

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

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Signal Hill Park Restrooms and Storage Areas

BV Project Number: 165418.23R000-004.354

Facility History & Interview

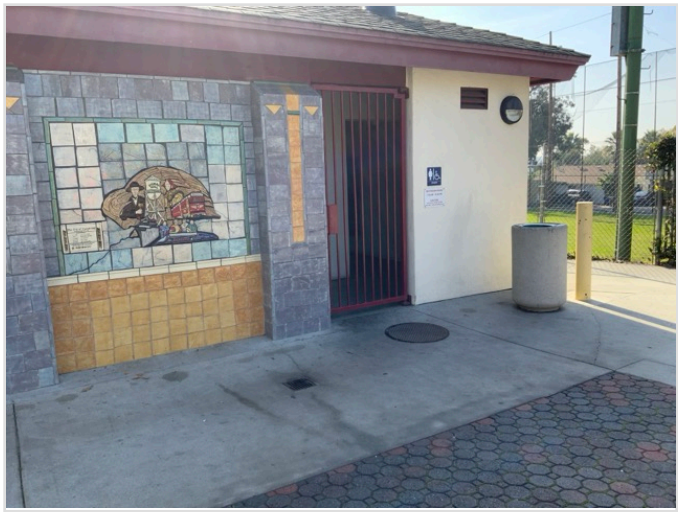
	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	
2	Have any ADA improvements been made to the property since original construction? Describe.			X	
3	Has building management reported any accessibility-based complaints or litigation?			X	

Signal Hill Park Restrooms and Storage Areas: Accessibility Issues

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

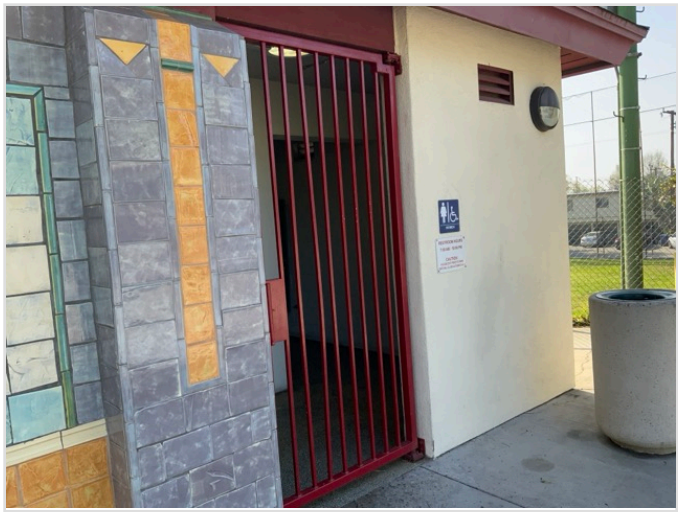
**be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in nature*

Signal Hill Park Restrooms and Storage Areas: Photographic Overview



ACCESSIBLE PATH

ACCESSIBLE PATH



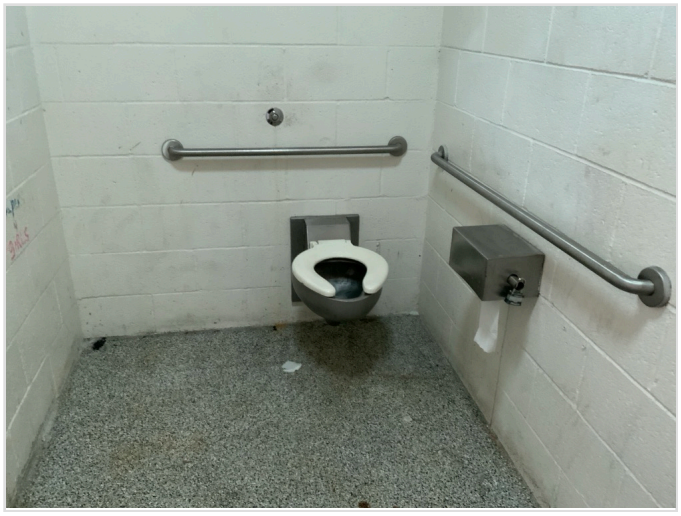
ACCESSIBLE ENTRANCE

SIGNAGE

ACCESSIBLE INTERIOR PATH

DOOR HARDWARE

Signal Hill Park Restrooms and Storage Areas: Photographic Overview



TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

Appendix E:
Component Condition Report

Component Condition Report | Signal Hill Park Restrooms and Storage Areas

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, Stucco, Prep & Fog Coat or Paint, Prep & Fog Coat or Paint	7,280 SF	8	7209743
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	2	10	7209750
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	1	10	7209742
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	1,236 SF	15	7209746
Interiors						
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	1,854 SF	5	7209741
C2030	Throughout building	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	1,236 SF	5	7209744
C2050	Throughout building	Fair	Ceiling Finishes, Textured Spray Coating	1,236 SF	13	7209749
Plumbing						
D2010	Restrooms	Fair	Urinal, Standard	2	25	7209740
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures)	1,236 SF	10	7216993
D2010	Restrooms	Fair	Sink/Lavatory, Trough Style, Solid Surface	2	19	7209745
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	20	7209747
HVAC						
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	2	10	7209739
Electrical						
D5020	Storage area	Fair	Distribution Panel, 120/208 V	1	3	7209738
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,236 SF	10	7209748
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	1,236 SF	17	7209737
Special Construction & Demo						
F1020	Site	Good	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	96 SF	35	7216994
Sitework						

Component Condition Report | Signal Hill Park Restrooms and Storage Areas

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	10 LF	10	7209734
G2060	Site	Good	Trash Receptacle, Heavy-Duty Fixed Concrete	1	22	7209735
G2080	Site	Good	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	5,000 SF	15	7209733
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	18	7209736

Appendix F:
Replacement Reserves

Replacement Reserves Report

Signal Hill Park Restrooms and Storage Areas

2/14/2024

Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total Escalated Estimate
Signal Hill Park Restrooms and Storage Areas	$0	$0	$0	$3,497	$0	$32,669	$0	$0	$66,399	$0	$19,516	$0	$0	$21,781	$0	$68,076	$0	$6,864	$95,772	$14,028	$15,027	**$343,630**
Grand Total	**$0**	**$0**	**$0**	**$3,497**	**$0**	**$32,669**	**$0**	**$0**	**$66,399**	**$0**	**$19,516**	**$0**	**$0**	**$21,781**	**$0**	**$68,076**	**$0**	**$6,864**	**$95,772**	**$14,028**	**$15,027**	**$343,630**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B2010	Building Exterior	7209743	Exterior Walls, Stucco, Prep & Fog Coat or Paint, Prep & Fog Coat or Paint	10	2	8	7280	SF	$7.20	$52,416									$52,416									$52,416			**$104,832**
B2050	Building Exterior	7209742	Exterior Door, Steel, Standard, Replace	40	30	10	1	EA	$1,440.00	$1,440											$1,440											**$1,440**
B2050	Building exterior	7209750	Exterior Door, Steel, Standard, Replace	40	30	10	2	EA	$960.00	$1,920											$1,920											**$1,920**
B3010	Roof	7209746	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	5	15	1236	SF	$6.08	$7,515																$7,515						**$7,515**
C2010	Throughout building	7209741	Wall Finishes, any surface, Prep & Paint	10	5	5	1854	SF	$2.40	$4,450						$4,450										$4,450						**$8,899**
C2030	Throughout building	7209744	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	5	5	1236	SF	$19.20	$23,731						$23,731										$23,731						**$47,462**
C2050	Throughout building	7209749	Ceiling Finishes, Textured Spray Coating, Replace	20	7	13	1236	SF	$12.00	$14,832														$14,832								**$14,832**
D2010	Throughout	7216993	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures), Replace	40	30	10	1236	SF	$1.60	$1,978											$1,978											**$1,978**
D2010	Restrooms	7209745	Sink/Lavatory, Trough Style, Solid Surface, Replace	30	11	19	2	EA	$4,000.00	$8,000																				$8,000		**$8,000**
D2010	Restrooms	7209747	Toilet, Commercial Water Closet, Replace	30	10	20	4	EA	$2,080.00	$8,320																					$8,320	**$8,320**
D3060	Roof	7209739	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	10	10	2	EA	$1,920.00	$3,840											$3,840											**$3,840**
D5020	Storage area	7209738	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	$3,200.00	$3,200				$3,200																		**$3,200**
D5030	Throughout building	7209748	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	30	10	1236	SF	$4.00	$4,944											$4,944											**$4,944**
D5040	Throughout building	7209737	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	3	17	1236	SF	$3.36	$4,153																		$4,153				**$4,153**
G2060	Site	7209734	Fences & Gates, Fence, Chain Link 8', Replace	40	30	10	10	LF	$40.00	$400											$400											**$400**
G2080	Site	7209733	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	5	15	5000	SF	$1.60	$8,000																$8,000						**$8,000**
G4050	Building exterior	7209736	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	2	18	4	EA	$960.00	$3,840																			$3,840			**$3,840**
Totals, Unescalated											**$0**	**$0**	**$0**	**$3,200**	**$0**	**$28,181**	**$0**	**$0**	**$52,416**	**$0**	**$14,522**	**$0**	**$0**	**$14,832**	**$0**	**$43,696**	**$0**	**$4,153**	**$56,256**	**$8,000**	**$8,320**	**$233,575**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$0**	**$3,497**	**$0**	**$32,669**	**$0**	**$0**	**$66,399**	**$0**	**$19,516**	**$0**	**$0**	**$21,781**	**$0**	**$68,076**	**$0**	**$6,864**	**$95,772**	**$14,028**	**$15,027**	**$343,630**

Appendix G:
Equipment Inventory List

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7209739	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper	100 CFM	Signal Hill Park Restrooms and Storage Areas	Roof						2

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7209738	D5020	**Distribution Panel**	120/208 V	200 AMP	Signal Hill Park Restrooms and Storage Areas	Storage area	Generac			1994		

FACILITY CONDITION ASSESSMENT

prepared for

FCA and Master Plan Study
2175 Cherry Avenue
Signal Hill, CA 90755
Thomas Bekele

City Yard
2175 East 28th Street
Signal Hill, CA 90755

PREPARED BY:
Bureau Veritas
6021 University Boulevard, Suite 200
Ellicott City, MD 21043
800.733.0660
www.bvna.com

BV CONTACT:
Michael Chaney
Program Manager
800.733.0660 x7297980
Michael.Chaney@bureauveritas.com

BV PROJECT #:
165418.23R000-005.354

DATE OF REPORT:
October 1, 2024

ON SITE DATE:
January 22, 2024

TABLE OF CONTENTS

1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Municipal Public Works Facilities
Number of Buildings	7
Main Address	2175 East 28th Street, Signal Hill, CA 90755
Site Developed	1985
Outside Occupants / Leased Spaces	None
Date(s) of Visit	January 22, 2024
Management Point of Contact	Thomas Bekele, Public Works Director Phone: (562) 989-7355 E-mail: tbekele@cityofsignalhill.org
On-site Point of Contact (POC)	Margarita Beltran
Assessment & Report Prepared By	Ishaq Ameen
Reviewed By	Michael Chaney Program Manager 800.733.0660 x7297980 Michael.Chaney@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate the Facility Condition Index (FCI), which provides a theoretical objective indication of a facility's overall condition. The FCI is defined as the ratio of the cost of current needs divided by the 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 mathematical values. The table below presents the current, 3-year, 5-year, and 10-year FCI's for this facility:

Facility	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Building Maintenance & Fleet Division	$525	5,024	$2,637,600	2.2%	15.5%	17.5%	17.8%
City Yard Offices	$850	4,299	$3,654,150	4.4%	12.4%	16.6%	17.7%
Material Storage Bins	$325	1,253	$407,225	9.4%	14.0%	14.4%	14.4%
Shade Structure A	$325	10,576	$3,437,200	1.4%	9.8%	14.1%	18.2%
Water & Streets Shop	$525	9,845	$5,168,625	0%	8.8%	10.8%	17.8%
Well 9 Nano-Filtration Treatment Plant	$650	4,189	$2,722,850	0%	1.0%	1.0%	4.7%
Well 9 Training	$525	1,424	$747,600	0%	2.9%	2.9%	10.0%

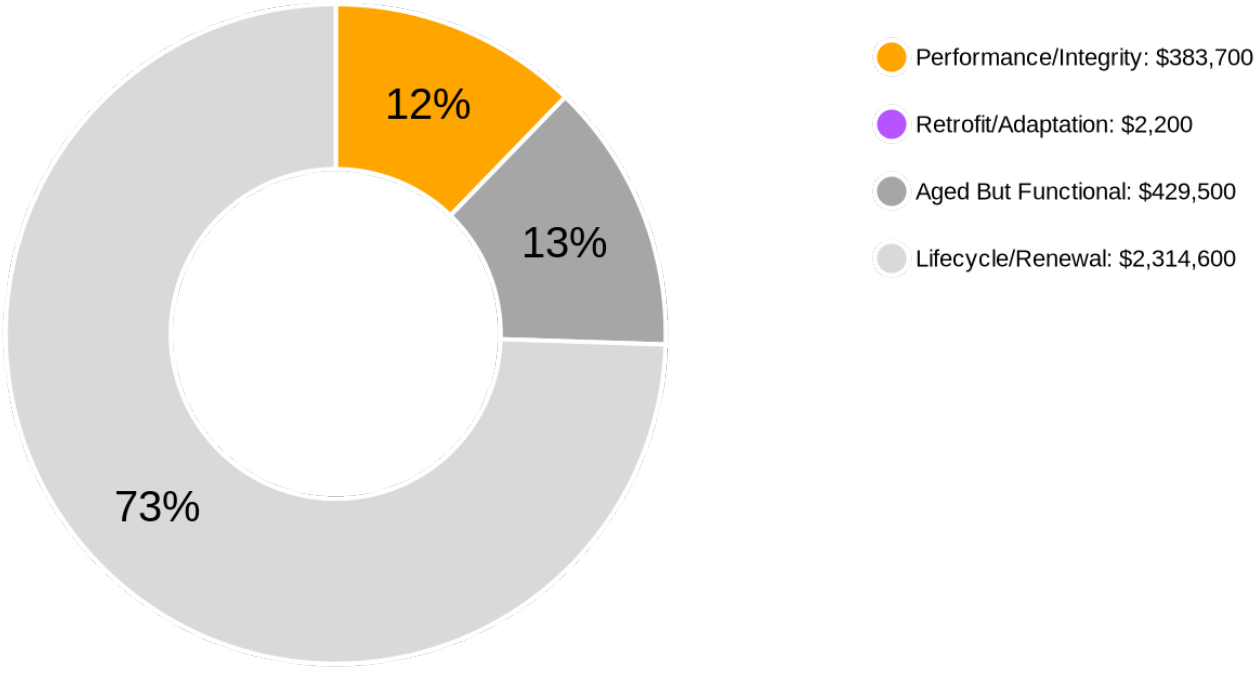
Immediate Needs

Facility/Building	Total Items	Total Cost
City Yard / Building Maintenance & Fleet Division	6	$57,400
City Yard / City Yard Offices	7	$159,800
City Yard / Material Storage Bins	1	$38,200
City Yard / Shade Structure A	2	$49,300
TOTAL	**16**	**$304,700**

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 and highest on the list below.

Plan Type Descriptions & Distribution	
Safety	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	Does not meet ADA, UFAS, and/or other accessibility requirements.
Environmental	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Aged But Functional	Any component or system that has aged past its industry-average expected useful life (EUL) but is not currently deficient or problematic.
Lifecycle/Renewal	Any component or system that is neither deficient nor aged past EUL but for which future replacement or repair is anticipated and budgeted.



10-Year Total: $3,130,000

2. Building Maintenance and Fleet Division

Building Maintenance & Fleet Division: Building Systems Summary		
Address	2175 East 28th Street, Signal Hill, CA 90755	
Constructed/Renovated	1985	
Building Area	5,024 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Concrete block walls with metal roof deck supported by open-web steel joists and concrete slab foundation	Fair
Facade	Wall Finish: Metal siding	Fair
Roof	Flat construction with metal finish	Fair
Interiors	Walls: Painted plywood Floors: Concrete Ceilings: Unfinished/exposed	Fair
Elevators	None	-

Building Maintenance & Fleet Division: Building Systems Summary		
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Electric residential water heater Fixtures: Sinks	Poor
HVAC	Supplemental components: Suspended unit heaters	Poor
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: Diesel generator available on site	Fair
Fire Alarm	Alarm panel with smoke detectors and exit signs	Fair
Equipment/Special	None	-
Accessibility	Using guidance provided by the 2010 ADA Section 203.5 Machinery Spaces, this building is considered to be non-occupiable, as this facility is used for maintenance and operations.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

The table below shows the anticipated costs by trade or building system over the next 20 years.

Building Maintenance & Fleet Division: 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	$0	$0	$41,600	$0	$0	$41,600
Roofing	$0	$0	$127,800	$0	$0	$127,800
Interiors	$0	$0	$15,600	$0	$17,700	$33,300
Plumbing	$19,800	$0	$52,700	$0	$40,700	$113,300
HVAC	$37,600	$0	$0	$0	$80,800	$118,400
Fire Protection	$0	$0	$2,800	$0	$3,700	$6,500
Electrical	$0	$3,400	$156,100	$0	$0	$159,500
Fire Alarm & Electronic Systems	$0	$0	$4,300	$0	$0	$4,300
TOTALS	**$57,400**	**$3,400**	**$400,900**	**$0**	**$142,900**	**$604,700**

Significant/Systemic Findings and Deficiencies

Historical Summary

The warehouse has been constructed by The City for the municipal building maintenance and fleet department. From its inception, this warehouse has been an integral part of The City's yard services, serving as a vital hub for the vehicle maintenance and ensuring smooth functioning of various municipal departments. This facility contributes to the seamless operation of essential services.

Architectural

The warehouse building was built on concrete slab with metal roof and siding finish with multiple overhead door openings. Overall architectural assets are in fair condition and would not need any immediate repairs. Typical life cycle renewal repairs are recommended.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The electric water heater is nonfunctional and replacement cost has been added immediate budget.

The unit heaters are old and in poor condition, rendered non-functional due to a lack of gas supply in the building. Therefore, a utility study is recommended to thoroughly assess the issues and determine the cost associated with repairs. Heaters are recommended to be replaced in near future. Small window AC units serving office space were in fair condition and do not need any immediate replacement.

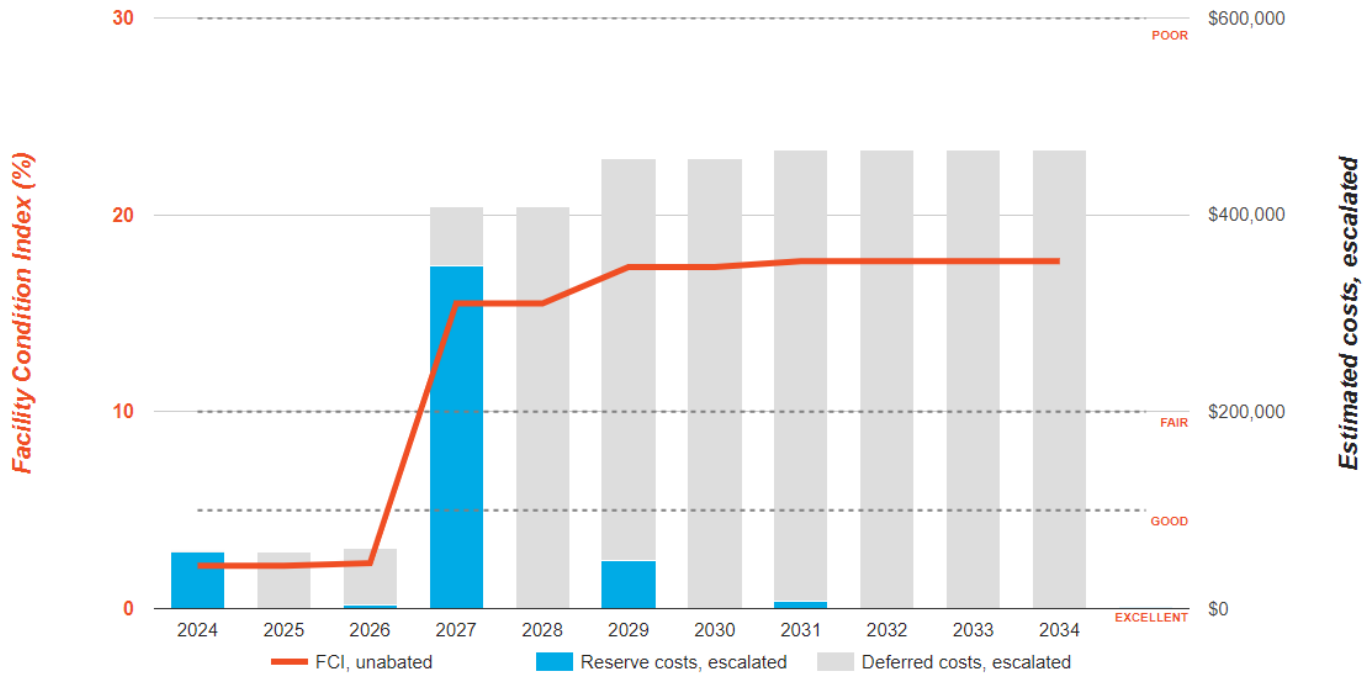
The electrical systems, though aged, appear to be in fair condition.

Fire suppression is limited to fire extinguishers and a building wide fire alarm system is available.

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $2,637,600 Inflation Rate: 3.0% Average Needs per Year: $42,400



Immediate Needs

Location	UF	Description	Cond	Plan Type	Cost
City Yard / Building Maintenance & Fleet Division	D2010	Ceiling Finishes, exposed irregular elements, Prep & Paint	Poor	Performance/Integrity	$19,800
City Yard / Building Maintenance & Fleet Division	D3020	Unit Heater, Natural Gas, Replace	Poor	Performance/Integrity	$7,500
City Yard / Building Maintenance & Fleet Division	D3020	Unit Heater, Natural Gas, Replace	Poor	Performance/Integrity	$7,500
City Yard / Building Maintenance & Fleet Division	D3020	Unit Heater, Natural Gas, Replace	Poor	Performance/Integrity	$7,500
City Yard / Building Maintenance & Fleet Division	D3020	Unit Heater, Natural Gas, Replace	Poor	Performance/Integrity	$7,500
City Yard / Building Maintenance & Fleet Division	D3020	Unit Heater, Natural Gas, Replace	Poor	Performance/Integrity	$7,500
TOTAL (6 items)					**$57,400**

Key Findings

Water Heater in Failed condition.

Electric, Commercial (12 kW)
Building Maintenance & Fleet Division City Yard
Fleet Shop Building Northeast

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

Plan Type:
Performance/Integrity

Cost Estimate: $19,800

**$$$**$

Nonfunctional. - AssetCALC ID: 7336573

Unit Heater in Poor condition.

Natural Gas
Building Maintenance & Fleet Division City Yard
Throughout Building

Uniformat Code: D3020
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: $7,500

**$$**$$

This unit heater is not functioning because gas lines are shut off. - AssetCALC ID: 7336658

Unit Heater in Poor condition.

Natural Gas
Building Maintenance & Fleet Division City Yard
Throughout Building

Uniformat Code: D3020
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: $7,500

**$$**$$

This unit heater is not functioning because gas lines are shut off. - AssetCALC ID: 7336644

Unit Heater in Poor condition.

Natural Gas
Building Maintenance & Fleet Division City Yard
Throughout Building

Uniformat Code: D3020
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: $7,500

**$$**$$

This unit heater is not functioning because gas lines are shut off. - AssetCALC ID: 7336656

Unit Heater in Poor condition.

Natural Gas
Building Maintenance & Fleet Division City Yard
Throughout Building

Uniformat Code: D3020
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: $7,500

**$$**$$

This unit heater is not functioning because gas lines are shut off. - AssetCALC ID: 7336687

Unit Heater in Poor condition.

Natural Gas
Building Maintenance & Fleet Division City Yard
Throughout Building

Uniformat Code: D3020
Recommendation: **Replace in 2024**

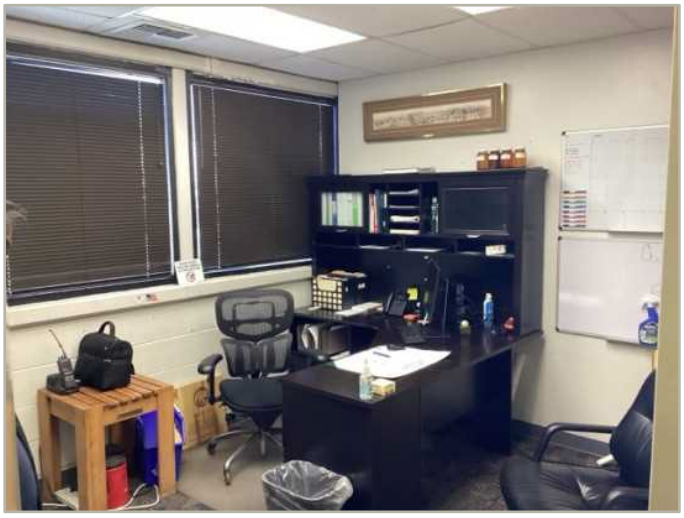
Plan Type:
Performance/Integrity

Cost Estimate: $7,500

**$$**$$

This unit heater is not functioning because gas lines are shut off. - AssetCALC ID: 7336670

3. City Yard Offices



City Yard Offices: Building Systems Summary		
Address	2175 East 28th Street, Signal Hill, CA 90755	
Constructed/Renovated	1985	
Building Area	4,299 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck and concrete slab foundation system	Fair
Facade	Wall Finish: Stucco, Brick, and CMU Windows: Aluminum	Fair
Roof	Flat construction with single-ply membrane with stone ballast	Poor
Interiors	Walls: Painted gypsum board, unfinished CMU, ceramic tile in restrooms Floors: Carpet in offices, ceramic tile in restrooms, and coated concrete throughout Ceilings: Painted gypsum board and ACT and Unfinished at common walkways	Fair

City Yard Offices: Building Systems Summary		
Elevators	None	-
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas tankless water heater Fixtures: Toilets, urinals, and sinks in restrooms	Fair
HVAC	Non-Central System: Packaged unit and one furnace with split-system condensing unit Supplemental components: Ductless split-system	Poor
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: Diesel generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors and exit signs	Fair
Equipment/Special	None	-
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	Exterior windows are leaking causing damage to the building exterior and heavy water ponding due to improper slopes observed on the roof. A professional architect should be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to provide flashing and positive slope away from the building is also included.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

The table below shows the anticipated costs by trade or building system over the next 20 years.

City Yard Offices: 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	$5,376	$0	$16,434	$0	$0	$21,810
Roofing	$134,217	$0	$0	$0	$0	$134,217
Interiors	$2,240	$43,569	$106,216	$27,093	$120,867	$299,985
Plumbing	$0	$6,109	$149,430	$2,361	$23,777	$181,677
HVAC	$6,720	$18,671	$38,464	$0	$21,956	$85,811
Fire Protection	$0	$0	$2,701	$0	$3,630	$6,331
Electrical	$0	$0	$39,870	$0	$2,067	$41,937
Fire Alarm & Electronic Systems	$0	$0	$0	$8,601	$0	$8,601
Equipment & Furnishings	$0	$0	$12,065	$2,026	$18,797	$32,888
Follow-up Studies	$11,200	$0	$0	$0	$0	$11,200
TOTALS	**$159,800**	**$68,400**	**$365,200**	**$40,100**	**$191,100**	**$824,500**

Significant/Systemic Findings and Deficiencies

Historical Summary

The Public Works Department - City Yard Offices building was constructed in 1985 by The City of Signal Hill. The Public Works Department provides reliable, well-maintained public facilities and essential services for residents and the business community. The building has not been substantially renovated since its original construction.

Architectural

The masonry building is a one-story building consisting of a concrete slab foundation. The flat roofs are built with single-ply membrane with stone ballast. There is an area of ponding on the south side of the roof. The roof in this area requires re-sloping and the drain should be enlarged. The cost for roof repairs is included in the immediate needs budget. The windows appear to be aluminum and an architectural study is recommended for the exterior windows of the building since water leakage during rainy season is observed. The cost for repairs is included in the immediate budget report. A slight sway or deflection in suspended ceiling was observed in the men’s restrooms. Replacement of damaged acoustic ceiling tiles, suspended ceiling hanger wire, and struts is recommended. A cost for ceiling repairs is included in the immediate needs budget.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building is heated and cooled by a rooftop packaged unit. There is a single split-system heat pump that serves the men's restroom area. The packaged unit was replaced in 1999 and will require lifecycle replacement in the near term. A failed non-functional furnace unit placed on the roof needs replacement and costs for replacement are included in the immediate needs budget.

The electrical systems, though aged, appear to be in fair condition.

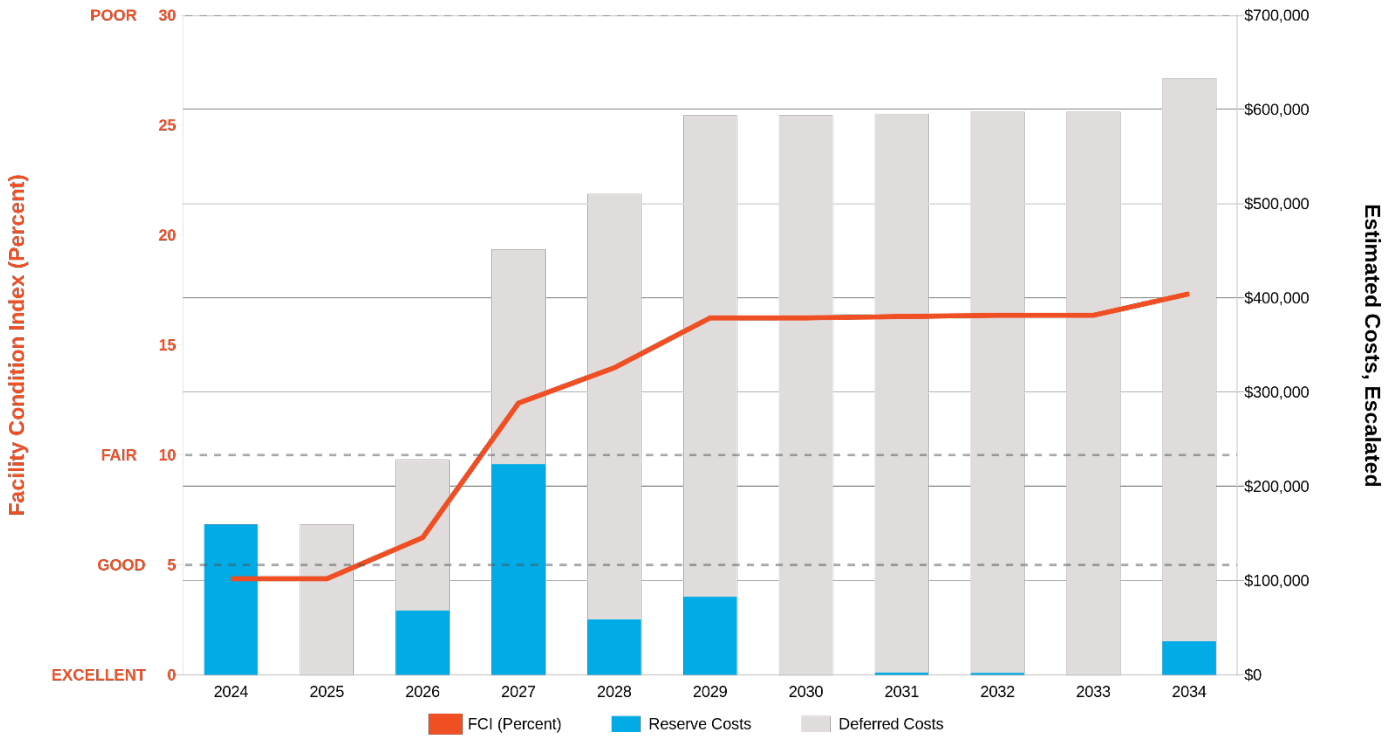
The restroom fixtures appear to be in fair condition. One multi-user sink which was retrofitted since its original construction doesn't provide hot water. This is budgeted for replacement in the near term. The plumbing supply and sanitary lines are in fair condition with no systemic issues reported or observed.

The building is protected by a building-wide fire alarm system. Fire suppression is limited to fire extinguishers.

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $3,654,150.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $57,578.00**



Immediate Needs

Location	UF	Description	Cond	Plan Type	Cost
City Yard / City Yard Offices	C1071	Suspended Ceilings, Acoustical Tile (ACT), Replace	Poor	Retrofit/Adaptation	$2,200
City Yard / City Yard Offices	D3021	Furnace, Gas, Replace	Failed	Performance/Integrity	$6,700
City Yard / City Yard Offices	B2018	Flashing, Window Edge/Trim, per 24 SF Window (or 20 LF), Replace	Failed	Performance/Integrity	$5,400
City Yard / City Yard Offices	B3015	Roofing, Built-Up, Replace	Poor	Performance/Integrity	$96,300
City Yard / City Yard Offices	B3061	Roof Skylight, per unit, up to 20 SF, Replace	Poor	Performance/Integrity	$29,100
City Yard / City Yard Offices	B3015	Roofing, any type, Repairs per Man-Day, Repair	Failed	Performance/Integrity	$8,800
City Yard / City Yard Offices	P2032	Architectural Study, Building Envelope, Façade, Roof, Evaluate/Report	NA	Performance/Integrity	$11,200
TOTAL (7 items)					**$159,800**

Key Findings

Roofing in Failed condition.

any type, Repairs per Man-Day
City Yard Offices
Roof

Uniformat Code: B3010
Recommendation: **Repair in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: $8,800

Water ponding was observed at the drain slope side of the roof, and water leakage is an issue as drainage slope needs to be fixed. This repair effort can be conducted prior to replacing the roof and skylights if funding for the larger effort may not be immediately available. If the funds to replace the roof and skylights are available soon, I would wait for the major project to address this situation. - AssetCALC ID: 7336586

Roofing in Poor condition.

Built-Up
City Yard Offices
Roof

Uniformat Code: B3010
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: $96,300

This roof covering is well beyond its expected useful life and should be renewed soon. Water ponding was observed at the drain slope side of the roof, and water leakage is an issue as drainage slope needs to be fixed. The skylights are also beyond their expected useful life and should be renewed as part of this project. - AssetCALC ID: 7336637

Furnace in Failed condition.

Gas
City Yard Offices
Roof

Uniformat Code: D3020
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: $6,700

This unit is not operational. - AssetCALC ID: 7336597

Sink/Lavatory in Poor condition.

Multi-user Sink, Floor
City Yard Offices
City Yard Offices - Restrooms

Uniformat Code: D2010
Recommendation: **Replace in 2026**

Plan Type: Performance/Integrity

Cost Estimate: $2,600

This is a retrofitted original sink, with hot water not working. - AssetCALC ID: 7336667

Recommended Follow-up Study:

Building Envelope, Façade, Roof
City Yard Offices
City Yard Offices - Exterior Windows and Roof

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2024**

Plan Type: Performance/Integrity

Cost Estimate: $11,200

Water leakage at windows and heavy ponding observed on the roof. Building envelope and roof study to determine cost and remediation of window leaks and roof slopes is recommended. - AssetCALC ID: 7338397

Flashing in Failed condition.

Window Edge/Trim, per 24 SF Window (or 20 LF)
City Yard Offices
Exterior

Uniformat Code: B2010
Recommendation: **Replace in 2024**

Plan Type: Performance/Integrity

Cost Estimate: $5,400

Window leakages observed. Provide flashing and positive slope away from the building. - AssetCALC ID: 7336633

Roof Skylight in Poor condition.

per unit, up to 20 SF
City Yard Offices
Roof

Uniformat Code: B3060
Recommendation: **Replace in 2024**

Plan Type: Performance/Integrity

Cost Estimate: $29,100

These skylights are well beyond their expected useful life and should be renewed soon. This work should be included with the recommendation to replace the roof. - AssetCALC ID: 7336659

Suspended Ceilings in Poor condition.

Acoustical Tile (ACT)
City Yard Offices
Men's Restroom

Uniformat Code: C1070
Recommendation: **Replace in 2024**

Plan Type:
Retrofit/Adaptation

Cost Estimate: $2,200

A slight sway or deflection in suspended ceiling was observed at this location. Replace damaged acoustic ceiling tiles, suspended ceiling hanger wire, and struts. - AssetCALC ID: 7336608

4. Material Storage Bins

Material Storage Bins: Building Systems Summary		
Address	2175 East 28th Street, Signal Hill, CA 90755	
Constructed/Renovated	1985	
Building Area	1,253 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Concrete block wall with metal roof deck supported by concrete slab	Fair
Facade	Wall Finish: CMU Windows: None	Fair
Roof	Flat construction with metal finish	Fair
Interiors	Walls: Unfinished Floors: unfinished concrete Ceilings: Unfinished/exposed	Fair
Elevators	None	-
Plumbing	None	-

Material Storage Bins: Building Systems Summary		
HVAC	None	-
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Fed from Building Maintenance & Fleet Division building with copper wiring	Fair
Fire Alarm	None	-
Equipment/Special	None	-
Accessibility	Using guidance provided by the 2010 ADA Section 203.5 Machinery Spaces, this building is considered to be non-occupiable, as this facility is used for maintenance and operations.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

The table below shows the anticipated costs by trade or building system over the next 20 years.

Material Storage Bins: 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
Structure	$38,200	$0	$0	$0	$0	$38,200
Roofing	$0	$0	$19,000	$0	$0	$19,000
Plumbing	$0	$0	$0	$0	$37,400	$37,400
Fire Protection	$0	$0	$1,600	$0	$2,200	$3,800
Screen Fencing Around Building	$0	$0	$0	$0	$3,500	$3,500
TOTALS	**$38,200**	**$0**	**$20,600**	**$0**	**$43,000**	**$101,800**

Significant/Systemic Findings and Deficiencies

Historical Summary

This structure was built for storage of city maintenance equipment.

Architectural

The structure is supported by concrete block walls, all resting on a concrete slab. Notably, the exposed metal roof structure exhibits signs of rust, necessitating immediate repairs, the costs of which are included in the budget for immediate needs.

Mechanical, Electrical, Plumbing and Fire (MEPF)

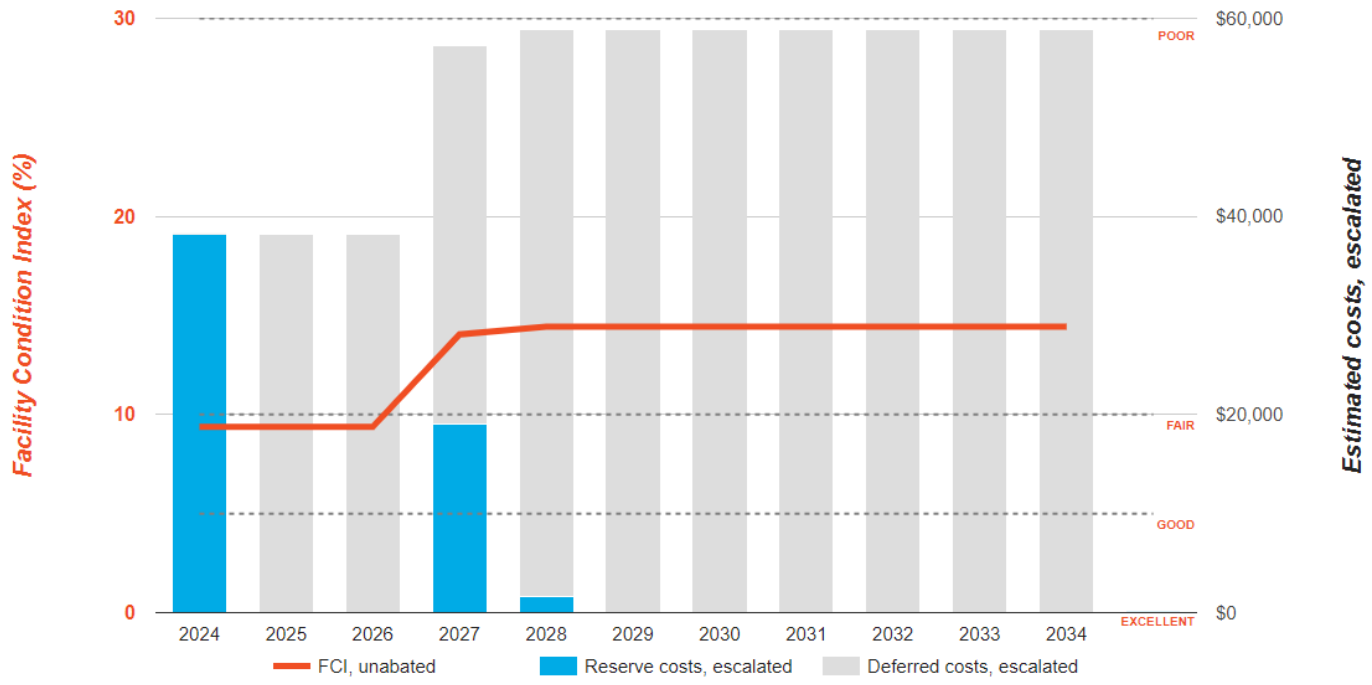
The electrical systems, though aged, appear to be in fair condition. There are no HVAC units present for this structure.

Fire suppression is limited to fire extinguishers.

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $407,300 Inflation Rate: 3.0% Average Needs per Year: $5,400



Immediate Needs

Location	UF	Description	Cond	Plan Type	Cost
City Yard / Material Storage Bins	B1020	Roof Structure, Flat, Metal Deck Over Bar Joists, Replace	Poor	Performance/Integrity	$38,200
TOTAL (1 item)					**$38,200**

Key Findings

Roof Structure in Poor condition.

Flat, Metal Deck Over Bar Joists
Material Storage Bins City Yard Roof Structure

Uniformat Code: B1020
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: $38,200

$$$$

The metal structure is moderately corroded. - AssetCALC ID: 7340463

5. Shade Structure A

Shade Structure A: Building Systems Summary		
Address	2175 East 28th Street, Signal Hill, CA 90755	
Constructed/Renovated	1985	
Building Area	10,576 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Steel beams and columns with metal roof deck supported by open-web steel joists and concrete slab	Fair
Facade	Wall Finish: CMU	Fair
Roof	Flat construction with metal finish	Fair
Interiors	Walls: Unfinished Floors: unfinished concrete Ceilings: Unfinished/exposed	Fair
Elevators	None	-
Plumbing	None	-

Shade Structure A: Building Systems Summary		
HVAC	None	-
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Fed from Water & Streets building with copper wiring	Fair
Fire Alarm	None	-
Equipment/Special	None	-
Accessibility	Using guidance provided by the 2010 ADA Section 203.5 Machinery Spaces, this building is considered to be non-occupiable, as this facility is used for maintenance and operations.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

The table below shows the anticipated costs by trade or building system over the next 20 years.

Shade Structure A: 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	$6,912	$0	$56,173	$9,289	$87,975	$160,349
Roofing	$0	$12,425	$227,195	$0	$0	$239,620
Interiors	$42,304	$0	$0	$56,853	$76,405	$175,562
Fire Protection	$0	$0	$2,098	$0	$2,819	$4,917
Electrical	$0	$0	$134,501	$0	$0	$134,501
TOTALS	**$49,300**	**$12,500**	**$420,000**	**$66,200**	**$167,200**	**$715,000**

Significant/Systemic Findings and Deficiencies

Historical Summary

The canopy shade structure was built for city maintenance vehicle and equipment storage.

Architectural

The canopy shade structure is supported by steel beams and columns with 8" concrete block walls at the back, all resting on a concrete slab. Notably, the exposed metal structure exhibits signs of rust, necessitating immediate repairs, the costs of which are included in the budget for immediate needs. The wash rack structure is due for a roof replacement in the near future and exterior wall painting for wash rack walls is recommended.

Mechanical, Electrical, Plumbing and Fire (MEPF)

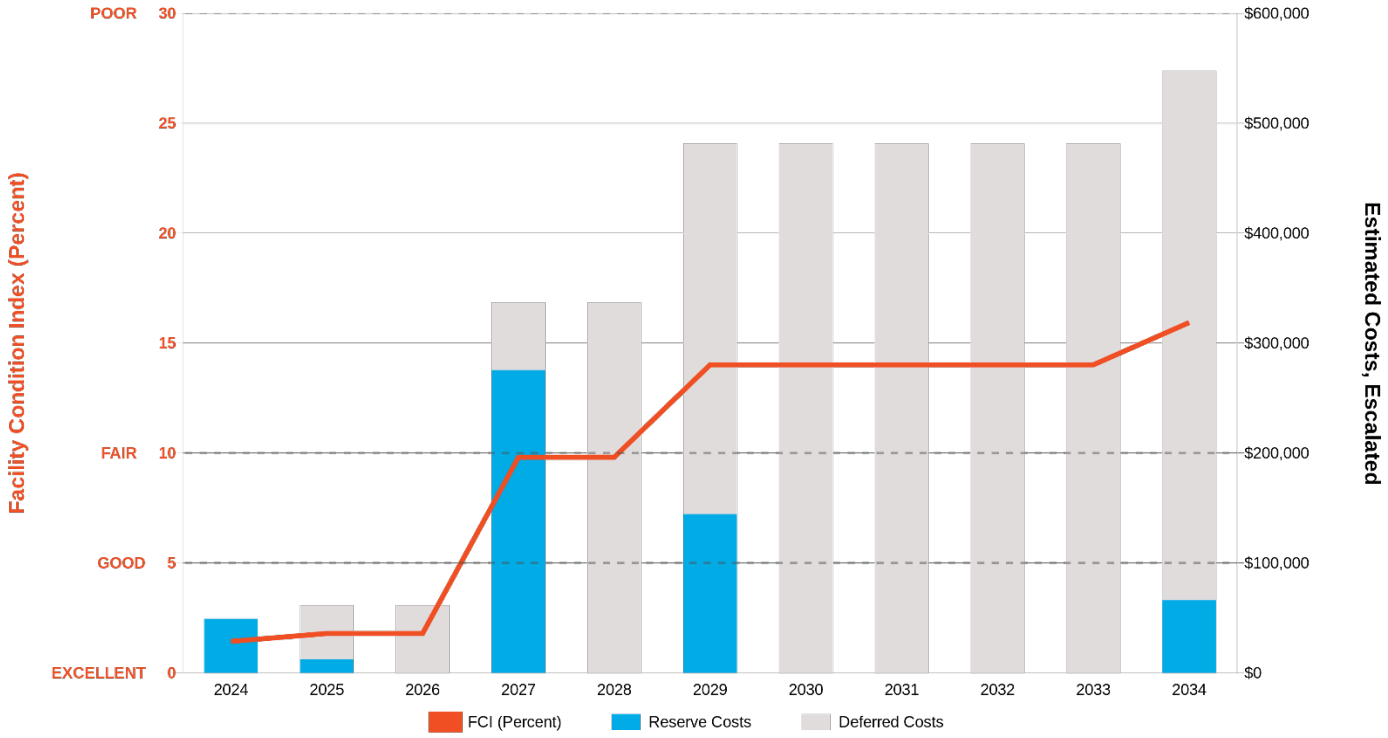
The electrical systems, though aged, appear to be in fair condition. There are no HVAC units present for this structure.

Fire suppression is limited to fire extinguishers.

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $3,437,200.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $49,795.00**



Immediate Needs

Location	UF	Description	Cond	Plan Type	Cost
City Yard / Shade Structure A	C2057	Ceiling Finishes, exposed irregular elements, Prep & Paint	Poor	Performance/Integrity	$42,300
City Yard / Shade Structure A	B2011	Exterior Walls, any painted surface, Prep & Paint	Poor	Performance/Integrity	$6,900
TOTAL (2 items)					**$49,200**

Key Findings

Exterior Walls in Poor condition.

any painted surface
Shade Structure A
Wash Bay

Uniformat Code: B2010
Recommendation: **Prep & Paint in 2024**

Plan Type: Performance/Integrity

Cost Estimate: $6,900

The paint finish is faded away due to use of pressure washers at wash rack. - AssetCALC ID: 7340676

Roofing in Poor condition.

Metal
Shade Structure A
Wash Bay Only

Uniformat Code: B3010
Recommendation: **Replace in 2025**

Plan Type: Performance/Integrity

Cost Estimate: $12,100

A new roof covering is needed for the wash rack area. - AssetCALC ID: 7336612

Ceiling Finishes in Poor condition.

Exposed irregular elements
Shade Structure A
Throughout

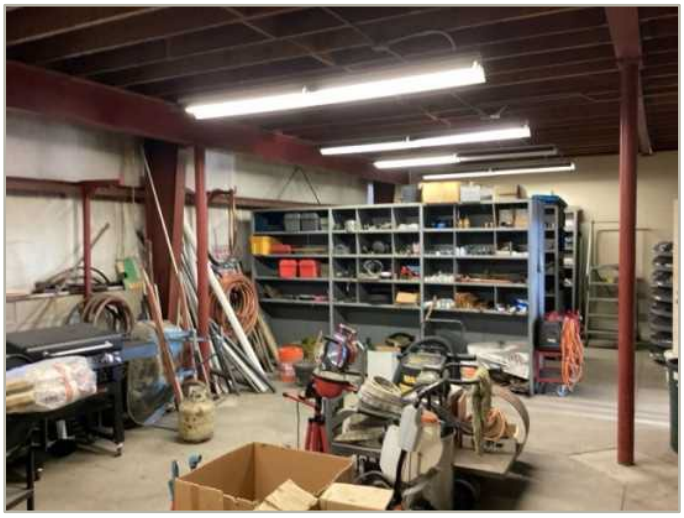
Uniformat Code: C2050
Recommendation: **Prep & Paint in 2024**

Plan Type: Performance/Integrity

Cost Estimate: $42,300

The metal structure is moderately corroded at multiple locations. - AssetCALC ID: 7340460

6. Water and Streets Shop



Water & Streets Shop: Building Systems Summary		
Address	2175 East 28th Street, Signal Hill, CA 90755	
Constructed/Renovated	1985	
Building Area	9,845 SF	
Number of Stories	1 above grade (mechanical mezzanines are present but not included in the count)	
System	*Description*	*Condition*
Structure	Concrete block walls with metal roof deck supported by open-web steel joists and concrete slab foundation	Fair
Facade	Wall Finish: Metal siding	Fair
Roof	Flat construction with metal finish	Fair
Interiors	Walls: Painted plywood Floors: Concrete Ceilings: Unfinished/exposed	Fair
Elevators	None	-

Water & Streets Shop: Building Systems Summary		
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: None Fixtures: Sinks	Fair
HVAC	None	-
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: Diesel generator available on site	Fair
Fire Alarm	Alarm panel with smoke detectors and exit signs	Fair
Equipment/Special	None	-
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

The table below shows the anticipated costs by trade or building system over the next 20 years.

Water & Streets Shop: 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	$0	$0	$94,936	$359,782	$0	$454,718
Roofing	$0	$0	$288,654	$0	$0	$288,654
Interiors	$0	$25,066	$3,895	$0	$33,687	$62,648
Plumbing	$0	$0	$7,227	$0	$4,903	$12,130
Fire Protection	$0	$0	$4,451	$0	$5,982	$10,433
Electrical	$0	$0	$122,811	$0	$0	$122,811
Fire Alarm & Electronic Systems	$0	$0	$7,203	$0	$11,222	$18,425
TOTALS	**$0**	**$25,100**	**$530,000**	**$359,800**	**$55,800**	**$969,900**

Significant/Systemic Findings and Deficiencies

Historical Summary

The warehouse was constructed for the streets, water, and parks department shops. From its inception, this warehouse has been an integral part of the city's yard services, serving as a vital hub for the maintenance and storage of equipment and materials crucial for the smooth functioning of various municipal departments. This facility contributes to the seamless operation of essential services.

Architectural

This building was built on concrete slab with metal roof and siding finishes with multiple overhead door openings. Overall architectural assets are in fair condition and would not need any immediate repairs. Typical life cycle renewal repairs are recommended.

Mechanical, Electrical, Plumbing and Fire (MEPF)

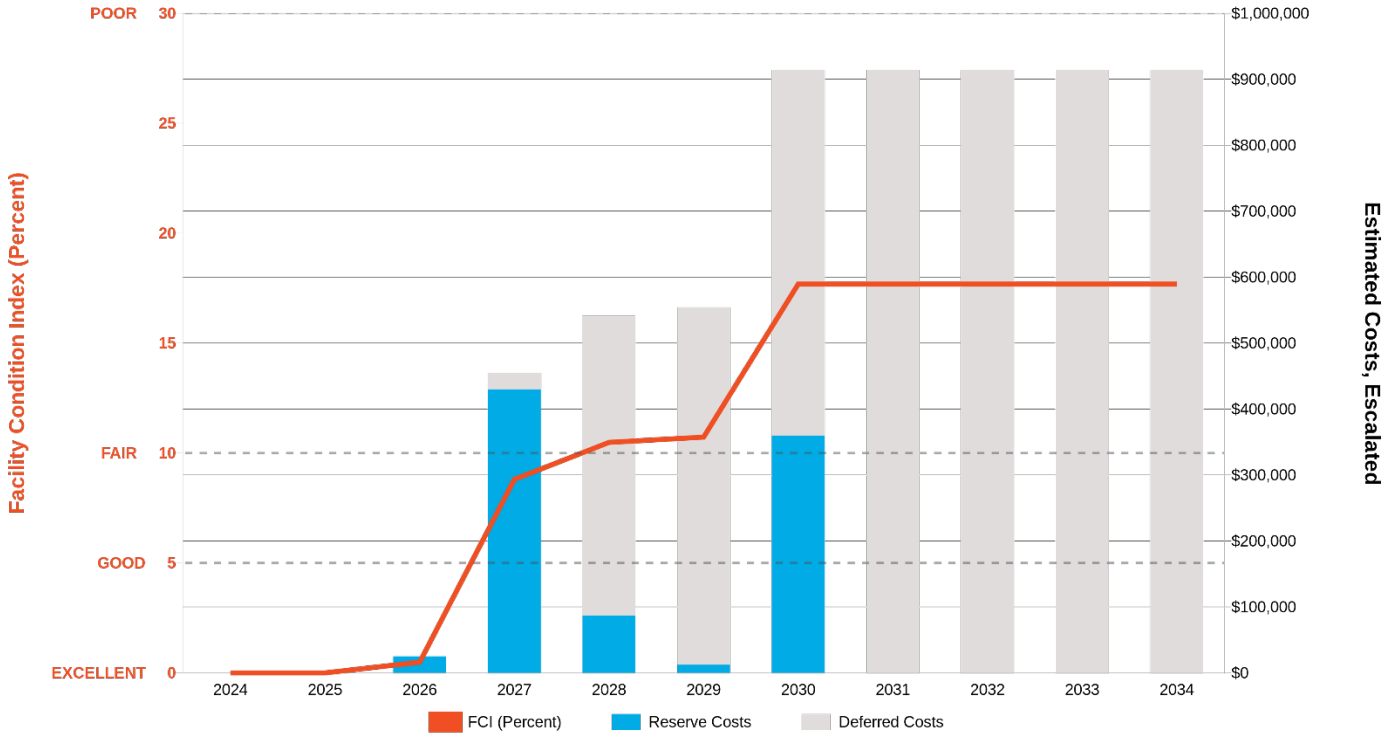
The electrical systems, though aged, appear to be in fair condition. No HVAC units were observed for this structure.

Fire suppression is limited to fire extinguishers and a building wide fire alarm system is available.

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $5,168,625.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $83,093.00**



Immediate Needs

At the time of the assessment, BV did not identify any immediate needs associated with this building.

Key Findings

There are no key findings to report.

7. Well 9 Nano-Filtration Treatment Plant

Well 9 Nano-Filtration Treatment Plant: Building Systems Summary		
Address	2175 East 28th Street, Signal Hill, CA 90755	
Constructed/Renovated	2017	
Building Area	4,189 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Steel beams & columns with metal roof deck supported by open-web steel joists and concrete slab	Good
Facade	Wall Finish: Metal	Good
Roof	Primary: Flat construction with metal finish	Good
Interiors	Floors: Unfinished concrete Ceilings: Unfinished/exposed	Good
Elevators	None	-

Well 9 Nano-Filtration Treatment Plant: Building Systems Summary		
Plumbing	Distribution: Copper supply Hot Water: None Fixtures: None	Good
HVAC	None	-
Fire Suppression	Fire extinguishers only	Good
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: Diesel generator with automatic transfer switch	Good
Fire Alarm	None	-
Equipment/Special	Distribution pumps	Good
Accessibility	Using guidance provided by the 2010 ADA Section 203.5 Machinery Spaces, this building is considered to be non-occupiable, as this facility is used for maintenance and operation of water distribution equipment and systems.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

The table below shows the anticipated costs by trade or building system over the next 20 years.

Well 9 Nano-Filtration Treatment Plant: 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	$0	$0	$8,339	$0	$11,207	$19,546
Roofing	$0	$0	$0	$0	$0	$0
Interiors	$0	$0	$18,309	$0	$24,606	$42,915
Plumbing	$0	$0	$0	$100,935	$0	$100,935
Fire Protection	$0	$0	$1,573	$0	$2,114	$3,687
Electrical	$0	$0	$0	$0	$44,290	$44,290
TOTALS	**$0**	**$0**	**$28,300**	**$101,000**	**$82,300**	**$211,400**

Significant/Systemic Findings and Deficiencies

Historical Summary

The Well 9 Nano-Filtration Treatment Plant structure was built in 2017 to provide a more reliable source of portable water that could serve the southern portion of the city. This consists of water treatment system equipment.

Architectural

The structure is supported by steel beams and columns, all resting on a concrete slab and mat foundation. The canopy has an exposed ceiling with metal roofing. Overall, the architectural assets for this structure are relatively new and would only require typical lifecycle renewals.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The electrical main distribution panel, motor control boards, and complete electrical system are in good condition. There are no HVAC units present for this structure.

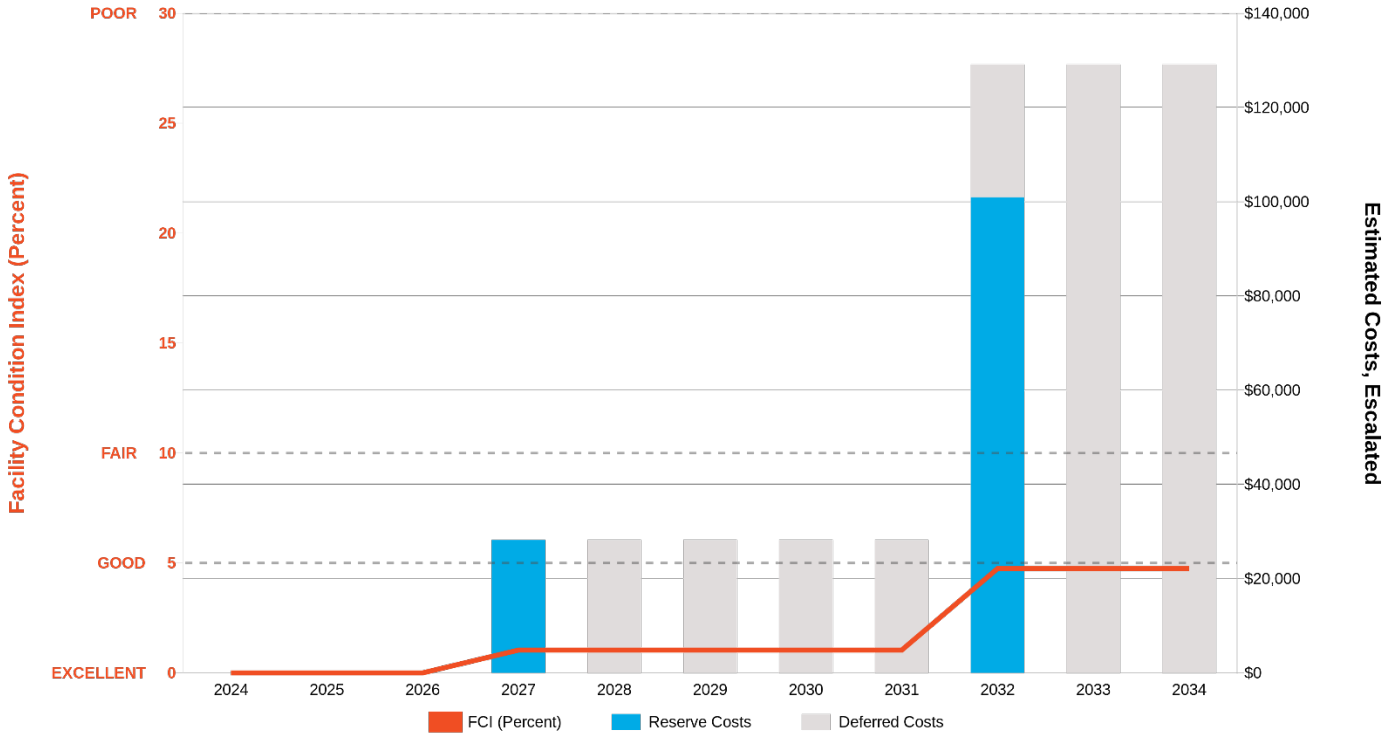
Distribution pumps are in fair condition and lifecycle renewal recommendations are made.

Fire suppression is limited to fire extinguishers.

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $2,722,850.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $11,741.00**



Immediate Needs

At the time of the assessment, BV did not identify any immediate needs associated with this building.

Key Findings

There are no key findings to report.

8. Well 9 Training

Well 9 Training: Building Systems Summary		
Address	2175 East 28th Street, Signal Hill, CA 90755	
Constructed/Renovated	2017	
Building Area	1,424 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Prefabricated metal building over concrete slab foundation	Good
Facade	Wall Finish: Metal siding Windows: Aluminum	Good
Roof	Flat construction with metal finish	Good
Interiors	Walls: Painted gypsum board Floors: Sealed concrete Ceilings: Suspended ceiling ACT	Fair
Elevators	None	-

Well 9 Training: Building Systems Summary		
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: None Fixtures: Toilets, urinals, and sinks in restroom	Good
HVAC	Split-system heat pumps	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: Diesel generator with automatic transfer switch on site	Good
Fire Alarm	Smoke detectors with exit signs only	Fair
Equipment/Special	None	-
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

The table below shows the anticipated costs by trade or building system over the next 20 years.

Well 9 Training: 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	$0	$0	$9,231	$0	$12,406	$21,637
Interiors	$0	$0	$9,334	$0	$22,639	$31,973
Plumbing	$0	$0	$0	$0	$0	$0
HVAC	$0	$0	$0	$52,931	$0	$52,931
Fire Protection	$0	$0	$1,573	$0	$2,114	$3,687
Electrical	$0	$0	$1,573	$0	$17,169	$18,742
Equipment & Furnishings	$0	$0	$0	$0	$11,132	$11,132
TOTALS	**$0**	**$0**	**$21,800**	**$53,000**	**$65,500**	**$140,200**

Significant/Systemic Findings and Deficiencies

Historical Summary

The Well 9 Training building was constructed in 2017 along with the construction of the Well 9 Nano-Filtration Treatment Plant. This building serves as operations and training room for the treatment plant.

Architectural

The building was constructed in 2017 on a thick concrete slab foundation supporting a prefabricated metal building structure with hollow metal doors and an aluminum window. Overall, the architectural assets of the building are fairly new and in good condition. Typical lifecycle renewal repairs are recommended.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building is heated and cooled by split system condensing units and heat pumps. All units are in good condition and would require typical lifecycle renewals as necessary.

The main distribution panel for the treatment plant is located in this building's electrical room along with motor control breakers. all in good condition.

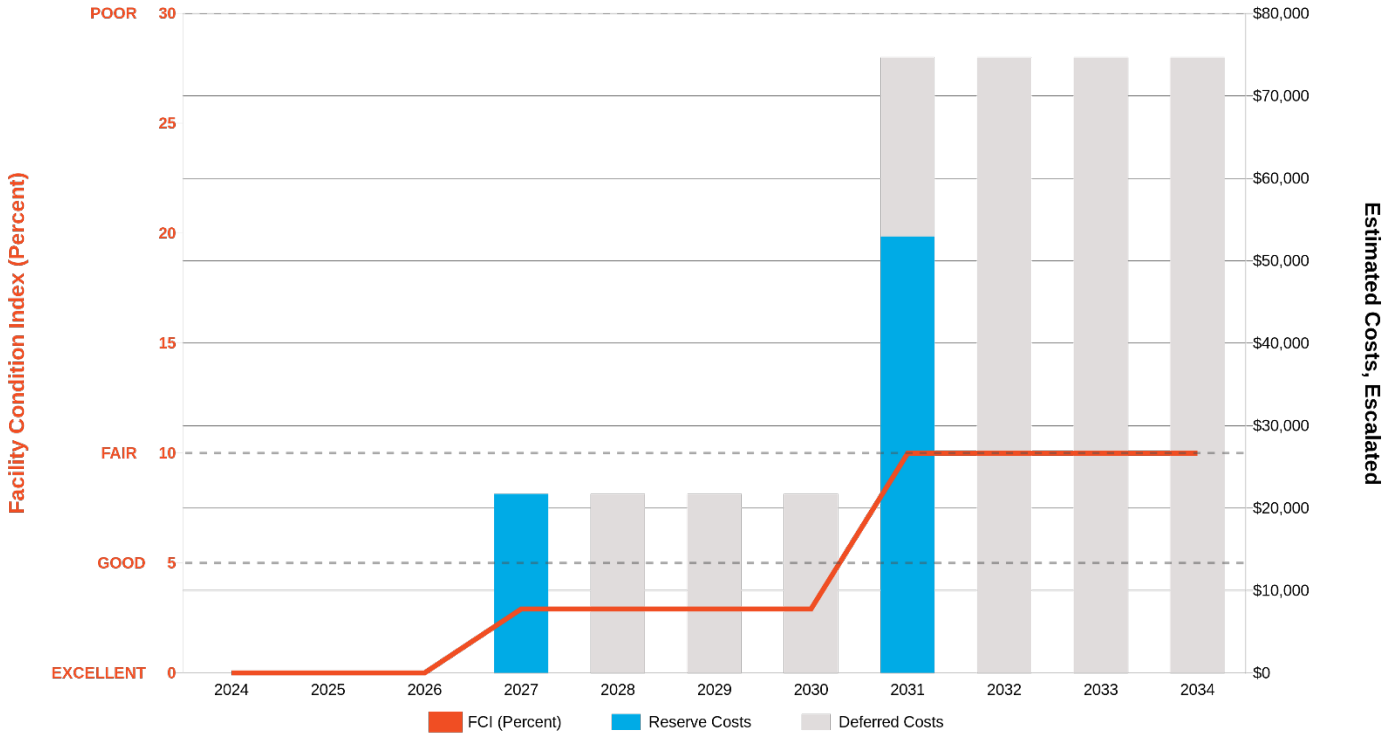
The restroom fixtures are in fair condition and typical lifecycle renewal repairs are recommended.

The building is equipped with smoke detectors. Fire suppression is limited to fire extinguishers.

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $747,600.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $6,785.00**



Immediate Needs

At the time of the assessment, BV did not identify any immediate needs associated with this building.

Key Findings

There are no key findings to report.

9. Site

Site: Site Information		
Site Area	3.4 acres	
Parking Spaces	44 total spaces all in open lots; 1 of which is accessible.	
System	*Description*	*Condition*
Site Pavement	Asphalt parking lots with limited areas of concrete pavement and adjacent concrete sidewalks, curbs, ramps, and stairs.	Fair
Site Development	Building-mounted signage; Chain link and CMU wall fencing Furnished with trash receptacles and site lighting	Fair
Landscaping & Topography	Limited landscaping features including trees, bushes, and planters Irrigation present CMU retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED	Fair
Ancillary Structures	None	-

Site: Site Information	
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.
Site Additional Studies	No additional studies are currently recommended for the site areas.
Site Areas Observed	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.

The table below shows the anticipated costs by trade or building system over the next 20 years.

Site: 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	$0	$0	$0	$0	$234,300	$234,300
Site Pavement	$0	$0	$0	$0	$0	$31,973
Site Development	$0	$0	$0	$0	$0	$0
Site Utilities	$0	$0	$0	$0	$0	$52,931
TOTALS	**$0**	**$0**	**$21,800**	**$53,000**	**$65,500**	**$140,200**

Significant/Systemic Findings and Deficiencies

Site Summary

The parking lots and other site pavements appear to be in fair condition, necessitating life cycle renewal. The site gate, fencing, and furnishings are well-maintained. No additional expenditures are anticipated in the near term.

Immediate Needs

At the time of the assessment, BV did not identify any immediate needs associated with this site.

Key Findings

There are no key findings to report.

10. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The following table summarizes the accessibility conditions of the general site and each significant building included in this report:

Accessibility Summary

Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
City Yard Offices	1985	No	Yes
Well 9 Training	2017	No	No

11. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

12. Opinions of Probable Costs

Cost estimates are embedded throughout this report, including the very detailed Replacement Reserves report in the appendix. The cost estimates are predominantly based on construction rehabilitation costs developed by the *RSMeans data from Gordian.* While the *RSMeans data from Gordian* is the primary reference source for the Bureau Veritas cost library, secondary and supporting sources include but are not limited to other industry experts work, such as *Marshall & Swift* and *CBRE Whitestone.* For improved accuracy, additional research integrated with Bureau Veritas's historical experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions also come into play when deemed necessary. Invoice or bid documents provided either by the owner or facility construction resources may be reviewed early in the process or for specific projects as warranted.

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.

To account for differences in prices between locations, the base costs are modified by geographical location factors to adjust for to market conditions, transportation costs, or other local contributors. When requested by the client, the costs may be further adjusted by several additional factors including; labor rates (prevailing minimum wage), general contractor fees for profit and overhead, and insurance. If desired, costs for design and permits, and a contingency factor, may also be included in the calculations.

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 or component 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.

13. Certification

FCA and Master Plan Study (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of City Yard, 2175 East 28th Street, Signal Hill, CA 90755, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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14. Appendices

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

Appendix A:
Photographic Record

Photographic Overview

1 – CITY YARD OFFICES FRONT ELEVATION

2 - CITY YARD OFFICES LEFT ELEVATION

3 - CITY YARD OFFICES RIGHT ELEVATION

4 - CITY YARD OFFICES REAR ELEVATION

5 - SHADE STRUCTURE A STORAGE

6 -WATER & STREETS SHOP EXTERIOR

Photographic Overview

7 - WATER & STREETS SHOP REAR

8 - MATERIAL STORAGE BINS

9 - BLDG MAINT & FLEET DIVISION EXTERIOR

10 - BLDG MAINT & FLEET DIVISION REAR

11 - WELL 9 TRAINING FRONT

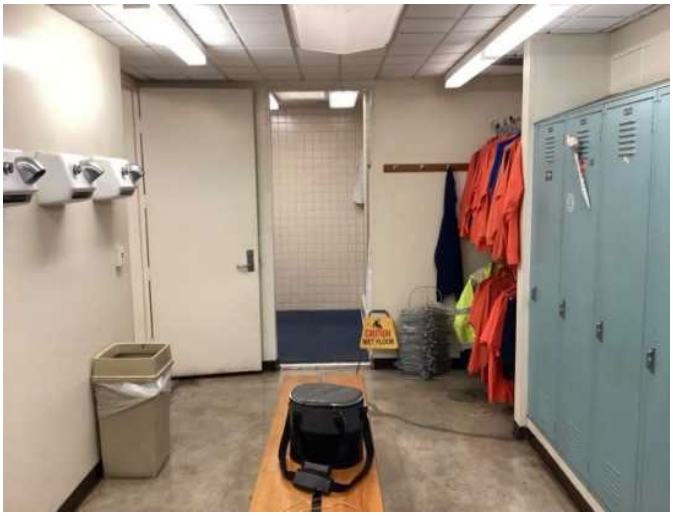
12 - WELL 9 NANO-FILTRATION TREATMENT PLANT

Photographic Overview

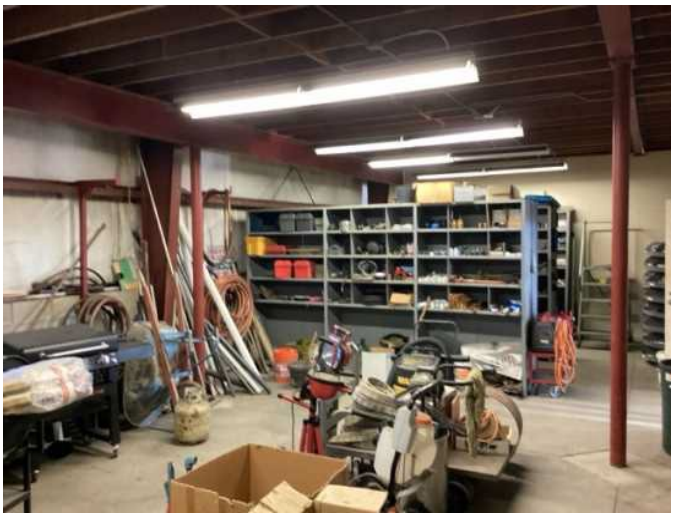
13 – CITY YARD OFFICES OVERVIEW

14 - CITY YARD OFFICES ROOF SOUTH END

15 - CITY YARD OFFICES - OFFICE



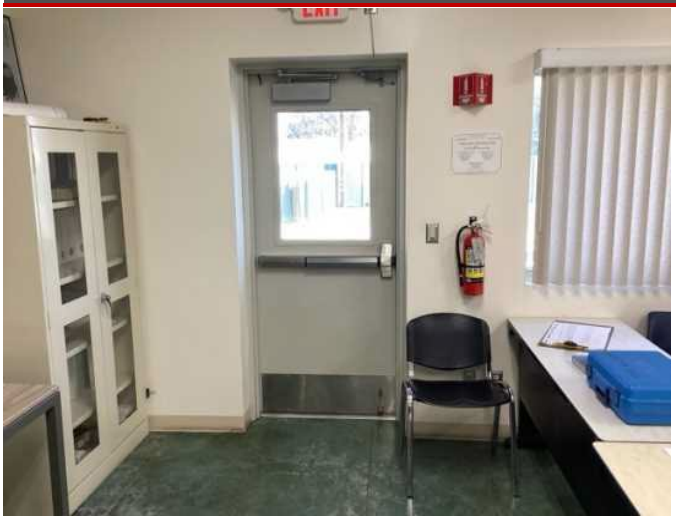
16 - CITY YARD OFFICES MENS LOCKER ROOM



17 - WATER & STREETS SHOP - STORAGE

18 - BLDG MAINT & FLEET DIVISION - INTERIOR

Photographic Overview



19 - WELL 9 TRAINING INTERIOR

20 - CITY YARD OFFICES - ROOFTOP MECH

21 - WELL 9 TRAINING EXT MECHANICAL & ELEC

22 - WELL 9 TRAINING ELECTRICAL ROOM

23 - CITY YARD OFFICES ELECTRICAL PANEL

24 - SITE EMERGENCY TRANSFORMER

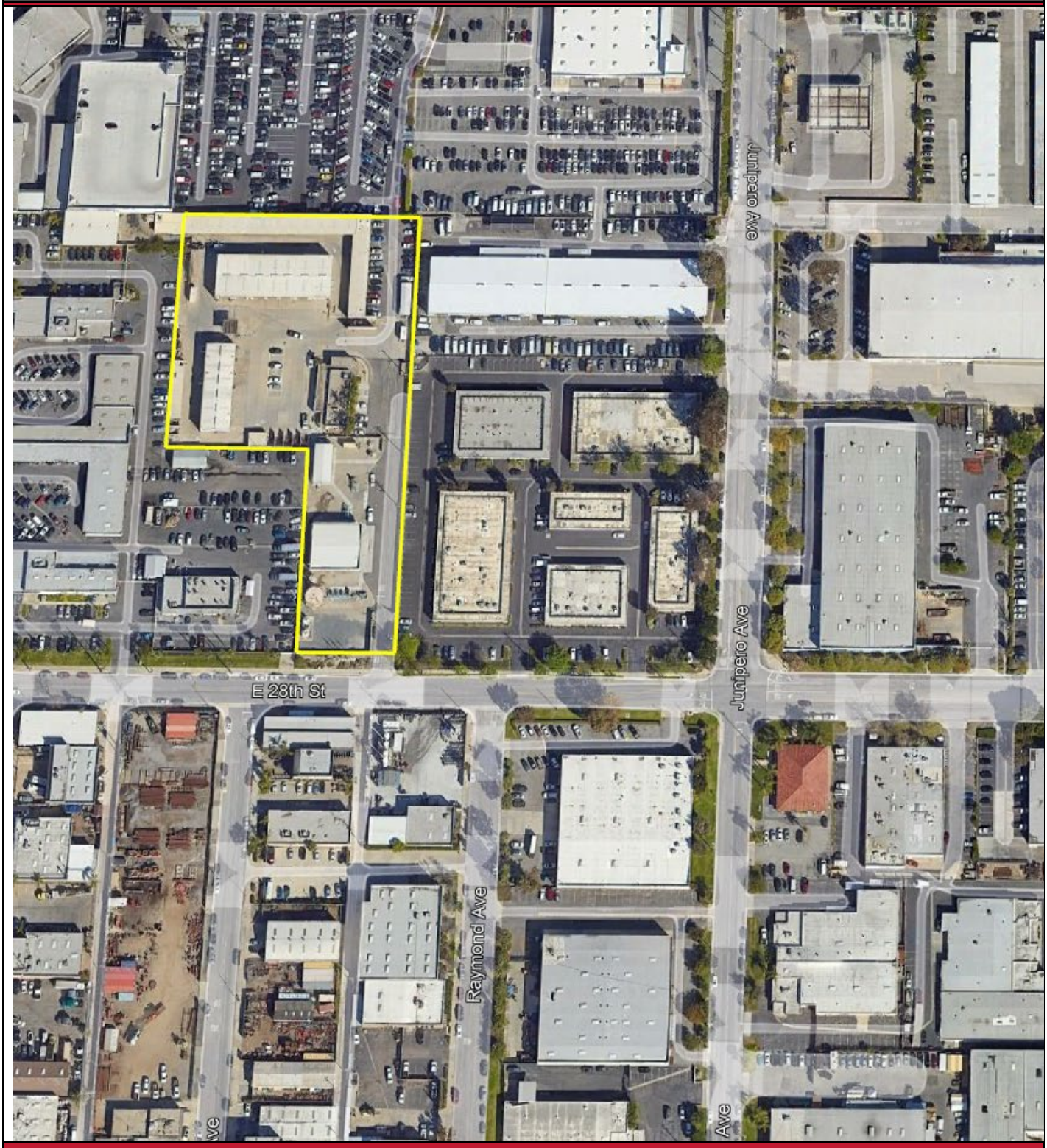
Photographic Overview

25 - SITE MAIN PARKING AREA

26 - SITE SECONDARY PARKING AREA

Appendix B:
Site and Floor Plan(s)

Site Plan



Project Number	Project Name
165418.23R000-005.354	City Yard The City of Signal Hill
Source	**On-Site Date**
Google	January 23, 2024

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Appendix C:
Pre-Survey Questionnaire(s)

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: City Yard

Name of person completing form:

Title / Association with property:

Length of time associated w/ property:

Date Completed:

Phone Number:

Method of Completion: INCOMPLETE: client/POC unwilling or unable to complete

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

Data Overview		Response		
1	Year/s constructed / renovated			
2	Building size in SF			
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		

Question		Response
4	List other significant capital improvements (focus on recent years; provide approximate date).	
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	

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

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

Appendix D:
Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: City Yard Offices

BV Project Number: 165418.23R000-005.354

Facility History & Interview

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

City Yard: Accessibility Issues

Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking			Main Parking Signage missing	
Exterior Accessible Route		Ramp landing has cracks		
Building Entrances		Door non compliant		
Interior Accessible Route		Door hardware non compliant		
Elevators	**NA**			
Public Restrooms			Sink width non compliant	
Kitchens/Kitchenettes			Sink clearance non compliant	
Playgrounds & Swimming Pools	**NA**			
Other	**NA**			

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

City Yard: Photographic Overview

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

ACCESSIBLE RAMP

ACCESSIBLE PATH

MAIN ENTRANCE

MAIN ENTRANCE

City Yard: Photographic Overview

ACCESSIBLE INTERIOR PATH

DOOR HARDWARE

TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

SINK CLEARANCE

OVEN WITH CONTROLS

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Well 9 Training

BV Project Number: 165418.23R000-005.354

Facility History & Interview

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

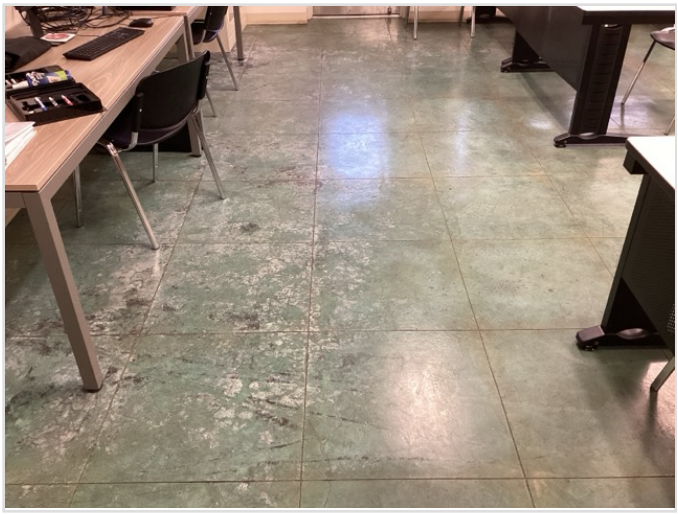
Well 9 Training: Accessibility Issues

Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking			No accessible parking	
Exterior Accessible Route				X
Building Entrances				X
Interior Accessible Route				X
Elevators	**NA**			
Public Restrooms				X
Kitchens/Kitchenettes				X
Playgrounds & Swimming Pools	**NA**			
Other	**NA**			

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

Well 9 Training: Photographic Overview

ACCESSIBLE PATH TO ENTRANCE



INTERIOR ACCESSIBLE PATH

ACCESSIBLE UNISEX TOILET

ACCESSIBLE BATHROOM LAVATORY

ACCESSIBLE ACCESS UNDER BASE CABINET

COMPLIANT SINK HANDLES

Appendix E:
Component Condition Report

Component Condition Report | City Yard / Material Storage Bins

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1020	Roof Structure	Poor	Roof Structure, Flat, Metal Deck Over Bar Joists	853 SF	0	7340463
Roofing						
B3010	Roof	Fair	Roofing, Metal	835 SF	3	7371814
Plumbing						
D2060	Compressor Room	Fair	Air Compressor, Tank-Style	1	13	7336640
Fire Protection						
D4030	Storage Throughout	Fair	Fire Extinguisher, Wet Chemical/CO2	3	4	7340466
Sitework						
G2060	Exterior	Fair	Fences & Gates, Fence, Chain Link 8'	50 LF	19	7340464

Component Condition Report | City Yard / City Yard Offices

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Exterior	Failed	Flashing, Window Edge/Trim, per 24 SF Window (or 20 LF)	8	0	7336633
B2020	Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	8	3	7336606
B2050	Exterior	Fair	Exterior Door, Steel, Standard	3	3	7336593
Roofing						
B3010	Roof	Poor	Roofing, Built-Up	4,299 SF	0	7336637
B3010	Roof	Failed	Roofing, any type, Repairs per Man-Day, Repair	5	0	7336586
B3060	Roof	Poor	Roof Skylight, per unit, up to 20 SF	14	0	7336659
Interiors						
C1030	Throughout	Fair	Interior Door, Steel, Standard	21	10	7336661
C1070	Throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,499 SF	3	7336680
C1070	Men's Restroom	Poor	Suspended Ceilings, Acoustical Tile (ACT)	400 SF	0	7336608
C2010	Throughout	Fair	Wall Finishes, Ceramic Tile	1,200 SF	5	7336617
C2010	Throughout	Fair	Wall Finishes, any surface, Prep & Paint	6,450 SF	3	7336619
C2030	Throughout	Fair	Flooring, Vinyl Tile (VCT)	1,100 SF	5	7336598
C2030	Throughout	Good	Flooring, Carpet, Commercial Standard	1,060 SF	5	7336639
C2030	Throughout	Fair	Flooring, any surface, w/ Coating, Prep & Paint	2,139 SF	2	7336666
C2050	Building e - City Yard Offices - Throughout	Fair	Ceiling Finishes, any flat surface, Prep & Paint	800 SF	4	7336645
Plumbing						

Component Condition Report | City Yard / City Yard Offices

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	3	7336652
D2010	Building e - City Yard Offices - Restrooms	Poor	Sink/Lavatory, Multi user Sink, Floor	1	2	7336667
D2010	Utility Closet	Fair	Sink/Lavatory, Service Sink, Floor	1	3	7336689
D2010	Restrooms	Fair	Urinal, Standard	2	15	7336683
D2010	Restrooms	Fair	Shower, Valve & Showerhead	6	3	7336672
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	20	7336650
D2010	Corridor	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	7	7336579
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (includes fixtures)	4,299 SF	3	7336602
D2010	Restrooms	Fair	Shower, Fiberglass	6	5	7336671
D2010	Exterior	Fair	Water Heater, Gas, Tankless	1	2	7336690
HVAC						
D3020	Roof	Failed	Furnace, Gas	1	0	7336597
D3030	Roof	Fair	Split System Ductless, Single Zone	1	4	7336607
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	7336583
D3050	Throughout	Fair	HVAC System, Ductwork, Medium Density	4,299 SF	3	7336605
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	3	7336674
Fire Protection						
D4030	Throughout	Fair	Fire Extinguisher, Wet Chemical/CO2	5	4	7336622
Electrical						
D5020	Exterior	Good	Secondary Transformer, Dry, Stepdown	1	22	7336616
D5020	Electrical Hallway	Fair	Distribution Panel, 120/208 V	1	3	7336599
D5040	Throughout	Fair	Emergency & Exit Lighting, Exit Sign, LED	4	3	7336627
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,299 SF	4	7336685
Fire Alarm & Electronic Systems						
D7050	Cafeteria	Fair	Fire Alarm Panel, Multiplex	1	10	7336632
Equipment & Furnishings						
E1030	Exterior	Fair	Foodservice Equipment, Icemaker, Freestanding	1	4	7336669
E1060	Cafeteria	Fair	Residential Appliances, Cooktop, Countertop	1	8	7336655
Sitework						
G4050	Building e - City Yard Offices - Exterior	Fair	Exterior Site Lighting, Wall Pack, any type w/ LED, 50 to 105 W	8	5	7336590
Follow-up Studies						
P2030	Building e - City Yard Offices - Exterior Windows and Roof	NA	Architectural Study, Building Envelope, Façade, Roof, Evaluate/Report	1	0	7338397

Component Condition Report | City Yard / Shade Structure A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Wash Bay	Poor	Exterior Walls, any painted surface, Prep & Paint	1,440 SF	0	7340676
B2010	All Walls Except Wash Rack	Fair	Exterior Walls, any painted surface, Prep & Paint	10,095 SF	5	7370152
Roofing						
B3010	Wash Bay Only	Poor	Roofing, Metal	580 SF	1	7336612
B3010	Roof Except Wash Bay	Fair	Roofing, Metal	9,996 SF	3	7369981
Interiors						
C2050	Throughout	Poor	Ceiling Finishes, exposed irregular elements, Prep & Paint	10,576 SF	0	7340460
Fire Protection						
D4030	Throughout	Fair	Fire Extinguisher, Wet Chemical/CO2	4	3	7340679
Electrical						
D5030	Throughout	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	10,576 SF	3	7369982
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	10,576 SF	5	7336643
D5040	Storage Warehouse Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 250 W	3	5	7340462
Utilities						
G3060	Storage Warehouse	Fair	Storage Tank, Site Fuel, Above-Ground, Replace/Install	1	9	7336654

Component Condition Report | City Yard / Water & Streets Shop

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Exterior	Fair	Exterior Walls, Metal/Insulated Sandwich Panels	8,560 SF	6	7369271
B2050	Exterior	Fair	Exterior Door, Steel, Standard	3	3	7336653
B2050	Exterior	Fair	Overhead/Dock Door, Aluminum, 20'x14' (280 SF)	7	3	7336624
Roofing						
B3010	Roof	Fair	Roofing, Metal	12,000 SF	3	7369273
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	7	3	7336686
Interiors						
C1030	Throughout	Fair	Interior Door, Wood, Solid-Core	3	5	7340274
C2030	Throughout	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	9,845 SF	2	7340167
Plumbing						
D2010	Interior	Fair	Drinking Fountain, Floor-Mounted, Interior Basic	2	3	7340276
D2010	Parks Department	Fair	Sink/Lavatory, Drop-In Style, Vitreous China	2	5	7340360
Fire Protection						

Component Condition Report | City Yard / Water & Streets Shop

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4030	Throughout	Fair	Fire Extinguisher, Wet Chemical/CO2	8	5	7336600
Electrical						
D5020	Exterior	Good	Secondary Transformer, Dry, Stepdown [XFRMR MAINT]	1	22	7336636
D5030		Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	9,845 SF	3	7369384
D5040	Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	4	7336618
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	9,845 SF	4	7336620
Fire Alarm & Electronic Systems						
D7050	Under Mezzanine Stairwell	Fair	Fire Alarm Panel, Multiplex	1	4	7336574

Component Condition Report | City Yard / Well 9 Nano-Filtration Treatment Plant

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,590 SF	3	7336613
Roofing						
B3010	Roof	Good	Roofing, Metal	4,189 SF	33	7336679
Interiors						
C2050	Throughout	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	4,189 SF	3	7336638
Plumbing						
D2010	Interior	Good	Storage Tank, Domestic Water, 1001 to 2500 GAL	1	23	7341002
D2010	Interior	Fair	Piping & Valves, Motorized Flow Control Valve, Domestic Water, 10 IN	1	8	7341006
D2010	Interior	Fair	Piping & Valves, Motorized Flow Control Valve, Domestic Water, 10 IN	1	8	7341003
D2010	Interior	Fair	Piping & Valves, Motorized Flow Control Valve, Domestic Water, 10 IN	1	8	7341005
Fire Protection						
D4030	Throughout	Fair	Fire Extinguisher, Wet Chemical/CO2	3	3	7336587
Electrical						
D5020	Interior	Good	Secondary Transformer, Dry, Stepdown	1	23	7336578
D5040	Throughout	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,189 SF	13	7336663
D5040	Exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	8	13	7336584

Component Condition Report | City Yard / Well 9 Training

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,760 SF	3	7336621
B2020	Exterior	Good	Window, Aluminum Double-Glazed, 16-25 SF	1	23	7336610

Component Condition Report | City Yard / Well 9 Training

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2050	Exterior	Good	Exterior Door, Steel, Standard	5	33	7336688
Interiors						
C1070	Throughout	Good	Suspended Ceilings, Acoustical Tile (ACT)	1,059 SF	18	7336577
C2010	Throughout	Fair	Wall Finishes, any surface, Prep & Paint	2,136 SF	3	7336603
C2030	Throughout	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1,424 SF	3	7336609
Plumbing						
D2010	Restroom	Good	Toilet, Commercial Water Closet	1	23	7336623
D2010	Restroom	Good	Sink/Lavatory, Wall-Hung, Vitreous China	1	23	7336576
D2010	Training Room	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	23	7336651
D2010	Throughout	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	1,424 SF	33	7340682
HVAC						
D3030	Exterior	Fair	Split System, Condensing Unit/Heat Pump [ACCU 2]	1	7	7336626
D3030	Exterior	Fair	Split System, Condensing Unit/Heat Pump	1	7	7336604
D3030	Electrical Room	Fair	Split System, Fan Coil Unit, DX	1	7	7336614
D3030	Training Room	Fair	Split System, Fan Coil Unit, DX	1	7	7336677
D3050	Throughout	Good	HVAC System, Ductwork, Medium Density	1,424 SF	23	7342237
Fire Protection						
D4030	Throughout	Fair	Fire Extinguisher, Wet Chemical/CO2	3	3	7336664
Electrical						
D5020	Electrical Room	Good	Motor Control Center, w/ Main Breaker	1	23	7336649
D5020	Electrical Room	Good	Switchboard, 277/480 V [Main]	1	33	7336634
D5040	Throughout	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,424 SF	13	7336642
D5040	Exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	8	13	7336631
D5040	Throughout	Fair	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED	3	3	7336580
Equipment & Furnishings						
E1030	Training Room	Excellent	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	14	7336646

Component Condition Report | City Yard / Building Maintenance & Fleet Division

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2050	Exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	5	3	7336668
B2050	Exterior	Fair	Exterior Door, Steel, Standard	3	3	7336572
Roofing						

Component Condition Report | City Yard / Building Maintenance & Fleet Division

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3010	Roof	Fair	Roofing, Metal	5,024 SF	3	7366774
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	6	3	7336660
Interiors						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	2	3	7336647
C2030	Throughout Building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	5,024 SF	3	7340273
Plumbing						
D2010	Building Office Room Spaces	Fair	Drinking Fountain, Floor-Mounted, Interior Basic	2	3	7336581
D2010	Fleet Shop Building North East	Fair	Sink/Lavatory, Service Sink, Laundry	1	3	7336601
D2010	Fleet Shop Building North East	Failed	Water Heater, Electric, Commercial (12 kW)	1	0	7336573
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	5,024 SF	3	7347145
D2010	Building Office Room Spaces	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	2	5	7336684
HVAC						
D3010	Fleet Shop Building North West	Fair	Storage Tank, Fuel, Interior	1	13	7336675
D3020	Throughout Building	Poor	Unit Heater, Natural Gas	1	0	7336670
D3020	Throughout Building	Poor	Unit Heater, Natural Gas	1	0	7336687
D3020	Throughout Building	Poor	Unit Heater, Natural Gas	1	0	7336656
D3020	Throughout Building	Poor	Unit Heater, Natural Gas	1	0	7336644
D3020	Throughout Building	Poor	Unit Heater, Natural Gas	1	0	7336658
Fire Protection						
D4030	Throughout Building	Fair	Fire Extinguisher, Wet Chemical/CO2	5	5	7336615
Electrical						
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	5,024 SF	3	7347144
D5020	Building Maintenance South East	Fair	Distribution Panel, 120/208 V, 200 AMP [Panel B]	1	2	7347049
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,024 SF	5	7336589
D5040	Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	4	7336681
Fire Alarm & Electronic Systems						
D7050	Throughout Building	Fair	Fire Alarm Panel, Multiplex	1	7	7336575

Component Condition Report | City Yard / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5010	Site - Well 9 Nano-Filtration Treatment Plant	Good	Generator, Diesel	1	18	7336625
D5020	Site - Well 9 Nano-Filtration Treatment Plant	Good	Switchboard, 277/480 V [METER SECTION MAIN SWITCHBOARD]	1	32	7336673

Component Condition Report | City Yard / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2020	Site Throughout	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	18,500 SF	2	7336629
G2020	Site - 28th Street Entrance	Good	Vehicular Access Devices, Operator, Large Gate	1	10	7336594
G2020	Site Throughout	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	18,500 SF	10	7336630
Sitework						
G2060	Site Throughout	Good	Fences & Gates, Fence, Chain Link 8'	665 LF	25	7336611
G2060	Site Throughout	Fair	Trash Receptacle, Medium-Duty Metal or Precast	8	10	7336592
G2060	Site Throughout	Fair	Retaining Wall, Concrete Masonry Unit (CMU)	4,650 SF	15	7342260
G2080	City Yard Offices	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	4,299 SF	5	7336571
G4050	Site Throughout	Good	Site Light Pole, 30' Height, w/o Base or Fixtures, Replace/Install	10	15	7336635

Appendix F:
Replacement Reserves

Replacement Reserves Report

10/1/2024

Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total Escalated Estimate
City Yard / Building Maintenance & Fleet Division	$57,440	$0	$3,395	$347,889	$4,322	$48,797	$0	$7,871	$0	$0	$0	$0	$0	$30,630	$0	$3,739	$0	$0	$4,903	$0	$103,743	**$612,730**
City Yard / City Yard Offices	$159,754	$0	$68,353	$223,585	$58,788	$94,690	$0	$2,361	$2,027	$0	$35,694	$0	$58,554	$24,801	$7,502	$25,301	$0	$5,289	$0	$28,617	$41,035	**$836,352**
City Yard / Material Storage Bins	$38,214	$0	$0	$18,978	$1,621	$0	$0	$0	$0	$0	$0	$0	$0	$37,359	$2,178	$0	$0	$0	$0	$3,507	$0	**$101,858**
City Yard / Shade Structure A	$49,216	$12,426	$0	$275,521	$0	$147,788	$0	$0	$0	$73,067	$66,142	$0	$0	$2,820	$0	$75,493	$0	$0	$0	$0	$88,890	**$791,362**
City Yard / Site	$0	$0	$14,131	$0	$0	$7,974	$0	$16,382	$0	$0	$171,484	$0	$18,991	$0	$0	$770,259	$0	$22,016	$234,255	$0	$0	**$1,255,492**
City Yard / Water & Streets Shop	$0	$0	$25,067	$429,770	$91,306	$12,427	$359,782	$0	$0	$0	$0	$0	$33,688	$0	$0	$5,983	$0	$0	$4,903	$11,222	$0	**$974,148**
City Yard / Well 9 Nano-Filtration Treatment Plant	$0	$0	$0	$28,223	$0	$0	$0	$0	$100,936	$0	$0	$0	$0	$93,500	$0	$0	$0	$0	$0	$0	$0	**$222,659**
City Yard / Well 9 Training	$0	$0	$0	$21,715	$0	$0	$0	$52,934	$0	$0	$0	$0	$0	$55,518	$11,133	$0	$0	$0	$10,096	$0	$0	**$151,395**
Grand Total	**$304,624**	**$12,426**	**$110,946**	**$1,345,681**	**$156,037**	**$311,676**	**$359,782**	**$79,548**	**$102,963**	**$73,067**	**$273,320**	**$0**	**$111,233**	**$244,627**	**$20,813**	**$880,775**	**$0**	**$27,305**	**$254,157**	**$43,347**	**$233,667**	**$4,945,995**

City Yard / Building Maintenance & Fleet Division

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B2050	7336572	Exterior Door, Steel, Standard, Replace	40	37	3	3	EA	$960.00	$2,880				$2,880																		**$2,880**
B2050	7336668	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	27	3	5	EA	$7,040.00	$35,200				$35,200																		**$35,200**
B3010	7366774	Roofing, Metal, Replace	40	37	3	5024	SF	$20.80	$104,499				$104,499																		**$104,499**
B3060	7336660	Roof Skylight, per unit, up to 20 SF, Replace	30	27	3	6	EA	$2,080.00	$12,480				$12,480																		**$12,480**
C1030	7336647	Interior Door, Wood, Solid-Core, Replace	40	37	3	2	EA	$1,120.00	$2,240				$2,240																		**$2,240**
C2030	7340273	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	7	3	5024	SF	$2.40	$12,058				$12,058									$12,058									**$24,115**
D2010	7336573	Water Heater, Electric, Commercial (12 kW), Replace	20	20	0	1	EA	$19,840.00	$19,840	$19,840																				$19,840	**$39,680**
D2010	7347145	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	37	3	5024	SF	$8.00	$40,192				$40,192																		**$40,192**
D2010	7336581	Drinking Fountain, Floor-Mounted, Interior Basic, Replace	15	12	3	2	EA	$1,440.00	$2,880				$2,880															$2,880			**$5,760**
D2010	7336601	Sink/Lavatory, Service Sink, Laundry, Replace	30	27	3	1	EA	$1,440.00	$1,440				$1,440																		**$1,440**
D2010	7336684	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	25	5	2	EA	$1,760.00	$3,520						$3,520																**$3,520**
D3010	7336675	Storage Tank, Fuel, Interior, Replace	25	12	13	1	EA	$8,800.00	$8,800													$8,800									**$8,800**
D3020	7336658	Unit Heater, Natural Gas, Replace	20	20	0	1	EA	$7,520.00	$7,520	$7,520																				$7,520	**$15,040**
D3020	7336656	Unit Heater, Natural Gas, Replace	20	20	0	1	EA	$7,520.00	$7,520	$7,520																				$7,520	**$15,040**
D3020	7336644	Unit Heater, Natural Gas, Replace	20	20	0	1	EA	$7,520.00	$7,520	$7,520																				$7,520	**$15,040**
D3020	7336670	Unit Heater, Natural Gas, Replace	20	20	0	1	EA	$7,520.00	$7,520	$7,520																				$7,520	**$15,040**
D3020	7336687	Unit Heater, Natural Gas, Replace	20	20	0	1	EA	$7,520.00	$7,520	$7,520																				$7,520	**$15,040**
D4030	7336615	Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	5	EA	$480.00	$2,400						$2,400										$2,400						**$4,800**
D5020	7347049	Distribution Panel, 120/208 V, 200 AMP, Replace	30	28	2	1	EA	$3,200.00	$3,200			$3,200																			**$3,200**
D5020	7347144	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	40	37	3	5024	SF	$20.80	$104,499				$104,499																		**$104,499**
D5040	7336681	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	16	4	4	EA	$960.00	$3,840					$3,840																	**$3,840**
D5040	7336589	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	5024	SF	$7.20	$36,173						$36,173																**$36,173**
D7050	7336575	Fire Alarm Panel, Multiplex, Replace	15	8	7	1	EA	$6,400.00	$6,400								$6,400														**$6,400**
Totals, Unescalated										**$57,440**	**$0**	**$3,200**	**$318,368**	**$3,840**	**$42,093**	**$0**	**$6,400**	**$0**	**$0**	**$0**	**$0**	**$0**	**$20,858**	**$0**	**$2,400**	**$0**	**$0**	**$2,880**	**$0**	**$57,440**	**$514,918**
Totals, Escalated (3.0% inflation, compounded annually)										**$57,440**	**$0**	**$3,395**	**$347,889**	**$4,322**	**$48,797**	**$0**	**$7,871**	**$0**	**$0**	**$0**	**$0**	**$0**	**$30,630**	**$0**	**$3,739**	**$0**	**$0**	**$4,903**	**$0**	**$103,743**	**$612,730**

City Yard / City Yard Offices

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B2010	7336633	Flashing, Window Edge/Trim, per 24 SF Window (or 20 LF), Replace	0	0	0	8	EA	$672.00	$5,376	$5,376																					**$5,376**
B2020	7336606	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	27	3	8	EA	$1,520.00	$12,160				$12,160																		**$12,160**
B2050	7336593	Exterior Door, Steel, Standard, Replace	40	37	3	3	EA	$960.00	$2,880				$2,880																		**$2,880**
B3010	7336637	Roofing, Built-Up, Replace	25	39	0	4299	SF	$22.40	$96,298	$96,298																					**$96,298**
B3010	7336586	Roofing, any type, Repairs per Man-Day, Repair	0	0	0	5	EA	$1,760.00	$8,800	$8,800																					**$8,800**
B3060	7336659	Roof Skylight, per unit, up to 20 SF, Replace	30	39	0	14	EA	$2,080.00	$29,120	$29,120																					**$29,120**
C1030	7336661	Interior Door, Steel, Standard, Replace	40	30	10	21	EA	$960.00	$20,160											$20,160											**$20,160**
C1070	7336608	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	25	0	400	SF	$5.60	$2,240	$2,240																					**$2,240**

Replacement Reserves Report

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Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
C1070	7336680	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	22	3	3499	SF	$5.60	$19,594				$19,594																		**$19,594**
C2010	7336617	Wall Finishes, Ceramic Tile, Replace	40	35	5	1200	SF	$28.80	$34,560						$34,560																**$34,560**
C2010	7336619	Wall Finishes, any surface, Prep & Paint	10	7	3	6450	SF	$2.40	$15,480				$15,480										$15,480								**$30,960**
C2030	7336666	Flooring, any surface, w/ Coating, Prep & Paint	10	8	2	2139	SF	$19.20	$41,069			$41,069										$41,069									**$82,138**
C2030	7336598	Flooring, Vinyl Tile (VCT), Replace	15	10	5	1100	SF	$8.00	$8,800						$8,800															$8,800	**$17,600**
C2030	7336639	Flooring, Carpet, Commercial Standard, Replace	10	5	5	1060	SF	$12.00	$12,720						$12,720										$12,720						**$25,440**
C2050	7336645	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	800	SF	$3.20	$2,560					$2,560										$2,560							**$5,120**
D2010	7336690	Water Heater, Gas, Tankless, Replace	15	13	2	1	EA	$3,200.00	$3,200			$3,200															$3,200				**$6,400**
D2010	7336602	Plumbing System, Supply & Sanitary, Medium Density (includes fixtures), Replace	40	37	3	4299	SF	$24.00	$103,176				$103,176																		**$103,176**
D2010	7336667	Sink/Lavatory, Multi user Sink, Floor, Replace	35	33	2	1	EA	$2,560.00	$2,560			$2,560																			**$2,560**
D2010	7336672	Shower, Valve & Showerhead, Replace	30	27	3	6	EA	$1,280.00	$7,680				$7,680																		**$7,680**
D2010	7336652	Toilet, Commercial Water Closet, Replace	30	27	3	4	EA	$2,080.00	$8,320				$8,320																		**$8,320**
D2010	7336689	Sink/Lavatory, Service Sink, Floor, Replace	35	32	3	1	EA	$1,280.00	$1,280				$1,280																		**$1,280**
D2010	7336671	Shower, Fiberglass, Replace	20	15	5	6	EA	$2,560.00	$15,360						$15,360																**$15,360**
D2010	7336579	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	8	7	1	EA	$1,920.00	$1,920								$1,920														**$1,920**
D2010	7336683	Urinal, Standard, Replace	30	15	15	2	EA	$1,760.00	$3,520																$3,520						**$3,520**
D2010	7336650	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	10	20	3	EA	$2,400.00	$7,200																					$7,200	**$7,200**
D3020	7336597	Furnace, Gas, Replace	20	39	0	1	EA	$6,720.00	$6,720	$6,720																				$6,720	**$13,440**
D3030	7336607	Split System Ductless, Single Zone, Replace	15	11	4	1	EA	$5,600.00	$5,600					$5,600															$5,600		**$11,200**
D3050	7336583	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	$17,600.00	$17,600			$17,600																			**$17,600**
D3050	7336605	HVAC System, Ductwork, Medium Density, Replace	30	27	3	4299	SF	$6.40	$27,514				$27,514																		**$27,514**
D3060	7336674	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	17	3	1	EA	$1,920.00	$1,920				$1,920																		**$1,920**
D4030	7336622	Fire Extinguisher, Wet Chemical/CO2, Replace	10	6	4	5	EA	$480.00	$2,400					$2,400										$2,400							**$4,800**
D5020	7336599	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	$3,200.00	$3,200				$3,200																		**$3,200**
D5040	7336627	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	7	3	4	EA	$352.00	$1,408				$1,408										$1,408								**$2,816**
D5040	7336685	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	16	4	4299	SF	$7.20	$30,953					$30,953																	**$30,953**
D7050	7336632	Fire Alarm Panel, Multiplex, Replace	15	5	10	1	EA	$6,400.00	$6,400											$6,400											**$6,400**
E1030	7336669	Foodservice Equipment, Icemaker, Freestanding, Replace	15	11	4	1	EA	$10,720.00	$10,720					$10,720															$10,720		**$21,440**
E1060	7336655	Residential Appliances, Cooktop, Countertop, Replace	15	7	8	1	EA	$1,600.00	$1,600									$1,600													**$1,600**
G4050	7336590	Exterior Site Lighting, Wall Pack, any type w/ LED, 50 to 105 W, Replace	20	15	5	8	EA	$1,280.00	$10,240						$10,240																**$10,240**
P2030	7338397	Architectural Study, Building Envelope, Façade, Roof, Evaluate/Report	0	39	0	1	EA	$11,200.00	$11,200	$11,200																					**$11,200**
Totals, Unescalated										**$159,754**	**$0**	**$64,429**	**$204,612**	**$52,233**	**$81,680**	**$0**	**$1,920**	**$1,600**	**$0**	**$26,560**	**$0**	**$41,069**	**$16,888**	**$4,960**	**$16,240**	**$0**	**$3,200**	**$0**	**$16,320**	**$22,720**	**$714,184**
Totals, Escalated (3.0% inflation, compounded annually)										**$159,754**	**$0**	**$68,353**	**$223,585**	**$58,788**	**$94,690**	**$0**	**$2,361**	**$2,027**	**$0**	**$35,694**	**$0**	**$58,554**	**$24,801**	**$7,502**	**$25,301**	**$0**	**$5,289**	**$0**	**$28,617**	**$41,035**	**$836,352**

City Yard / Material Storage Bins

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B1020	7340463	Roof Structure, Flat, Metal Deck Over Bar Joists, Replace	75	75	0	853	SF	$44.80	$38,214	$38,214																					**$38,214**
B3010	7371814	Roofing, Metal, Replace	40	37	3	835	SF	$20.80	$17,368				$17,368																			**$17,368**
D2060	7336640	Air Compressor, Tank-Style, Replace	20	7	13	1	EA	$25,440.00	$25,440															$25,440							**$25,440**
D4030	7340466	Fire Extinguisher, Wet Chemical/CO2, Replace	10	6	4	3	EA	$480.00	$1,440					$1,440											$1,440							**$2,880**
G2060	7340464	Fences & Gates, Fence, Chain Link 8', Replace	40	21	19	50	LF	$40.00	$2,000																				$2,000		**$2,000**
Totals, Unescalated										**$38,214**	**$0**	**$0**	**$17,368**	**$1,440**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$25,440**	**$1,440**	**$0**	**$0**	**$0**	**$0**	**$2,000**	**$0**	**$85,902**
Totals, Escalated (3.0% inflation, compounded annually)										**$38,214**	**$0**	**$0**	**$18,978**	**$1,621**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$37,359**	**$2,178**	**$0**	**$0**	**$0**	**$0**	**$3,507**	**$0**	**$101,858**

City Yard / Shade Structure A

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B2010	7340676	Exterior Walls, any painted surface, Prep & Paint	10	10	0	1440	SF	$4.80	$6,912	$6,912										$6,912										$6,912	**$20,736**
B2010	7370152	Exterior Walls, any painted surface, Prep & Paint	10	5	5	10095	SF	$4.80	$48,456						$48,456										$48,456						**$96,912**
B3010	7336612	Roofing, Metal, Replace	40	39	1	580	SF	$20.80	$12,064		$12,064																				**$12,064**

Replacement Reserves Report

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Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B3010	7369981	Roofing, Metal, Replace	40	37	3	9996	SF	$20.80	$207,917				$207,917																		**$207,917**
C2050	7340460	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	39	0	10576	SF	$4.00	$42,304	$42,304										$42,304										$42,304	**$126,912**
D4030	7340679	Fire Extinguisher, Wet Chemical/CO2, Replace	10	7	3	4	EA	$480.00	$1,920				$1,920										$1,920								**$3,840**
D5030	7369982	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	37	3	10576	SF	$4.00	$42,304				$42,304																		**$42,304**
D5040	7336643	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	10576	SF	$7.20	$76,147						$76,147																**$76,147**
D5040	7340462	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 250 W, Replace	20	15	5	3	EA	$960.00	$2,880						$2,880																**$2,880**
G3060	7336654	Storage Tank, Site Fuel, Above-Ground, Replace/Install	25	16	9	1	EA	$56,000.00	$56,000										$56,000												**$56,000**
Totals, Unescalated										**$49,216**	**$12,064**	**$0**	**$252,141**	**$0**	**$127,483**	**$0**	**$0**	**$0**	**$56,000**	**$49,216**	**$0**	**$0**	**$1,920**	**$0**	**$48,456**	**$0**	**$0**	**$0**	**$0**	**$49,216**	**$645,712**
Totals, Escalated (3.0% inflation, compounded annually)										**$49,216**	**$12,426**	**$0**	**$275,521**	**$0**	**$147,788**	**$0**	**$0**	**$0**	**$73,067**	**$66,142**	**$0**	**$0**	**$2,820**	**$0**	**$75,493**	**$0**	**$0**	**$0**	**$0**	**$88,890**	**$791,362**

City Yard / Site

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D5010	7336625	Generator, Diesel, Replace	25	7	18	1	EA	$137,600.00	$137,600																			$137,600			**$137,600**
G2020	7336629	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	18500	SF	$0.72	$13,320			$13,320					$13,320					$13,320				$13,320					**$53,280**
G2020	7336630	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	15	10	18500	SF	$5.60	$103,600										$103,600												**$103,600**
G2020	7336594	Vehicular Access Devices, Operator, Large Gate, Replace	15	5	10	1	EA	$15,040.00	$15,040										$15,040												**$15,040**
G2060	7336592	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	10	10	8	EA	$1,120.00	$8,960										$8,960												**$8,960**
G2060	7342260	Retaining Wall, Concrete Masonry Unit (CMU), Replace	40	25	15	4650	SF	$96.00	$446,400														$446,400								**$446,400**
G2080	7336571	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	15	5	4299	SF	$1.60	$6,878						$6,878																**$6,878**
G4050	7336635	Site Light Pole, 30' Height, w/o Base or Fixtures, Replace/Install	40	25	15	10	EA	$4,800.00	$48,000														$48,000								**$48,000**
Totals, Unescalated										**$0**	**$0**	**$13,320**	**$0**	**$0**	**$6,878**	**$0**	**$13,320**	**$0**	**$0**	**$127,600**	**$0**	**$13,320**	**$0**	**$0**	**$494,400**	**$0**	**$13,320**	**$137,600**	**$0**	**$0**	**$819,758**
Totals, Escalated (3.0% inflation, compounded annually)										**$0**	**$0**	**$14,131**	**$0**	**$0**	**$7,974**	**$0**	**$16,382**	**$0**	**$0**	**$171,484**	**$0**	**$18,991**	**$0**	**$0**	**$770,259**	**$0**	**$22,016**	**$234,255**	**$0**	**$0**	**$1,255,492**

City Yard / Water & Streets Shop

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B2010	7369271	Exterior Walls, Metal/Insulated Sandwich Panels, Replace	45	39	6	8560	SF	$35.20	$301,312							$301,312															**$301,312**
B2050	7336653	Exterior Door, Steel, Standard, Replace	40	37	3	3	EA	$960.00	$2,880				$2,880																		**$2,880**
B2050	7336624	Overhead/Dock Door, Aluminum, 20'x14' (280 SF), Replace	30	27	3	7	EA	$12,000.00	$84,000				$84,000																		**$84,000**
B3010	7369273	Roofing, Metal, Replace	40	37	3	12000	SF	$20.80	$249,600				$249,600																		**$249,600**
B3060	7336686	Roof Skylight, per unit, up to 20 SF, Replace	30	27	3	7	EA	$2,080.00	$14,560				$14,560																		**$14,560**
C1030	7340274	Interior Door, Wood, Solid-Core, Replace	40	35	5	3	EA	$1,120.00	$3,360						$3,360																**$3,360**
C2030	7340167	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	8	2	9845	SF	$2.40	$23,628			$23,628											$23,628								**$47,256**
D2010	7340276	Drinking Fountain, Floor-Mounted, Interior Basic, Replace	15	12	3	2	EA	$1,440.00	$2,880				$2,880																$2,880		**$5,760**
D2010	7340360	Sink/Lavatory, Drop-In Style, Vitreous China, Replace	30	25	5	2	EA	$1,760.00	$3,520						$3,520																**$3,520**
D4030	7336600	Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	8	EA	$480.00	$3,840						$3,840										$3,840						**$7,680**
D5030	7369384	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	37	3	9845	SF	$4.00	$39,380				$39,380																		**$39,380**
D5040	7336620	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	16	4	9845	SF	$7.20	$70,884					$70,884																	**$70,884**
D5040	7336618	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	16	4	4	EA	$960.00	$3,840					$3,840																	**$3,840**
D7050	7336574	Fire Alarm Panel, Multiplex, Replace	15	11	4	1	EA	$6,400.00	$6,400					$6,400															$6,400		**$12,800**
Totals, Unescalated										**$0**	**$0**	**$23,628**	**$393,300**	**$81,124**	**$10,720**	**$301,312**	**$0**	**$0**	**$0**	**$0**	**$0**	**$23,628**	**$0**	**$0**	**$3,840**	**$0**	**$0**	**$2,880**	**$6,400**	**$0**	**$846,832**
Totals, Escalated (3.0% inflation, compounded annually)										**$0**	**$0**	**$25,067**	**$429,770**	**$91,306**	**$12,427**	**$359,782**	**$0**	**$0**	**$0**	**$0**	**$0**	**$33,688**	**$0**	**$0**	**$5,983**	**$0**	**$0**	**$4,903**	**$11,222**	**$0**	**$974,148**

City Yard / Well 9 Nano-Filtration Treatment Plant

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B2010	7336613	Exterior Walls, any painted surface, Prep & Paint	10	7	3	1590	SF	$4.80	$7,632				$7,632										$7,632								**$15,264**
C2050	7336638	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	7	3	4189	SF	$4.00	$16,756				$16,756										$16,756								**$33,512**
D2010	7341005	Piping & Valves, Motorized Flow Control Valve, Domestic Water, 10 IN, Replace	15	7	8	1	EA	$26,560.00	$26,560									$26,560													**$26,560**
D2010	7341006	Piping & Valves, Motorized Flow Control Valve, Domestic Water, 10 IN, Replace	15	7	8	1	EA	$26,560.00	$26,560									$26,560													**$26,560**
D2010	7341003	Piping & Valves, Motorized Flow Control Valve, Domestic Water, 10 IN, Replace	15	7	8	1	EA	$26,560.00	$26,560									$26,560													**$26,560**

Replacement Reserves Report

10/1/2024

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D4030	7336587	Fire Extinguisher, Wet Chemical/CO2, Replace	10	7	3	3	EA	$480.00	$1,440				$1,440										$1,440								**$2,880**
D5040	7336663	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	7	13	4189	SF	$7.20	$30,161														$30,161								**$30,161**
D5040	7336584	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	7	13	8	EA	$960.00	$7,680														$7,680								**$7,680**
Totals, Unescalated										**$0**	**$0**	**$0**	**$25,828**	**$0**	**$0**	**$0**	**$0**	**$79,680**	**$0**	**$0**	**$0**	**$0**	**$63,669**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$169,177**
Totals, Escalated (3.0% inflation, compounded annually)										**$0**	**$0**	**$0**	**$28,223**	**$0**	**$0**	**$0**	**$0**	**$100,936**	**$0**	**$0**	**$0**	**$0**	**$93,500**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$222,659**

City Yard / Well 9 Training

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B2010	7336621	Exterior Walls, any painted surface, Prep & Paint	10	7	3	1760	SF	$4.80	$8,448				$8,448										$8,448								**$16,896**
C1070	7336577	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	7	18	1059	SF	$5.60	$5,930																			$5,930			**$5,930**
C2010	7336603	Wall Finishes, any surface, Prep & Paint	10	7	3	2136	SF	$2.40	$5,126				$5,126										$5,126								**$10,253**
C2030	7336609	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	7	3	1424	SF	$2.40	$3,418				$3,418										$3,418								**$6,835**
D3030	7336677	Split System, Fan Coil Unit, DX, Replace	15	8	7	1	EA	$4,800.00	$4,800								$4,800														**$4,800**
D3030	7336626	Split System, Condensing Unit/Heat Pump, Replace	15	8	7	1	EA	$6,080.00	$6,080								$6,080														**$6,080**
D3030	7336604	Split System, Condensing Unit/Heat Pump, Replace	15	8	7	1	EA	$20,480.00	$20,480								$20,480														**$20,480**
D3030	7336614	Split System, Fan Coil Unit, DX, Replace	15	8	7	1	EA	$11,680.00	$11,680								$11,680														**$11,680**
D4030	7336664	Fire Extinguisher, Wet Chemical/CO2, Replace	10	7	3	3	EA	$480.00	$1,440				$1,440										$1,440								**$2,880**
D5040	7336580	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED, Replace	10	7	3	3	EA	$480.00	$1,440				$1,440										$1,440								**$2,880**
D5040	7336642	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	7	13	1424	SF	$7.20	$10,253														$10,253								**$10,253**
D5040	7336631	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	7	13	8	EA	$960.00	$7,680														$7,680								**$7,680**
E1030	7336646	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	1	14	1	EA	$7,360.00	$7,360															$7,360							**$7,360**
Totals, Unescalated										**$0**	**$0**	**$0**	**$19,872**	**$0**	**$0**	**$0**	**$43,040**	**$0**	**$0**	**$0**	**$0**	**$0**	**$37,805**	**$7,360**	**$0**	**$0**	**$0**	**$5,930**	**$0**	**$0**	**$114,007**
Totals, Escalated (3.0% inflation, compounded annually)										**$0**	**$0**	**$0**	**$21,715**	**$0**	**$0**	**$0**	**$52,934**	**$0**	**$0**	**$0**	**$0**	**$0**	**$55,518**	**$11,133**	**$0**	**$0**	**$0**	**$10,096**	**$0**	**$0**	**$151,395**

Appendix G:
Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7341002	D2010	**Storage Tank**	Domestic Water, 1001 to 2500 GAL	2000	City Yard / Well 9 Nano-Filtration Treatment Plant	Interior	Inaccessible	Inaccessible	Inaccessible	2017		1
2	7336573	D2010	**Water Heater**	Electric, Commercial (12 kW)	12 GAL	City Yard / Building Maintenance & Fleet Division	Fleet Shop Building North East	Bradford White	Inaccessible	Inaccessible			1
3	7336690	D2010	**Water Heater**	Gas, Tankless	7.5 GPM	City Yard / City Yard Offices	Exterior	Rinnai	R75-LSI (REU-VA2528FFUD (A)-US)	08.08-163889	2008		1
4	7336640	D2060	**Air Compressor**	Tank-Style	7.5 HP	City Yard / Material Storage Bins	Compressor Room	Champion	VR7F-12	D165575	2017		1

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7336675	D3010	**Storage Tank**	Fuel, Interior	300 GAL	City Yard / Building Maintenance & Fleet Division	Fleet Shop Building North West	Containment Solutions	Inaccessible	S-465000	2012		1
2	7336597	D3020	**Furnace**	Gas	57.75 MBH	City Yard / City Yard Offices	Roof	Reznor	HRXE75-5	AIB40A5N29	1985		1
3	7336670	D3020	**Unit Heater**	Natural Gas	30 MBH	City Yard / Building Maintenance & Fleet Division	Throughout Building	Reznor	Inaccessible	Inaccessible	1985		1
4	7336687	D3020	**Unit Heater**	Natural Gas	30 MBH	City Yard / Building Maintenance & Fleet Division	Throughout Building	Reznor	Inaccessible	Inaccessible	1985		1
5	7336656	D3020	**Unit Heater**	Natural Gas	30 MBH	City Yard / Building Maintenance & Fleet Division	Throughout Building	Reznor	Inaccessible	Inaccessible	1985		1
6	7336644	D3020	**Unit Heater**	Natural Gas	30 MBH	City Yard / Building Maintenance & Fleet Division	Throughout Building	Reznor	Inaccessible	Inaccessible	1985		1
7	7336658	D3020	**Unit Heater**	Natural Gas	30 MBH	City Yard / Building Maintenance & Fleet Division	Throughout Building	Reznor	Inaccessible	Inaccessible	1985		1
8	7336604	D3030	**Split System**	Condensing Unit/Heat Pump	6 TON	City Yard / Well 9 Training	Exterior	Trane	TTA073H400AA	16053NWBYA	2017		1
9	7336614	D3030	**Split System**	Fan Coil Unit, DX	6 TON	City Yard / Well 9 Training	Electrical Room	Trane	Inaccessible	Inaccessible	2017		1
10	7336677	D3030	**Split System**	Fan Coil Unit, DX	2.5 TON	City Yard / Well 9 Training	Training Room	Trane	Inaccessible	Inaccessible	2017		1
11	7336626	D3030	**Split System** [ACCU 2]	Condensing Unit/Heat Pump	2.5 TON	City Yard / Well 9 Training	Exterior	Trane	4TTA3030A4000CA	16252TLJ3F	2017		1
12	7336607	D3030	**Split System Ductless**	Single Zone	1 TON	City Yard / City Yard Offices	Roof	Mirage	0VXH121A	No dataplate			1
13	7336583	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	5 TON	City Yard / City Yard Offices	Roof	Carrier	50TJQ008---501GA	1799G30484	1999		1
14	7336674	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper	100 CFM	City Yard / City Yard Offices	Roof	No dataplate	No dataplate	No dataplate	1985		1

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7340466	D4030	**Fire Extinguisher**	Wet Chemical/CO2		City Yard / Material Storage Bins	Storage Throughout						3
2	7340679	D4030	**Fire Extinguisher**	Wet Chemical/CO2		City Yard / Shade Structure A	Throughout						4

3	7336622	D4030	**Fire Extinguisher**	Wet Chemical/CO2		City Yard / City Yard Offices	Throughout						5
4	7336600	D4030	**Fire Extinguisher**	Wet Chemical/CO2		City Yard / Water & Streets Shop	Throughout						8
5	7336615	D4030	**Fire Extinguisher**	Wet Chemical/CO2		City Yard / Building Maintenance & Fleet Division	Throughout Building						5
6	7336664	D4030	**Fire Extinguisher**	Wet Chemical/CO2		City Yard / Well 9 Training	Throughout				2017		3
7	7336587	D4030	**Fire Extinguisher**	Wet Chemical/CO2		City Yard / Well 9 Nano-Filtration Treatment Plant	Throughout				2017		3

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7336625	D5010	**Generator**	Diesel	200 KW	City Yard / Site	Site - Well 9 Nano-Filtration Treatment Plant	Kohler	Inaccessible	Inaccessible	2017		1
2	7336616	D5020	**Secondary Transformer**	Dry, Stepdown	150 KVA	City Yard / City Yard Offices	Exterior	Eaton	V49DC005	No dataplate	2016		1
3	7336578	D5020	**Secondary Transformer**	Dry, Stepdown	25 KVA	City Yard / Well 9 Nano-Filtration Treatment Plant	Interior	Eaton	P48G11S25SSCUB	DE SERIE	2017		1
4	7336636	D5020	**Secondary Transformer** [XFRMR MAINT]	Dry, Stepdown	75 KVA	City Yard / Water & Streets Shop	Exterior	Eaton	V75DC100	J16F50824	2016		1
5	7336634	D5020	**Switchboard** [Main]	277/480 V	1600 AMP	City Yard / Well 9 Training	Electrical Room	Eaton	RGH-C	No dataplate	2017		1
6	7336673	D5020	**Switchboard** [METER SECTION MAIN SWITCHBOARD]	277/480 V	1600 AMP	City Yard / Site	Site - Well 9 Nano-Filtration Treatment Plant	Eaton	LLA0015291	A 03107220	2016		1
7	7336599	D5020	**Distribution Panel**	120/208 V	200 AMP	City Yard / City Yard Offices	Electrical Hallway		8847B-3		1985		1
8	7347049	D5020	**Distribution Panel** [Panel B]	120/208 V, 200 AMP	200	City Yard / Building Maintenance & Fleet Division	Building Maintenance South East	General Electric	No dataplate	No dataplate			1
9	7336649	D5020	**Motor Control Center**	w/ Main Breaker	1600 AMP	City Yard / Well 9 Training	Electrical Room	Eaton	No dataplate	No dataplate	2017		1
10	7336627	D5040	**Emergency & Exit Lighting**	Exit Sign, LED		City Yard / City Yard Offices	Throughout						4
11	7336580	D5040	**Emergency & Exit Lighting**	Exit Sign/Emergency Combo, LED		City Yard / Well 9 Training	Throughout				2017		3

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7336574	D7050	**Fire Alarm Panel**	Multiplex		City Yard / Water & Streets Shop	Under Mezzanine Stairwell	Inaccessible	Inaccessible	Inaccessible			1
2	7336575	D7050	**Fire Alarm Panel**	Multiplex		City Yard / Building Maintenance & Fleet Division	Throughout Building	Bosch	D7412GV2				1
3	7336632	D7050	**Fire Alarm Panel**	Multiplex		City Yard / City Yard Offices	Cafeteria	Bosch	D7412GV2				1

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7336669	E1030	**Foodservice Equipment**	Icemaker, Freestanding	489 LBS	City Yard / City Yard Offices	Exterior	Hoshizaki	KM-350MAJ	M11780H			1
2	7336646	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		City Yard / Well 9 Training	Training Room	NA	RS28CB7600QL	0BR54BBW400514W	2023		1

G20 OTHER

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7336594	G2020	**Vehicular Access Devices**	Operator, Large Gate		City Yard / Site	Site - 28th Street Entrance						1

G30 Liquid & Gas Site Utilities

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7336654	G3060	**Storage Tank**	Site Fuel, Above-Ground	10000 GAL	City Yard / Shade Structure A	Storage Warehouse	NA	Illegible	Illegible	2008		1

FACILITY CONDITION ASSESSMENT

prepared for

City of Signal Hill
2175 Cherry Avenue
Signal Hill, CA 90755
Margarita Beltran

Police Department
2745 Walnut Avenue
Signal Hill, CA 90755

PREPARED BY:
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BV PROJECT #:
165418.23R000-006.354

DATE OF REPORT:
February 19, 2025

ON SITE DATE:
January 23, 2024

TABLE OF CONTENTS

1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Police Station
Number of Buildings	2
Main Address	2745 Walnut Avenue, Signal Hill, CA 90755
Site Developed	2012
Outside Occupants / Leased Spaces	None
Date(s) of Visit	January 21, 2024
Management Point of Contact	Thomas Bekele, Public Works Director Phone: (562) 989-7355 Email: tbekele@cityofsignalhill.org
On-site Point of Contact (POC)	Margarita Beltran
Assessment & Report Prepared By	Ishaq Ameen
Reviewed By	Michael Chaney Program Manager Michael.Chaney@bureauveritas.com 800.733.0660 x7297980
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

This property was constructed in 2012 as the Police Department for The City of Signal Hill. The campus is comprised of a the Police Department building, Property Storage (b), and Shade Structure (a). The Property Storage (b) building contains a limited amount of unconditioned space with an electrical room and storage rooms.

Architectural

The CMU and steel framed structure sits on a concrete slab. The cladding of the single-story building is primarily masonry block with sections of stucco texture. The main roof is a modified bitumen flat roof. Additional pitched roof areas are clad with standing seam metal. The Bureau Veritas onsite representative observed ponding water on the roof that is a sign of clogged internal drains which was shown to the site escort. The building has a lobby, multiple office spaces, locker rooms, a breakroom, and a jail. Interior finishes consist of gypsum walls, limited ACT ceiling, and carpet or ceramic tiles for flooring. Two panels of the ballistic window in the lobby are failing.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Conditioned air for the building is supplied through a system of rooftop package units and ductless split systems, which are all original construction. VAV units are located throughout the building. Heated water is available from three tankless water heater units. Electrical service is provided via underground utility lines to a main 2000-amp switchboard. A wet-type sprinkler riser supplies fire suppression throughout the building and is backed up by a full fire alarm system.

Site

Parking is provided for this property through a public and a controlled access parking lot. Concrete walkways surround the building with landscaping light fixtures providing light where needed. Irrigated grass and trees as well as an art installation can be found on the site.

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 the Facility Condition Index (FCI), which provides a theoretical objective indication of a facility's overall condition. The FCI is defined as the ratio of the cost of current needs divided by the current replacement value (CRV) of the facility. In this report, each building is considered as a separate 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
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 mathematical values. The table below presents the current, 3-year, 5-year, and 10-year FCI's for this facility:

FCI Analysis

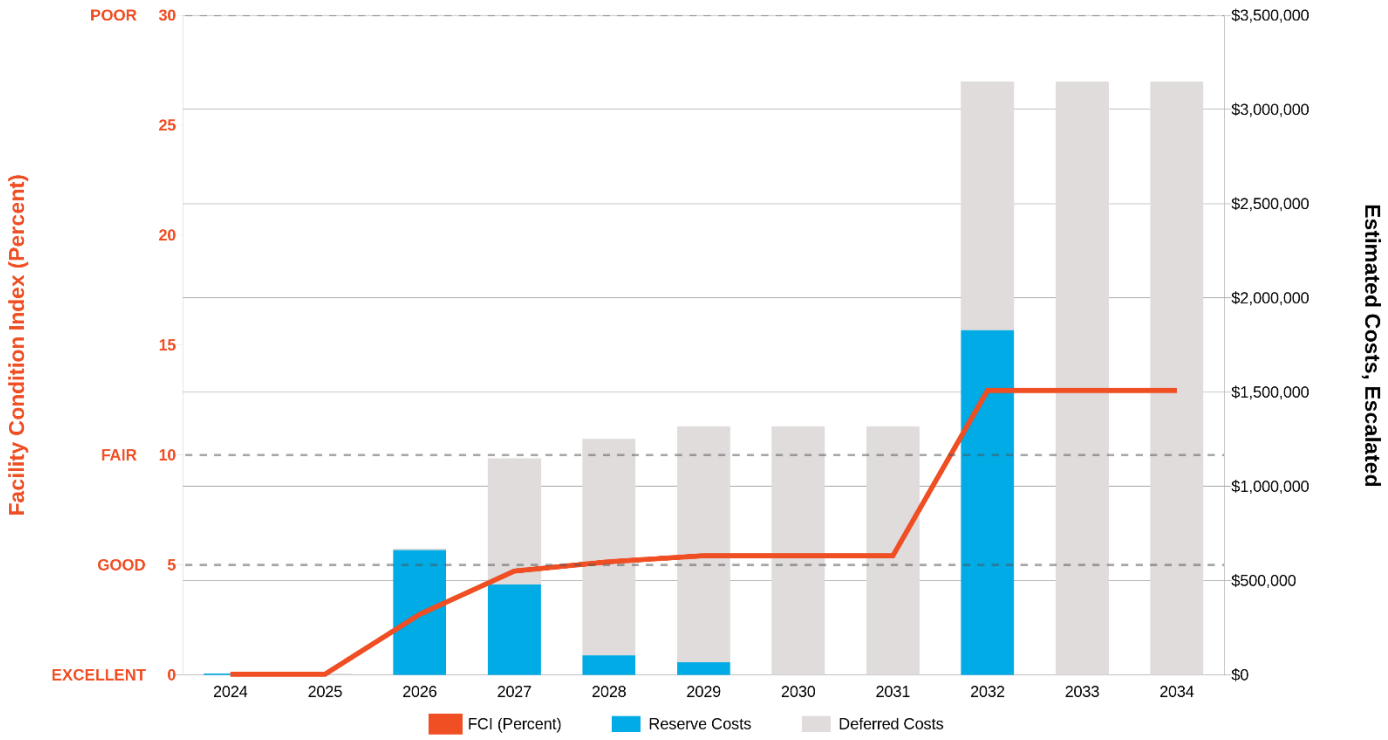
Replacement Value	*Total SF*	*Cost/SF*
$24,327,000	*28,620*	*$850*

	Est Reserve Cost	FCI
Current	$14,400	0.1 **%**
3-Year	$1,230,000	5.1 **%**
5-Year	$1,426,900	5.9 **%**
10-Year	$3,578,800	14.7 **%**

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $24,327,000.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $286,153.00**



Immediate Needs

Location	UF	Description	Cond	Plan Type	Cost
Police Department	C1022	Interior Window, Ballistic Panel, 24SF, Replace	Failed	Performance/Integrity	$7,800
Police Department	G2021	Parking Lots, Pavement, Asphalt, Seal & Stripe	Poor	Performance/Integrity	$6,600
TOTAL (2 items)					**$14,400**

Key Findings

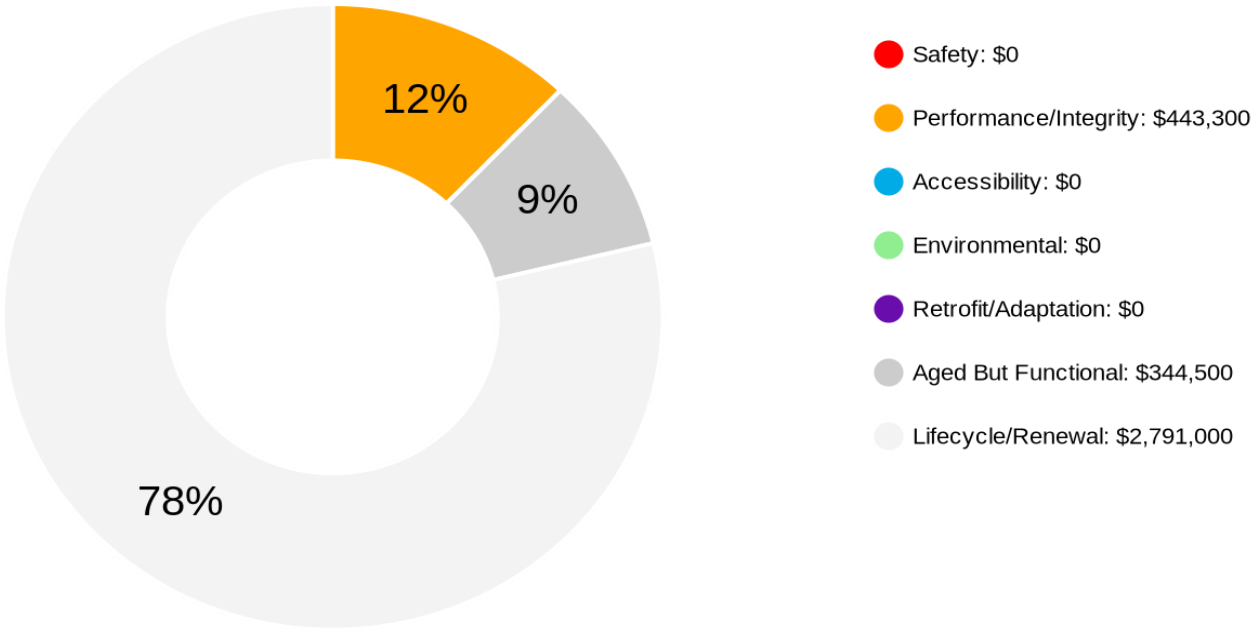
At the time of the assessment BV did not identify any key findings for this building and site.

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 and highest on the list below.

Plan Type Descriptions	
Safety	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	Does not meet ADA, UFAS, and/or other accessibility requirements.
Environmental	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Aged But Functional	Any component or system that has aged past its industry-average expected useful life (EUL) but is not currently deficient or problematic.
Lifecycle/Renewal	Any component or system that is neither deficient nor aged past EUL but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-Year Total: $3,578,800

2. Building Systems and Site Elements

Building Systems Summary		
Address	2745 Walnut Avenue, Signal Hill, CA 90755	
Constructed/Renovated	2012	
Building Area	28,620 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip footing foundation system	Good
Facade	Primary Wall Finish :CMU Secondary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Hip and Shed construction with metal finish	Poor
Interiors	Walls: Painted gypsum board, Wallpaper, Ceramic tile, Unfinished Floors: Carpet, Ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	-

Building Systems Summary

Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas tankless water heaters Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units and ductless split-systems	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Good
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent, CFL Exterior Building-Mounted Lighting: CFL Emergency Power: Diesel generator with automatic transfer switch and UPS	Good
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	-
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

Site Information

Site Area	2.6 acres	
Parking Spaces	97 total spaces all in open lots; 4 of which are accessible.	
System	*Description*	*Condition*

Site Information		
Site Pavement	Asphalt lots with adjacent concrete sidewalks, curbs, and ramps	Fair
Site Development	Property entrance signage; CMU wall fencing; CMU wall dumpster enclosures[VSJ1] Limited picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation present CMU retaining walls	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED, metal halide Pedestrian walkway accent lighting	Fair
Ancillary Structures	Shade structure	Good
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.	
Site Additional Studies	No additional studies are currently recommended for the site areas.	
Site Areas Observed	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.	
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.	

The table below shows the anticipated costs by trade or building system over the next 20 years.

Police Department: 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	$0	$0	$30,596	$0	$83,201	$113,797
Roofing	$0	$412,307	$0	$132,944	$0	$545,251
Interiors	$7,756	$246,043	$230,146	$160,119	$788,427	$1,432,491
Plumbing	$0	$0	$13,112	$3,040	$199,112	$215,264
HVAC	$0	$0	$37,238	$334,422	$100,308	$471,968
Fire Protection	$0	$0	$0	$0	$101,107	$101,107
Electrical	$0	$4,107	$189,159	$1,194,998	$614,868	$2,003,132
Fire Alarm & Electronic Systems	$0	$0	$126,301	$0	$196,773	$323,074
Equipment & Furnishings	$0	$0	$21,853	$3,546	$30,866	$56,265
Special Construction & Demo	$0	$0	$0	$0	$0	$0
Sitework	$6,624	$0	$101,606	$322,853	$240,114	$671,197
TOTALS	**$14,400**	**$662,500**	**$750,100**	**$2,152,000**	**$2,354,800**	**$5,933,800**

3. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The following table summarizes the accessibility conditions of the general site and the subject building included in this report:

Accessibility Summary

Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
General Site	2012	No	No
Police Department	2012	No	No

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

4. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

5. 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 or component 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.

6. Certification

Signal Hill, FCA Master Planning (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Police Department, 2745 Walnut Avenue, Signal Hill, CA 90755, the “Property”. It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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Reviewed by:

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7. Appendices

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

Appendix A:
Photographic Record

Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

4 - RIGHT ELEVATION

5 - STRUCTURAL PHOTO

6 - EXTERIOR WALLS

Photographic Overview

7 - BUILDING FACADE

8 - ROOF

9 - TYPICAL HALLWAY

10 - BREAK ROOM

11 - TYPICAL HALLWAY

12 - LOBBY

Photographic Overview

13 - DOMESTIC HOT WATER SUPPLY

14 - MAIN ELECTRICAL ROOM

15 - EMERGENCY GENERATOR

16 - SITE LANDSCAPING

17 - SHADE STRUCTURE

18 - FIRE ALARM PANEL

Appendix B:
Site Plan

Site Plan

Project Number	Project Name
165418.23R000-006.354	Police Department
Source	**On-Site Date**
Google	January 23, 2024

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Police Department

Name of person completing form: Elias Guerra

Title / Association w/ property: Senior Maintenance Worker

Length of time associated w/ property: 5 year

Date Completed: January 23, 2024

Phone Number: 562.477.6754

Method of Completion: INTERVIEW - verbally completed during interview

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

	Data Overview	Response		
1	Year(s) constructed	Constructed: 2012	Renovated:	
2	Building size in SF	28,620 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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

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

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Police Department

BV Project Number: 165418.23R000-006.354

Facility History & Interview

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

Police Department: Accessibility Issues

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

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

Police Department: Photographic Overview

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

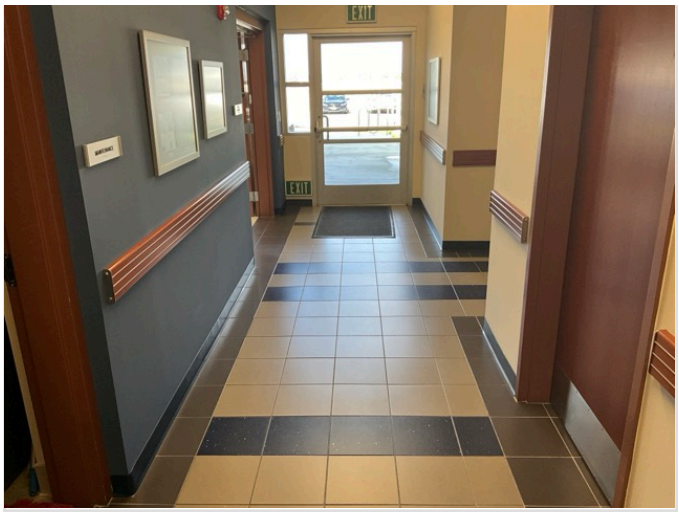
ACCESSIBLE PATH TO ENTRANCE

ACCESSIBLE PATH TO ENTRANCE

ACCESSIBLE ENTRANCE

ADDITIONAL ACCESSIBLE ENTRANCE

Police Department: Photographic Overview



ACCESSIBLE INTERIOR ROUTE

ACCESSIBLE INTERIOR ROUTE

ACCESSIBLE TOILET

ACCESSIBLE LAVATORY

KITCHEN CABINETS AND ACCESSIBLE SINK

OVEN WITH CONTROLS

Appendix E:
Component Condition Report

Component Condition Report | Police Department

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, Concrete Block (CMU)	8,900 SF	38	7324510
B2010	Property Storage B	Good	Exterior Walls, Concrete Block (CMU)	3,000 SF	38	7348763
B2010	Building Exterior	Fair	Exterior Walls, Stucco, Prep & Fog Coat or Paint, Prep & Fog Coat or Paint	3,800 SF	3	7223700
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	3	18	7223693
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	9	18	7223690
B2050	Site	Fair	Exterior Door, Steel, any type, Refinish	4	3	7223679
Roofing						
B3010	Roof	Good	Roofing, Metal	3,720 SF	28	7223706
B3010	Roof	Poor	Roofing, Modified Bitumen	22,600 SF	2	7223732
B3010	Property Storage B	Fair	Roofing, Single-Ply Membrane, EPDM	5,963 SF	8	7348761
B3060	Roof	Poor	Roof Skylight, per unit, up to 20 SF	13	2	7223712
Interiors						
C1020	Corridor	Good	Interior Window, Fixed, 24 SF	3	28	7326223
C1020	Lobby	Failed	Interior Window, Ballistic Panel, 24SF	2	0	7336395
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	32	28	7223688
C1030	Throughout building	Good	Interior Door, Steel, Standard	2	28	7223743
C1030	Jail	Good	Interior Door, Steel, Standard	3	28	7223707
C1030	Jail	Good	Interior Door, Steel, Standard	19	28	7223723
C1030	Corridor	Good	Interior Door, Steel, Standard	2	28	7324513
C1030	Throughout building	Good	Door Hardware, Office, per Door	53	18	7223686
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	8,600 SF	13	7223710
C1090	Lockers	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	158	8	7326227
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	28,600 SF	2	7223684

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Throughout building	Fair	Wall Finishes, Wallpaper	28,600 SF	3	7223742
C2030	Throughout building	Good	Flooring, Ceramic Tile	11,400 SF	28	7223668
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Tile	15,700 SF	2	7223735
C2030	Utility closet	Fair	Flooring, Vinyl Sheeting	1,400 SF	3	7324501
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	28,600 SF	4	7326225
Plumbing						
D2010	Throughout building	Good	Plumbing System, Supply & Sanitary, Medium Density (includes fixtures)	28,620 SF	28	7332980
D2010	Corridor	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	3	7324505
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	18	7321560
D2010	Mechanical room	Good	Sink/Lavatory, Service Sink, Floor	1	23	7223673
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	9	18	7324504
D2010	Restrooms	Fair	Shower, Ceramic Tile	3	18	7324518
D2010	Restrooms	Fair	Urinal, Standard	4	18	7324507
D2010	Office	Fair	Emergency Plumbing Fixtures, Eye Wash	1	8	7321563
D2010	Throughout building	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	18	7332982
D2010	Utility closet	Fair	Water Heater, Gas, Tankless	3	3	7223713
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	18	7324512
D2010	Restrooms	Fair	Shower, Valve & Showerhead	3	18	7324500
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	14	18	7324508
D2010	Jail	Fair	Toilet, Commercial Water Closet	8	18	7324514
HVAC						
D3020	Utility closet	Good	Boiler Supplemental Components, Expansion Tank, 1 to 3 GAL	1	28	7223730
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CU-2]	1	3	7223694
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CU-3]	1	3	7223665
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CU-5]	1	3	7223729

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CU-1]	1	3	7223672
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CU-4]	1	3	7223704
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [A/C-8]	1	8	7223677
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON [A/C-3]	1	8	7223738
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [A/C-5]	1	8	7223683
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [A/C-6]	1	8	7223692
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON [A/C-2]	1	8	7223739
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON [A/C-10]	1	8	7223726
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [A/C-9]	1	8	7223702
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON [A/C-4]	1	8	7223709
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON [A/C-7]	1	8	7223733
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [A/C-1]	1	8	7223711
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2001 to 5000 CFM [EF-6]	1	13	7223703
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1001 to 2000 CFM [EF-4]	1	13	7223697
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1001 to 2000 CFM [EF-7]	1	13	7223718
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1001 to 2000 CFM [EF-5]	1	13	7223695
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 28" Damper, 5001 to 8500 CFM [EF-1]	1	13	7223701
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1001 to 2000 CFM [EF-3]	1	13	7223717
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM [EF-5]	1	13	7223681
Fire Protection						
D4010	Office	Good	Supplemental Components, Fire Riser, Wet	1	28	7324511
D4010	Site	Fair	Backflow Preventer, Fire Suppression	1	18	7321562
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	28,620 SF	13	7324515
D4010	Property Storage B	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	5,963 SF	13	7223737
D4010	Property Storage B	Good	Supplemental Components, Fire Riser, Wet	1	28	7223724

Component Condition Report | Police Department

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5010	Site	Fair	Generator, Diesel	1	13	7223669
D5010	Electrical room	Fair	Uninterruptible Power Supply, UPS	1	3	7223680
D5010	Property Storage B	Fair	Solar Power, Photovoltaic (PV) Panel, 24 SF	160	8	7332979
D5010	Shade Structure (a)	Fair	Solar Power, Photovoltaic (PV) Panel, 24 SF	96	8	7347154
D5010	Property Storage B	Fair	Solar Power, Inverter	6	5	7326226
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	18	7321564
D5020	Throughout Building	Good	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	5,963 SF	28	7348762
D5020	Electrical room	Good	Switchboard, 120/208 V	1	28	7223689
D5020	Electrical room	Fair	Distribution Panel, 120/208 V, 400 AMP	1	18	7223731
D5020	Property Storage B	Good	Switchboard, 120/208 V	1	28	7223691
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	28,620 SF	28	7332983
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	11	2	7332978
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	28,620 SF	8	7324517
Fire Alarm & Electronic Systems						
D7030	Building exterior	Fair	Security/Surveillance System, Full System Upgrade, Average Density	28,620 SF	3	7324503
D7050	Electrical room	Fair	Fire Alarm Panel, Fully Addressable	1	3	7223734
Equipment & Furnishings						
E1030	Utility closet	Fair	Laundry Equipment, Dryer, Commercial	1	3	7324509
E1030	Utility	Fair	Laundry Equipment, Washer, Commercial	1	3	7324502
E1040	Corridor	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	3	7321561
E2010	Kitchen	Fair	Casework, Cabinetry Economy	10 LF	8	7332981
Special Construction & Demo						
F1020	Shade Structure (a)	Good	Ancillary Building, Steel, Pre-Engineered	1,859 SF	23	7347152
Pedestrian Plazas & Walkways						

Component Condition Report | Police Department

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2020	Site	Fair	Vehicular Access Devices, Operator, Large Gate	4	3	7223708
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	9,200 SF	13	7346746
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	9,200 SF	0	7346748
G2030	Site	Good	Sidewalk, Concrete, Large Areas	9,200 SF	38	7346744
Sitework						
G2060	Building Exterior	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	2	8	7223744
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	8	7228908
G2060	Site	Good	Retaining Wall, Concrete Masonry Unit (CMU)	10,600 SF	28	7223740
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	2	8	7334645
G2060	Site	Good	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	24 LF	28	7223722
G2080	Site	Fair	Irrigation System, Control Panel	1	3	7223675
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	14,000 SF	8	7324516
G2080	Site	Fair	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	27,000 SF	4	7223671
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	15	8	7223666
G4050	Exterior	Fair	Floodlights, Floodlights, 55 W, Replace/Install	5	8	7223728
G4050	Building Exterior	Fair	Floodlights, Floodlights, 55 W, Replace/Install	10	8	7223705
G4050	Property Storage B	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	1	8	7326228
G4050	Site	Fair	Site Walkway Fixture, Bollard Style, Concrete-Based, Replace/Install	11	8	7223696
G4050	Site	Fair	Site Lighting, Floodlights, 90 W	2	8	7223719

Appendix F:
Replacement Reserves

Replacement Reserves Report

Police Department

2/16/2024

Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total Escalated Estimate
Police Department	$14,381	$0	$662,460	$553,112	$122,455	$74,453	$0	$0	$2,143,036	$0	$8,902	$0	$336,183	$618,673	$164,570	$10,320	$0	$0	$1,109,060	$0	$115,996	**$5,933,602**
Grand Total	**$14,381**	**$0**	**$662,460**	**$553,112**	**$122,455**	**$74,453**	**$0**	**$0**	**$2,143,036**	**$0**	**$8,902**	**$0**	**$336,183**	**$618,673**	**$164,570**	**$10,320**	**$0**	**$0**	**$1,109,060**	**$0**	**$115,996**	**$5,933,602**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B2010	Building Exterior	7223700	Exterior Walls, Stucco, Prep & Fog Coat or Paint, Prep & Fog Coat or Paint	10	7	3	3800	SF	$7.20	$27,360				$27,360										$27,360								**$54,720**
B2020	Building Exterior	7223693	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	12	18	3	EA	$2,000.00	$6,000																			$6,000			**$6,000**
B2050	Site	7223679	Exterior Door, Steel, any type, Refinish	10	7	3	4	EA	$160.00	$640				$640										$640								**$1,280**
B2050	Building Exterior	7223690	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	12	18	9	EA	$2,080.00	$18,720																			$18,720			**$18,720**
B3010	Roof	7223732	Roofing, Modified Bitumen, Replace	20	18	2	22600	SF	$16.00	$361,600			$361,600																			**$361,600**
B3010	Property Storage B	7348761	Roofing, Single-Ply Membrane, EPDM, Replace	20	12	8	5963	SF	$17.60	$104,949									$104,949													**$104,949**
B3060	Roof	7223712	Roof Skylight, per unit, up to 20 SF, Replace	30	28	2	13	EA	$2,080.00	$27,040			$27,040																			**$27,040**
C1020	Lobby	7336395	Interior Window, Ballistic Panel, 24SF, Replace	40	40	0	2	EA	$3,878.40	$7,757	$7,757																					**$7,757**
C1030	Throughout building	7223686	Door Hardware, Office, per Door, Replace	30	12	18	53	EA	$560.00	$29,680																			$29,680			**$29,680**
C1070	Throughout building	7223710	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	12	13	8600	SF	$5.60	$48,160														$48,160								**$48,160**
C1090	Lockers	7326227	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	12	8	158	EA	$800.00	$126,400									$126,400													**$126,400**
C2010	Throughout building	7223742	Wall Finishes, Wallpaper, Replace	15	12	3	28600	SF	$3.52	$100,672				$100,672															$100,672			**$201,344**
C2010	Throughout building	7223684	Wall Finishes, any surface, Prep & Paint	10	8	2	28600	SF	$2.40	$68,640			$68,640										$68,640									**$137,280**
C2030	Utility closet	7324501	Flooring, Vinyl Sheeting, Replace	15	12	3	1400	SF	$11.20	$15,680				$15,680															$15,680			**$31,360**
C2030	Throughout building	7223735	Flooring, Carpet, Commercial Tile, Replace	10	8	2	15700	SF	$10.40	$163,280			$163,280										$163,280									**$326,560**
C2050	Throughout building	7326225	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	28600	SF	$3.20	$91,520					$91,520										$91,520							**$183,040**
D2010	Utility closet	7223713	Water Heater, Gas, Tankless, Replace	15	12	3	3	EA	$3,200.00	$9,600				$9,600															$9,600			**$19,200**
D2010	Site	7321560	Backflow Preventer, Domestic Water, Replace	30	12	18	1	EA	$8,320.00	$8,320																			$8,320			**$8,320**
D2010	Corridor	7324505	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	12	3	1	EA	$2,400.00	$2,400				$2,400															$2,400			**$4,800**
D2010	Office	7321563	Emergency Plumbing Fixtures, Eye Wash, Replace	20	12	8	1	EA	$2,400.00	$2,400									$2,400													**$2,400**
D2010	Restrooms	7324507	Urinal, Standard, Replace	30	12	18	4	EA	$1,760.00	$7,040																			$7,040			**$7,040**
D2010	Throughout building	7332982	Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	30	12	18	1	EA	$2,560.00	$2,560																			$2,560			**$2,560**
D2010	Restrooms	7324500	Shower, Valve & Showerhead, Replace	30	12	18	3	EA	$1,280.00	$3,840																			$3,840			**$3,840**
D2010	Restrooms	7324508	Toilet, Commercial Water Closet, Replace	30	12	18	14	EA	$2,080.00	$29,120																			$29,120			**$29,120**
D2010	Jail	7324514	Toilet, Commercial Water Closet, Replace	30	12	18	8	EA	$2,080.00	$16,640																			$16,640			**$16,640**
D2010	Restrooms	7324518	Shower, Ceramic Tile, Replace	30	12	18	3	EA	$4,000.00	$12,000																			$12,000			**$12,000**
D2010	Restrooms	7324512	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	12	18	4	EA	$2,400.00	$9,600																			$9,600			**$9,600**
D2010	Restrooms	7324504	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	12	18	9	EA	$1,760.00	$15,840																			$15,840			**$15,840**
D3030	Roof	7223694	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$5,440.00	$5,440				$5,440															$5,440			**$10,880**
D3030	Roof	7223729	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$11,360.00	$11,360				$11,360															$11,360			**$22,720**
D3030	Roof	7223672	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$5,440.00	$5,440				$5,440															$5,440			**$10,880**
D3030	Roof	7223704	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$6,400.00	$6,400				$6,400															$6,400			**$12,800**
D3030	Roof	7223665	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$5,440.00	$5,440				$5,440															$5,440			**$10,880**
D3050	Roof	7223733	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON, Replace	20	12	8	1	EA	$32,000.00	$32,000									$32,000													**$32,000**
D3050	Roof	7223709	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON, Replace	20	12	8	1	EA	$24,000.00	$24,000									$24,000													**$24,000**
D3050	Roof	7223702	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	$14,400.00	$14,400									$14,400													**$14,400**
D3050	Roof	7223726	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON, Replace	20	12	8	1	EA	$24,000.00	$24,000									$24,000													**$24,000**
D3050	Roof	7223692	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	$24,000.00	$24,000									$24,000													**$24,000**
D3050	Roof	7223677	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	$17,600.00	$17,600									$17,600													**$17,600**
D3050	Roof	7223711	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	$40,000.00	$40,000									$40,000													**$40,000**
D3050	Roof	7223739	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON, Replace	20	12	8	1	EA	$32,000.00	$32,000									$32,000													**$32,000**
D3050	Roof	7223683	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	$24,000.00	$24,000									$24,000													**$24,000**
D3050	Roof	7223738	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON, Replace	20	12	8	1	EA	$32,000.00	$32,000									$32,000													**$32,000**
D3060	Roof	7223703	Exhaust Fan, Centrifugal, 24" Damper, 2001 to 5000 CFM, Replace	25	12	13	1	EA	$4,800.00	$4,800														$4,800								**$4,800**
D3060	Roof	7223697	Exhaust Fan, Centrifugal, 16" Damper, 1001 to 2000 CFM, Replace	25	12	13	1	EA	$3,840.00	$3,840														$3,840								**$3,840**
D3060	Roof	7223681	Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM, Replace	25	12	13	1	EA	$2,240.00	$2,240														$2,240								**$2,240**
D3060	Roof	7223717	Exhaust Fan, Centrifugal, 16" Damper, 1001 to 2000 CFM, Replace	25	12	13	1	EA	$3,840.00	$3,840														$3,840								**$3,840**

Replacement Reserves Report

Police Department

2/16/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D3060	Roof	7223701	Exhaust Fan, Centrifugal, 28" Damper, 5001 to 8500 CFM, Replace	25	12	13	1	EA	$6,400.00	$6,400														$6,400								**$6,400**
D3060	Roof	7223695	Exhaust Fan, Centrifugal, 16" Damper, 1001 to 2000 CFM, Replace	25	12	13	1	EA	$3,840.00	$3,840														$3,840								**$3,840**
D3060	Roof	7223718	Exhaust Fan, Centrifugal, 16" Damper, 1001 to 2000 CFM, Replace	25	12	13	1	EA	$3,840.00	$3,840														$3,840								**$3,840**
D4010	Throughout building	7324515	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	12	13	28620	SF	$1.71	$48,997														$48,997								**$48,997**
D4010	Property Storage B	7223737	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	12	13	5963	SF	$1.71	$10,209														$10,209								**$10,209**
D4010	Site	7321562	Backflow Preventer, Fire Suppression, Replace	30	12	18	1	EA	$8,320.00	$8,320																			$8,320			**$8,320**
D5010	Site	7223669	Generator, Diesel, Replace	25	12	13	1	EA	$192,000.00	$192,000														$192,000								**$192,000**
D5010	Electrical room	7223680	Uninterruptible Power Supply, UPS, Replace	15	12	3	1	EA	$112,000.00	$112,000				$112,000															$112,000			**$224,000**
D5010	Property Storage B	7326226	Solar Power, Inverter, Replace	15	10	5	6	EA	$9,600.00	$57,600						$57,600															$57,600	**$115,200**
D5010	Shade Structure (a)	7347154	Solar Power, Photovoltaic (PV) Panel, 24 SF, Replace	20	12	8	96	EA	$2,880.00	$276,480									$276,480													**$276,480**
D5010	Property Storage B	7332979	Solar Power, Photovoltaic (PV) Panel, 24 SF, Replace	20	12	8	160	EA	$2,880.00	$460,800									$460,800													**$460,800**
D5020	Electrical room	7321564	Distribution Panel, 120/208 V, Replace	30	12	18	1	EA	$9,600.00	$9,600																			$9,600			**$9,600**
D5020	Electrical room	7223731	Distribution Panel, 120/208 V, 400 AMP, Replace	30	12	18	1	EA	$9,600.00	$9,600																			$9,600			**$9,600**
D5040	Throughout building	7332978	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	8	2	11	EA	$352.00	$3,872			$3,872										$3,872									**$7,744**
D5040	Throughout building	7324517	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	28620	SF	$7.20	$206,064									$206,064													**$206,064**
D7030	Building exterior	7324503	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	12	3	28620	SF	$3.20	$91,584				$91,584															$91,584			**$183,168**
D7050	Electrical room	7223734	Fire Alarm Panel, Fully Addressable, Replace	15	12	3	1	EA	$24,000.00	$24,000				$24,000															$24,000			**$48,000**
E1030	Utility	7324502	Laundry Equipment, Washer, Commercial, Replace	10	7	3	1	EA	$11,200.00	$11,200				$11,200										$11,200								**$22,400**
E1030	Utility closet	7324509	Laundry Equipment, Dryer, Commercial, Replace	15	12	3	1	EA	$6,400.00	$6,400				$6,400															$6,400			**$12,800**
E1040	Corridor	7321561	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	7	3	1	EA	$2,400.00	$2,400				$2,400										$2,400								**$4,800**
E2010	Kitchen	7332981	Casework, Cabinetry Economy, Replace	20	12	8	10	LF	$280.00	$2,800									$2,800													**$2,800**
G2020	Site	7346748	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	12	0	9200	SF	$0.72	$6,624	$6,624					$6,624					$6,624					$6,624					$6,624	**$33,120**
G2020	Site	7346746	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	12	13	9200	SF	$5.60	$51,520														$51,520								**$51,520**
G2020	Site	7223708	Vehicular Access Devices, Operator, Large Gate, Replace	15	12	3	4	EA	$15,040.00	$60,160				$60,160															$60,160			**$120,320**
G2060	Site	7334645	Picnic Table, Metal Powder-Coated, Replace	20	12	8	2	EA	$1,120.00	$2,240									$2,240													**$2,240**
G2060	Building Exterior	7223744	Signage, Property, Building or Pole-Mounted, Replace/Install	20	12	8	2	EA	$2,400.00	$4,800									$4,800													**$4,800**
G2060	Site	7228908	Signage, Property, Monument, Replace/Install	20	12	8	1	EA	$4,800.00	$4,800									$4,800													**$4,800**
G2080	Site	7223675	Irrigation System, Control Panel, Replace	15	12	3	1	EA	$8,000.00	$8,000				$8,000															$8,000			**$16,000**
G2080	Site	7223671	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	10	6	4	27000	SF	$0.64	$17,280					$17,280										$17,280							**$34,560**
G2080	Site	7324516	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	12	8	14000	SF	$1.60	$22,400									$22,400													**$22,400**
G4050	Site	7223666	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	12	8	15	EA	$10,880.00	$163,200									$163,200													**$163,200**
G4050	Site	7223696	Site Walkway Fixture, Bollard Style, Concrete-Based, Replace/Install	20	12	8	11	EA	$2,400.00	$26,400									$26,400													**$26,400**
G4050	Building Exterior	7223705	Floodlights, Floodlights, 55 W, Replace/Install	20	12	8	10	EA	$1,280.00	$12,800									$12,800													**$12,800**
G4050	Exterior	7223728	Floodlights, Floodlights, 55 W, Replace/Install	20	12	8	5	EA	$1,280.00	$6,400									$6,400													**$6,400**
G4050	Site	7223719	Site Lighting, Floodlights, 90 W, Replace	20	12	8	2	EA	$1,920.00	$3,840									$3,840													**$3,840**
G4050	Property Storage B	7326228	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	1	EA	$960.00	$960									$960													**$960**
Totals, Unescalated											**$14,381**	**$0**	**$624,432**	**$506,176**	**$108,800**	**$64,224**	**$0**	**$0**	**$1,691,733**	**$0**	**$6,624**	**$0**	**$235,792**	**$421,286**	**$108,800**	**$6,624**	**$0**	**$0**	**$651,456**	**$0**	**$64,224**	**$4,504,552**
Totals, Escalated (3.0% inflation, compounded annually)											**$14,381**	**$0**	**$662,460**	**$553,112**	**$122,455**	**$74,453**	**$0**	**$0**	**$2,143,036**	**$0**	**$8,902**	**$0**	**$336,183**	**$618,673**	**$164,570**	**$10,320**	**$0**	**$0**	**$1,109,060**	**$0**	**$115,996**	**$5,933,602**

Appendix G:
Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7223713	D2010	**Water Heater**	Gas, Tankless	3 GPM	Police Department	Utility closet	Noritz	NC380-SV-ASME	2011. 11 001758	2012		3
2	7321560	D2010	**Backflow Preventer**	Domestic Water	3 IN	Police Department	Site				2012		

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7223730	D3020	**Boiler Supplemental Components**	Expansion Tank, 1 to 3 GAL	2 GAL	Police Department	Utility closet	Amtrol	ST-5-C	12-4946	2012		
2	7223672	D3030	**Split System** [CU-1]	Condensing Unit/Heat Pump	2 TON	Police Department	Roof	Carrier	38HDF024-301	1810X90750	2012		
3	7223694	D3030	**Split System** [CU-2]	Condensing Unit/Heat Pump	2 TON	Police Department	Roof	Carrier	38HDF024-301	1810X90812	2012		
4	7223665	D3030	**Split System** [CU-3]	Condensing Unit/Heat Pump	2 TON	Police Department	Roof	Carrier	38HDF024-301	1810X90749	2012		
5	7223704	D3030	**Split System** [CU-4]	Condensing Unit/Heat Pump	3 TON	Police Department	Roof	Carrier	38HDR036-311	4111X93003	2012		
6	7223729	D3030	**Split System** [CU-5]	Condensing Unit/Heat Pump	5 TON	Police Department	Roof	Carrier	38HDR060-321	0211X90749	2012		
7	7223711	D3050	**Packaged Unit** [A/C-1]	RTU, Pad or Roof-Mounted	12.5 TON	Police Department	Roof	Carrier	48HCDD14A2A5A0A0A0	4611G20333	2012		
8	7223726	D3050	**Packaged Unit** [A/C-10]	RTU, Pad or Roof-Mounted, 6 to 7.5 TON	7.5 TON	Police Department	Roof	Carrier	48HCCO08A2A5A0A0A0	4211G40147	2012		
9	7223739	D3050	**Packaged Unit** [A/C-2]	RTU, Pad or Roof-Mounted, 8 to 10 TON	10 TON	Police Department	Roof	Carrier	48HCDD12A2A5A0A0A0	2210G10439	2012		
10	7223738	D3050	**Packaged Unit** [A/C-3]	RTU, Pad or Roof-Mounted, 8 to 10 TON	10 TON	Police Department	Roof	Carrier	48HCDD12A2A5A0A0A0	4411G20178	2012		
11	7223709	D3050	**Packaged Unit** [A/C-4]	RTU, Pad or Roof-Mounted, 6 to 7.5 TON	7.5 TON	Police Department	Roof	Carrier	48HCDD08A2A5A0A0A0	1410G10551	2012		
12	7223683	D3050	**Packaged Unit** [A/C-5]	RTU, Pad or Roof-Mounted	7.5 TON	Police Department	Roof	Carrier	48HCDD08A2A5A0A0A0	1410G10553	2012		
13	7223692	D3050	**Packaged Unit** [A/C-6]	RTU, Pad or Roof-Mounted	7.5 TON	Police Department	Roof	Carrier	48HCDD08A2A5A0A0A0	1310G40647	2012		
14	7223733	D3050	**Packaged Unit** [A/C-7]	RTU, Pad or Roof-Mounted, 8 to 10 TON	10 TON	Police Department	Roof	Carrier	48HCDD12A2A5A0A0A0	3610G50677	2012		

15	7223677	D3050	**Packaged Unit** [A/C-8]	RTU, Pad or Roof-Mounted	5 TON	Police Department	Roof	Carrier	48HCLA06A2A5A0A0A0	2111G10222	2012
16	7223702	D3050	**Packaged Unit** [A/C-9]	RTU, Pad or Roof-Mounted	4 TON	Police Department	Roof	Carrier	48HCLA05A2A5A0A0A0	0811020112	2012
17	7223701	D3060	**Exhaust Fan** [EF-1]	Centrifugal, 28" Damper, 5001 to 8500 CFM	7500 CFM	Police Department	Roof	Cook	225 ACE B	138SD58863-01/0010801	2012
18	7223717	D3060	**Exhaust Fan** [EF-3]	Centrifugal, 16" Damper, 1001 to 2000 CFM	1100 CFM	Police Department	Roof	Cook	100 ACE B	138SD74468-06/0000736	2012
19	7223697	D3060	**Exhaust Fan** [EF-4]	Centrifugal, 16" Damper, 1001 to 2000 CFM	1100 CFM	Police Department	Roof	Cook	100 ACE B	138SD74468-00/0000702	2012
20	7223681	D3060	**Exhaust Fan** [EF-5]	Centrifugal, 12" Damper, 100 to 1000 CFM	400 CFM	Police Department	Roof	Cook	70 ACE B	138SD30616-00/0C07024	2012
21	7223695	D3060	**Exhaust Fan** [EF-5]	Centrifugal, 16" Damper, 1001 to 2000 CFM	1800 CFM	Police Department	Roof	Cook	135 ACE B	Illegible	2012
22	7223703	D3060	**Exhaust Fan** [EF-6]	Centrifugal, 24" Damper, 2001 to 5000 CFM	5000 CFM	Police Department	Roof	Cook	180 ACE B	138SD74468-00/0007305	2012
23	7223718	D3060	**Exhaust Fan** [EF-7]	Centrifugal, 16" Damper, 1001 to 2000 CFM	1800 CFM	Police Department	Roof	Cook	135 ACE B	138SD47813-00/0008404	2012

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7321562	D4010	**Backflow Preventer**	Fire Suppression	3 IN	Police Department	Site				2012		

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7223669	D5010	**Generator**	Diesel	400 KW	Police Department	Site	Cummins	DFEH- 5630290	1030547117	2012		
2	7223680	D5010	**Uninterruptible Power Supply**	UPS	150 KVA	Police Department	Electrical room	Eaton	9390	No dataplate	2012		
3	7326226	D5010	**Solar Power**	Inverter	7.5 KW	Police Department	Property Storage B				2012		6
4	7223689	D5020	**Switchboard**	120/208 V	1200 AMP	Police Department	Electrical room	Square D	28677786-001	NA	2012		
5	7223691	D5020	**Switchboard**	120/208 V	2000 AMP	Police Department	Property Storage B	Square D			2012		
6	7321564	D5020	**Distribution Panel**	120/208 V	400 AMP	Police Department	Electrical room				2012		

7	7223731	D5020	**Distribution Panel**	120/208 V, 400 AMP	400	Police Department	Electrical room	Eaton	PRL4B	RN383881-10	2012		
8	7332978	D5040	**Emergency & Exit Lighting**	Exit Sign, LED		Police Department	Throughout building				2012		11

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7223734	D7050	**Fire Alarm Panel**	Fully Addressable		Police Department	Electrical room				2012		

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7324509	E1030	**Laundry Equipment**	Dryer, Commercial	40 LB	Police Department	Utility closet	No dataplate	No dataplate	No dataplate	2012		
2	7324502	E1030	**Laundry Equipment**	Washer, Commercial	40 LB	Police Department	Utility	No dataplate	Inaccessible	Inaccessible	2012		
3	7321561	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted		Police Department	Corridor						

G20 OTHER

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7223708	G2020	**Vehicular Access Devices**	Operator, Large Gate		Police Department	Site				2012		4

FACILITY CONDITION ASSESSMENT

prepared for

City of Signal Hill
2175 Cherry Avenue
Signal Hill, CA 90755
Margarita Beltran

Hilltop Park Restrooms
2351 Dawson Avenue
Signal Hill, CA 90755

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BV PROJECT #:
165418.23R000-007.354

DATE OF REPORT:
February 19, 2025

ON SITE DATE:
January 26, 2024

TABLE OF CONTENTS

1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Public Restroom
Number of Buildings	1
Main Address	2351 Dawson Avenue, Signal Hill, CA 90755
Site Developed	1998
Outside Occupants / Leased Spaces	None
Date(s) of Visit	January 26, 2024
Management Point of Contact	Thomas Bekele, Public Works Director Phone: (562) 989-7355 E-mail: tbekele@cityofsignalhill.org
On-site Point of Contact (POC)	Margarita Beltran
Assessment & Report Prepared By	Ishaq Ameen
Reviewed By	Michael Chaney Program Manager Michael.Chaney@bureauveritas.com 800.733.0660 x7297980
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

Hilltop Park in Signal Hill offers a panoramic view of the City and Los Angeles basin. In 1998, recognizing the need for essential amenities to enhance visitors' experiences, the restroom building at Hilltop Park was constructed. This building provides restrooms and drinking fountains for the park-goers, catering to their comfort and convenience during their visit.

Architectural

The Hilltop Park restroom building was built in 1998 and is structurally supported by concrete slab foundation. The walls are a blend of natural colored concrete at the base, transitioning to CMU blocks topped with a paint finish. The ceilings are designed to be open, revealing the roof's wooden gable members, beams, posts, and sky. The exterior doors are steel doors. No immediate structural or architectural concerns were observed; however, it is recommended to plan for lifecycle renewal replacements as part of ongoing maintenance and preservation efforts in near future.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building does not have an HVAC system, and electrical infrastructure appears to be minimal with power seemingly supplied from a separate building. No visible electrical panel was observed on-site. Electrical connections are facilitated through an underground conduit linked to an external J-box located on the west side of the building, serving both electrical and phone lines. Exterior features include a single pole light, security system, and phone lines in the storage room. While the electrical system appears to be in fair condition, lifecycle renewal replacement is recommended for future maintenance.

Regarding plumbing, the fixtures remain unchanged since the building's construction, necessitating lifecycle replacements in the near future. Signs of rust are evident on the drinking fountain, prompting immediate replacement which is included in the immediate needs cost. Additionally, reported plumbing issues highlight the need for a comprehensive plumbing system replacement, and a cost for replacement is included in the immediate needs budget.

No fire alarm or fire suppression elements have been installed in this building.

Site

The site was not included in this assessment.

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 the Facility Condition Index (FCI), which provides a theoretical objective indication of a facility's overall condition. The FCI is defined as the ratio of the cost of current needs divided by the current replacement value (CRV) of the facility. In this report, each building is considered as a separate 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
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 mathematical values. The table below presents the current, 3-year, 5-year, and 10-year FCI's for this facility:

FCI Analysis

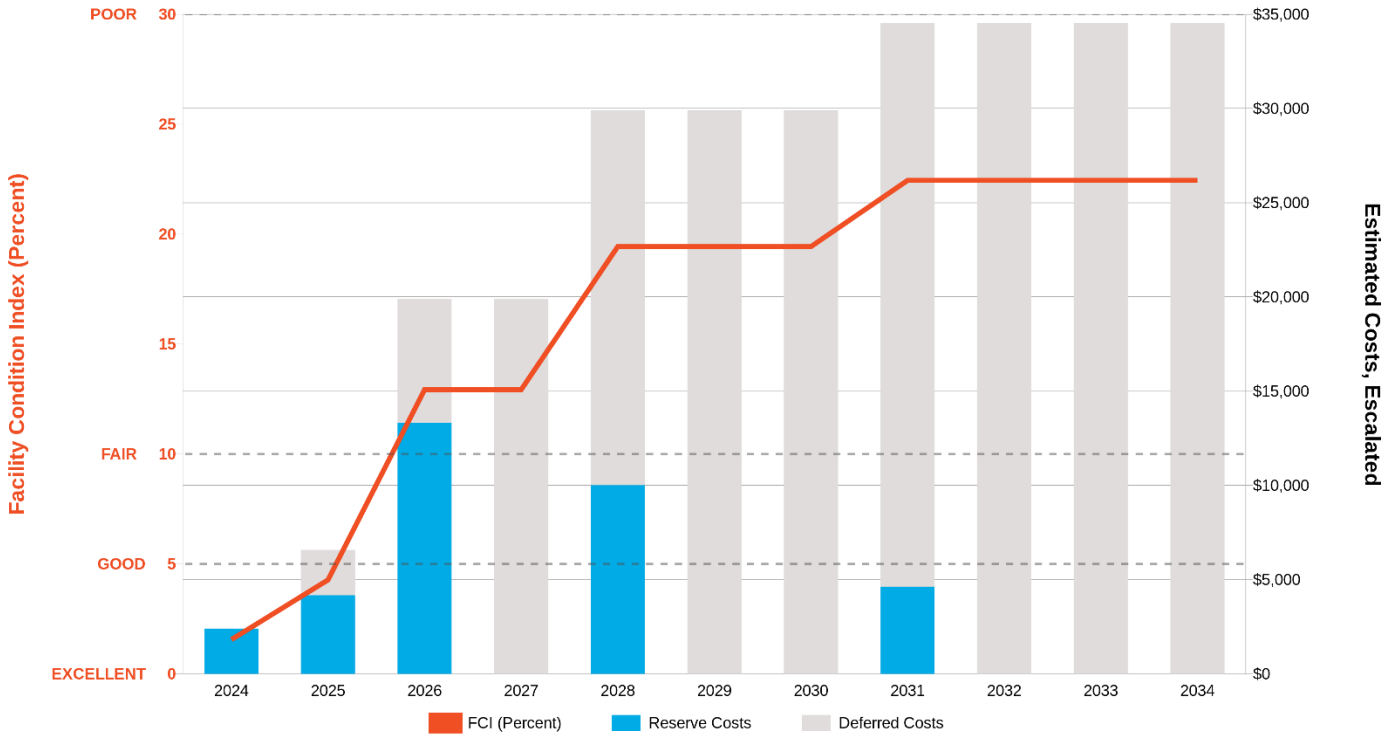
Replacement Value	*Total SF*	*Cost/SF*
$153,850	*181*	*$850*

	Est Reserve Cost	FCI
Current	$2,400	1.6 **%**
3-Year	$22,300	14.5 **%**
5-Year	$34,900	22.6 **%**
10-Year	$39,500	25.6 **%**

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $153,850.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $3,139.00**



Immediate Needs

Location	UF	Description	Cond	Plan Type	Cost
Hilltop Park Restrooms	D2016	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	Poor	Retrofit/Adaptation	$2,400
TOTAL (1 items)					**$2,400**

Key Findings

Plumbing System in Poor condition.

Plan Type: Performance/Integrity

Cost Estimate: $4,100

Supply & Sanitary, High Density (excludes fixtures)
Hilltop Park Restrooms
Throughout building

Uniformat Code: D2010
Recommendation: **Replace in 2025**

Plumbing leaks, water pressure, and clogging/backup problems were brought up by facility maintenance personnel. - AssetCALC ID: 7348712

Drinking Fountain in Poor condition.

Plan Type: Retrofit/Adaptation

Cost Estimate: $2,400

Exterior/Site, Metal Pedestal
Hilltop Park Restrooms
Site - South West of Building Exterior

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

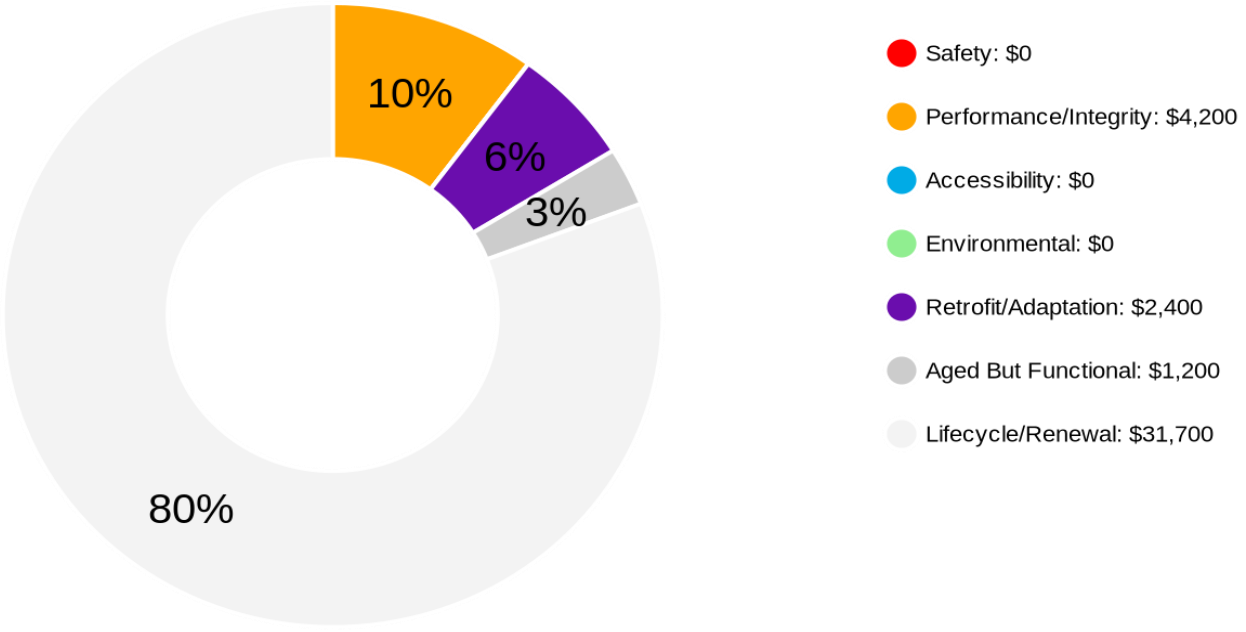
The exterior of the fixture is corroded. - AssetCALC ID: 7348705

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 and highest on the list below.

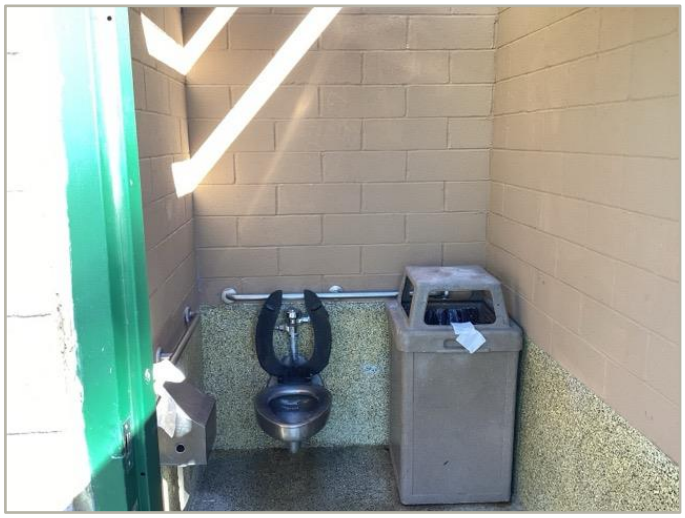
Plan Type Descriptions	
Safety	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	Does not meet ADA, UFAS, and/or other accessibility requirements.
Environmental	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Aged But Functional	Any component or system that has aged past its industry-average expected useful life (EUL) but is not currently deficient or problematic.
Lifecycle/Renewal	Any component or system that is neither deficient nor aged past EUL but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-Year Total: $39,500

2. Building Systems and Site Elements



Building Systems Summary		
Address	2351 Dawson Avenue, Signal Hill, CA 90755	
Constructed/Renovated	1998	
Building Area	181 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete foundation slab	Fair
Facade	Wall Finish: CMU and Natural colored concrete stem wall Windows: None	Fair
Roof	Primary: Gable construction with wood beams and members	Fair
Interiors	Walls: Painted CMU Floors: Coated concrete Ceilings: Exposed Painted wood members	Fair
Elevators	None	-
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: None Fixtures: Toilets, sinks, and drinking fountain	Fair

Building Systems Summary		
HVAC	None	-
Fire Suppression	None	-
Electrical	Source & Distribution: Fed from a separate building with copper wiring Interior Lighting: None Emergency Power: None	Fair
Fire Alarm	None	-
Equipment/Special	None	-
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

The table below shows the anticipated costs by trade or building system over the next 20 years.

Hilltop Park Restrooms: 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	$0	$4,328	$0	$0	$10,173	$14,501
Interiors	$0	$1,688	$0	$0	$2,268	$3,956
Plumbing	$2,400	$11,473	$9,364	$0	$3,739	$26,976
Electrical	$0	$0	$0	$4,629	$0	$4,629
Fire Alarm & Electronic Systems	$0	$0	$651	$0	$1,015	$1,666
Sitework	$0	$2,376	$2,552	$0	$2,244	$7,172
TOTALS	**$2,400**	**$19,900**	**$12,600**	**$4,700**	**$19,500**	**$59,100**

3. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The following table summarizes the accessibility conditions of the general site and the subject building included in this report:

Accessibility Summary

Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
General Site	1998	No	No
Hilltop Park Restrooms	1998	No	No

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

4. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

5. 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 or component 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.

6. Certification

Signal Hill, FCA Master Planning (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Hilltop Park Restrooms, 2351 Dawson Avenue, Signal Hill, CA 90755, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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Reviewed by:

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7. Appendices

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

Appendix A:
Photographic Record

Photographic Overview

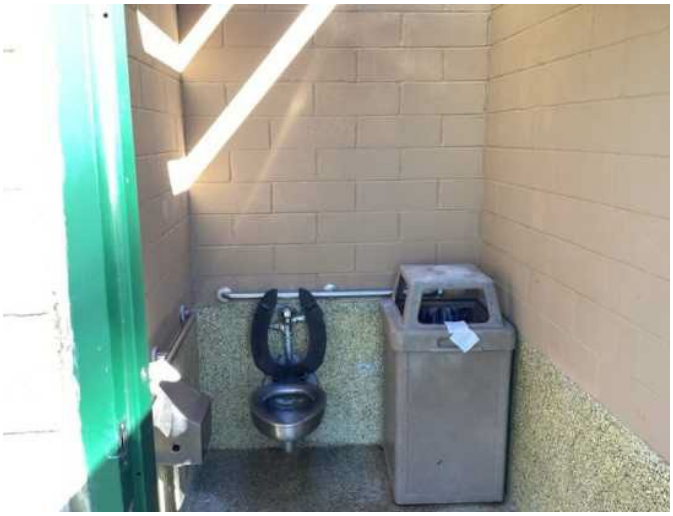
1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - RIGHT ELEVATION

4 - REAR ELEVATION

5 - ROOF OVERVIEW



6 - RESTROOM

Photographic Overview

7 - SINK, FAUCET HANDLES AND ACCESSORIES

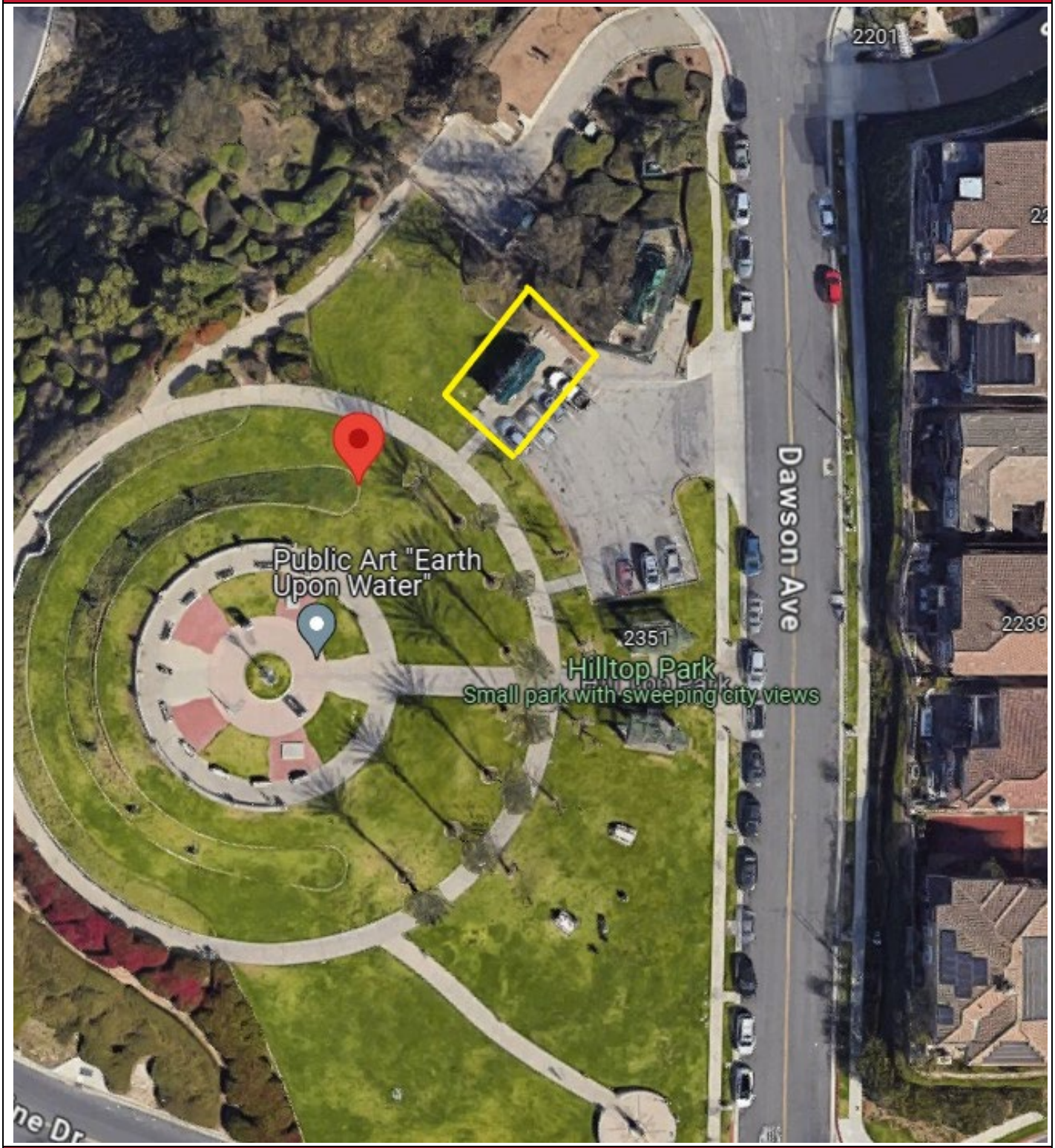
8 - DRINKING FOUNTAIN

9 - BACKFLOW PREVENTER

10 - ACCESSIBLE PATH

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
165418.23R000-007.354	Hilltop Park Restrooms
Source	**On-Site Date**
Google	January 26, 2024

N

Appendix C:
Pre-Survey Questionnaires

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: HILLTOP RESTROOMS

Name of person completing form:

Title / Association with property:

Length of time associated w/ property:

Date Completed:

Phone Number:

Method of Completion: Choose an item.

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

	Data Overview	Response		
1	Year/s constructed / renovated			
2	Building size in SF			
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		

	Question	Response
4	List other significant capital improvements (focus on recent years; provide approximate date).	
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	

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

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?	X				
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?	X				
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or otherwise problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.			X		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?				X	
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		X			

Appendix D:
Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Hilltop Park Restrooms

BV Project Number: 165418.23R000-007.354

Facility History & Interview

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

Hilltop Park Restrooms: Accessibility Issues

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

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

Hilltop Park Restrooms: Photographic Overview

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

CURB CUT

ACCESSIBLE PATH

MAIN ENTRANCE

ADDITIONAL ENTRANCE

Hilltop Park Restrooms: Photographic Overview

ACCESSIBLE INTERIOR PATH

DOOR HARDWARE

TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

Appendix E:
Component Condition Report

Component Condition Report | Hilltop Park Restrooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	850 SF	2	7348706
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	3	14	7348713
Interiors						
C2010	Restrooms	Fair	Wall Finishes, any surface, Prep & Paint	181 SF	2	7348707
C2030	Restrooms	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	181 SF	2	7348711
C2050	Restrooms	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	181 SF	2	7348710
Plumbing						
D2010	Throughout building	Poor	Plumbing System, Supply & Sanitary, High Density (excludes fixtures)	181 SF	1	7348712
D2010	Building exterior South East	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	2	7348715
D2010	Site - South West of Building Exterior	Poor	Drinking Fountain, Exterior/Site, Metal Pedestal	1	0	7348705
D2010	Site - North West of Building Exterior	Fair	Backflow Preventer, Domestic Water, 3 IN	1	4	7348716
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	2	7348708
Electrical						
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	181 SF	7	7348956
Fire Alarm & Electronic Systems						
D7030	Storage room	Fair	Security/Surveillance System, Full System Upgrade, Average Density	181 SF	4	7348709
Sitework						
G2060	Site - South East of Building Exterior	Fair	Trash Receptacle, Heavy-Duty Fixed Concrete	1	2	7348714
G2060	Restrooms	Fair	Trash Receptacle, Portable/Light-Duty	2	4	7348717
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 250 W	1	5	7348949

Appendix F:
Replacement Reserves

Replacement Reserves Report

Hilltop Park Restrooms

2/16/2024

Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total Escalated Estimate
Hilltop Park Restrooms	$2,400	$4,176	$15,694	$0	$11,457	$1,113	$0	$4,630	$0	$0	$0	$0	$8,088	$0	$4,356	$3,739	$0	$0	$0	$3,260	$0	**$58,913**
Grand Total	**$2,400**	**$4,176**	**$15,694**	**$0**	**$11,457**	**$1,113**	**$0**	**$4,630**	**$0**	**$0**	**$0**	**$0**	**$8,088**	**$0**	**$4,356**	**$3,739**	**$0**	**$0**	**$0**	**$3,260**	**$0**	**$58,913**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B2010	Building Exterior	7348706	Exterior Walls, any painted surface, Prep & Paint	10	8	2	850	SF	$4.80	$4,080			$4,080										$4,080									**$8,160**
B2050	Building Exterior	7348713	Exterior Door, Steel, Standard, Replace	40	26	14	3	EA	$960.00	$2,880															$2,880							**$2,880**
C2010	Restrooms	7348707	Wall Finishes, any surface, Prep & Paint	10	8	2	181	SF	$2.40	$434			$434										$434									**$869**
C2030	Restrooms	7348711	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	8	2	181	SF	$2.40	$434			$434										$434									**$869**
C2050	Restrooms	7348710	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	8	2	181	SF	$4.00	$724			$724										$724									**$1,448**
D2010	Throughout building	7348712	Plumbing System, Supply & Sanitary, High Density (excludes fixtures), Replace	40	39	1	181	SF	$22.40	$4,054		$4,054																				**$4,054**
D2010	Site - North West of Building Exterior	7348716	Backflow Preventer, Domestic Water, 3 IN, Replace	30	26	4	1	EA	$8,320.00	$8,320					$8,320																	**$8,320**
D2010	Site - South West of Building Exterior	7348705	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	15	15	0	1	EA	$2,400.00	$2,400	$2,400															$2,400						**$4,800**
D2010	Building exterior South East	7348715	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	28	2	1	EA	$2,720.00	$2,720			$2,720																			**$2,720**
D2010	Restrooms	7348708	Toilet, Commercial Water Closet, Replace	30	28	2	2	EA	$2,080.00	$4,160			$4,160																			**$4,160**
D5020	Throughout	7348956	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	40	33	7	181	SF	$20.80	$3,765								$3,765														**$3,765**
D7030	Storage room	7348709	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	11	4	181	SF	$3.20	$579					$579															$579		**$1,158**
G2060	Site - South East of Building Exterior	7348714	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	23	2	1	EA	$2,240.00	$2,240			$2,240																			**$2,240**
G2060	Restrooms	7348717	Trash Receptacle, Portable/Light-Duty, Replace	15	11	4	2	EA	$640.00	$1,280					$1,280															$1,280		**$2,560**
G4050	Building exterior	7348949	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 250 W, Replace	20	15	5	1	EA	$960.00	$960						$960																**$960**
Totals, Unescalated											**$2,400**	**$4,054**	**$14,793**	**$0**	**$10,179**	**$960**	**$0**	**$3,765**	**$0**	**$0**	**$0**	**$0**	**$5,673**	**$0**	**$2,880**	**$2,400**	**$0**	**$0**	**$0**	**$1,859**	**$0**	**$48,963**
Totals, Escalated (3.0% inflation, compounded annually)											**$2,400**	**$4,176**	**$15,694**	**$0**	**$11,457**	**$1,113**	**$0**	**$4,630**	**$0**	**$0**	**$0**	**$0**	**$8,088**	**$0**	**$4,356**	**$3,739**	**$0**	**$0**	**$0**	**$3,260**	**$0**	**$58,913**

Appendix G:
Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7348716	D2010	**Backflow Preventer**	Domestic Water, 3 IN	3 IN	Hilltop Park Restrooms	Site - North West of Building Exterior		No dataplate	No dataplate	1998		

FACILITY CONDITION ASSESSMENT

prepared for

City of Signal Hill
2175 Cherry Avenue
Signal Hill, CA 90755
Margarita Beltran

DWP - Community Center
2200 Temple Avenue
Signal Hill, CA 90755

PREPARED BY:
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BV PROJECT #:
165418.23R000-008.354

DATE OF REPORT:
February 19, 2025

ON SITE DATE:
January 19, 2024

TABLE OF CONTENTS

1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Community Center
Number of Buildings	1
Main Address	2200 Temple Avenue, Signal Hill, CA 90755
Site Developed	2000
Outside Occupants / Leased Spaces	None
Date(s) of Visit	January 19, 2024
Management Point of Contact	Thomas Bekele, Public Works Director Phone: (562) 989-7355 Email: tbekele@cityofsignalhill.org
On-site Point of Contact (POC)	Margarita Beltran
Assessment & Report Prepared By	Gerardo Moreno
Reviewed By	Michael Chaney Program Manager Michael.Chaney@bureauveritas.com 800.733.0660 x7297980
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The facility was constructed in 2000. The facility includes a community center for events, a playground area, and sport courts which were renovated in 2023.

Architectural

The community center consists of wood frame on concrete slabs with integral footings. In general the structures appear to be sound, with no significant or structural-related deficiencies observed.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC equipment is original construction, and includes a split system (condensing and fan coil unit) which is aged but still functional.

The plumbing system is adequate to serve the facility. The domestic hot water heater at the community center was replaced in 2012 and is adequate.

Electrical service equipment and systems are original and still within the lifecycle of the equipment/components. The interior lighting consists of T-8 linear fluorescent and and CFL fixtures and lamps, showing non-function on the linear florescent.

The fire protection comes from 2000 and exceeds its age, but appears to be adequate. The fire protection is comprised of wet protection along with fire extinguishers.

Site

The parking lots and sidewalks have been periodically repaved and sectionally replaced as-needed over the years .The playgrounds and sport courts are generally in good condition.

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 the Facility Condition Index (FCI), which provides a theoretical objective indication of a facility's overall condition. The FCI is defined as the ratio of the cost of current needs divided by the current replacement value (CRV) of the facility. In this report, each building is considered as a separate 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
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 mathematical values. The table below presents the current, 3-year, 5-year, and 10-year FCI's for this facility:

FCI Analysis

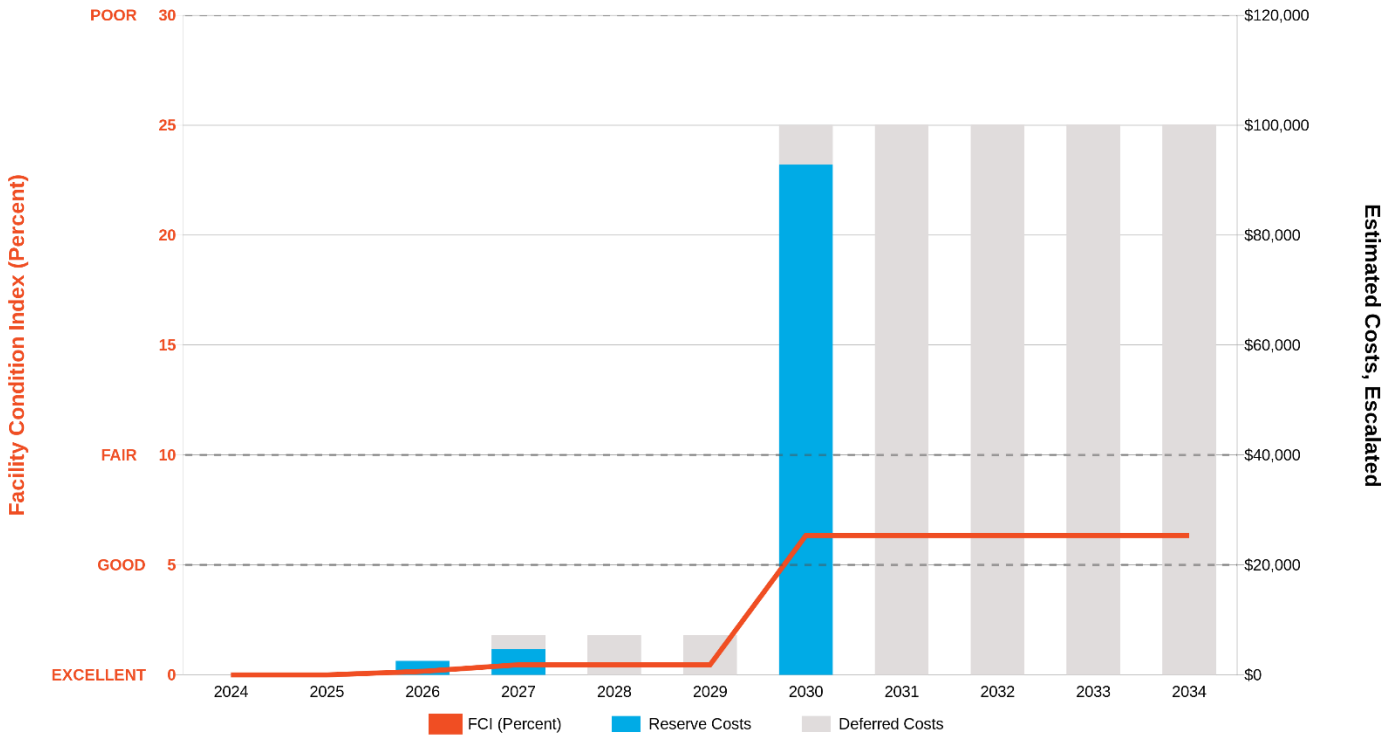
Replacement Value	*Total SF*	*Cost/SF*
$1,578,750	*2,526*	*$850*

	Est Reserve Cost	FCI
Current	$0	0 **%**
3-Year	$306,500	19.4 **%**
5-Year	$315,200	20.0 **%**
10-Year	$411,200	26.0 **%**

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $1,578,750.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $9,101.00**



Immediate Needs

At the time of the assessment BV did not identify any immediate needs associated with this building and site.

Key Findings

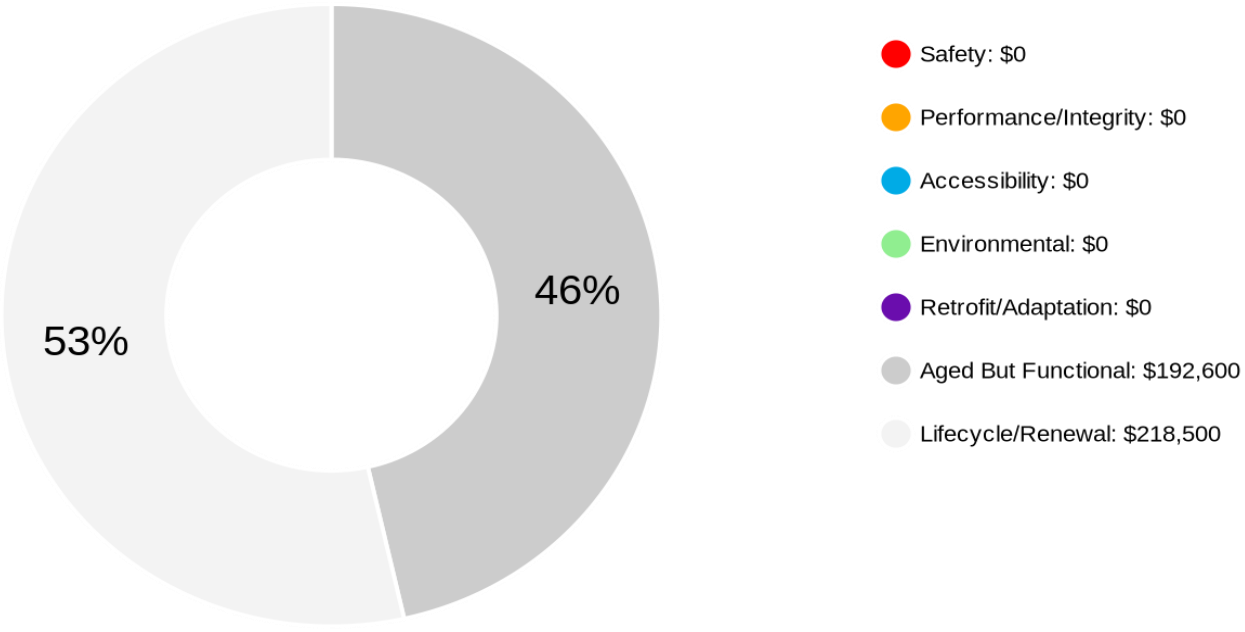
At the time of the assessment BV did not identify any key findings associated with this building and site.

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 and highest on the list below.

Plan Type Descriptions	
Safety	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	Does not meet ADA, UFAS, and/or other accessibility requirements.
Environmental	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Aged But Functional	Any component or system that has aged past its industry-average expected useful life (EUL) but is not currently deficient or problematic.
Lifecycle/Renewal	Any component or system that is neither deficient nor aged past EUL but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-Year Total: $411,100

2. Building Systems and Site Elements

Building Systems Summary		
Address	2200 Temple Avenue, Signal Hill, CA 90755	
Constructed/Renovated	2000	
Building Area	2,526 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Conventional wood frame structure over concrete slab foundation.	Fair
Facade	Wall Finish : Stucco Windows: Aluminum.	Fair
Roof	Gable construction with asphalt shingles.	Fair
Interiors	Walls: Painted gypsum board, vinyl, and ceramic tile. Floors: Terrazzo, plastic fiber glass reinforced Ceilings: Painted gypsum board and ACT.	Fair
Elevators	None	-
Plumbing	Distribution: Copper Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinal, and sinks in all restrooms	Fair

Building Systems Summary		
HVAC	Non-Central System: Split-system heat pumps.	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers.	Fair
Electrical	Source & Distribution: Main panel panel with copper wiring Interior Lighting: Linear fluorescent, and CFL Emergency Power: None.	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs.	Fair
Equipment/Special	None	-
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	The interior lighting is in poor condition. Some sections in the interior its lights are not working. A revision is necessary to determined whether are broken lamps or broken breakers.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

Site Information		
Site Area	3.19 acres	
Parking Spaces	26 total spaces all in open lots; 3 of which are accessible.	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps.	Fair
Site Development	Playgrounds and sports fields. Heavily furnished park benches, picnic tables, trash receptacles.	Good
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters. Irrigation present.	Fair
Utilities	Municipal water and sewer Local utility-provided electric.	Fair
Site Lighting	Pole-mounted: LED. Building-mounted: CFL Pedestrian walkway and landscape accent lighting	Fair
Ancillary Structures	Gazebos.	Fair
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.	
Site Additional Studies	No additional studies are currently recommended for the site areas.	
Site Areas Observed	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.	
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.	

The table below shows the anticipated costs by trade or building system over the next 20 years.

DWP - Community Center: 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	$0	$0	$0	$7,259	$0	$7,259
Plumbing	$0	$2,546	$0	$6,113	$3,966	$12,625
Fire Protection	$0	$0	$4,724	$12,609	$0	$17,333
Special Construction & Demo	$0	$0	$0	$66,866	$0	$66,866
Sitework	$0	$0	$307,872	$3,131	$155,437	$466,440
TOTALS	**$0**	**$2,600**	**$312,600**	**$96,000**	**$159,500**	**$570,700**

3. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The following table summarizes the accessibility conditions of the general site and the subject building included in this report:

Accessibility Summary			
Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
General Site	YOC	No	No
DWP - Community Center	2000 /	No	No

4. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

5. 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 or component 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.

6. Certification

Signal Hill, FCA Master Planning (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of DWP - Community Center, 2200 Temple Avenue, Signal Hill, CA 90755, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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7. Appendices

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

Appendix A:
Photographic Record

Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

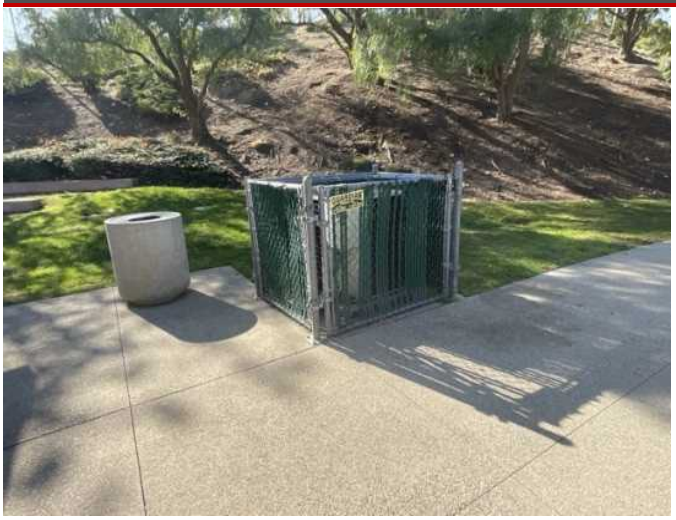
3 - REAR ELEVATION

4 - RIGHT ELEVATION

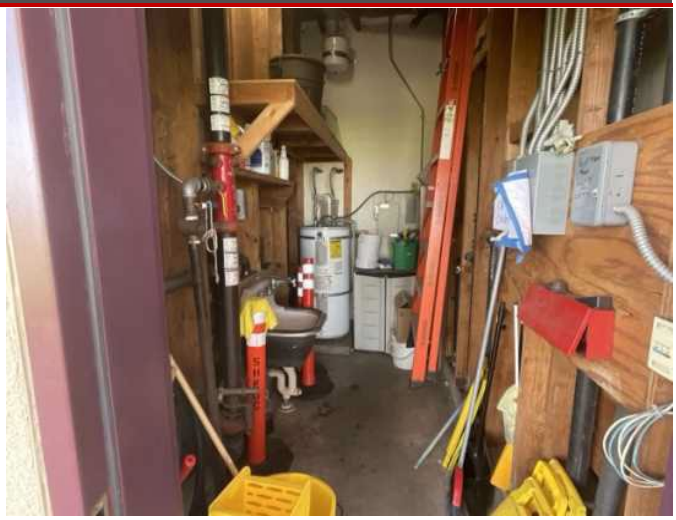
5 - ROOF OVERVIEW

6 - INTERIOR PHOTO

Photographic Overview



7 - MAIN CONDENSING UNIT



8 - FIRE RISER AND DOMESTIC HOT WATER

9 - PLAYGROUND

10 - BASKETBALL COURT

11 - GAZEBO AND PICNIC TABLE

12 - PARKING AREA

Appendix B:
Site Plan

Site Plan

Project Number	Project Name
165418.23R000-008.354	DWP - Community Center
Source	**On-Site Date**
Google Earth Pro	Jan 16, 2024

BUREAU VERITAS

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Appendix C:
Pre-Survey Questionnaires

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: DWP- COMMUNITY CENTER

Name of person completing form:

Title / Association with property:

Length of time associated w/ property:

Date Completed:

Phone Number:

Method of Completion: Choose an item

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

Data Overview		Response		
1	Year/s constructed / renovated			
2	Building size in SF			
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		

Question		Response
4	List other significant capital improvements (focus on recent years; provide approximate date).	ALL WOOD REPAINTED 6/2022
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	

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

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or otherwise problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.			X		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?				X	
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?			X		

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: DWP - Community Center

BV Project Number: 165418.23R000-008.354

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

Abbreviated Accessibility Checklist

Parking

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE PATH

2ND PATHWAY

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

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

Abbreviated Accessibility Checklist

Building Entrances

ACCESSIBLE ENTRANCE

ADDITIONAL 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			
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 ?	✕			
8	Do thresholds at accessible entrances appear to have a compliant height ?	✕			

Abbreviated Accessibility Checklist

Interior Accessible Route

ACCESSIBLE INTERIOR PATH

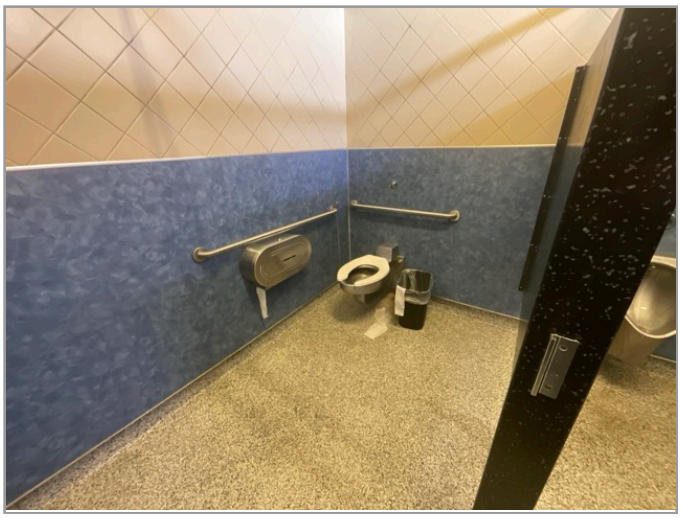
DOOR HARDWARE

	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			

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	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 ?	✕			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?			✕	
9	Do accessories and mirrors appear to be mounted at a compliant height ?	✕			

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes

SINK CLEARANCE

KITCHEN ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ?	X			
2	Are the appliances centered for a parallel or forward approach with adequate clear floor space ?	X			
3	Is there an accessible countertop/preparation space of proper width and height ?	X			
4	Is there an accessible sink space of proper width and height ?	X			
5	Does the sink faucet have compliant handles ?	X			
6	Is the plumbing piping under the sink configured to protect against contact ?			X	

7	Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ?			✕	

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools

ACCESSIBLE ROUTE TO PLAYGROUND

OVERVIEW OF PLAYGROUND

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

Appendix E:
Component Condition Report

Component Condition Report | DWP - Community Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	4	6	7211757
Plumbing						
D2010	Basketball Court	Fair	Drinking Fountain, Exterior/Site, Metal Pedestal	1	2	7211713
D2010	Main Entrance	Fair	Backflow Preventer, Domestic Water	1	6	7211708
Fire Protection						
D4010	Site	Fair	Backflow Preventer, Fire Suppression	1	6	7211731
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	2,526 SF	3	7211720
Special Construction & Demo						
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	700 SF	6	7211703
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	11,500 SF	3	7211699
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	5,200 SF	26	7211718
Athletic, Recreational & Playfield Areas						
G2050	Site	Good	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors	1	19	7211716
G2050	Site	Good	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement	2,800 SF	24	7211724
G2050	Site	Good	Play Structure, Swing Set, 4 Seats	1	19	7211715
G2050	Site	Good	Playfield Surfaces, Chips Rubber, 3" Depth	5,300 SF	14	7211729
G2050	Site	Good	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	24	7211719
G2050	Site	Good	Play Structure, Multipurpose, Medium	1	19	7211714
G2050	Site	Good	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	1,000 SF	9	7211725
Sitework						
G2060	Site	Fair	Trash Receptacle, Heavy-Duty Fixed Concrete	8	3	7211723
G2060	Site	Fair	Park Bench, Precast Concrete	11	3	7211696

Component Condition Report | DWP - Community Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
G2060	Site	Fair	Picnic Table, Precast Concrete	4		4	7211727
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 4'	450	LF	16	7211730
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	32,500	SF	3	7211736
G4050	Site	Fair	Site Walkway Fixture, Bollard Style, Concrete-Based, Replace/Install	6		3	7211717
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	16		3	7211738

Appendix F:
Replacement Reserves

Replacement Reserves Report

DWP - Community Center

2/9/2024

Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total Escalated Estimate
DWP - Community Center	$0	$0	$2,546	$303,958	$8,644	$0	$92,850	$0	$0	$3,131	$0	$0	$0	$0	$44,894	$0	$39,283	$3,967	$0	$71,262	$0	**$570,535**
Grand Total	**$0**	**$0**	**$2,546**	**$303,958**	**$8,644**	**$0**	**$92,850**	**$0**	**$0**	**$3,131**	**$0**	**$0**	**$0**	**$0**	**$44,894**	**$0**	**$39,283**	**$3,967**	**$0**	**$71,262**	**$0**	**$570,535**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B2020	Building Exterior	7211757	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	24	6	4	EA	$1,520.00	$6,080							$6,080															**$6,080**
D2010	Main Entrance	7211708	Backflow Preventer, Domestic Water, Replace	30	24	6	1	EA	$5,120.00	$5,120							$5,120															**$5,120**
D2010	Basketball Court	7211713	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	15	13	2	1	EA	$2,400.00	$2,400			$2,400															$2,400				**$4,800**
D4010	Throughout building	7211720	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	22	3	2526	SF	$1.71	$4,325				$4,325																		**$4,325**
D4010	Site	7211731	Backflow Preventer, Fire Suppression, Replace	30	24	6	1	EA	$10,560.00	$10,560							$10,560															**$10,560**
F1020	Site	7211703	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	30	24	6	700	SF	$80.00	$56,000							$56,000															**$56,000**
G2020	Site	7211699	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	22	3	11500	SF	$5.60	$64,400				$64,400																		**$64,400**
G2050	Site	7211725	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	10	1	9	1000	SF	$2.40	$2,400										$2,400										$2,400		**$4,800**
G2050	Site	7211716	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace	20	1	19	1	EA	$2,240.00	$2,240																				$2,240		**$2,240**
G2050	Site	7211729	Playfield Surfaces, Chips Rubber, 3" Depth, Replace	15	1	14	5300	SF	$5.60	$29,680															$29,680							**$29,680**
G2050	Site	7211715	Play Structure, Swing Set, 4 Seats, Replace	20	1	19	1	EA	$4,000.00	$4,000																				$4,000		**$4,000**
G2050	Site	7211714	Play Structure, Multipurpose, Medium, Replace	20	1	19	1	EA	$32,000.00	$32,000																				$32,000		**$32,000**
G2060	Site	7211723	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	22	3	8	EA	$2,240.00	$17,920				$17,920																		**$17,920**
G2060	Site	7211696	Park Bench, Precast Concrete, Replace	25	22	3	11	EA	$1,600.00	$17,600				$17,600																		**$17,600**
G2060	Site	7211727	Picnic Table, Precast Concrete, Replace	25	21	4	4	EA	$1,920.00	$7,680					$7,680																	**$7,680**
G2060	Site	7211730	Fences & Gates, Fence, Metal Tube 4', Replace	40	24	16	450	LF	$54.40	$24,480																	$24,480					**$24,480**
G2080	Site	7211736	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	17	3	32500	SF	$1.60	$52,000				$52,000																		**$52,000**
G4050	Site	7211717	Site Walkway Fixture, Bollard Style, Concrete-Based, Replace/Install	20	17	3	6	EA	$2,400.00	$14,400				$14,400																		**$14,400**
G4050	Site	7211738	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	17	3	16	EA	$6,720.00	$107,520				$107,520																		**$107,520**
Totals, Unescalated											**$0**	**$0**	**$2,400**	**$278,165**	**$7,680**	**$0**	**$77,760**	**$0**	**$0**	**$2,400**	**$0**	**$0**	**$0**	**$0**	**$29,680**	**$0**	**$24,480**	**$2,400**	**$0**	**$40,640**	**$0**	**$465,605**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$2,546**	**$303,958**	**$8,644**	**$0**	**$92,850**	**$0**	**$0**	**$3,131**	**$0**	**$0**	**$0**	**$0**	**$44,894**	**$0**	**$39,283**	**$3,967**	**$0**	**$71,262**	**$0**	**$570,535**

Appendix G:
Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7211708	D2010	**Backflow Preventer**	Domestic Water	2 IN	DWP - Community Center	Main Entrance	Febco	LF825YA	J003499	2000		

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7211731	D4010	**Backflow Preventer**	Fire Suppression	3 IN	DWP - Community Center	Site				2000		

FACILITY CONDITION ASSESSMENT

prepared for

FCA and Master Plan Study
2175 Cherry Avenue
Signal Hill, CA 90755
Thomas Bekele

Temple Pump Station
2271 Temple Avenue
Signal Hill, CA 90755

PREPARED BY:
Bureau Veritas
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BV PROJECT #:
165418.23R000-009.354

DATE OF REPORT:
October 1, 2024

ON SITE DATE:
January 16, 2024

TABLE OF CONTENTS

1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Pump Station
Number of Buildings	2
Main Address	Temple Pump Station, 2271 Temple Avenue, Signal Hill, CA 90755
Site Developed	1996
Outside Occupants / Leased Spaces	None
Date(s) of Visit	January 16, 2024
Management Point of Contact	Public Works Thomas Bekele, Public Works Director (562) 989-7355
On-site Point of Contact (POC)	Margarita Beltran
Assessment & Report Prepared By	Gerardo Moreno
Reviewed By	Michael Chaney Program Manager 800.733.0660 x7297980 Michael.Chaney@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate the Facility Condition Index (FCI), which provides a theoretical objective indication of a facility's overall condition. The FCI is defined as the ratio of the cost of current needs divided by the 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 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 mathematical values. The table below presents the current, 3-year, 5-year, and 10-year FCI's for this facility:

Facility	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Pump Station	$625	2,156	$1,347,500	3.3%	49.9%	50.1%	50.3%
Storage Building	$650	624	$405,600	0.0%	8.5%	8.5%	8.5%

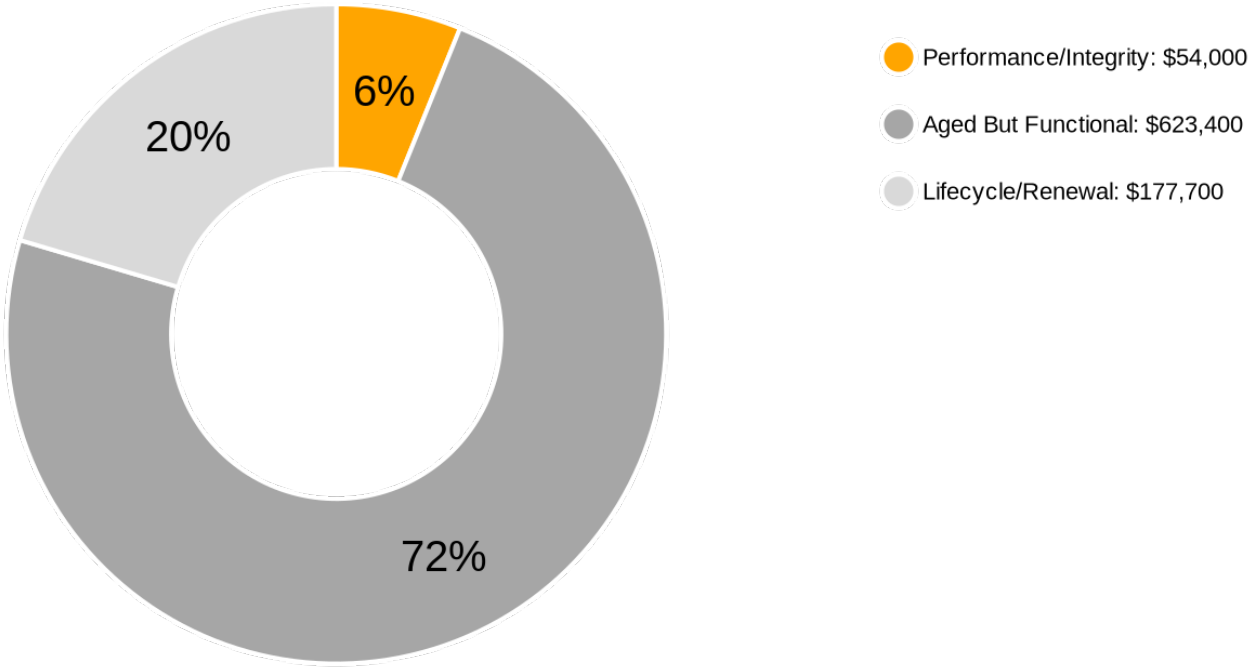
Immediate Needs

Facility/Building	Total Items	Total Cost
Temple Pump Station / Pump Station	5	$44,300
Temple Pump Station / Storage Building	1	$200
TOTAL	**6**	**$44,500**

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 and highest on the list below.

Plan Type Descriptions & Distribution		
Safety		An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity		Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility		Does not meet ADA, UFAS, and/or other accessibility requirements.
Environmental		Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation		Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Aged But Functional		Any component or system that has aged past its industry-average expected useful life (EUL) but is not currently deficient or problematic.
Lifecycle/Renewal		Any component or system that is neither deficient nor aged past EUL but for which future replacement or repair is anticipated and budgeted.



10-Year Total: $855,200

2. Pump Station

Pump Station: Building Systems Summary		
Address	2271 Temple Avenue, Signal Hill, CA 90755	
GPS Coordinates	33.7979733, -118.1591472	
Constructed/Renovated	1996	
Building Area	2,156 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system.	Good
Facade	Primary Wall Finish: Stucco Secondary Wall Finish: Brick Windows: Steel (Louvers)	Fair
Roof	Primary: Gable construction with clay/concrete tiles Secondary: Flat construction with built-up finish	Poor
Interiors	Walls: Unfinished CMU Floors: Unfinished concrete Ceilings: Unfinished/exposed	Fair
Elevators	None	-
Plumbing	Distribution: Copper.	Fair

Pump Station: Building Systems Summary		
HVAC	Non-Central System: Ventilation system using fans	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring. Interior Lighting: Linear fluorescent Emergency Power: Diesel generator with automatic transfer switch	Fair
Fire Alarm	Smoke detectors only	Poor
Equipment/Special	Distribution Pumps	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	The built-up is in poor condition with some bumps along the built-up roof present, which is a sign that humidity has affected the layers. 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 or replacement.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

Significant/Systemic Findings and Deficiencies

Historical Summary

The pump station building was constructed back in 1996. Key renovations for the motorized control valves were completed in 2023.

Architectural.

This building with CMU wall has both built-up and gable roof systems. The flat built-up sections will need attention to fix bumps on the surface.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The existing fans are original construction, with no issues observed at the time of the visit. The electrical installation and equipment are original construction, with the generator performing as designed. For the plumbing system, the motorized control valves were renovated in 2023. The provided fire protection for the facility is very weak given the smoke detectors are broken. Immediate attention is needed to restore this annunciator device.

Recommended Additional Studies

No additional studies recommended at this time.

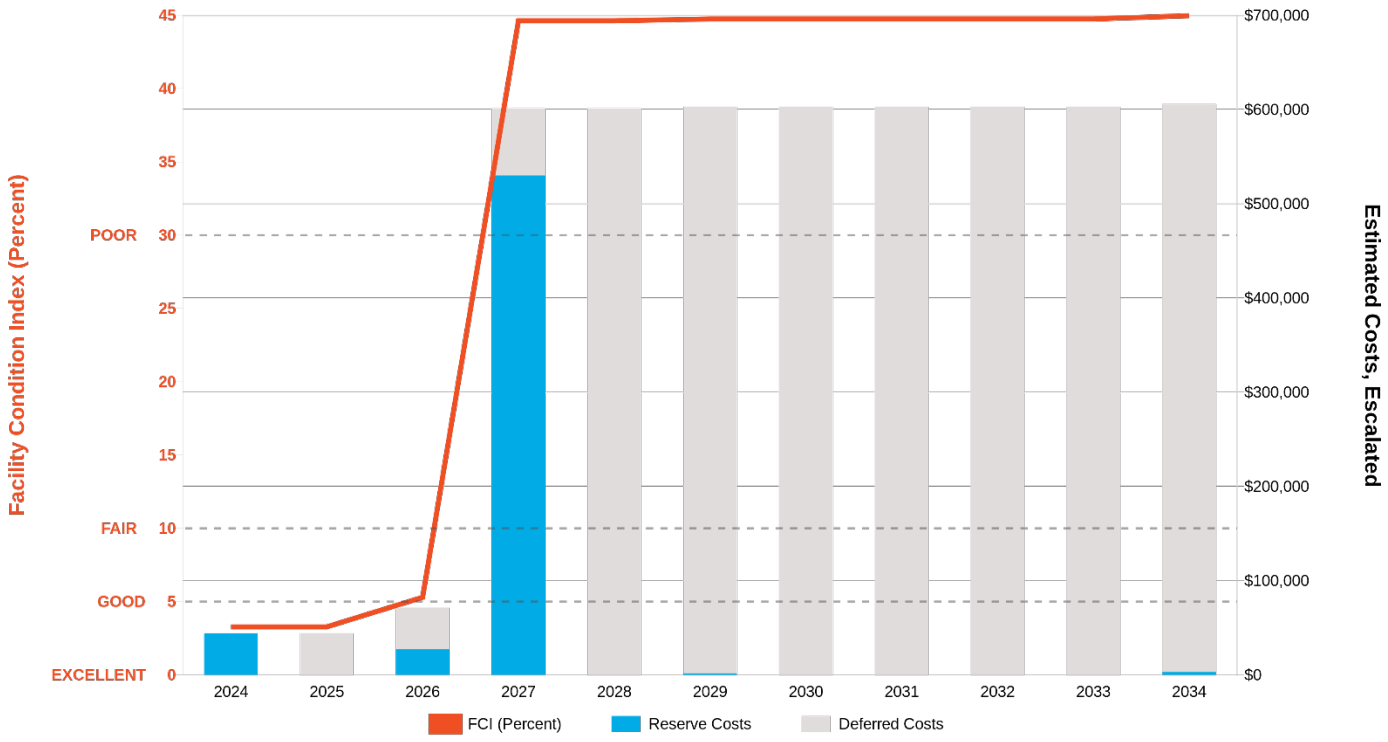
The table below shows the anticipated costs by trade or building system over the next 20 years.

Pump Station: 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	$1,280	$22,045	$0	$1,720	$47,312	$72,357
Roofing	$8,960	$0	$13,199	$0	$0	$22,159
Interiors	$0	$0	$7,538	$0	$15,605	$23,143
Plumbing	$0	$0	$0	$0	$102,103	$102,103
HVAC	$0	$0	$15,735	$0	$0	$15,735
Fire Protection	$0	$0	$1,669	$0	$2,243	$3,912
Electrical	$0	$5,092	$493,563	$0	$12,295	$510,950
Fire Alarm & Electronic Systems	$33,913	$0	$0	$1,290	$55,294	$90,497
Sitework	$0	$35,340	$36,399	$0	$0	$71,739
TOTALS	**$44,300**	**$62,500**	**$568,200**	**$3,100**	**$234,900**	**$912,900**

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $1,347,500.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $55,091.00**



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
Temple Pump Station / Pump Station	D7051	Fire Alarm System, Full System Upgrade, Simple Addressable, Install	Poor	Performance/Integrity	$9,000
Temple Pump Station / Pump Station	B3015	Roofing, Built-Up, Replace	Poor	Performance/Integrity	$9,000
Temple Pump Station / Pump Station	B2051	Exterior Door, Steel, any type, Refinish	Poor	Performance/Integrity	$1,300
Temple Pump Station / Pump Station	D7051	Fire Alarm Devices, Smoke Detector, Replace/Install	Failed	Performance/Integrity	$1,000
Temple Pump Station / Pump Station	D7051	Fire Alarm Panel, Fully Addressable, Replace	Poor	Performance/Integrity	$24,000
TOTAL (5 items)					**$44,300**

Key Findings

Roofing in Poor condition.

Built-Up
Pump Station
Roof

Uniformat Code: B3010
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: $9,000

Bumps/blisters on some sections of the roof. - AssetCALC ID: 7215522

Fire Alarm Devices in Failed condition.

Smoke Detector
Pump Station
Throughout building

Uniformat Code: D7050
Recommendation: **Replace/Install in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: $1,000

Broken smoke detectors - AssetCALC ID: 7215491

Fire Alarm Panel in Poor condition.

Fully Addressable
Pump Station

Uniformat Code: D7050
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: $24,000

The facility does not have a fire alarm system. - AssetCALC ID: 8312083

Exterior Door in Poor condition.

Steel, any type
Pump Station
Building Exterior

Uniformat Code: B2050
Recommendation: **Refinish in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: $1,300

The finishes are deteriorated and should be renewed soon. - AssetCALC ID: 7349429

Fire Alarm System in Poor condition.

Full System Upgrade, Simple Addressable Pump Station

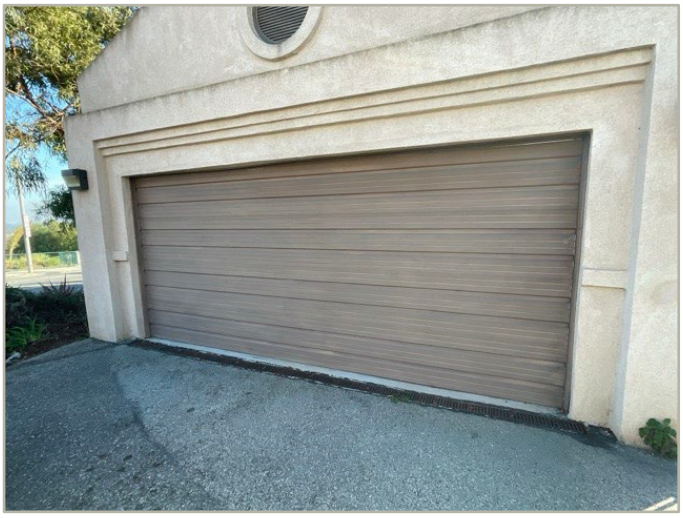
Uniformat Code: D7050
Recommendation: **Install in 2024**

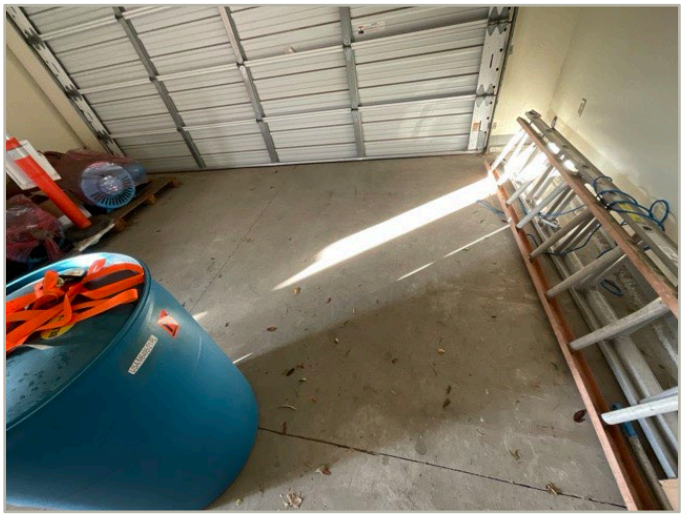
Plan Type: Performance/Integrity

Cost Estimate: $9,000

The facility has no fire alarm system. - AssetCALC ID: 8312080

3. Storage Building





Storage Building: Building Systems Summary		
Address	2271 Temple Avenue, Signal Hill, CA 90755	
GPS Coordinates	33.7979733, -118.1591472	
Constructed/Renovated	1996	
Building Area	624 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Conventional wood frame structure over concrete slab foundation	Good
Facade	Wall Finish: Stucco Windows: Steel (Louvers)	Fair
Roof	Gable construction with clay/concrete tiles	Good
Interiors	Walls: Painted gypsum board. Floors: Unfinished concrete Ceilings: Painted gypsum board	Fair
Elevators	None	-
Plumbing	Hot Water: Electric water heaters with integral tanks Fixtures: Toilet and lavatory in unisex restrooms	Fair

Storage Building: Building Systems Summary		
HVAC	None	-
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Fluorescent Emergency Power: None	Fair
Fire Alarm	Smoke detectors only	Poor
Equipment/Special	None	-
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

Significant/Systemic Findings and Deficiencies

Historical Summary

The facility was constructed in 1997 as an expansion to the pump building. No apparent renovations have been completed since original construction.

Architectural.

The roof is a clay tile roofing system, with a stucco exterior wall finish. The stucco wall system shows water staining and should be cleaned up and painted soon.

Mechanical, Electrical, Plumbing and Fire (MEPF)

There are no HVAC systems in this facility. Plumbing and electrical infrastructure and components are original construction. Fire protection for the facility is very weak given the smoke detectors are broken. Immediate attention is needed to restore this annunciator device.

Recommended Additional Studies

No additional studies recommended at this time.

The table below shows the anticipated costs by trade or building system over the next 20 years.

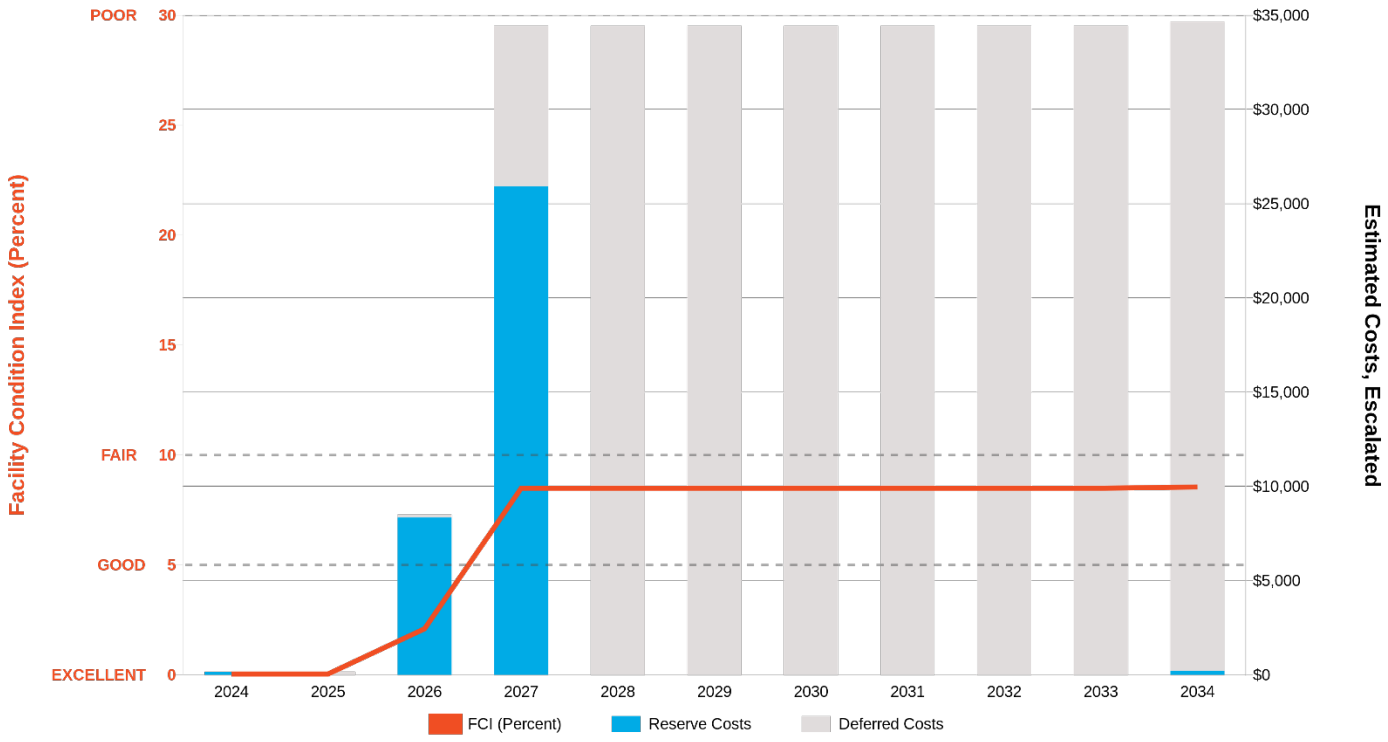
Storage Building: System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	$160	$6,484	$5,594	$215	$14,795	$27,248
Roofing	$0	$0	$0	$0	$0	$0
Interiors	$0	$0	$3,277	$0	$21,513	$24,790
Plumbing	$0	$0	$5,855	$0	$1,498	$7,353
Electrical	$0	$1,867	$11,202	$0	$3,558	$16,627
TOTALS	**$200**	**$8,400**	**$26,000**	**$300**	**$41,400**	**$76,300**

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $405,600.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $3,150.00**



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
Temple Pump Station / Storage Building	B2051	Exterior Door, Steel, any type, Refinish	Poor	Performance/Integrity	$200
TOTAL (1 items)					**$200**

Key Findings

Exterior Walls in Poor condition.

Stucco, Prep & Fog Coat or Paint
Storage Building
Building Exterior

Uniformat Code: B2010
Recommendation: **Prep & Fog Coat or Paint in 2026**

Plan Type: Performance/Integrity

Cost Estimate: $6,100

The stucco wall system requires paint renewal soon. - AssetCALC ID: 7215489

Exterior Door in Poor condition.

Steel, any type
Storage Building

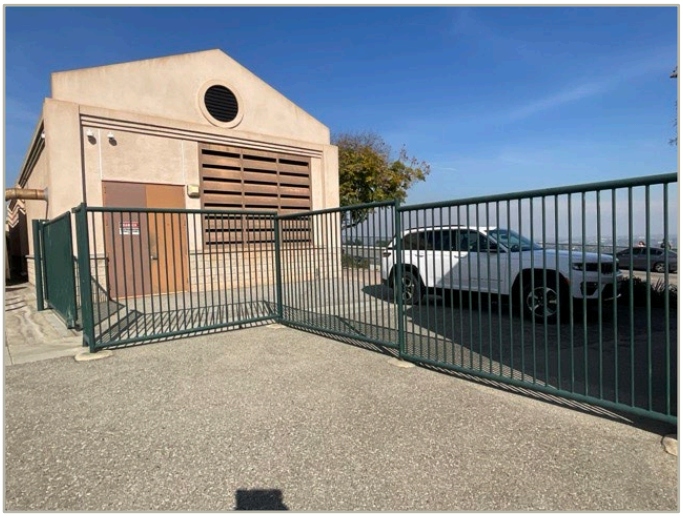
Uniformat Code: B2050
Recommendation: **Refinish in 2024**

Plan Type: Performance/Integrity

Cost Estimate: $200

The exterior door finish is in poor condition. - AssetCALC ID: 7349431

4. Site



Site: Site Information		
Site Area	0.74 acres	
Parking Spaces	10 total spaces all in open lots; none of which are accessible.	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs.	Fair
Site Development	Chain-link and metal tube fencing.	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees and bushes Irrigation present CMU retaining walls Low to moderate site slopes throughout.	Fair
Utilities	Municipal water and sewer Local utility-provided electric	Fair
Site Lighting	Building-mounted: CFL.	Fair
Ancillary Structures	None.	n/a
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.	

Site: Site Information	
Site Additional Studies	No additional studies are currently recommended for the site areas.
Site Areas Observed	Most of the exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.

Significant/Systemic Findings and Deficiencies

Historical Summary

The facility was constructed in 1997 as an expansion to the pump building. No apparent renovations have been completed since original construction.

Site Summary

Site maintenance appears to be excellent, and site improvements and landscaping are generally in good condition.

The table below shows the anticipated costs by trade or building system over the next 20 years.

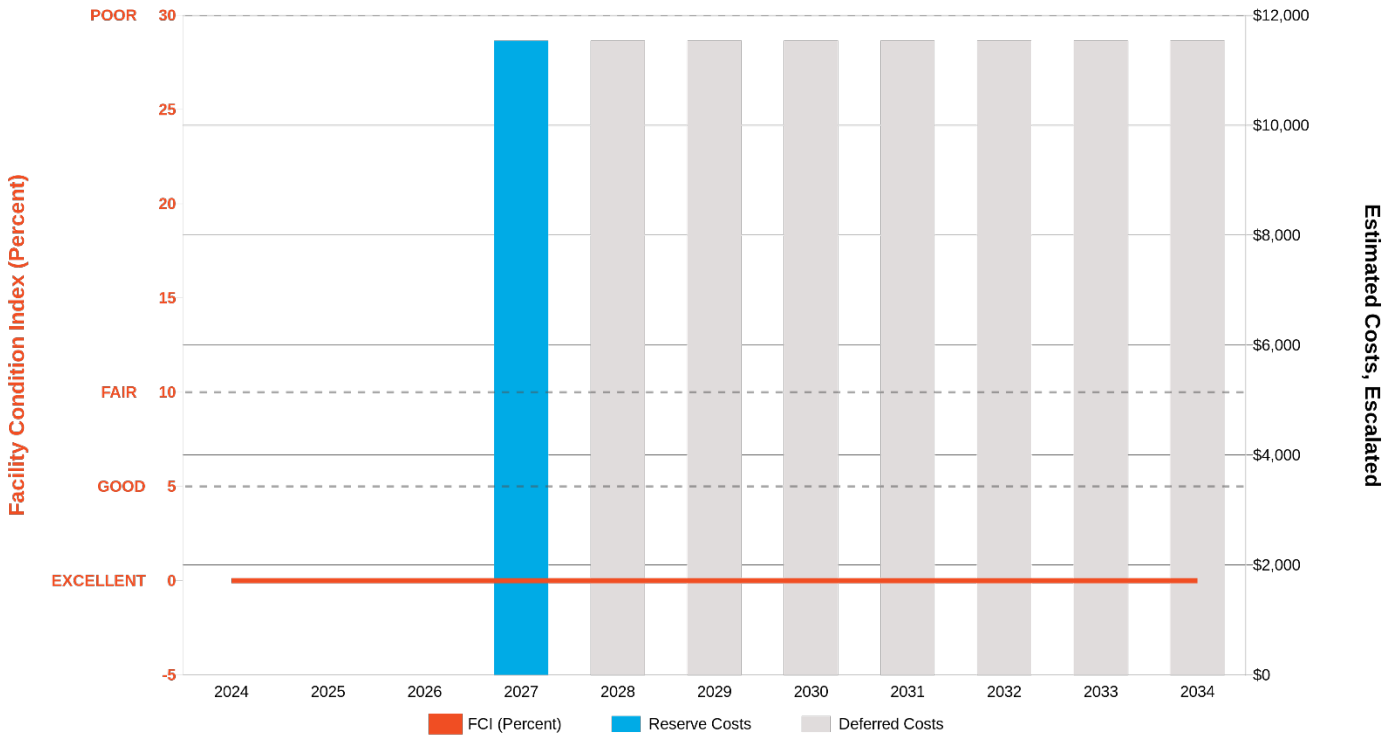
Site: System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Fuel Storage Tank	$0	$0	$11,539	$0	$0	$11,539
Sitework	$0	$0	$112,243	$0	$1,487,580	$1,599,823
TOTALS	**$0**	**$0**	**$123,800**	**$0**	**$1,487,600**	**$1,611,400**

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $0.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $1,049.00**



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

5. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The following table summarizes the accessibility conditions of the general site and the subject building included in this report:

Accessibility Summary

Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
Pump Station	1996	No	No
Storage Building	1996	No	No
General Site	1996	No	No

6. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

7. Opinions of Probable Costs

Cost estimates are embedded throughout this report, including the very detailed Replacement Reserves report in the appendix. The cost estimates are predominantly based on construction rehabilitation costs developed by the *RSMeans data from Gordian.* While the *RSMeans data from Gordian* is the primary reference source for the Bureau Veritas cost library, secondary and supporting sources include but are not limited to other industry experts work, such as *Marshall & Swift* and *CBRE Whitestone.* For improved accuracy, additional research integrated with Bureau Veritas's historical experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions also come into play when deemed necessary. Invoice or bid documents provided either by the owner or facility construction resources may be reviewed early in the process or for specific projects as warranted.

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.

To account for differences in prices between locations, the base costs are modified by geographical location factors to adjust for to market conditions, transportation costs, or other local contributors. When requested by the client, the costs may be further adjusted by several additional factors including; labor rates (prevailing minimum wage), general contractor fees for profit and overhead, and insurance. If desired, costs for design and permits, and a contingency factor, may also be included in the calculations.

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 or component 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.

8. Certification

FCA and Master Plan Study (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Temple Pump Station, 2271 Temple Avenue, Signal Hill, CA 90755, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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9. Appendices

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

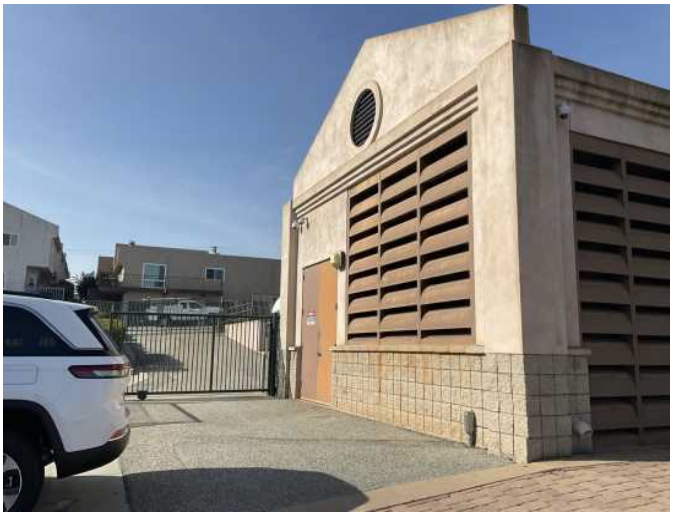
Appendix A:
Photographic Record

Photographic Overview

1 - SITE OVERALL - FRONT ELEVATION

2 - SITE OVERALL - REAR ELEVATION

3 - PUMP STATION - FRONT ELEVATION

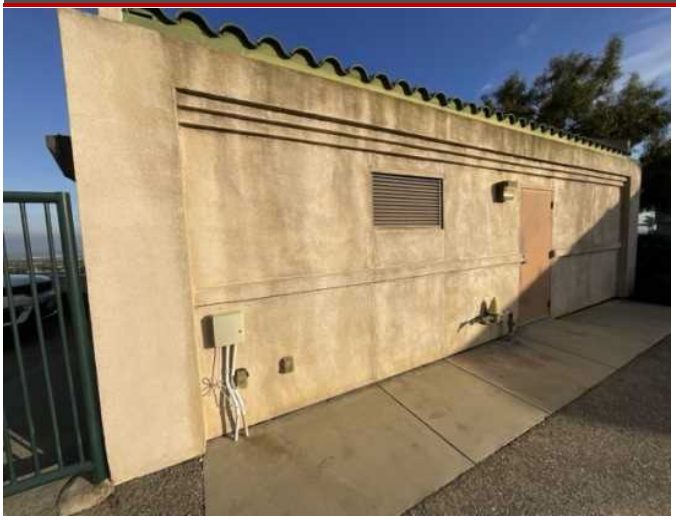


4 - PUMP STATION - LEFT ELEVATION

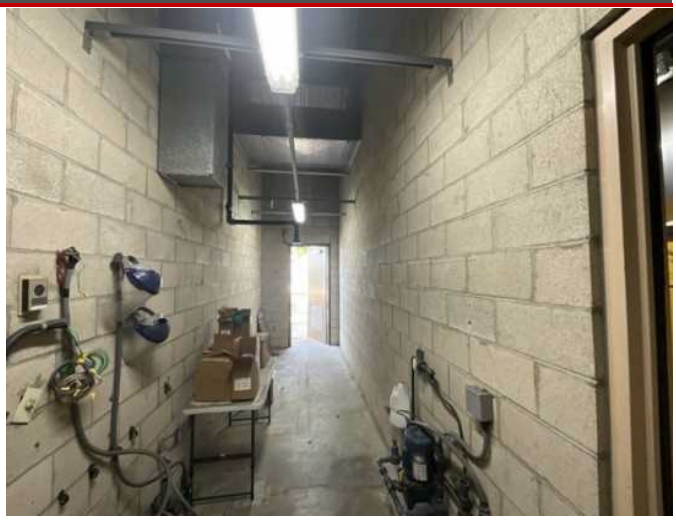
5 - PUMP STATION - RIGHT ELEVATION

6 - STORAGE BUILDING - FRONT ENTRANCE

Photographic Overview



7 - STORAGE BUILDING - RIGHT SIDE



8 - PUMP STATION - TYPICAL HALLWAY

9 - PUMP STATION - COMMUNICATION PANEL

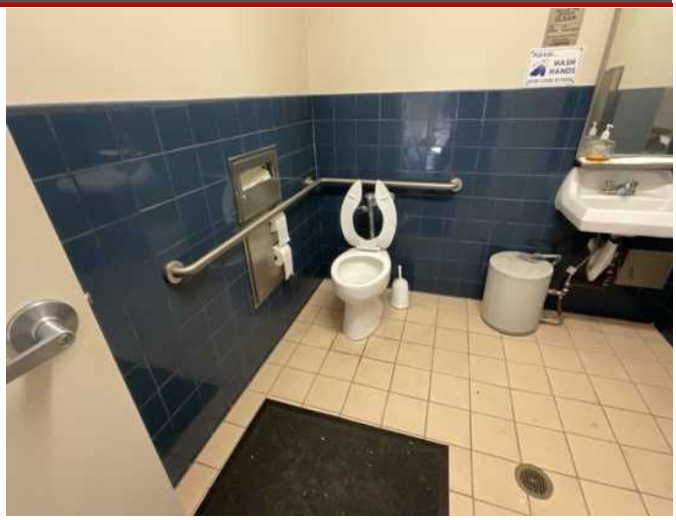
10 - PUMP STATION - GENERATOR ROOM

11 - PUMP STATION - MOTOR CONTROL CENTER

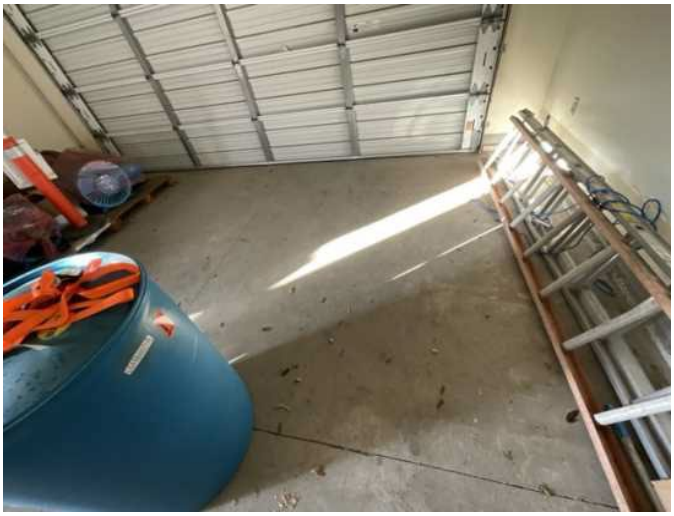
12 - PUMP STATION - PUMP ROOM

Photographic Overview

13 - PUMP STATION – MOTORZD CNTRL VALVES



14 - STORAGE BUILDING - UNISEX BATHROOM



15 - STORAGE BUILDING - GARAGE OVERVIEW

16 - WATER STORAGE TANK

17 - FUEL STORAGE TANK

18 - RETAINING WALL

Appendix B:
Site and Floor Plans

Site Plan

Project Number	Project Name
165418.23R000-009.354	Temple Pump Station Signal Hill
Source	**On-Site Date**
Google Earth Pro	Jan 16, 2024

N

Appendix C:
Pre-Survey Questionnaires

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: TEMPLE PUMP STATION

Name of person completing form:

Title / Association with property:

Length of time associated w/ property:

Date Completed:

Phone Number:

Method of Completion: Choose an item.

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

Data Overview		Response		
1	Year/s constructed / renovated			
2	Building size in SF			
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		

Question		Response
4	List other significant capital improvements (focus on recent years; provide approximate date).	
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates *"Not Applicable"*, **Unk** indicates *"Unknown"*)						
Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or otherwise problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.			X		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?				X	
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?			X		

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: 009.354 - Temple Pump Station

BV Project Number: 165418.23R000-009.354

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

Abbreviated Accessibility Checklist

Public Restrooms

TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?			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 ?			✕	
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?			✕	
9	Do accessories and mirrors appear to be mounted at a compliant height ?			✕	

Appendix E:
Component Condition Report

Component Condition Report | Temple Pump Station / Pump Station

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Stucco, Prep & Fog Coat or Paint, Prep & Fog Coat or Paint	3,400 SF	2	7215516
B2010	Building Exterior	Fair	Exterior Walls, Brick	800 SF	22	7215517
B2050	Building Exterior	Poor	Exterior Door, Steel, any type, Refinish	8	0	7349429
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	8	12	7215538
B2070	Building Exterior	Fair	Louvers, Aluminum	2	12	7215499
Roofing						
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	1,600 SF	22	7215528
B3010	Roof	Poor	Roofing, Built-Up	400 SF	0	7215522
B3060	Roof	Fair	Roof Hatch, Metal	1	3	7215549
B3060	Roof	Fair	Roof Skylight, per SF of glazing	125 SF	3	7215526
Interiors						
C1030	Throughout building	Fair	Interior Door, Steel, Standard	4	12	7215540
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	2,156 SF	3	7215544
Plumbing						
D2010	Pump Room	Good	Piping & Valves, Motorized Flow Control Valve, Domestic Water	1	14	7215508
D2010	Pump Room	Good	Piping & Valves, Motorized Flow Control Valve, Domestic Water	1	14	7215490
D2010	Pump Room	Good	Piping & Valves, Motorized Flow Control Valve, Domestic Water	1	14	7215505
D2010	Pump Room	Good	Piping & Valves, Motorized Flow Control Valve, Domestic Water	1	14	7215535
D2010	Pump Room	Good	Piping & Valves, Motorized Flow Control Valve, Domestic Water	1	14	7215493
D2010	Pump Room	Good	Piping & Valves, Motorized Flow Control Valve, Domestic Water	1	14	7215503
HVAC						
D3060	Ceiling	Fair	Exhaust Fan, Centrifugal, 24" Damper	3	3	7215520
Fire Protection						
D4030	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	3	5	7215548
Electrical						
D5010	Electrical room	Fair	Automatic Transfer Switch, ATS	1	3	7215521
D5010	Generator Room	Fair	Generator, Diesel	1	3	7215497
D5020	Electrical room	Fair	Motor Control Center, w/ Main Breaker [MCC-1]	1	3	7215542
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown [TRANSFORMER T-1]	1	3	7215510
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,156 SF	12	7215534
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	5	2	7215498

Component Condition Report | Temple Pump Station / Pump Station

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,156 SF	3	7215531
Fire Alarm & Electronic Systems						
D7050		Poor	Fire Alarm System, Full System Upgrade, Simple Addressable, Install	2,798 SF	0	8312080
D7050	Throughout building	Failed	Fire Alarm Devices, Smoke Detector, Replace/Install	3	0	7215491
D7050		Poor	Fire Alarm Panel, Fully Addressable	1	0	8312083
Utilities						
G3010	Pump Room	Fair	Pump, Well Water [2C]	1	2	7215492
G3010	Pump Room	Fair	Pump, Well Water [3A]	1	2	7215525
G3010	Pump Room	Fair	Pump, Well Water [2B]	1	2	7215529
G3010	Pump Room	Fair	Pump, Well Water [3FF]	1	3	7215513
G3010	Pump Room	Fair	Pump, Well Water [3B]	1	3	7215501
G3010	Pump Room	Fair	Pump, Well Water [2A]	1	3	7215537

Component Condition Report | Temple Pump Station / Storage Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Poor	Exterior Walls, Stucco, Prep & Fog Coat or Paint, Prep & Fog Coat or Paint	1,000 SF	2	7215489
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	1	12	7215518
B2050		Poor	Exterior Door, Steel, any type, Refinish	1	0	7349431
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	1	3	7215546
B2070	Building Exterior	Fair	Louvers, Aluminum	2	12	7215502
Roofing						
B3010	Roof	Good	Roofing, Clay/Concrete Tile	700 SF	22	7215514
Interiors						
C1030	Throughout building	Fair	Interior Door, Steel, Standard	2	12	7215539
C2010	Restrooms	Fair	Wall Finishes, any surface, Prep & Paint	300 SF	3	7215543
C2010	Unisex Restroom	Fair	Wall Finishes, Ceramic Tile	200 SF	12	7215512
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	950 SF	3	7215532
C2030	Unisex Restroom	Fair	Flooring, Ceramic Tile	150 SF	12	7215536
C2050	Ceiling	Good	Ceiling Finishes, Gypsum Board/Plaster	624 SF	22	7215515
Plumbing						
D2010	Unisex Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	3	7215500
D2010	Unisex Restroom	Fair	Water Heater, Electric, Residential	1	3	7215496

Component Condition Report | Temple Pump Station / Storage Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Unisex Restroom	Fair	Toilet, Commercial Water Closet	1	3	7215527
Electrical						
D5020		Fair	Distribution Panel, 120/240 V, Residential Style	1	2	7215523
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	624 SF	12	7215511
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	624 SF	3	7215509
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	3	7215547

Component Condition Report | Temple Pump Station / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3010	Site	Fair	Storage Tank, Fuel, Interior	1	3	7215530
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	4,400 SF	3	7215495
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	100 LF	12	7215506
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 6'	500 LF	12	7215504
G2060	Site	Fair	Retaining Wall, Brick/Stone	4,500 SF	12	7215545
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	8,800 SF	3	7215541
Utilities						
G3010	Site	Fair	Storage Tank, Site Water, Underground, 10000 GAL	1	3	7215519

Appendix F:
Replacement Reserves

Replacement Reserves Report

10/1/2024

Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total Escalated Estimate
Temple Pump Station / Pump Station	$44,154	$0	$62,479	$566,442	$0	$1,669	$0	$0	$0	$0	$3,010	$0	$62,775	$10,132	$102,106	$39,635	$0	$0	$0	$0	$20,217	**$912,618**
Temple Pump Station / Site	$0	$0	$0	$123,784	$0	$0	$0	$0	$0	$0	$0	$0	$1,487,582	$0	$0	$0	$0	$0	$0	$0	$0	**$1,611,366**
Temple Pump Station / Storage Building	$160	$0	$8,351	$25,933	$0	$0	$0	$0	$0	$0	$215	$0	$35,176	$4,406	$0	$0	$0	$0	$1,498	$0	$289	**$76,029**
Grand Total	**$44,314**	**$0**	**$70,831**	**$716,159**	**$0**	**$1,669**	**$0**	**$0**	**$0**	**$0**	**$3,225**	**$0**	**$1,585,533**	**$14,537**	**$102,106**	**$39,635**	**$0**	**$0**	**$1,498**	**$0**	**$20,506**	**$2,600,013**

Temple Pump Station / Pump Station

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B2010	7215516	Exterior Walls, Stucco, Prep & Fog Coat or Paint, Prep & Fog Coat or Paint	10	8	2	3400	SF	$6.11	$20,781			$20,781										$20,781										**$41,562**
B2050	7349429	Exterior Door, Steel, any type, Refinish	10	28	0	8	EA	$160.00	$1,280	$1,280										$1,280										$1,280	**$3,840**
B2050	7215538	Exterior Door, Steel, Standard, Replace	40	28	12	8	EA	$960.00	$7,680													$7,680										**$7,680**
B2070	7215499	Louvers, Aluminum, Replace	40	28	12	2	EA	$1,552.00	$3,104													$3,104										**$3,104**
B3010	7215522	Roofing, Built-Up, Replace	25	25	0	400	SF	$22.40	$8,960	$8,960																						**$8,960**
B3060	7215526	Roof Skylight, per SF of glazing, Replace	30	27	3	125	SF	$80.00	$10,000				$10,000																				**$10,000**
B3060	7215549	Roof Hatch, Metal, Replace	30	27	3	1	EA	$2,080.00	$2,080				$2,080																				**$2,080**
C1030	7215540	Interior Door, Steel, Standard, Replace	40	28	12	4	EA	$960.00	$3,840													$3,840										**$3,840**
C2050	7215544	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	2156	SF	$3.20	$6,899				$6,899										$6,899										**$13,798**
D2010	7215508	Piping & Valves, Motorized Flow Control Valve, Domestic Water, Replace	15	1	14	1	EA	$10,528.00	$10,528															$10,528								**$10,528**
D2010	7215490	Piping & Valves, Motorized Flow Control Valve, Domestic Water, Replace	15	1	14	1	EA	$10,528.00	$10,528															$10,528								**$10,528**
D2010	7215505	Piping & Valves, Motorized Flow Control Valve, Domestic Water, Replace	15	1	14	1	EA	$14,864.00	$14,864															$14,864								**$14,864**
D2010	7215535	Piping & Valves, Motorized Flow Control Valve, Domestic Water, Replace	15	1	14	1	EA	$10,528.00	$10,528															$10,528								**$10,528**
D2010	7215493	Piping & Valves, Motorized Flow Control Valve, Domestic Water, Replace	15	1	14	1	EA	$10,528.00	$10,528															$10,528								**$10,528**
D2010	7215503	Piping & Valves, Motorized Flow Control Valve, Domestic Water, Replace	15	1	14	1	EA	$10,528.00	$10,528															$10,528								**$10,528**
D3060	7215520	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	22	3	3	EA	$4,800.00	$14,400				$14,400																				**$14,400**
D4030	7215548	Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	3	EA	$480.00	$1,440						$1,440										$1,440								**$2,880**
D5010	7215497	Generator, Diesel, Replace	25	22	3	1	EA	$352,000.00	$352,000				$352,000																				**$352,000**
D5010	7215521	Automatic Transfer Switch, ATS, Replace	25	22	3	1	EA	$48,000.00	$48,000				$48,000																				**$48,000**
D5020	7215510	Secondary Transformer, Dry, Stepdown, Replace	30	27	3	1	EA	$12,160.00	$12,160				$12,160																				**$12,160**
D5020	7215542	Motor Control Center, w/ Main Breaker, Replace	30	27	3	1	EA	$24,000.00	$24,000				$24,000																				**$24,000**
D5030	7215534	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	28	12	2156	SF	$4.00	$8,624													$8,624										**$8,624**
D5040	7215498	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	18	2	5	EA	$960.00	$4,800			$4,800																				**$4,800**
D5040	7215531	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	17	3	2156	SF	$7.20	$15,523				$15,523																				**$15,523**
D7050	7215491	Fire Alarm Devices, Smoke Detector, Replace/Install	10	10	0	3	EA	$320.00	$960	$960										$960										$960		**$2,880**
D7050	8312080	Fire Alarm System, Full System Upgrade, Simple Addressable, Install	20	20	0	2798	SF	$3.20	$8,954	$8,954																				$8,954		**$17,907**
D7050	8312083	Fire Alarm Panel, Fully Addressable, Replace	15	15	0	1	EA	$24,000.00	$24,000	$24,000															$24,000							**$48,000**
G3010	7215492	Pump, Well Water, Replace	25	23	2	1	EA	$11,104.00	$11,104			$11,104																				**$11,104**
G3010	7215529	Pump, Well Water, Replace	25	23	2	1	EA	$11,104.00	$11,104			$11,104																				**$11,104**
G3010	7215525	Pump, Well Water, Replace	25	23	2	1	EA	$11,104.00	$11,104			$11,104																				**$11,104**
G3010	7215513	Pump, Well Water, Replace	25	22	3	1	EA	$11,104.00	$11,104				$11,104																				**$11,104**
G3010	7215501	Pump, Well Water, Replace	25	22	3	1	EA	$11,104.00	$11,104				$11,104																				**$11,104**
G3010	7215537	Pump, Well Water, Replace	25	22	3	1	EA	$11,104.00	$11,104				$11,104																				**$11,104**
Totals, Unescalated										**$44,154**	**$0**	**$58,893**	**$518,374**	**$0**	**$1,440**	**$0**	**$0**	**$0**	**$0**	**$2,240**	**$0**	**$44,029**	**$6,899**	**$67,504**	**$25,440**	**$0**	**$0**	**$0**	**$0**	**$11,194**	**$780,166**
Totals, Escalated (3.0% inflation, compounded annually)										**$44,154**	**$0**	**$62,479**	**$566,442**	**$0**	**$1,669**	**$0**	**$0**	**$0**	**$0**	**$3,010**	**$0**	**$62,775**	**$10,132**	**$102,106**	**$39,635**	**$0**	**$0**	**$0**	**$0**	**$20,217**	**$912,618**

Temple Pump Station / Site

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D3010	7215530	Storage Tank, Fuel, Interior, Replace	25	22	3	1	EA	$10,560.00	$10,560				$10,560																			**$10,560**
G2020	7215495	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	22	3	4400	SF	$5.60	$24,640				$24,640																			**$24,640**
G2060	7215506	Fences & Gates, Fence, Chain Link 6', Replace	40	28	12	100	LF	$33.60	$3,360											$3,360											**$3,360**

Replacement Reserves Report

10/1/2024

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
G2060	7215504	Fences & Gates, Fence, Metal Tube 6', Replace	40	28	12	500	LF	$64.00	$32,000													$32,000									**$32,000**
G2060	7215545	Retaining Wall, Brick/Stone, Replace	40	28	12	4500	SF	$224.00	$1,008,000													$1,008,000									**$1,008,000**
G2080	7215541	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	17	3	8800	SF	$1.60	$14,080				$14,080																	**$14,080**
G3010	7215519	Storage Tank, Site Water, Underground, 10000 GAL, Replace	30	27	3	1	EA	$64,000.00	$64,000				$64,000																	**$64,000**
Totals, Unescalated										**$0**	**$0**	**$0**	**$113,280**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,043,360**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,156,640**
Totals, Escalated (3.0% inflation, compounded annually)										**$0**	**$0**	**$0**	**$123,784**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,487,582**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,611,366**

Temple Pump Station / Storage Building

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	*Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B2010	7215489	Exterior Walls, Stucco, Prep & Fog Coat or Paint, Prep & Fog Coat or Paint	10	8	2	1000	SF	$6.11	$6,112			$6,112										$6,112									**$12,224**
B2050	7349431	Exterior Door, Steel, any type, Refinish	10	28	0	1	EA	$160.00	$160	$160										$160									$160		**$480**
B2050	7215518	Exterior Door, Steel, Standard, Replace	40	28	12	1	EA	$960.00	$960													$960									**$960**
B2050	7215546	Overhead/Dock Door, Steel, 12'x12' (144 SF), Replace	30	27	3	1	EA	$5,120.00	$5,120				$5,120																		**$5,120**
B2070	7215502	Louvers, Aluminum, Replace	40	28	12	2	EA	$1,552.00	$3,104													$3,104									**$3,104**
C1030	7215539	Interior Door, Steel, Standard, Replace	40	28	12	2	EA	$960.00	$1,920													$1,920									**$1,920**
C2010	7215512	Wall Finishes, Ceramic Tile, Replace	40	28	12	200	SF	$28.80	$5,760													$5,760									**$5,760**
C2010	7215543	Wall Finishes, any surface, Prep & Paint	10	7	3	300	SF	$2.40	$720				$720										$720								**$1,440**
C2010	7215532	Wall Finishes, any surface, Prep & Paint	10	7	3	950	SF	$2.40	$2,280				$2,280										$2,280								**$4,560**
C2030	7215536	Flooring, Ceramic Tile, Replace	40	28	12	150	SF	$28.80	$4,320													$4,320									**$4,320**
D2010	7215496	Water Heater, Electric, Residential, Replace	15	12	3	1	EA	$880.00	$880				$880															$880			**$1,760**
D2010	7215527	Toilet, Commercial Water Closet, Replace	30	27	3	1	EA	$2,080.00	$2,080				$2,080																		**$2,080**
D2010	7215500	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	27	3	1	EA	$2,400.00	$2,400				$2,400																		**$2,400**
D5020	7215523	Distribution Panel, 120/240 V, Residential Style, Replace	30	28	2	1	EA	$1,760.00	$1,760			$1,760																			**$1,760**
D5030	7215511	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	28	12	624	SF	$4.00	$2,496													$2,496									**$2,496**
D5040	7215509	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	17	3	624	SF	$7.20	$4,493				$4,493																		**$4,493**
D5040	7215547	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	17	3	6	EA	$960.00	$5,760				$5,760																		**$5,760**
Totals, Unescalated										**$160**	**$0**	**$7,872**	**$23,733**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$160**	**$0**	**$24,672**	**$3,000**	**$0**	**$0**	**$0**	**$0**	**$880**	**$0**	**$160**	**$60,637**
Totals, Escalated (3.0% inflation, compounded annually)										**$160**	**$0**	**$8,351**	**$25,933**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$215**	**$0**	**$35,176**	**$4,406**	**$0**	**$0**	**$0**	**$0**	**$1,498**	**$0**	**$289**	**$76,029**

Appendix G:
Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8312434	D2010	**Water Heater**	Electric, Mini Electric Water Heater	2.5 GAL	City Hall	Room 26 - Janitor's Closet		SHC 2.5	229728-1215-01461	2012		1
2	7209709	D2010	**Water Heater**	Electric, Residential	20 GAL	City Hall	Utility closets	Inaccessible	Inaccessible	Inaccessible			2
3	7209719	D2010	**Backflow Preventer**	Domestic Water	3 IN	City Hall	Exterior - Northwest Corner of Building						1

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7209751	D3030	**Split System**	Fan Coil Unit, DX, 2 to 2.5 TON		City Hall	Closet Outside of Room 46	Lennox	CB-19-26-1P	Not Found	1990		1
2	7209705	D3030	**Split System**	Condensing Unit/Heat Pump, 2 TON	2 TON	City Hall	Exterior - East Side of Building	Lennox	HP20-261-1P	5190L04649	1990		1
3	7209696	D3030	**Split System Ductless** [CH 9]	Single Zone	3 TON	City Hall	Lower Roof West	Carrier	No dataplate	No dataplate	2013		1
4	7209687	D3050	**Packaged Unit** [CH 1]	RTU, Pad or Roof-Mounted	12 TON	City Hall	Mechanical Yard	Carrier	50TCQD12A2A5-0A0A0	3614P90890	2014		1
5	7209700	D3050	**Packaged Unit** [CH 4]	RTU, Pad or Roof-Mounted	5 TON	City Hall	Lower Roof West	Carrier	48VLNA6009030--	0613C33811	2013		1
6	7209732	D3050	**Packaged Unit** [CH 5]	RTU, Pad or Roof-Mounted	5 TON	City Hall	Lower Roof East	Carrier	48VLNA6009030--	0313C31791	2013		1
7	7209699	D3050	**Packaged Unit** [CH 6]	RTU, Pad or Roof-Mounted	5 TON	City Hall	Lower Roof Southeast	Carrier	Illegible	Illegible	1997		1
8	7209728	D3050	**Packaged Unit** [CH 7]	RTU, Pad or Roof-Mounted, 3 TON	3 TON	City Hall	Upper Roof	Carrier	48SS-036060331--	2998010708	1998		1
9	7209711	D3050	**Packaged Unit** [CH 8]	RTU, Pad or Roof-Mounted, 3.5 TON	3.5 TON	City Hall	Upper Roof	Carrier	48GXN042090301--	4403631079	2003		1
10	7209688	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper	150 CFM	City Hall	Lower Roof West	Greenheck	GRSX12-QD				1

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7209686	D4030	**Fire Extinguisher**	Type ABC, up to 20 LB		City Hall	Throughout building						8

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7209689	D5020	**Switchboard**	120/208 V	600 AMP	City Hall	Room 31 - Conference Room Closet	INDUSTRIAL ENGINEERING & EQUIPMENT CO			2013		1
2	8312715	D5020	**Distribution Panel** [MAIN C]	120/240 V, Residential Style, 100 AMP	100 AMP (est)	City Hall	Closet 11 - Closet With Sliding Doors	Zinsco	Not Found	Not Found			1
3	8312546	D5020	**Distribution Panel** [PNL A]	120/240 V, Residential Style, 100 AMP	100 AMP (est)	City Hall	Room 31 - Conference Room	Square D	Not Found	Not Found			1
4	8312636	D5020	**Distribution Panel** [PNL B]	120/240 V, Residential Style, 100 AMP	100 AMP (est)	City Hall	Closet 11 - Closet With Sliding Doors	Square D	Not Found	Not Found			1
5	8312718	D5020	**Distribution Panel** [PNL D]	120/240 V, Residential Style, 100 AMP	100 AMP (est)	City Hall	Closet 11 - Closet With Sliding Doors	Square D	Not Found	Not Found			1
6	7209713	D5040	**Emergency & Exit Lighting**	Exit Sign, LED		City Hall	Throughout building						15

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7209710	D7050	**Fire Alarm Panel**	Multiplex		City Hall	Closet 11 - Closet With Sliding Doors	Bosch	D7412Gv2				1

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7209695	E1060	**Residential Refrigerator, 14 to 18 CF**			City Hall	Kitchen						2

FACILITY CONDITION ASSESSMENT

prepared for

City of Signal Hill
2175 Cherry Avenue
Signal Hill, CA 90755
Margarita Beltran

Gundry Pump Station
3315 Gundry Avenue
Signal Hill, CA 90755

PREPARED BY:
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BV PROJECT #:
165418.23R000-010.354

DATE OF REPORT:
February 19, 2025

ON SITE DATE:
January 26, 2024

TABLE OF CONTENTS

1. Executive Summary

General Information	
Property Type	Pump Station and Park
Number of Buildings	3
Main Address	3315 Gundry Avenue, Signal Hill, CA 90755
Site Developed	1874
Outside Occupants / Leased Spaces	None
Date(s) of Visit	January 26, 2024
Management Point of Contact	Thomas Bekele, Public Works Director Phone: (562) 989-7355 Email: tbekele@cityofsignalhill.org
On-site Point of Contact (POC)	Margarita Beltran
Assessment & Report Prepared By	Gerardo Moreno
Reviewed By	Michael Chaney Program Manager Michael.Chaney@bureauveritas.com 800.733.0660 x7297980
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate the Facility Condition Index (FCI), which provides a theoretical objective indication of a facility's overall condition. The FCI is defined as the ratio of the cost of current needs divided by the current replacement value (CRV) of the facility. In this report, each building is considered as a separate 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
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 mathematical values. The table below presents the current, 3-year, 5-year, and 10-year FCI's for each facility:

Facility	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Gundry Pump Station Building	$650	2,837	$1,844,050	0%	7.4%	34.5%	34.5%
Reservoir Park Restrooms	$425	205	$87,125	0%	11.5%	24.3%	24.3%
Sand Basin Building	$650	3,379	$2,196,350	0.9%	6.7%	11.3%	11.3%

Immediate Needs

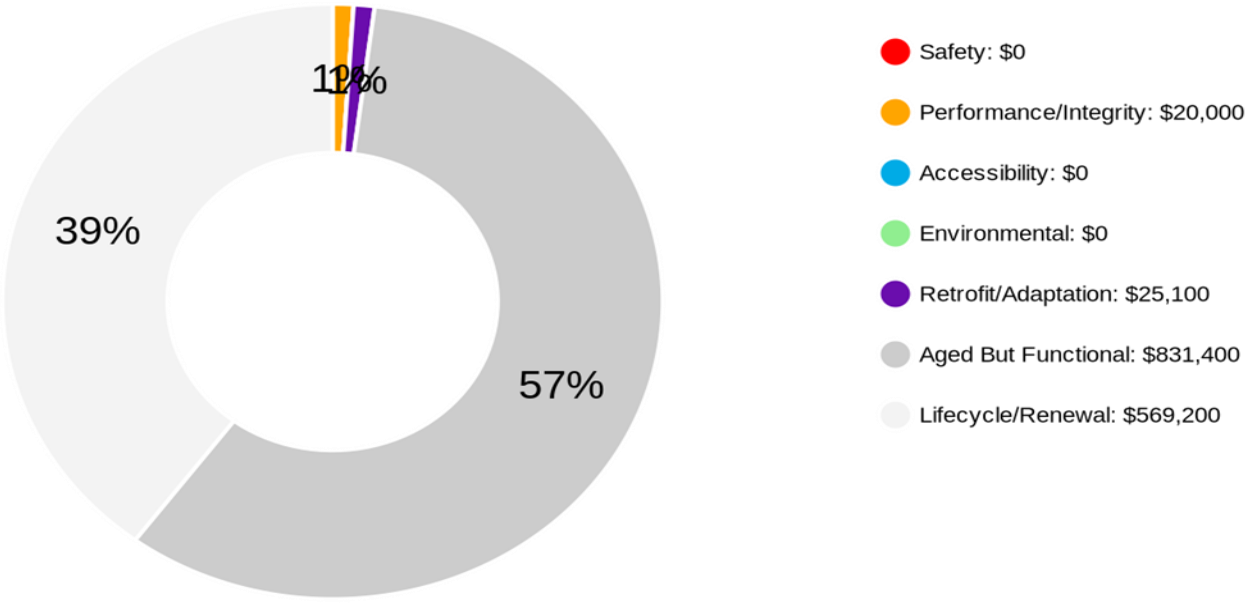
Facility/Building	Total Items	Total Cost
Gundry Pump Station / Sand Basin Building	2	$20,000
TOTAL	**2**	**$20,000**

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 and highest on the list below.

Plan Type Descriptions	
Safety	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	Does not meet ADA, UFAS, and/or other accessibility requirements.
Environmental	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Aged But Functional	Any component or system that has aged past its industry-average expected useful life (EUL) but is not currently deficient or problematic.
Lifecycle/Renewal	Any component or system that is neither deficient nor aged past EUL but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-Year Total: $1,445,700

2. Gundry Pump Station Building

Gundry Pump Station Building: Building Systems Summary		
Address	3315 Gundry Avenue, Signal Hill, CA 90755	
Constructed/Renovated	1974	
Building Area	2,837 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system.	Fair
Facade	Wall Finish: Stucco Windows: Wood	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board and unfinished CMU Floors: Sealed concrete Ceilings: Painted gypsum board and exposed	Fair
Elevators	None	-
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Electric water heater residential Fixtures: Toilet and sinks in restroom	Fair

Gundry Pump Station Building: Building Systems Summary		
HVAC	None	-
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED and linear fluorescent Emergency Power: Diesel generator with automatic transfer switch	Fair
Fire Alarm	Smoke detectors with exit signs only	Fair
Equipment/Special	None	-
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

Significant/Systemic Findings and Deficiencies

Historical Summary

The Gundry Pump Station, established in 1974, is an integral component of the Gundry Reservoir, boasting a storage capacity of 5 million gallons. Located in the northern sector of the city within Reservoir Park, this facility houses motors, pumps, and control center rooms, serving a vital role in the city's water treatment process. It significantly contributes to enhancing water reliability, quality, pressure, and firefighting capabilities across the community.

Architectural

The masonry building sits on a concrete foundation, with a wood deck supported by wood joists and CMU walls. Its original gable-style roof features asphalt shingles, currently in fair condition. The exterior walls are finished with stucco, and windows are standard wood-framed units. Flooring is comprised of sealed concrete. While the architectural and structural elements are functional, they show signs of aging and are considered to be in fair condition. However, given their age, replacement may be necessary in the near future.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building does not have any HVAC systems or components.

The electrical system at this facility is aged but functional. The switchboard supporting the entire facility is in fair condition, as is the motor control center. However, considering the typical lifecycle of such systems, electrical upgrades will be required soon.

Plumbing fixtures are limited, with only a small restroom present in the facility. While these fixtures are currently in fair condition, a lifecycle plumbing system renovation is imminently needed.

Fire suppression for this building is limited to fire extinguishers and smoke detectors.

Recommended Additional Studies

No additional studies recommended at this time.

The table below shows the anticipated costs by trade or building system over the next 20 years.

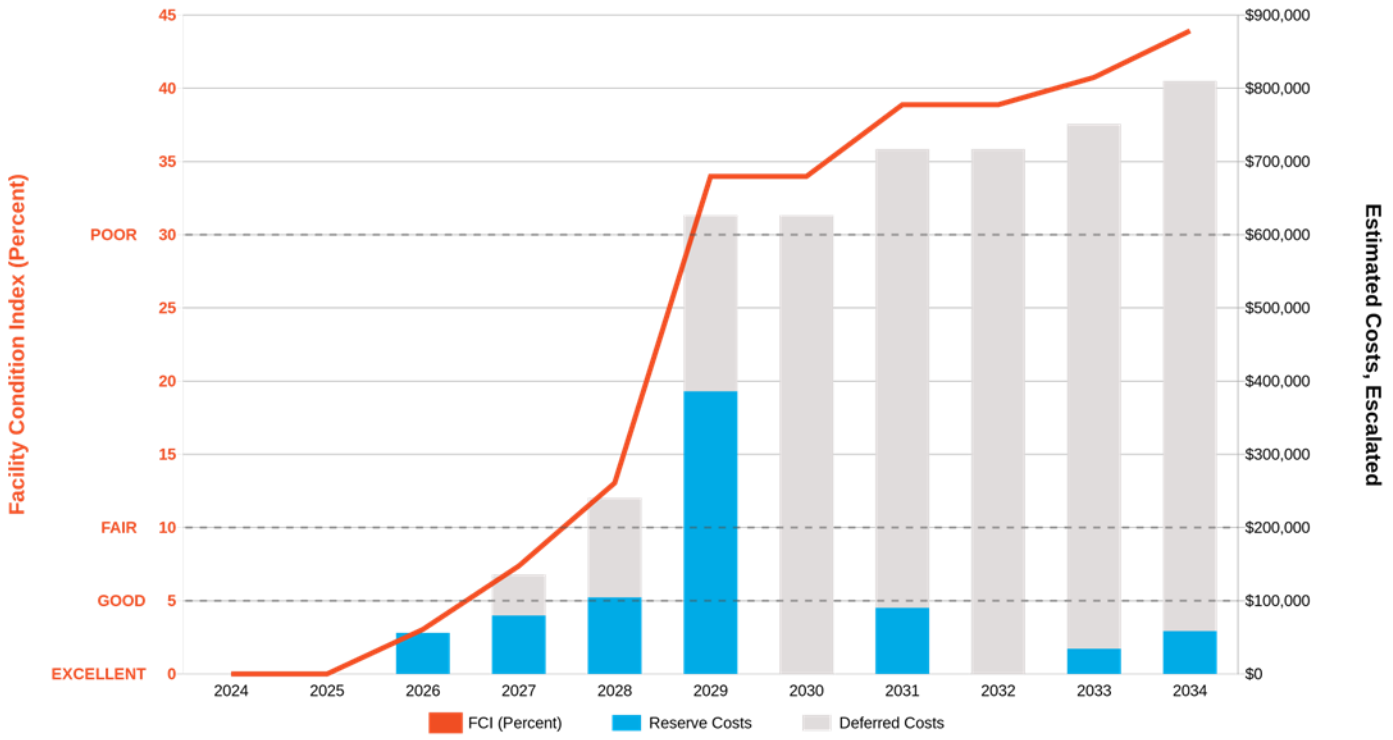
Gundry Pump Station Building: System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	$0	$39,999	$4,895	$0	$49,193	$94,087
Roofing	$0	$0	$34,512	$0	$0	$34,512
Interiors	$0	$15,017	$13,112	$3,935	$54,270	$86,334
Plumbing	$0	$1,103	$47,324	$77,796	$3,462	$129,685
Fire Protection	$0	$0	$4,321	$0	$5,808	$10,129
Electrical	$0	$0	$458,474	$71,948	$0	$530,422
Fire Alarm & Electronic Systems	$0	$0	$7,892	$29,649	$0	$37,541
TOTALS	**$0**	**$56,200**	**$570,600**	**$183,400**	**$112,800**	**$922,800**

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $1,844,050.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $73,634.00**



Immediate Needs

At the time of the assessment BV did not identify any immediate needs associated with this building.

Key Findings

At the time of the assessment BV did not identify any key findings for this building,

3. Reservoir Park Restrooms

Reservoir Park Restrooms: Building Systems Summary		
Address	3315 Gundry Avenue, Signal Hill, CA 90755	
Constructed/Renovated	1987	
Building Area	205 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete strip/wall footing foundation system	Good
Facade	Wall Finish: Wood siding and stone veneer Windows: Aluminum	Good
Roof	Primary: Gable construction with concrete tiles	Fair
Interiors	Walls: Painted gypsum board Floors: Sealed concrete Ceilings: Painted gypsum board	Good
Elevators	None	-
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: None Fixtures: Toilets, sinks, and drinking fountains in restrooms	Fair
HVAC	None	-

Reservoir Park Restrooms: Building Systems Summary		
Fire Suppression	None	-
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors with exit signs only	Good
Equipment/Special	None	-
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

Significant/Systemic Findings and Deficiencies

Historical Summary

The restroom building, constructed in the early 1990s, serves the public visiting Reservoir Park. The park features amenities such as playground areas, barbecue areas, picnic tables, and restroom facilities. Concrete walkways connect the restroom building to sidewalks and playground areas, ensuring ease of access for park visitors.

Architectural

The small restroom building is constructed with traditional masonry walls supported by wood joists on concrete slabs. The roof is finished with concrete roof tiles. The exterior facade features a combination of stone veneer and painted wood siding, while the interior is covered with painted gypsum board. The flooring consists of sealed finished concrete. Overall, the architectural and structural elements of the building appear to be sound and in good condition.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building does not have an HVAC system, and electrical infrastructure appears to be minimal with a small electrical panel. While the electrical system appears to be in fair condition, lifecycle renewal replacement is recommended for future maintenance.

Plumbing fixtures and the plumbing system remain unchanged since the building's construction, necessitating lifecycle replacements in the near future.

Fire suppression measures for the building are limited to smoke detectors.

Recommended Additional Studies

No additional studies recommended at this time.

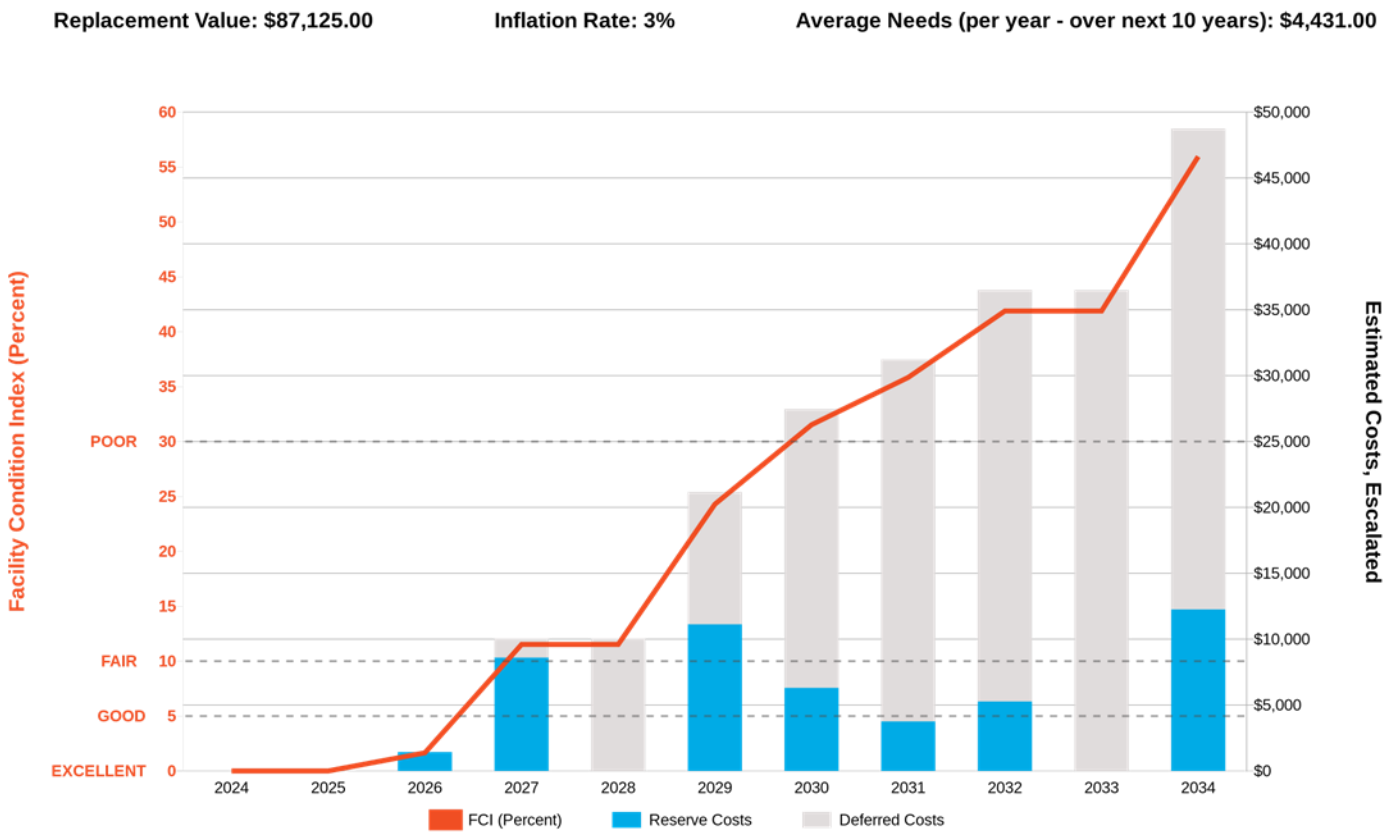
The table below shows the anticipated costs by trade or building system over the next 20 years.

Reservoir Park Restrooms: 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	$0	$0	$0	$18,645	$3,966	$22,611
Roofing	$0	$0	$0	$5,269	$8,188	$13,457
Interiors	$0	$1,437	$0	$806	$3,016	$5,259
Plumbing	$0	$0	$15,070	$2,865	$0	$17,935
Electrical	$0	$0	$4,659	$0	$6,666	$11,325
TOTALS	**$0**	**$1,500**	**$19,800**	**$27,600**	**$21,900**	**$70,600**

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

At the time of the assessment BV did not identify any immediate needs associated with this building.

Key Findings

At the time of the assessment BV did not identify any key findings for this building,

4. Sand Basin Building

Sand Basin Building: Building Systems Summary		
Address	3315 Gundry Avenue, Signal Hill, CA 90755	
Constructed/Renovated	1985	
Building Area	3,379 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Wall Finish: Stucco Windows: Wood	Fair
Roof	Flat construction with metal finish	Poor
Interiors	Walls: painted CMU and Unfinished Floors: sealed concrete Ceilings: Painted exposed members	Fair
Elevators	None	-
Plumbing	Distribution: None Hot Water: None Fixtures: None	-
HVAC	None	-

Sand Basin Building: Building Systems Summary		
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Fed from Gundry Pump Station building with copper wiring Interior Lighting: LED and linear fluorescent Emergency Power: Diesel generator with automatic transfer switch	Fair
Fire Alarm	None	-
Equipment/Special	None	-
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	The roof is in poor condition. Significant sagging and ponding of water were noted on the west half of the roof. A professional architect must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to repair the roof is also included.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

Significant/Systemic Findings and Deficiencies

Historical Summary

The Sand Basin building, established in 1985, is an integral component of the Gundry Reservoir, boasting a storage capacity of 5 million gallons. Located in the northern sector of the City within Reservoir Park, this facility houses pumps room consisting of pipes and valves, serving a vital role at the Gundry pump station facility.

Architectural

The wood-framed structure is supported by a concrete foundation, with CMU walls present in certain rooms. Notably, the metal roof on the west side displays significant sagging, leading to water ponding, indicating poor condition. Budgetary allocations for roof repairs have been included in the immediate budget report, with a recommendation for a comprehensive roof study to assess potential damage to both the metal roof and underlying structure.

Furthermore, exterior paint deterioration, characterized by chipping and fading, suggests a need for replacement in the near future. While the architectural and structural elements of the building are aged, they remain in fair condition.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building does not have any HVAC system or units.

The electrical system at this facility is fed from the Gundry Pump Station building.

No plumbing fixtures are present in the building.

Fire suppression for this building is limited to fire extinguishers.

Recommended Additional Studies

No additional studies recommended at this time.

The table below shows the anticipated costs by trade or building system over the next 20 years.

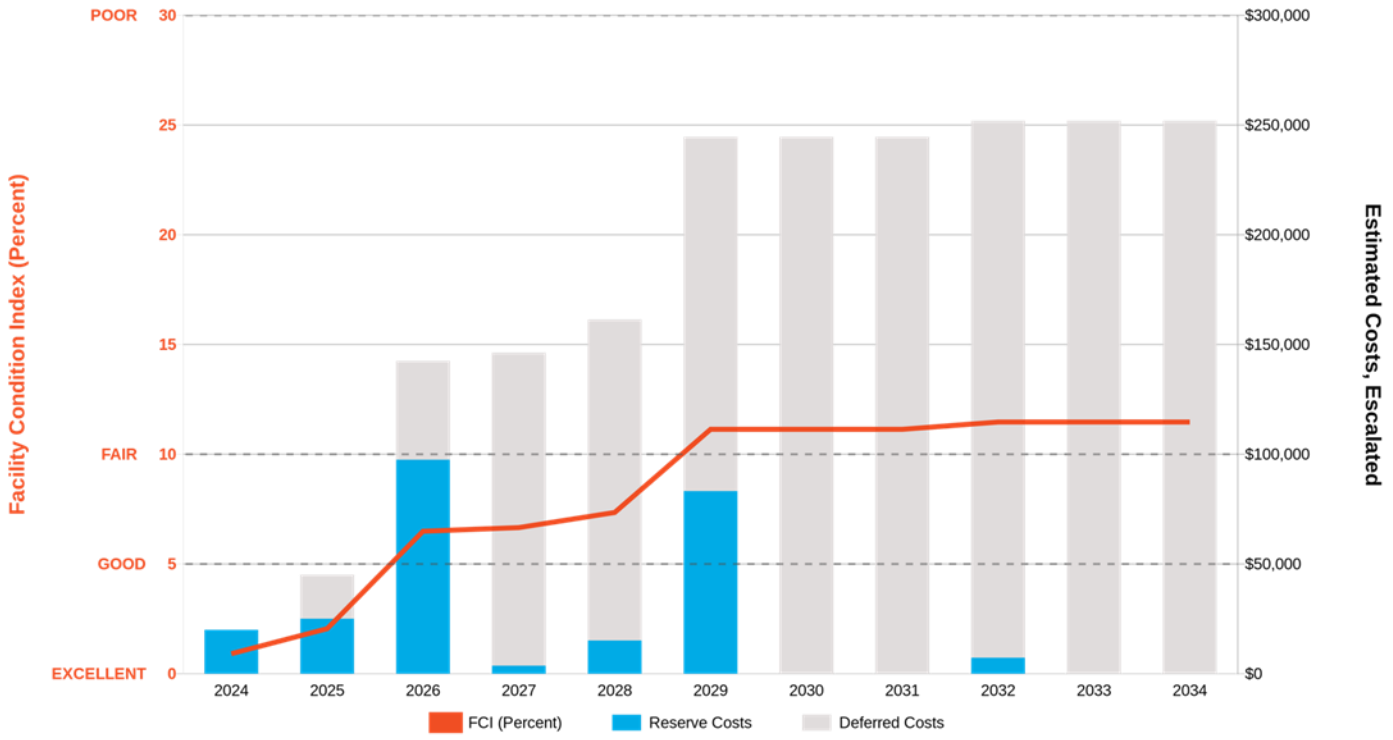
Sand Basin Buiilding: System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	$0	$25,066	$3,671	$7,296	$43,723	$79,756
Roofing	$8,800	$74,563	$14,046	$0	$0	$97,409
Interiors	$0	$22,941	$14,189	$0	$49,900	$87,030
Fire Protection	$0	$0	$1,080	$0	$1,452	$2,532
Electrical	$0	$0	$69,008	$0	$0	$69,008
TOTALS	**$8,800**	**$122,600**	**$102,000**	**$7,300**	**$95,100**	**$335,800**

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $2,196,350.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $22,896.00**



Immediate Needs

Location	UF	Description	Cond	Plan Type	Cost
Gundry Pump Station / Sand Basin Building	P2032	Architectural Study, Building Envelope, Roof, Evaluate/Report	Failed	Performance/Integrity	$11,200
Gundry Pump Station / Sand Basin Building	B3015	Roofing, any type, Repairs per Man-Day, Repair	Failed	Performance/Integrity	$8,800
TOTAL (2 items)					**$20,000**

Key Findings

Roofing in Failed condition.

any type, Repairs per Man-Day
Sand Basin Building
Sand Basin Roof West

Uniformat Code: B3010
Recommendation: **Repair in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: $8,800

Significant sagging and ponding of water were noted on the west half of the roof. Repair the metal roof and provide proper sloping to avoid ponding. - AssetCALC ID: 7359381

Recommended Follow-up Study: in Failed condition.

Building Envelope, Roof
Sand Basin Building
Sand Basin West Roof

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: $11,200

Significant sagging and ponding of water were noted on the west half of the roof. It is recommended to conduct a detailed study to assess the extent of damage to the metal roof and potentially the underlying structure. - AssetCALC ID: 7357404

Exterior Walls in Poor condition.

any painted surface
Sand Basin Building
Building Exterior

Uniformat Code: B2010
Recommendation: **Prep & Paint in 2025**

Plan Type:
Retrofit/Adaptation

Cost Estimate: $24,300

Some portions of the exterior wall paint have deteriorated. - AssetCALC ID: 7357447

5. Site

Site: Site Information		
Site Area	2.78 acres	
Parking Spaces	This site has no parking lots.	
System	*Description*	*Condition*
Site Pavement	Asphalt areas with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, and ramps	Fair
Site Development	Property entrance signage; chain link fencing; Playgrounds with site lights Heavily furnished with park benches, picnic tables, trash receptacles	Good
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present Low to moderate site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED	Good
Ancillary Structures	Storage shed	Good

Site: Site Information	
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.
Site Additional Studies	No additional studies are currently recommended for the site areas.
Site Areas Observed	Most of the exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.

Site Summary

The Gundry Pump Station facility site features asphalt and concrete areas, surrounded by chain-link fencing. The amenities at Reservoir Park, including picnic tables, play areas, restrooms, walkways, site lighting, trash receptacles, and well-maintained landscapes, are in good condition and will require typical lifecycle replacements. No additional expenditures are anticipated for the near term.

The table below shows the anticipated costs by trade or building system over the next 20 years.

Site: 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
Sitework	$0	$34,755	$0	$141,002	$477,427	$653,184
TOTALS	**$0**	**$34,800**	**$0**	**$141,100**	**$477,500**	**$653,200**

Immediate Needs

At the time of the assessment BV did not identify any immediate needs associated with the site features.

Key Findings

At the time of the assessment BV did not identify any key findings.

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.

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

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

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

The following table summarizes the accessibility conditions of the general site and the subject building included in this report:

Accessibility Summary

Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
General Site	1974	No	No
Gundry Pump Station	1974	No	No
Gundry Pump Station Building	1974	No	No
Reservoir Park Restrooms	1987	No	No

7. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

8. 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 or component 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.

9. Certification

Signal Hill, FCA Master Planning (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Gundry Pump Station, 3315 Gundry Avenue, Signal Hill, CA 90755, the “Property”. It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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10. Appendices

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

Appendix A:
Photographic Record

Photographic Overview

1 - GUNDRY PUMP STATION FRONT ELEVATION

2 - GUNDRY PUMP STATION LEFT ELEVATION

3 - GUNDRY PUMP STATION RIGHT ELEVATION

4 - GUNDRY PUMP STATION REAR ELEVATION

5 - SAND BASIN FRONT ELEVATION

6 - SAND BASIN LEFT ELEVATION

Photographic Overview

7 - SAND BASIN RIGHT ELEVATION

8 - RESERVOIR RESTROOMS FRONT ELEVATION

9 – RESERVOIR RESTROOMS LEFT ELEVATION

10 – RESERVOIR RESTROOM RIGHT ELEVATION

11 - RESERVOIR RESTROOMS REAR ELEVATION

12 - GUNDRY PUMP STATION ROOF OVERVIEW

Photographic Overview

13 - SAND BASIN ROOF OVERVIEW

14 - RESERVOIR RESTROOMS ROOF OVERVIEW

15 - GUNDRY PUMP STATION MOTORS AND PUMP

16 - GUNDRY PUMP STATION WORK AREA

17 - GUNDRY PUMP STATION AMMONIA ROOM

18 - GUNDRY PUMP STATION AIR COMPRESSOR

Photographic Overview

19 - GUNDRY PUMP STATION ELECTRICAL

20 - GUNDRY PUMP MOTOR CONTROL CENTER

21 - SAND BASIN CHLORINE PUMP ROOM

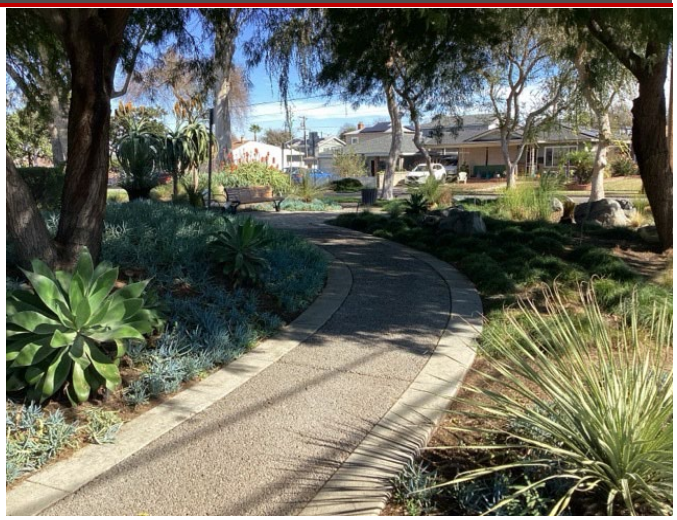
22 - GUNDRY PUMP STATION GENERATOR

23 - GUNDRY PUMP STATION STORAGE TANK

24 - RESERVOIR PARK PLAY STRUCTURE

Photographic Overview

25 - RESERVOIR PARK LANDSCAPING



26 - RESERVOIR PARK WALKWAY

27 - RESERVOIR PARK SITE

28 - RESERVOIR PARK SITE

Appendix B:
Site Plan

Site Plan

Project Number	Project Name
165418.23R000-010.354	Gundry Pump Station
Source	**On-Site Date**
Google	January 26, 2024

N

Appendix C:
Pre-Survey Questionnaire

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name:	**Gundry Pump Station**
Name of person completing form:	
Title / Association with property:	
Length of time associated w/ property:	
Date Completed:	
Phone Number:	
Method of Completion:	**INCOMPLETE: client/POC unwilling or unable to complete**

Appendix D:
Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Gundry Pump Station - Reservoir Park Restrooms

BV Project Number: 165418.23R000-010.354

Facility History & Interview

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

Reservoir Park Restrooms: Accessibility Issues

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

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

Reservoir Park Restrooms: Photographic Overview

ACCESSIBLE ENTRANCE

MAIN ENTRANCE

ACCESSIBLE INTERIOR PATH

DOOR HARDWARE

TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

Reservoir Park Restrooms: Photographic Overview

ACCESSIBLE ROUTE TO PLAYGROUND

OVERVIEW OF PLAYGROUND

Appendix E:
Component Condition Report

Component Condition Report | Gundry Pump Station / Gundry Pump Station Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Gundry Pump Station Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	4,255 SF	2	7357379
B2020	Gundry Pump Station Building Exterior	Fair	Window, Wood, 16-25 SF	9	2	7357377
B2050	Building exterior	Fair	Exterior Door, Wood, Solid-Core	4	3	7359380
B2050	Gundry Pump Station	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	2	12	7357435
Roofing						
B3010	Gundry Pump Station Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	2,837 SF	3	7357412
B3060	Gundry Pump Station - Ammonia Room	Fair	Roof Skylight, per unit, up to 20 SF	3	5	7357427
Interiors						
C1030	Gundry Pump Station Throughout Building	Fair	Interior Door, Wood, Solid-Core	7	12	7357419
C2010	Gundry Pump Station Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	5,000 SF	3	7357426
C2030	Gundry Pump Station Throughout Building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	2,837 SF	2	7357383
C2050	Gundry Pump Station - Pump & Ammonia Room	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	1,837 SF	2	7357425
C2050	Gundry Pump Station - Storage and Work Area	Good	Ceiling Finishes, any flat surface, Prep & Paint	1,000 SF	7	7357397
Plumbing						
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	2,837 SF	3	7359378
D2010	Gundry Pump Station Throughout Building	Fair	Emergency Plumbing Fixtures, Eye Wash & Shower Station	2	4	7357400
D2010	Gundry Pump Station - Work Area	Fair	Emergency Plumbing Fixtures, Eye Wash	1	9	7357439
D2010	Gundry Pump Station - Storage and Work Area	Fair	Water Heater, Electric, Residential	1	2	7357421
D2010	Gundry Pump Station Restroom	Fair	Toilet, Residential Water Closet	1	15	7357413
D2010	Gundry Pump Station - Work Area	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	5	7357448
D2060	Gundry Pump Station Building South West	Fair	Air Compressor, Tank-Style	1	10	7357390
D2060	Gundry Pump Station - Ammonia Room	Fair	Supplemental Components, Compressed Air Dryer, Process Support	1	3	7357399
D2060	Gundry Pump Station - Ammonia Room	Fair	Storage Tank, Medical or Industrial Gases	1	7	7357443

Component Condition Report | Gundry Pump Station / Gundry Pump Station Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Protection						
D4030	Gundry Pump Station Throughout Building	Fair	Fire Extinguisher, Wet Chemical/CO2	8	4	7357389
Electrical						
D5020	Gundry Pump Station - Motor and Pump Room	Fair	Switchboard, 277/480 V	1	5	7357416
D5020	Gundry Pump Station North West Corner	Fair	Motor Control Center, w/ Main Breaker	1	9	7357392
D5020	Gundry Pump Station - Motor and Pump Room	Fair	Secondary Transformer, Dry, Stepdown	1	7	7357446
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	2,837 SF	4	7359379
D5030	Gundry Pump Station - Motor and Pump Room	Fair	Motor, AHU or Pump	1	5	7357417
D5030	Gundry Pump Station - Motor and Pump Room	Fair	Motor, AHU or Pump	1	5	7357445
D5030	Gundry Pump Station - Motor and Pump Room	Fair	Motor, AHU or Pump	1	5	7357402
D5030	Gundry Pump Station - Motor and Pump Room	Fair	Motor, AHU or Pump	1	5	7357398
D5040	Gundry Pump Station Throughout Building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,837 SF	10	7357408
Fire Alarm & Electronic Systems						
D7030	Gundry Pump Station - Work Area	Fair	Security Panel, Alarm & Control (Main Panel)	1	7	7357420
D7030	Gundry Pump Station - Motor and Pump Room	Good	Security Panel, Alarm & Control (Main Panel)	1	10	7357415
D7050	Gundry Pump Station Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	2,837 SF	5	7357414
Sitework						
G4050	Gundry Pump Station Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	8	5	7357422

Component Condition Report | Gundry Pump Station / Reservoir Park Restrooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	500 SF	7	7357384
B2020	Reservoir Park Restrooms Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	6	10	7357441
B2050	Reservoir Park Restrooms Exterior	Fair	Exterior Door, Steel, Standard	3	6	7357429

Component Condition Report | Gundry Pump Station / Reservoir Park Restrooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Roofing						
B3010	Reservoir Park Restrooms Roof	Fair	Roofing, Clay/Concrete Tile	205 SF	13	7357418
B3060	Reservoir Park Restrooms Roof	Fair	Roof Skylight, per unit, up to 20 SF	2	8	7357381
Interiors						
C2010	Throughout	Fair	Wall Finishes, any surface, Prep & Paint	360 SF	2	7359387
C2030	Throughout	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	205 SF	2	7359386
C2050	Reservoir Park Restrooms	Good	Ceiling Finishes, any flat surface, Prep & Paint	205 SF	7	7357449
Plumbing						
D2010	Reservoir Park Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	2	5	7357378
D2010	Reservoir Park Restrooms	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	6	7357440
D2010	Reservoir Park Restrooms	Fair	Toilet, Commercial Water Closet	2	5	7357406
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	205 SF	3	7359388
Electrical						
D5020	Reservoir Park Restrooms Exterior South	Fair	Distribution Panel, 120/208 V	1	12	7357410
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	205 SF	3	7359389
D5040	Reservoir Park Restrooms	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	205 SF	12	7357438
Sitework						
G4050	Reservoir Park Restrooms Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	12	7357436

Component Condition Report | Gundry Pump Station / Sand Basin Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	5,070 SF	1	7357447
B2020	Building exterior	Fair	Window, Wood Historical, 16-25 SF	1	8	7359382
B2050	Sand Basin Building Exterior East	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	1	12	7357403

Component Condition Report | Gundry Pump Station / Sand Basin Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2050	Sand Basin Throughout	Fair	Exterior Door, Wood, Solid-Core	3	3	7357391
Roofing						
B3010	Sand Basin Roof	Fair	Roofing, Metal	3,379 SF	2	7357424
B3010	Sand Basin Roof West	Failed	Roofing, any type, Repairs per Man-Day, Repair	5	0	7359381
B3060	Sand Basin Roof	Fair	Roof Hatch, Metal	6	4	7359383
Interiors						
C2010	Sand Basin Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	5,100 SF	5	7357405
C2030	Sand Basin Throughout Building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	3,379 SF	2	7357393
C2050	Throughout	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	3,379 SF	2	7359384
HVAC						
D3010	Sand Basin Room	Good	Storage Tank, Fuel, Interior	1	22	7357411
D3010	Sand Basin Room	Good	Storage Tank, Fuel, Interior	2	22	7357432
D3010	Sand Basin Room	Good	Storage Tank, Fuel, Interior	1	22	7357386
Fire Protection						
D4030		Fair	Fire Extinguisher, Wet Chemical/CO2	2	4	7359385
Electrical						
D5030	Sand Basin Site South East	Fair	Motor, AHU or Pump	1	5	7357437
D5040	Sand Basin Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,379 SF	5	7357433
Sitework						
G4050	Sand Basin Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	5	7357423
Follow-up Studies						
P2030	Sand Basin West Roof	Failed	Architectural Study, Building Envelope, Roof, Evaluate/Report	1	0	7357404

Component Condition Report | Gundry Pump Station / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
Plumbing							
D2010	Reservoir Park Site West Sidewalk	Fair	Backflow Preventer, Domestic Water	1		15	7357431
D2010	Gundry Pump Station - Site East Sidewalk	Fair	Backflow Preventer, Domestic Water	2		15	7357396
Electrical							
D5010	Gundry Pump Station - Site	Fair	Generator, Diesel	1		2	7357394
Special Construction & Demo							
F1020	Gundry Pump Station - Storage Building	Good	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	120	SF	25	7357401
Pedestrian Plazas & Walkways							
G2010	Gundry Pump Station Site	Fair	Roadways, Pavement, Asphalt, Mill & Overlay	5,850	SF	2	7359391
G2030		Good	Sidewalk, Concrete, Large Areas	4,080	SF	35	7363783
Athletic, Recreational & Playfield Areas							
G2050	Reservoir Park Site	Good	Playfield Surfaces, Rubber, Small Areas	3,900	SF	15	7357376
G2050	Reservoir Park Site	Fair	Play Structure, Climbing Wall, by vertical surface area	200	SF	12	7357382
G2050	Reservoir Park Site	Fair	Play Structure, Swing Set, 4 Seats	1		8	7357388
Sitework							
G2060	Reservoir Park Restrooms Exterior	Fair	Trash Receptacle, Heavy-Duty Fixed Concrete	1		10	7357428
G2060	Gundry Pump Station - Site Entry Gate & Fence	Fair	Fences & Gates, Fence, Chain Link 6'	840	LF	8	7359390
G2060	Reservoir Park Site	Fair	Park Bench, Precast Concrete	4		15	7357380
G2060	Reservoir Park Site	Fair	Park Bench, Wood/Composite/Fiberglass	6		8	7357395
G2060	Reservoir Park Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	10		8	7357409
G2080	Reservoir Park Site	Good	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	88,000	SF	10	7357434
G4050	Reservoir Park Site	Fair	Site Light Pole, 30' Height, w/o Base or Fixtures, Replace/Install	5		15	7357430
G4050	Reservoir Park Site	Fair	Site Light Pole, 20' Height, w/o Base or Fixtures, Replace/Install	10		15	7357444
Utilities							
G3010	Gundry Pump Station - Site	Good	Storage Tank, Site Water, Above-Ground, Replace/Install	1		25	7357442

Component Condition Report | Gundry Pump Station / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G3010	Gundry Pump Station - Site	Good	Storage Tank, Site Water, Underground, Replace/Install	2	25	7357385

Appendix F:
Replacement Reserves

Replacement Reserves Report

2/22/2024

Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total Escalated Estimate
Gundry Pump Station	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Gundry Pump Station / Gundry Pump Station Building	$0	$0	$56,122	$79,880	$104,566	$394,998	$0	$90,322	$0	$34,446	$58,566	$0	$80,557	$17,622	$5,808	$1,745	$0	$7,008	$0	$0	$0	**$931,641**
Gundry Pump Station / Reservoir Park Restrooms	$0	$0	$1,439	$8,602	$0	$11,129	$6,305	$3,758	$5,270	$0	$12,257	$0	$11,338	$8,189	$0	$0	$0	$5,051	$0	$0	$0	**$73,336**
Gundry Pump Station / Sand Basin Building	$20,000	$25,066	$97,506	$3,672	$15,127	$87,651	$0	$0	$7,297	$0	$0	$33,687	$40,870	$0	$1,452	$19,070	$0	$0	$0	$0	$0	**$351,397**
Gundry Pump Station / Site	$0	$0	$180,735	$0	$0	$0	$0	$0	$62,305	$0	$78,700	$0	$18,250	$0	$0	$389,866	$0	$0	$0	$0	$101,720	**$831,575**
Grand Total	**$20,000**	**$25,066**	**$335,802**	**$92,154**	**$119,693**	**$493,778**	**$6,305**	**$94,080**	**$74,871**	**$34,446**	**$149,522**	**$33,687**	**$151,014**	**$25,811**	**$7,260**	**$410,680**	**$0**	**$12,059**	**$0**	**$0**	**$101,720**	**$2,187,949**

Gundry Pump Station

Gundry Pump Station / Gundry Pump Station Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B2010	Gundry Pump Station Building Exterior	7357379	Exterior Walls, any painted surface, Prep & Paint	10	8	2	4255	SF	$4.80	$20,424			$20,424										$20,424									**$40,848**
B2020	Gundry Pump Station Building Exterior	7357377	Window, Wood, 16-25 SF, Replace	30	28	2	9	EA	$1,920.00	$17,280			$17,280																			**$17,280**
B2050	Building exterior	7359380	Exterior Door, Wood, Solid-Core, Replace	25	22	3	4	EA	$1,120.00	$4,480				$4,480																		**$4,480**
B2050	Gundry Pump Station	7357435	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	18	12	2	EA	$7,040.00	$14,080													$14,080									**$14,080**
B3010	Gundry Pump Station Roof	7357412	Roofing, Asphalt Shingle, 30-Year Premium, Replace	30	27	3	2837	SF	$8.80	$24,966				$24,966																		**$24,966**
B3060	Gundry Pump Station - Ammonia Room	7357427	Roof Skylight, per unit, up to 20 SF, Replace	30	25	5	3	EA	$2,080.00	$6,240						$6,240																**$6,240**
C1030	Gundry Pump Station Throughout Building	7357419	Interior Door, Wood, Solid-Core, Replace	40	28	12	7	EA	$1,120.00	$7,840													$7,840									**$7,840**
C2010	Gundry Pump Station Throughout Building	7357426	Wall Finishes, any surface, Prep & Paint	10	7	3	5000	SF	$2.40	$12,000				$12,000										$12,000								**$24,000**
C2030	Gundry Pump Station Throughout Building	7357383	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	8	2	2837	SF	$2.40	$6,809			$6,809										$6,809									**$13,618**
C2050	Gundry Pump Station - Pump & Ammonia Room	7357425	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	8	2	1837	SF	$4.00	$7,348			$7,348										$7,348									**$14,696**
C2050	Gundry Pump Station - Storage and Work Area	7357397	Ceiling Finishes, any flat surface, Prep & Paint	10	3	7	1000	SF	$3.20	$3,200								$3,200										$3,200				**$6,400**
D2010	Gundry Pump Station - Storage and Work Area	7357421	Water Heater, Electric, Residential, Replace	15	13	2	1	EA	$1,040.00	$1,040			$1,040															$1,040				**$2,080**
D2010	Throughout	7359378	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	37	3	2837	SF	$8.00	$22,696				$22,696																		**$22,696**
D2010	Gundry Pump Station Throughout Building	7357400	Emergency Plumbing Fixtures, Eye Wash & Shower Station, Replace	20	16	4	2	EA	$3,680.00	$7,360					$7,360																	**$7,360**
D2010	Gundry Pump Station - Work Area	7357448	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	25	5	2	EA	$1,920.00	$3,840						$3,840																**$3,840**
D2010	Gundry Pump Station - Work Area	7357439	Emergency Plumbing Fixtures, Eye Wash, Replace	20	11	9	1	EA	$2,400.00	$2,400											$2,400											**$2,400**
D2010	Gundry Pump Station Restroom	7357413	Toilet, Residential Water Closet, Replace	30	15	15	1	EA	$1,120.00	$1,120																	$1,120					**$1,120**
D2060	Gundry Pump Station - Ammonia Room	7357399	Supplemental Components, Compressed Air Dryer, Process Support, Replace	20	17	3	1	EA	$8,960.00	$8,960				$8,960																		**$8,960**
D2060	Gundry Pump Station Building South West	7357390	Air Compressor, Tank-Style, Replace	20	10	10	1	EA	$11,632.00	$11,632												$11,632										**$11,632**
D2060	Gundry Pump Station - Ammonia Room	7357443	Storage Tank, Medical or Industrial Gases, Replace	30	23	7	1	EA	$48,000.00	$48,000								$48,000														**$48,000**
D4030	Gundry Pump Station Throughout Building	7357389	Fire Extinguisher, Wet Chemical/CO2, Replace	10	6	4	8	EA	$480.00	$3,840					$3,840										$3,840							**$7,680**
D5020	Gundry Pump Station - Motor and Pump Room	7357416	Switchboard, 277/480 V, Replace	40	35	5	1	EA	$83,200.00	$83,200						$83,200																**$83,200**
D5020	Gundry Pump Station - Motor and Pump Room	7357446	Secondary Transformer, Dry, Stepdown, Replace	30	23	7	1	EA	$10,720.00	$10,720								$10,720														**$10,720**
D5020	Throughout	7359379	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	36	4	2837	SF	$28.80	$81,706					$81,706																	**$81,706**
D5020	Gundry Pump Station North West Corner	7357392	Motor Control Center, w/ Main Breaker, Replace	30	21	9	1	EA	$24,000.00	$24,000											$24,000											**$24,000**
D5030	Gundry Pump Station - Motor and Pump Room	7357398	Motor, AHU or Pump, Replace	18	13	5	1	EA	$58,240.00	$58,240						$58,240																**$58,240**
D5030	Gundry Pump Station - Motor and Pump Room	7357417	Motor, AHU or Pump, Replace	18	13	5	1	EA	$58,240.00	$58,240						$58,240																**$58,240**
D5030	Gundry Pump Station - Motor and Pump Room	7357445	Motor, AHU or Pump, Replace	18	13	5	1	EA	$58,240.00	$58,240						$58,240																**$58,240**
D5030	Gundry Pump Station - Motor and Pump Room	7357402	Motor, AHU or Pump, Replace	18	13	5	1	EA	$58,240.00	$58,240						$58,240																**$58,240**
D5040	Gundry Pump Station Throughout Building	7357408	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	2837	SF	$7.20	$20,426											$20,426											**$20,426**
D7030	Gundry Pump Station - Work Area	7357420	Security Panel, Alarm & Control (Main Panel), Replace	15	8	7	1	EA	$11,520.00	$11,520								$11,520														**$11,520**
D7030	Gundry Pump Station - Motor and Pump Room	7357415	Security Panel, Alarm & Control (Main Panel), Replace	15	5	10	1	EA	$11,520.00	$11,520											$11,520											**$11,520**
D7050	Gundry Pump Station Throughout Building	7357414	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	15	5	2837	SF	$2.40	$6,809						$6,809																**$6,809**
G4050	Gundry Pump Station Building Exterior	7357422	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	8	EA	$960.00	$7,680						$7,680																**$7,680**
Totals, Unescalated											**$0**	**$0**	**$52,901**	**$73,102**	**$92,906**	**$340,729**	**$0**	**$73,440**	**$0**	**$26,400**	**$43,578**	**$0**	**$56,501**	**$12,000**	**$3,840**	**$1,120**	**$0**	**$4,240**	**$0**	**$0**	**$0**	**$780,756**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$56,122**	**$79,880**	**$104,566**	**$394,998**	**$0**	**$90,322**	**$0**	**$34,446**	**$58,566**	**$0**	**$80,557**	**$17,622**	**$5,808**	**$1,745**	**$0**	**$7,008**	**$0**	**$0**	**$0**	**$931,641**

Gundry Pump Station / Reservoir Park Restrooms

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B2010	Building Exterior	7357384	Exterior Walls, any painted surface, Prep & Paint	10	3	7	500	SF	$4.80	$2,400								$2,400										$2,400				**$4,800**
B2020	Reservoir Park Restrooms Exterior	7357441	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	20	10	6	EA	$1,520.00	$9,120											$9,120											**$9,120**
B2050	Reservoir Park Restrooms Exterior	7357429	Exterior Door, Steel, Standard, Replace	40	34	6	3	EA	$960.00	$2,880						$2,880																**$2,880**

Replacement Reserves Report

2/22/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B3010	Reservoir Park Restrooms Roof	7357418	Roofing, Clay/Concrete Tile, Replace	50	37	13	205	SF	$27.20	$5,576														$5,576								**$5,576**
B3060	Reservoir Park Restrooms Roof	7357381	Roof Skylight, per unit, up to 20 SF, Replace	30	22	8	2	EA	$2,080.00	$4,160									$4,160													**$4,160**
C2010	Throughout	7359387	Wall Finishes, any surface, Prep & Paint	10	8	2	360	SF	$2.40	$864			$864										$864									**$1,728**
C2030	Throughout	7359386	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	8	2	205	SF	$2.40	$492			$492										$492									**$984**
C2050	Reservoir Park Restrooms	7357449	Ceiling Finishes, any flat surface, Prep & Paint	10	3	7	205	SF	$3.20	$656								$656										$656				**$1,312**
D2010	Throughout	7359388	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	37	3	205	SF	$17.60	$3,608				$3,608																		**$3,608**
D2010	Reservoir Park Restrooms	7357378	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	25	5	2	EA	$2,720.00	$5,440						$5,440																**$5,440**
D2010	Reservoir Park Restrooms	7357406	Toilet, Commercial Water Closet, Replace	30	25	5	2	EA	$2,080.00	$4,160						$4,160																**$4,160**
D2010	Reservoir Park Restrooms	7357440	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	9	6	1	EA	$2,400.00	$2,400							$2,400															**$2,400**
D5020	Throughout	7359389	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	40	37	3	205	SF	$20.80	$4,264				$4,264																		**$4,264**
D5020	Reservoir Park Restrooms Exterior South	7357410	Distribution Panel, 120/208 V, Replace	30	18	12	1	EA	$3,200.00	$3,200													$3,200									**$3,200**
D5040	Reservoir Park Restrooms	7357438	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	8	12	205	SF	$7.20	$1,476													$1,476									**$1,476**
G4050	Reservoir Park Restrooms Exterior	7357436	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	8	12	2	EA	$960.00	$1,920													$1,920									**$1,920**
Totals, Unescalated											**$0**	**$0**	**$1,356**	**$7,872**	**$0**	**$9,600**	**$5,280**	**$3,056**	**$4,160**	**$0**	**$9,120**	**$0**	**$7,952**	**$5,576**	**$0**	**$0**	**$0**	**$3,056**	**$0**	**$0**	**$0**	**$57,028**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$1,439**	**$8,602**	**$0**	**$11,129**	**$6,305**	**$3,758**	**$5,270**	**$0**	**$12,257**	**$0**	**$11,338**	**$8,189**	**$0**	**$0**	**$0**	**$5,051**	**$0**	**$0**	**$0**	**$73,336**

Gundry Pump Station / Sand Basin Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B2010	Building Exterior	7357447	Exterior Walls, any painted surface, Prep & Paint	10	9	1	5070	SF	$4.80	$24,336		$24,336										$24,336										**$48,672**
B2020	Building exterior	7359382	Window, Wood Historical, 16-25 SF	30	22	8	1	EA	$5,760.00	$5,760									$5,760													**$5,760**
B2050	Sand Basin Throughout	7357391	Exterior Door, Wood, Solid-Core, Replace	25	22	3	3	EA	$1,120.00	$3,360				$3,360																		**$3,360**
B2050	Sand Basin Building Exterior East	7357403	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	18	12	1	EA	$7,040.00	$7,040													$7,040									**$7,040**
B3010	Sand Basin Roof	7357424	Roofing, Metal, Replace	40	38	2	3379	SF	$20.80	$70,283			$70,283																			**$70,283**
B3010	Sand Basin Roof West	7359381	Roofing, any type, Repairs per Man-Day, Repair	0	39	0	5	EA	$1,760.00	$8,800	$8,800																					**$8,800**
B3060	Sand Basin Roof	7359383	Roof Hatch, Metal, Replace	30	26	4	6	EA	$2,080.00	$12,480					$12,480																	**$12,480**
C2010	Sand Basin Throughout Building	7357405	Wall Finishes, any surface, Prep & Paint	10	5	5	5100	SF	$2.40	$12,240						$12,240										$12,240						**$24,480**
C2030	Sand Basin Throughout Building	7357393	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	8	2	3379	SF	$2.40	$8,110			$8,110										$8,110									**$16,219**
C2050	Throughout	7359384	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	8	2	3379	SF	$4.00	$13,516			$13,516										$13,516									**$27,032**
D4030	Sand Basin Building	7359385	Fire Extinguisher, Wet Chemical/CO2, Replace	10	6	4	2	EA	$480.00	$960					$960									$960								**$1,920**
D5030	Sand Basin Site South East	7357437	Motor, AHU or Pump, Replace	18	13	5	1	EA	$35,200.00	$35,200						$35,200																**$35,200**
D5040	Sand Basin Throughout Building	7357433	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	3379	SF	$7.20	$24,329						$24,329																**$24,329**
G4050	Sand Basin Building Exterior	7357423	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	4	EA	$960.00	$3,840						$3,840																**$3,840**
P2030	Sand Basin West Roof	7357404	Architectural Study, Building Envelope, Roof, Evaluate/Report	0	39	0	1	EA	$11,200.00	$11,200	$11,200																					**$11,200**
Totals, Unescalated											**$20,000**	**$24,336**	**$91,909**	**$3,360**	**$13,440**	**$75,609**	**$0**	**$0**	**$5,760**	**$0**	**$0**	**$24,336**	**$28,666**	**$0**	**$960**	**$12,240**	**$0**	**$0**	**$0**	**$0**	**$0**	**$300,615**
Totals, Escalated (3.0% inflation, compounded annually)											**$20,000**	**$25,066**	**$97,506**	**$3,672**	**$15,127**	**$87,651**	**$0**	**$0**	**$7,297**	**$0**	**$0**	**$33,687**	**$40,870**	**$0**	**$1,452**	**$19,070**	**$0**	**$0**	**$0**	**$0**	**$0**	**$351,397**

Gundry Pump Station / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D2010	Reservoir Park Site West Sidewalk	7357431	Backflow Preventer, Domestic Water, Replace	30	15	15	1	EA	$10,560.00	$10,560																$10,560						**$10,560**
D2010	Gundry Pump Station - Site East Sidewalk	7357396	Backflow Preventer, Domestic Water, Replace	30	15	15	2	EA	$5,120.00	$10,240																$10,240						**$10,240**
D5010	Gundry Pump Station - Site	7357394	Generator, Diesel, Replace	25	23	2	1	EA	$137,600.00	$137,600			$137,600																			**$137,600**
G2010	Gundry Pump Station Site	7359391	Roadways, Pavement, Asphalt, Mill & Overlay	25	23	2	5850	SF	$5.60	$32,760			$32,760																			**$32,760**
G2050	Reservoir Park Site	7357388	Play Structure, Swing Set, 4 Seats, Replace	20	12	8	1	EA	$4,000.00	$4,000									$4,000													**$4,000**
G2050	Reservoir Park Site	7357382	Play Structure, Climbing Wall, by vertical surface area, Replace	15	3	12	200	SF	$64.00	$12,800													$12,800									**$12,800**
G2050	Reservoir Park Site	7357376	Playfield Surfaces, Rubber, Small Areas, Replace	20	5	15	3900	SF	$41.60	$162,240																$162,240						**$162,240**
G2060	Gundry Pump Station - Site Entry Gate & Fence	7359390	Fences & Gates, Fence, Chain Link 6', Replace	40	32	8	840	LF	$33.60	$28,224									$28,224													**$28,224**
G2060	Reservoir Park Site	7357395	Park Bench, Wood/Composite/Fiberglass, Replace	20	12	8	6	EA	$960.00	$5,760									$5,760													**$5,760**
G2060	Reservoir Park Site	7357409	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	12	8	10	EA	$1,120.00	$11,200									$11,200													**$11,200**
G2060	Reservoir Park Restrooms Exterior	7357428	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	15	10	1	EA	$2,240.00	$2,240											$2,240											**$2,240**
G2060	Reservoir Park Site	7357380	Park Bench, Precast Concrete, Replace	25	10	15	4	EA	$1,600.00	$6,400																$6,400						**$6,400**
G2080	Reservoir Park Site	7357434	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	10	0	10	88000	SF	$0.64	$56,320											$56,320										$56,320	**$112,640**
G4050	Reservoir Park Site	7357430	Site Light Pole, 30' Height, w/o Base or Fixtures, Replace/Install	40	25	15	5	EA	$4,800.00	$24,000																$24,000						**$24,000**
G4050	Reservoir Park Site	7357444	Site Light Pole, 20' Height, w/o Base or Fixtures, Replace/Install	40	25	15	10	EA	$3,680.00	$36,800																$36,800						**$36,800**
Totals, Unescalated											**$0**	**$0**	**$170,360**	**$0**	**$0**	**$0**	**$0**	**$0**	**$49,184**	**$0**	**$58,560**	**$0**	**$12,800**	**$0**	**$0**	**$250,240**	**$0**	**$0**	**$0**	**$0**	**$56,320**	**$597,464**

Replacement Reserves Report

2/22/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
Totals, Escalated (3.0% inflation, compounded annually)											$0	$0	$180,735	$0	$0	$0	$0	$0	$62,305	$0	$78,700	$0	$18,250	$0	$0	$389,866	$0	$0	$0	$0	$101,720	$831,575

Appendix G:
Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7357421	D2010	**Water Heater**	Electric, Residential	18 GAL	Gundry Pump Station / Gundry Pump Station Building	Gundry Pump Station - Storage and Work Area	General Electric	Inaccessible	Inaccessible			
2	7357431	D2010	**Backflow Preventer**	Domestic Water	4 IN	Gundry Pump Station / Site	Reservoir Park Site West Sidewalk						
3	7357396	D2010	**Backflow Preventer**	Domestic Water	2 IN	Gundry Pump Station / Site	Gundry Pump Station - Site East Sidewalk						2
4	7357390	D2060	**Air Compressor**	Tank-Style	3 HP	Gundry Pump Station / Gundry Pump Station Building	Gundry Pump Station Building South West	Saylor Beall	VT-730-60	5-79-M08			
5	7357399	D2060	**Supplemental Components**	Compressed Air Dryer, Process Support	100 CFM	Gundry Pump Station / Gundry Pump Station Building	Gundry Pump Station - Ammonia Room	No dataplate	No dataplate	No dataplate			
6	7357443	D2060	**Storage Tank**	Medical or Industrial Gases	500 GAL	Gundry Pump Station / Gundry Pump Station Building	Gundry Pump Station - Ammonia Room		No dataplate	No dataplate			

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7357411	D3010	**Storage Tank**	Fuel, Interior	1000 GAL	Gundry Pump Station / Sand Basin Building	Sand Basin Room				2021		
2	7357432	D3010	**Storage Tank**	Fuel, Interior	1000 GAL	Gundry Pump Station / Sand Basin Building	Sand Basin Room				2021		2
3	7357386	D3010	**Storage Tank**	Fuel, Interior	1000 GAL	Gundry Pump Station / Sand Basin Building	Sand Basin Room				2021		

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7359385	D4030	**Fire Extinguisher**	Wet Chemical/CO2		Gundry Pump Station / Sand Basin Building							2

2	7357389	D4030	**Fire Extinguisher**	Wet Chemical/CO2		Gundry Pump Station / Gundry Pump Station Building	Gundry Pump Station Throughout Building						8

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7357394	D5010	**Generator**	Diesel	300 KW	Gundry Pump Station / Site	Gundry Pump Station - Site	Caterpillar	3408	9CR02666	2001		
2	7357446	D5020	**Secondary Transformer**	Dry, Stepdown	25 KVA	Gundry Pump Station / Gundry Pump Station Building	Gundry Pump Station - Motor and Pump Room	Cutler-Hammer	T20L11S25B	J99J3341			
3	7357416	D5020	**Switchboard**	277/480 V	1000 AMP	Gundry Pump Station / Gundry Pump Station Building	Gundry Pump Station - Motor and Pump Room	Square D		P102358LA DWG	1974		
4	7357410	D5020	**Distribution Panel**	120/208 V	200 AMP	Gundry Pump Station / Reservoir Park Restrooms	Reservoir Park Restrooms Exterior South						
5	7357392	D5020	**Motor Control Center**	w/ Main Breaker	800 AMP	Gundry Pump Station / Gundry Pump Station Building	Gundry Pump Station North West Corner	Square D	Model 6 F.0. 16290014-001	N-897498			
6	7357417	D5030	**Motor**	AHU or Pump	125 HP	Gundry Pump Station / Gundry Pump Station Building	Gundry Pump Station - Motor and Pump Room	Marathon Electric	LVD 405TTDS6060CP R47 R116	70021754.03	1997		
7	7357445	D5030	**Motor**	AHU or Pump	125 HP	Gundry Pump Station / Gundry Pump Station Building	Gundry Pump Station - Motor and Pump Room	Marathon Electric	LVD 405TTDS6060CP R47 R116	70021754.02	1997		
8	7357437	D5030	**Motor**	AHU or Pump	75 HP	Gundry Pump Station / Sand Basin Building	Sand Basin Site South East	Marathon Electric	Illegible	70021704 - 01	1997		
9	7357402	D5030	**Motor**	AHU or Pump	125 HP	Gundry Pump Station / Gundry Pump Station Building	Gundry Pump Station - Motor and Pump Room	Marathon Electric	LVD 405TTDS6060CP R47 R116	70021754.04	1997		
10	7357398	D5030	**Motor**	AHU or Pump	125 HP	Gundry Pump Station / Gundry Pump Station Building	Gundry Pump Station - Motor and Pump Room	Marathon Electric	LVD 405TTDS6060CP R47 R16	70021754.01	1997		

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7357420	D7030	**Security Panel**	Alarm & Control (Main Panel)		Gundry Pump Station / Gundry Pump Station Building	Gundry Pump Station - Work Area						
2	7357415	D7030	**Security Panel**	Alarm & Control (Main Panel)		Gundry Pump Station / Gundry Pump Station Building	Gundry Pump Station - Motor and Pump Room						

G30 Liquid & Gas Site Utilities

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7357442	G3010	**Storage Tank**	Site Water, Above-Ground	100000 GAL	Gundry Pump Station / Site	Gundry Pump Station - Site						
2	7357385	G3010	**Storage Tank**	Site Water, Underground	10000 GAL	Gundry Pump Station / Site	Gundry Pump Station - Site						2

FACILITY CONDITION ASSESSMENT

prepared for

FCA and Master Plan Study
2175 Cherry Avenue
Signal Hill, CA 90755
Thomas Bekele

Well 7
6476 Orange Avenue
Long Beach, CA 90805

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BV PROJECT #:
165418.23R000-011.354

DATE OF REPORT:
October 1, 2024

ON SITE DATE:
January 22, 2024

TABLE OF CONTENTS

1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Well House Building
Number of Buildings	1
Main Address	Well 7, 6476 Orange Avenue, Long Beach, CA 90805
Site Developed	1983
Outside Occupants / Leased Spaces	None
Date(s) of Visit	January 22, 2024
Management Point of Contact	Public Works Thomas Bekele, Public Works Director (562) 989-7355
On-site Point of Contact (POC)	Margarita Beltran
Assessment & Report Prepared By	Joseph Malboeuf
Reviewed By	Michael Chaney Program Manager 800.733.0660 x7297980 Michael.Chaney@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The subject property was constructed in 1982 as part of the water utility system for The City of Signal Hill.

Architectural

The CMU and wood framed structure sits on a concrete slab. The concrete block wall is exposed on the interior and exterior of the single-story building. The main roof appears to be a TPO flat roof. Additional pitched roof areas are clad with clay tile. The building has a single room which houses the water equipment. The interior concrete floor is unfinished, and the ceiling is exposed to the wood above.

Water damage to the roof sheathing warrants the replacement of the TPO flat roof and roof sheathing.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building space is not conditioned with the exception of an exhaust fan. Electrical service is provided via underground utility lines to a main 2000-amp switchboard. The flow control system makes use of a city well. No fire suppression system is provided.

Site

The entire site is paved concrete with a concrete block screen wall and metal gates. There is no landscaping.

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 the Facility Condition Index (FCI), which provides a theoretical objective indication of a facility's overall condition. The FCI is defined as the ratio of the cost of current needs divided by the 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 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 mathematical values. The table below presents the current, 3-year, 5-year, and 10-year FCI's for this facility:

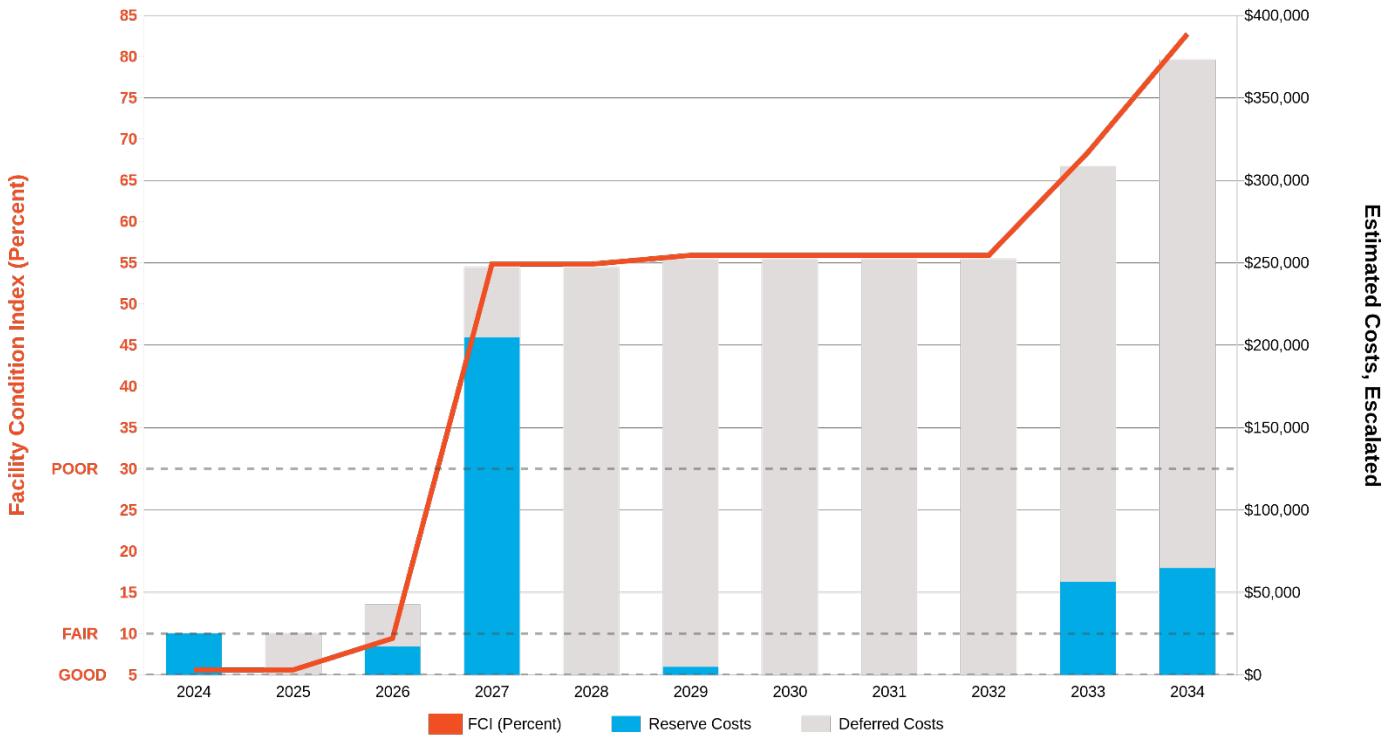
FCI Analysis		
Replacement Value *$451,100*	*Total SF* *694*	*Cost/SF* *$650*

	Est Reserve Cost	FCI
Current	$25,300	5.6 **%**
3-Year	$250,300	55.5 **%**
5-Year	$255,100	56.5 **%**
10-Year	$594,800	131.8 **%**

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $451,100.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $33,927.00**



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
Well 7	B1022	Roof Sheathing, Plywood, Replace	Poor	Performance/Integrity	$100
Well 7	C2057	Ceiling Finishes, any flat surface, Prep & Paint	Poor	Performance/Integrity	$2,900
Well 7	B3015	Roofing, Single-Ply Membrane, TPO/PVC, Replace	Poor	Performance/Integrity	$22,300
TOTAL (3 items)					**$25,300**

Key Findings

Roof Sheathing in Poor condition.

Plywood
Well 7
Roof

Uniformat Code: B1020
Recommendation: **Replace in 2024**

Plan Type: Performance/Integrity

Cost Estimate: $100

Water intrusion observed at roof sheathing. Replace sheathing and patch roof. - AssetCALC ID: 7338286

Roofing in Poor condition.

Single-Ply Membrane, TPO/PVC
Well 7
Roof

Uniformat Code: B3010
Recommendation: **Replace in 2024**

Plan Type: Performance/Integrity

Cost Estimate: $22,300

Water penetrations and damage to roof sheathing observed, this roof should be replaced as part of the project to replace the roof sheathing. - AssetCALC ID: 7338273

Ceiling Finishes in Poor condition.

any flat surface
Well 7

Uniformat Code: C2050
Recommendation: **Prep & Paint in 2024**

Plan Type: Performance/Integrity

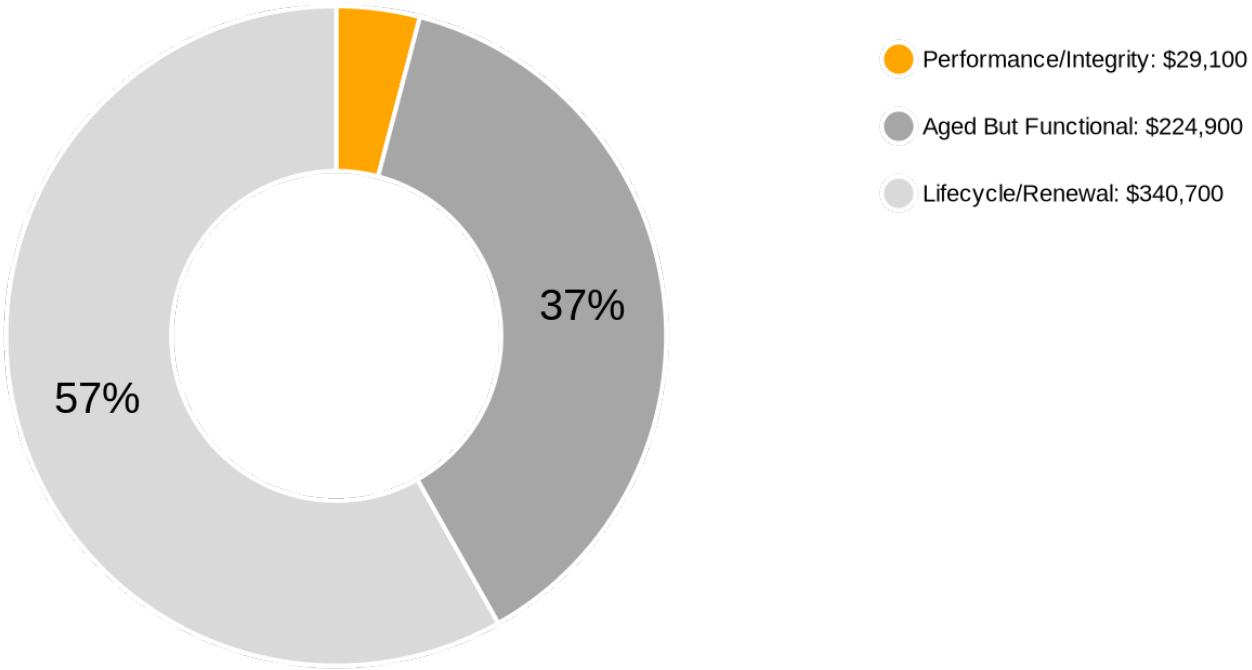
Cost Estimate: $2,900

The ceilings need to be painted as part of roof repair project. - AssetCALC ID: 8312025

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 and highest on the list below.

Plan Type Descriptions & Distribution	
Safety	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	Does not meet ADA, UFAS, and/or other accessibility requirements.
Environmental	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Aged But Functional	Any component or system that has aged past its industry-average expected useful life (EUL) but is not currently deficient or problematic.
Lifecycle/Renewal	Any component or system that is neither deficient nor aged past EUL but for which future replacement or repair is anticipated and budgeted.



10-Year Total: $594,700

2. Building Systems & Site Elements

Building Systems Summary		
Address	6476 Orange Avenue, Long Beach, CA 90805	
GPS Coordinates	33.872389, -118.1769151	
Constructed/Renovated	1983	
Building Area	694 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete strip footing foundation system	Fair
Facade	Primary Wall Finish: Concrete block Windows: None	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Hip construction with clay/concrete tiles	Poor
Interiors	Walls: Unfinished Floors: Unfinished concrete Ceilings: Unfinished/exposed	-
Elevators	None	-
Plumbing	None	-

Building Systems Summary		
HVAC	None	-
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Exterior Building-Mounted Lighting: LED	Fair
Fire Alarm	Smoke detectors only	Fair
Equipment/Special	Municipal water flow control equipment	Fair
Accessibility	Using guidance provided by the 2010 ADA Section 203.5 Machinery Spaces, this building is considered to be non-occupiable, as this facility is used for maintenance and operation of water distribution equipment and systems.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, and the exterior walls of the facility	
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 access	

Site Information		
Site Area	0.016 acres	
Parking Spaces	There are no parking spaces.	
System	*Description*	*Condition*
Site Pavement	The entire site is paved with concrete	Fair
Site Development	CMU screen wall fencing	Fair
Landscaping & Topography	None	-
Utilities	On-site well Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: None Building-mounted: LED	Fair
Ancillary Structures	None	Fair
Site Accessibility	Using guidance provided by the 2010 ADA Section 203.5 Machinery Spaces, this building is considered to be non-occupiable, as this facility is used for maintenance and operation of water distribution equipment and systems.	
Site Additional Studies	No additional studies are currently recommended for the exterior site areas.	
Site Areas Observed	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.	
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.	

The table below shows the anticipated costs by trade or building system over the next 20 years.

Well 7: 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
Structure	$140	$0	$0	$0	$0	$140
Facade	$0	$0	$4,196	$40,082	$0	$44,278
Roofing	$22,304	$17,229	$0	$16,325	$40,283	$96,141
Interiors	$2,860	$0	$0	$3,843	$5,165	$11,868
Plumbing	$0	$0	$4,021	$60,852	$6,733	$71,606
HVAC	$0	$0	$4,196	$0	$0	$4,196
Fire Protection	$0	$0	$278	$0	$373	$651
Electrical	$0	$0	$196,504	$0	$0	$196,504
Fire Alarm & Electronic Systems	$0	$0	$370	$0	$498	$868
Sitework	$0	$0	$2,972	$218,575	$0	$221,547
TOTALS	**$25,300**	**$17,300**	**$212,600**	**$339,700**	**$53,100**	**$648,100**

3. ADA Accessibility

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

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

However, this does not:

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

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

During the FCA, Bureau Veritas did not perform a limited high-level accessibility review of the facility non-specific to any local regulations or codes. Using guidance provided by the 2010 ADA Section 203.5 Machinery Spaces, this building is considered to be non-occupiable, as this facility is used for maintenance and operation of water distribution equipment and systems.

4. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

5. Opinions of Probable Costs

Cost estimates are embedded throughout this report, including the very detailed Replacement Reserves report in the appendix. The cost estimates are predominantly based on construction rehabilitation costs developed by the *RSMeans data from Gordian.* While the *RSMeans data from Gordian* is the primary reference source for the Bureau Veritas cost library, secondary and supporting sources include but are not limited to other industry experts work, such as *Marshall & Swift* and *CBRE Whitestone.* For improved accuracy, additional research integrated with Bureau Veritas's historical experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions also come into play when deemed necessary. Invoice or bid documents provided either by the owner or facility construction resources may be reviewed early in the process or for specific projects as warranted.

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.

To account for differences in prices between locations, the base costs are modified by geographical location factors to adjust for to market conditions, transportation costs, or other local contributors. When requested by the client, the costs may be further adjusted by several additional factors including; labor rates (prevailing minimum wage), general contractor fees for profit and overhead, and insurance. If desired, costs for design and permits, and a contingency factor, may also be included in the calculations.

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 or component 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.

6. Certification

FCA and Master Plan Study (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Well 7, 6476 Orange Avenue, Long Beach, CA 90805, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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7. Appendices

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

Appendix A:
Photographic Record

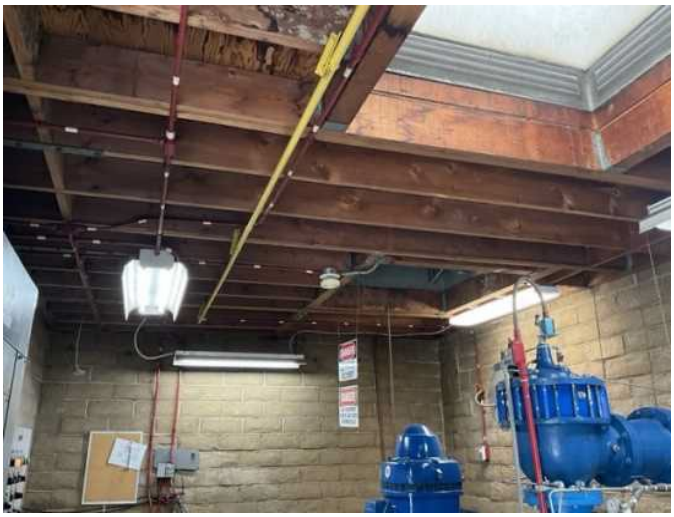
Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

4 - RIGHT ELEVATION



5 - STRUCTURAL PHOTO

6 - INTERIOR

Appendix B:
Site and Floor Plan(s)

Site Plan

Project Number	Project Name
165418.23R000-012.354	Well 10 Signal Hill
Source	**On-Site Date**
Google	January 24, 2024

N

Appendix C:
Pre-Survey Questionnaire(s)

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: WELL 7

Name of person completing form:

Title / Association with property:

Length of time associated w/ property:

Date Completed:

Phone Number:

Method of Completion: Choose an item.

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

Data Overview		Response		
1	Year/s constructed / renovated			
2	Building size in SF			
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		

Question		Response
4	List other significant capital improvements (focus on recent years; provide approximate date).	
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates *"Not Applicable"*, **Unk** indicates *"Unknown"*)						
Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?	X				
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or otherwise problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.			X		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?				X	
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?			X		

Appendix D:
Component Condition Report

Component Condition Report | Well 7

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1020	Roof	Poor	Roof Sheathing, Plywood	22 SF	0	7338286
Facade						
B2010		Fair	Exterior Walls, Concrete Block (CMU)	960 SF	9	7365605
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	3	7321533
Roofing						
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	460 SF	9	7321526
B3010	Roof	Poor	Roofing, Single-Ply Membrane, TPO/PVC	820 SF	0	7338273
B3080	Building exterior	Fair	Soffit, Wood	700 SF	2	7338274
Interiors						
C2050		Poor	Ceiling Finishes, any flat surface, Prep & Paint	894 SF	0	8312025
Plumbing						
D2010	Mechanical room	Fair	Piping & Valves, Motorized Flow Control Valve, Domestic Water, 12 IN	1	10	7336911
D2010	Site	Fair	Emergency Plumbing Fixtures, Eye Wash & Shower Station	1	3	7321523
D2010	Mechanical room	Fair	Storage Tank, Domestic Water	1	19	7321532
HVAC						
D3060	Building exterior	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	3	7336910
Fire Protection						
D4030	Mechanical room	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	5	7338272
Electrical						
D5020	Building exterior	Fair	Primary Transformer, Dry, Property-Owned	1	3	7321517
D5020	Mechanical room	Fair	Switchboard, 120/208 V	1	3	7321528
D5040	Mechanical room	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	694 SF	5	7321536
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	5	7338275
Fire Alarm & Electronic Systems						
D7050		Fair	Fire Alarm Devices, Smoke Detector	1	5	7342012
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Concrete	6,300 SF	9	7338287
Sitework						
G2060	Site	Fair	Fences & Gates, Vehicle Gate, Manual	1	3	7321537
G2060	Site	Fair	Fences & Gates, Screen Walls, Concrete Masonry Unit (CMU)	2,400 SF	9	7321514

Appendix E:
Replacement Reserves

Replacement Reserves Report

Well 7

10/2/2024

Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total Escalated Estimate
Well 7	$25,306	$0	$17,229	$207,706	$0	$4,836	$0	$0	$0	$274,984	$64,697	$0	$0	$0	$0	$872	$0	$0	$0	$6,733	$45,450	**$647,814**
Grand Total	**$25,306**	**$0**	**$17,229**	**$207,706**	**$0**	**$4,836**	**$0**	**$0**	**$0**	**$274,984**	**$64,697**	**$0**	**$0**	**$0**	**$0**	**$872**	**$0**	**$0**	**$0**	**$6,733**	**$45,450**	**$647,814**

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B1020	7338286	Roof Sheathing, Plywood, Replace	50	50	0	22	SF	$6.40	$141	$141																					**$141**
B2010	7365605	Exterior Walls, Concrete Block (CMU), Replace	50	41	9	960	SF	$32.00	$30,720										$30,720												**$30,720**
B2050	7321533	Exterior Door, Steel, Standard, Replace	40	37	3	4	EA	$960.00	$3,840				$3,840																		**$3,840**
B3010	7321526	Roofing, Clay/Concrete Tile, Replace	50	41	9	460	SF	$27.20	$12,512										$12,512												**$12,512**
B3010	7338273	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	20	0	820	SF	$27.20	$22,304	$22,304																				$22,304	**$44,608**
B3080	7338274	Soffit, Wood, Replace	20	18	2	700	SF	$23.20	$16,240			$16,240																			**$16,240**
C2050	8312025	Ceiling Finishes, any flat surface, Prep & Paint	10	10	0	894	SF	$3.20	$2,861	$2,861										$2,861										$2,861	**$8,582**
D2010	7321532	Storage Tank, Domestic Water, Replace	30	11	19	1	EA	$3,840.00	$3,840																				$3,840		**$3,840**
D2010	7336911	Piping & Valves, Motorized Flow Control Valve, Domestic Water, 12 IN, Replace	15	5	10	1	EA	$45,280.00	$45,280											$45,280											**$45,280**
D2010	7321523	Emergency Plumbing Fixtures, Eye Wash & Shower Station, Replace	20	17	3	1	EA	$3,680.00	$3,680				$3,680																		**$3,680**
D3060	7336910	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	17	3	1	EA	$3,840.00	$3,840				$3,840																		**$3,840**
D4030	7338272	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	1	EA	$240.00	$240						$240										$240						**$480**
D5020	7321517	Primary Transformer, Dry, Property-Owned, Replace	30	27	3	1	EA	$112,000.00	$112,000				$112,000																		**$112,000**
D5020	7321528	Switchboard, 120/208 V, Replace	40	37	3	1	EA	$64,000.00	$64,000				$64,000																		**$64,000**
D5040	7321536	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	15	5	694	SF	$3.36	$2,332						$2,332																**$2,332**
D5040	7338275	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	2	EA	$640.00	$1,280						$1,280																**$1,280**
D7050	7342012	Fire Alarm Devices, Smoke Detector, Replace	10	5	5	1	EA	$320.00	$320						$320										$320						**$640**
G2020	7338287	Parking Lots, Pavement, Concrete, Replace	50	41	9	6300	SF	$14.40	$90,720										$90,720												**$90,720**
G2060	7321537	Fences & Gates, Vehicle Gate, Manual, Replace	25	22	3	1	EA	$2,720.00	$2,720				$2,720																		**$2,720**
G2060	7321514	Fences & Gates, Screen Walls, Concrete Masonry Unit (CMU), Replace	50	41	9	2400	SF	$32.00	$76,800										$76,800												**$76,800**
Totals, Unescalated										**$25,306**	**$0**	**$16,240**	**$190,080**	**$0**	**$4,172**	**$0**	**$0**	**$0**	**$210,752**	**$48,141**	**$0**	**$0**	**$0**	**$0**	**$560**	**$0**	**$0**	**$0**	**$3,840**	**$25,165**	**$524,255**
Totals, Escalated (3.0% inflation, compounded annually)										**$25,306**	**$0**	**$17,229**	**$207,706**	**$0**	**$4,836**	**$0**	**$0**	**$0**	**$274,984**	**$64,697**	**$0**	**$0**	**$0**	**$0**	**$872**	**$0**	**$0**	**$0**	**$6,733**	**$45,450**	**$647,814**

Appendix F:
Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7321532	D2010	**Storage Tank**	Domestic Water	20 GAL	Well 7	Mechanical room	Flexcon Industries	120-PC66	12005445	2013		1

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7336910	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	1000 CFM	Well 7	Building exterior	No dataplate	No dataplate	No dataplate	1983		1

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7338272	D4030	**Fire Extinguisher**	Type ABC, up to 20 LB		Well 7	Mechanical room						1

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7321517	D5020	**Primary Transformer**	Dry, Property-Owned	500 KVA	Well 7	Building exterior	No dataplate	No dataplate	No dataplate	1983		1
2	7321528	D5020	**Switchboard**	120/208 V	400 AMP	Well 7	Mechanical room	Cutler-Hammer	MP2DS	5LF8775876-A	1983		1

FACILITY CONDITION ASSESSMENT

prepared for

City of Signal Hill
2175 Cherry Avenue
Signal Hill, CA 90755
Margarita Beltran

Well 10
6065 Cherry Avenue
Long Beach, CA 90805

PREPARED BY:
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BV PROJECT #:
165418.23R000-012.354

DATE OF REPORT:
February 19, 2025

ON SITE DATE:
January 22, 2024

TABLE OF CONTENTS

1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Well House Building
Number of Buildings	1
Main Address	6065 Cherry Avenue, Long Beach, CA 90805
Site Developed	1985
Outside Occupants / Leased Spaces	None
Date(s) of Visit	January 22, 2024
Management Point of Contact	Thomas Bekele, Public Works Director Phone: (562) 989-7355 E-mail: tbekele@cityofsignalhill.org
On-site Point of Contact (POC)	Margarita Beltran
Assessment & Report Prepared By	Joseph Malboeuf
Reviewed By	Michael Chaney Program Manager E-mail: Michael.Chaney@bureauveritas.com Phone: 800.733.0660 x7297980
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The subject property was constructed in 1985 as part of the water utility for The City of Signal Hill.

Architectural

The CMU and wood framed structure sits on a concrete slab. The concrete block is exposed on the interior and exterior of the single-story building. The main roof appears to be a TPO flat roof. Additional pitched roof areas are clad with clay tile. The building has a single room which houses the water equipment. The interior concrete floor is unfinished, and the ceiling is exposed to the wood structure above.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building is an unconditioned space. A new exhaust fan was installed in 2021. Electrical service is provided via underground utility lines to a main 2000-amp switchboard. The flow control system makes use of a city well. No fire suppression system is provided.

Site

The entire site is paved concrete. There is no landscaping.

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 the Facility Condition Index (FCI), which provides a theoretical objective indication of a facility's overall condition. The FCI is defined as the ratio of the cost of current needs divided by the current replacement value (CRV) of the facility. In this report, each building is considered as a separate 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
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 mathematical values. The table below presents the current, 3-year, 5-year, and 10-year FCI's for this facility:

FCI Analysis

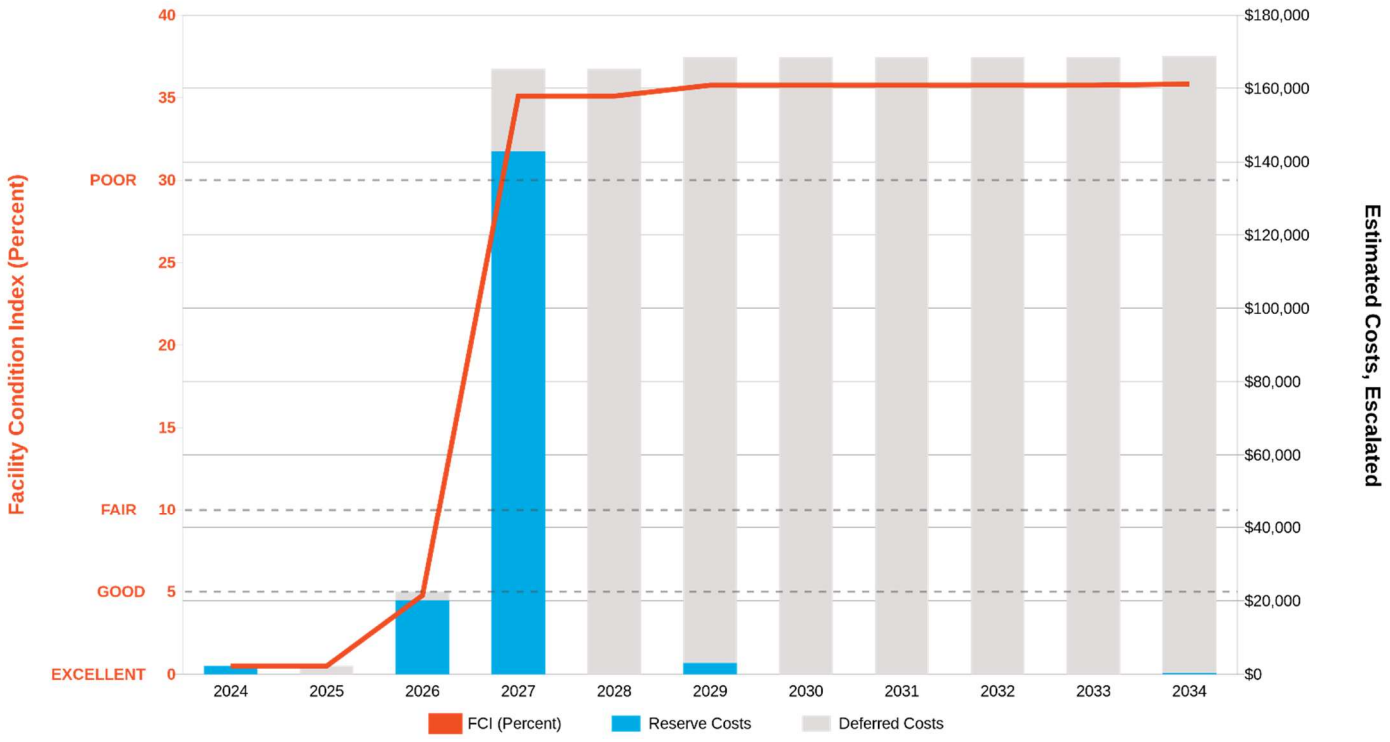
Replacement Value	*Total SF*	*Cost/SF*
$471,250	*725*	*$650*

	Est Reserve Cost	FCI
Current	$2,400	0.5 **%**
3-Year	$171,400	36.4 **%**
5-Year	$177,300	37.6 **%**
10-Year	$177,700	37.7 **%**

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $471,250.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $15,347.00**



Immediate Needs

Location	UF	Description	Cond	Plan Type	Cost
Well 10	D7051	Fire Alarm Devices, Smoke Detector, Install	Failed	Safety	$300
Well 10	B3065	Roof Hatch, Metal, Replace	Failed	Performance/Integrity	$2,100
TOTAL (2 items)					**$2,400**

Key Findings

Fire Alarm Devices in Failed condition.

Smoke Detector
Well 10
Mechanical room

Uniformat Code: D7050
Recommendation: **Install in 2024**

Plan Type: Safety

Cost Estimate: $300

Smoke detector missing. - AssetCALC ID: 7342013

Roof Hatch in Failed condition.

Metal
Well 10
Roof

Uniformat Code: B3060
Recommendation: **Replace in 2024**

Plan Type: Performance/Integrity

Cost Estimate: $2,100

Water leaks reported with observed holes in hatch door. - AssetCALC ID: 7340994

Soffit in Poor condition.

Wood
Well 10
Building exterior

Uniformat Code: B3080
Recommendation: **Replace in 2026**

Plan Type: Performance/Integrity

Cost Estimate: $19,000

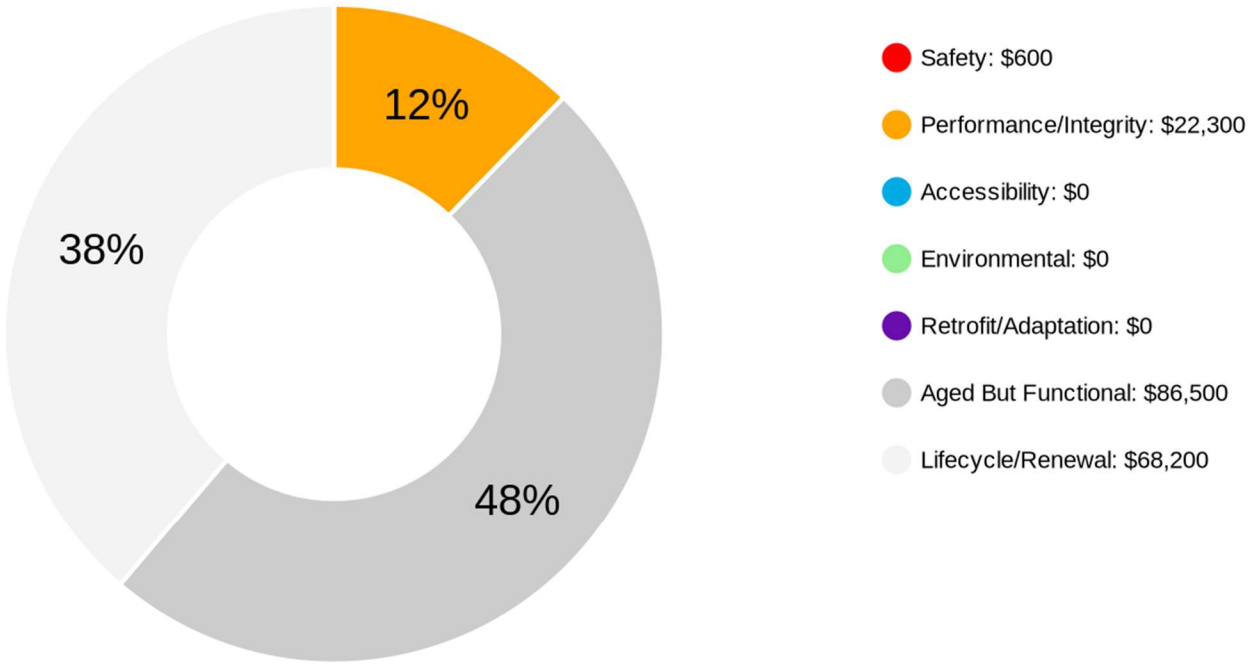
Visible degradation of wood material - AssetCALC ID: 7341000

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 and highest on the list below.

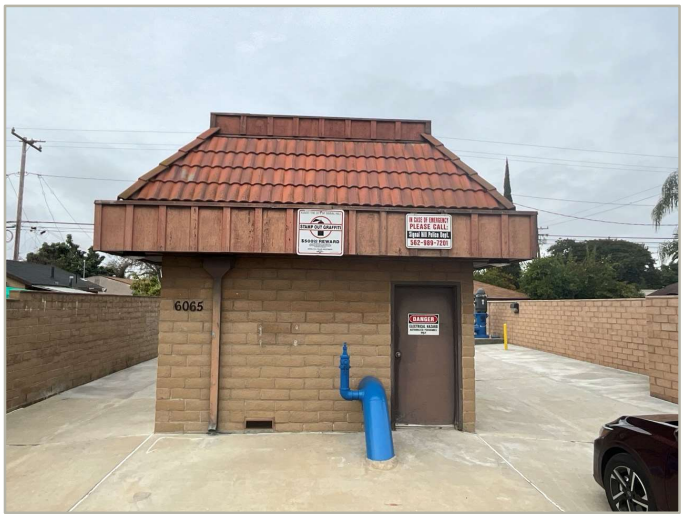
Plan Type Descriptions	
Safety	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	Does not meet ADA, UFAS, and/or other accessibility requirements.
Environmental	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Aged But Functional	Any component or system that has aged past its industry-average expected useful life (EUL) but is not currently deficient or problematic.
Lifecycle/Renewal	Any component or system that is neither deficient nor aged past EUL but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-Year Total: $177,600

2. Building Systems and Site Elements



Building Systems Summary		
Address	6065 Cherry Avenue, Long Beach, CA 90805	
Constructed/Renovated	1985	
Building Area	725 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete strip footing foundation system	Fair
Facade	Primary Wall Finish: Concrete block Windows: None	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Hip construction with clay/concrete tiles	Fair
Interiors	Walls: Unfinished Floors: Unfinished concrete Ceilings: Unfinished/exposed	-
Elevators	None	-

Building Systems Summary		
Plumbing	Water system piping and components, backflow preventer and eye wash/shower station	Fair
HVAC	Wall mounted exhaust fan	Good
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard, panel with copper wiring Interior Lighting: Fluorescent Emergency Power: Diesel generator with automatic transfer switch	Fair
Fire Alarm	Smoke detectors only	Missing
Equipment/Special	None	Fair
Accessibility	Using guidance provided by the 2010 ADA Section 203.5 Machinery Spaces, this building is considered to be non-occupiable, as this facility is used for maintenance and operation of water distribution equipment and systems.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, and the exterior walls of the facility.	
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 access	

Site Information		
Site Area	0.050 acres	
Parking Spaces	There are no parking spaces..	
System	*Description*	*Condition*
Site Pavement	Concrete pavement	Fair
Site Development	Concrete block fencing with metal gates	Fair
Landscaping & Topography	None	-
Utilities	On-site water well and system components Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: None Building-mounted: LED	Fair
Ancillary Structures	None	-
Site Accessibility	Using guidance provided by the 2010 ADA Section 203.5 Machinery Spaces, this building is considered to be non-occupiable, as this facility is used for maintenance and operation of water distribution equipment and systems.	
Site Additional Studies	No additional studies are currently recommended for the exterior site areas.	
Site Areas Observed	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.	
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.	

The table below shows the anticipated costs by trade or building system over the next 20 years.

Well 10: 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	$0	$0	$4,196	$0	$38,980	$43,176
Roofing	$2,080	$20,182	$12,780	$0	$15,436	$50,478
Plumbing	$0	$0	$55,946	$0	$77,086	$133,032
HVAC	$0	$0	$0	$0	$6,346	$6,346
Fire Protection	$0	$0	$278	$0	$373	$651
Electrical	$0	$0	$72,757	$0	$111,071	$183,828
Fire Alarm & Electronic Systems	$256	$0	$0	$344	$462	$1,062
Sitework	$0	$0	$8,824	$0	$155,587	$164,411
TOTALS	**$2,400**	**$20,200**	**$154,800**	**$400**	**$405,400**	**$583,200**

3. ADA Accessibility

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

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

However, this does not:

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

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

During the FCA, Bureau Veritas did not perform a limited high-level accessibility review of the facility non-specific to any local regulations or codes. Using guidance provided by the 2010 ADA Section 203.5 Machinery Spaces, this building is considered to be non-occupiable, as this facility is used for maintenance and operation of water distribution equipment and systems.

4. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

5. 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 or component 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.

6. Certification

Signal Hill, FCA Master Planning (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Well 10, 6065 Cherry Avenue, Long Beach, CA 90805, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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7. Appendices

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

Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

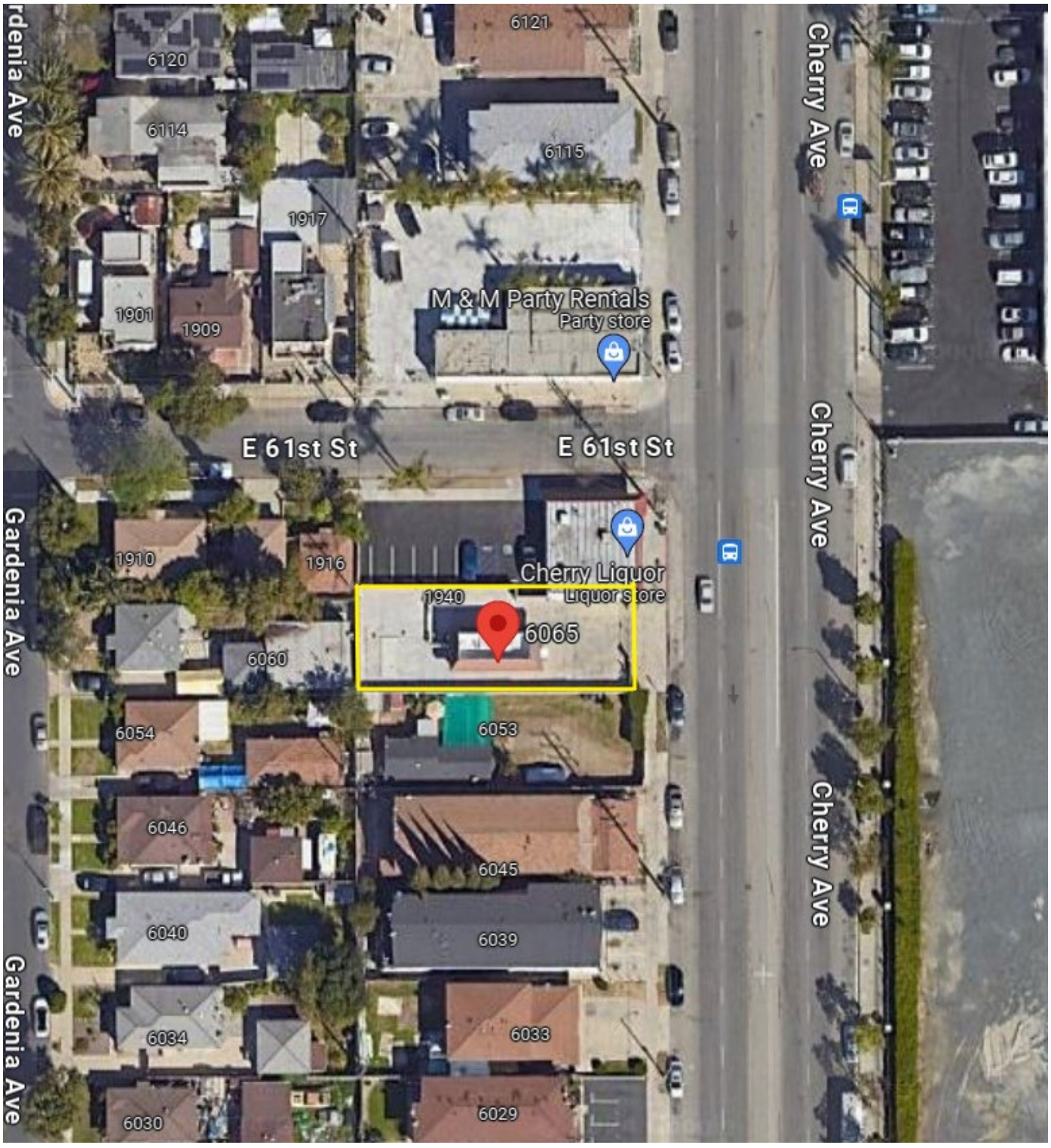
4 - RIGHT ELEVATION

5 - NEW PLUMBING ASSET

6 - INTERIOR

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
165418.23R000-012.354	Well 10 Signal Hill
Source	**On-Site Date**
Google	January 24, 2024

BUREAU VERITAS

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Appendix C:
Pre-Survey Questionnaire

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: WELL 10

Name of person completing form:

Title / Association with property:

Length of time associated w/ property:

Date Completed:

Phone Number:

Method of Completion: Choose an item.

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

	Data Overview	Response		
1	Year/s constructed / renovated			
2	Building size in SF			
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		

	Question	Response
4	List other significant capital improvements (focus on recent years; provide approximate date).	
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates *"Not Applicable"*, **Unk** indicates *"Unknown"*)						
Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or otherwise problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.			X		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?				X	
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		X			

Appendix D:
Component Condition Report

Component Condition Report | Well 10

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010		Fair	Exterior Walls, Concrete Block (CMU)	880 SF	11	7364624
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	3	7321557
Roofing						
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	410 SF	11	7321550
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	430 SF	3	7340996
B3060	Roof	Failed	Roof Hatch, Metal	1	0	7340994
B3080	Building exterior	Poor	Soffit, Wood	820 SF	2	7341000
Plumbing						
D2010	Mechanical room	Fair	Piping & Valves, Motorized Flow Control Valve, Domestic Water	1	3	7321539
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	3	7321542
D2010	Building exterior	Fair	Emergency Plumbing Fixtures, Eye Wash & Shower Station	1	3	7321552
HVAC						
D3060	Building exterior	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-1]	1	17	7321543
Fire Protection						
D4030	Mechanical room	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	5	7340998
Electrical						
D5010	Site	Good	Generator, Diesel	1	22	7321545
D5020	Mechanical room	Fair	Switchboard, 120/208 V	1	3	7321555
D5020	Mechanical room	Good	Secondary Transformer, Dry, Stepdown	1	27	7321559
D5030	Mechanical room	Good	Variable Frequency Drive, VFD, by HP of Motor, 150 HP	1	17	7321541
D5040	Mechanical room	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	725 SF	5	7340993
Fire Alarm & Electronic Systems						
D7050	Mechanical room	Failed	Fire Alarm Devices, Smoke Detector, Install	1	0	7342013
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Concrete	4,250 SF	11	7340999
Sitework						
G2060	Site	Fair	Fences & Gates, Screen Walls, Concrete Masonry Unit (CMU)	1,600 SF	11	7341004
G2060	Site	Fair	Fences & Gates, Vehicle Gate, Manual	2	3	7321548
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	4	7340997
G4050	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	4	7321546

Appendix E:
Replacement Reserves

Replacement Reserves Report

Well 10

2/22/2024

Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total Escalated Estimate
Well 10	$2,336	$0	$20,183	$147,649	$2,881	$3,102	$0	$0	$0	$0	$344	$210,005	$0	$0	$0	$374	$0	$117,418	$77,086	$0	$462	**$581,841**
Grand Total	**$2,336**	**$0**	**$20,183**	**$147,649**	**$2,881**	**$3,102**	**$0**	**$0**	**$0**	**$0**	**$344**	**$210,005**	**$0**	**$0**	**$0**	**$374**	**$0**	**$117,418**	**$77,086**	**$0**	**$462**	**$581,841**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B2010	Well 10	7364624	Exterior Walls, Concrete Block (CMU), Replace	50	39	11	880	SF	$32.00	$28,160												$28,160										**$28,160**
B2050	Building Exterior	7321557	Exterior Door, Steel, Standard, Replace	40	37	3	4	EA	$960.00	$3,840				$3,840																		**$3,840**
B3010	Roof	7321550	Roofing, Clay/Concrete Tile, Replace	50	39	11	410	SF	$27.20	$11,152												$11,152										**$11,152**
B3010	Roof	7340996	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	17	3	430	SF	$27.20	$11,696				$11,696																		**$11,696**
B3060	Roof	7340994	Roof Hatch, Metal, Replace	30	30	0	1	EA	$2,080.00	$2,080	$2,080																					**$2,080**
B3080	Building exterior	7341000	Soffit, Wood, Replace	20	18	2	820	SF	$23.20	$19,024			$19,024																			**$19,024**
D2010	Site	7321542	Backflow Preventer, Domestic Water, Replace	30	27	3	1	EA	$2,240.00	$2,240				$2,240																		**$2,240**
D2010	Mechanical room	7321539	Piping & Valves, Motorized Flow Control Valve, Domestic Water, Replace	15	12	3	1	EA	$45,280.00	$45,280				$45,280																$45,280			**$90,560**
D2010	Building exterior	7321552	Emergency Plumbing Fixtures, Eye Wash & Shower Station, Replace	20	17	3	1	EA	$3,680.00	$3,680				$3,680																		**$3,680**
D3060	Building exterior	7321543	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	3	17	1	EA	$3,840.00	$3,840																		$3,840				**$3,840**
D4030	Mechanical room	7340998	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	1	EA	$240.00	$240						$240										$240						**$480**
D5020	Mechanical room	7321555	Switchboard, 120/208 V, Replace	40	37	3	1	EA	$64,000.00	$64,000				$64,000																		**$64,000**
D5030	Mechanical room	7321541	Variable Frequency Drive, VFD, by HP of Motor, 150 HP, Replace	20	3	17	1	EA	$67,200.00	$67,200																		$67,200				**$67,200**
D5040	Mechanical room	7340993	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	15	5	725	SF	$3.36	$2,436						$2,436																**$2,436**
D7050	Mechanical room	7342013	Fire Alarm Devices, Smoke Detector, Install	10	10	0	1	EA	$256.00	$256	$256										$256										$256	**$768**
G2020	Site	7340999	Parking Lots, Pavement, Concrete, Replace	50	39	11	4250	SF	$14.40	$61,200												$61,200										**$61,200**
G2060	Site	7321548	Fences & Gates, Vehicle Gate, Manual, Replace	25	22	3	2	EA	$2,192.00	$4,384				$4,384																		**$4,384**
G2060	Site	7341004	Fences & Gates, Screen Walls, Concrete Masonry Unit (CMU), Replace	50	39	11	1600	SF	$32.00	$51,200												$51,200										**$51,200**
G4050	Building exterior	7340997	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	16	4	2	EA	$640.00	$1,280					$1,280																	**$1,280**
G2060	Site	7341004	Fences & Gates, Screen Walls, Concrete Masonry Unit (CMU), Replace	50	39	11	1600	SF	$32.00	$51,200												$51,200										**$51,200**
G4050	Building exterior	7340997	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	16	4	2	EA	$640.00	$1,280					$1,280																	**$1,280**
G4050	Building Exterior	7321546	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	16	4	2	EA	$640.00	$1,280					$1,280																	**$1,280**
Totals, Unescalated											**$2,336**	**$0**	**$19,024**	**$135,120**	**$2,560**	**$2,676**	**$0**	**$0**	**$0**	**$0**	**$256**	**$151,712**	**$0**	**$0**	**$0**	**$240**	**$0**	**$71,040**	**$45,280**	**$0**	**$256**	**$430,500**
Totals, Escalated (3.0% inflation, compounded annually)											**$2,336**	**$0**	**$20,183**	**$147,649**	**$2,881**	**$3,102**	**$0**	**$0**	**$0**	**$0**	**$344**	**$210,005**	**$0**	**$0**	**$0**	**$374**	**$0**	**$117,418**	**$77,086**	**$0**	**$462**	**$581,841**

Appendix F:
Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7321542	D2010	**Backflow Preventer**	Domestic Water	1 IN	Well 10	Site				1985		

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7321543	D3060	**Exhaust Fan** [EF-1]	Roof or Wall-Mounted, 16" Damper	1564 CFM	Well 10	Building exterior	Greenheck	CUE-130-8-6-1-19-X-SW	19401508	2021		

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7340998	D4030	**Fire Extinguisher**	Type ABC, up to 20 LB		Well 10	Mechanical room						

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7321545	D5010	**Generator**	Diesel	Inaccessible	Well 10	Site	Kohler	No dataplate	No dataplate	2021		
2	7321559	D5020	**Secondary Transformer**	Dry, Stepdown	5 KVA	Well 10	Mechanical room	Square D	PHA9804803	1121321074	2021		
3	7321555	D5020	**Switchboard**	120/208 V	400 AMP	Well 10	Mechanical room	Challenger	35690 - 1	No dataplate	1985		
4	7321541	D5030	**Variable Frequency Drive**	VFD, by HP of Motor, 150 HP	150 HP	Well 10	Mechanical room	Schneider Electric	ATV680C11T4N2GNWABNL	43966888006	2021		