



## CITY OF SIGNAL HILL

---

2175 Cherry Avenue • Signal Hill, California 90755-3799

THE CITY OF SIGNAL HILL  
WELCOMES YOU TO A REGULAR  
CITY COUNCIL MEETING  
June 24, 2025

The City of Signal Hill appreciates your attendance. Public interest provides the Council and Agency with valuable information regarding issues of the community. Regular meetings are held on the 2nd and 4th Tuesday of every month.

Regular meetings begin at 6:00 pm with the conduct of any business permitted to be conducted in closed session by the Brown Act (Government Code Section 54950, et seq.), if any, and with the public portion of the meeting beginning at 7:00 pm. There is a period for public comment on closed session matters at 6:00 pm prior to the closed session. In the event there is no business to be conducted in closed session, the Regular meeting shall begin at 7:00 pm. There is a public comment period at the beginning of the Regular meeting. Any person wishing to comment shall be allotted three minutes per distinct item. Any meeting may be adjourned to a time and place stated in the order of adjournment.

The agenda is posted 72 hours prior to each meeting on the City's website and outside of City Hall. The agenda and related reports are also available for review online at [www.cityofsignalhill.org](http://www.cityofsignalhill.org).

**To view the meeting live at 7:00 p.m.:**

- City of Signal Hill website at [www.cityofsignalhill.org](http://www.cityofsignalhill.org), select the City Council Meetings Link from the home page.
- Charter Spectrum Channel 74 or Frontier FiOS Channel 38.

**To participate (closed session at 6:00 p.m. and regular meeting at 7:00 p.m.):**

- In-person Participation: Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, California.
- To make a general public comment or comment on a specific agenda item, you may also submit your comment, limited to 250 words or less, to the City Clerk at [cityclerk@cityofsignalhill.org](mailto:cityclerk@cityofsignalhill.org) not later than 5:00 p.m. on Tuesday, June 24, 2025. Written comments will be provided electronically to the City Council and attached to the meeting minutes. Written comments will not be read into the record.

City Council Members are compensated \$794.40 per month. City Clerk and City Treasurer are compensated \$482.04 per month.

(1) **CALL TO ORDER – 6:00 P.M.**

(2) **ROLL CALL**

MAYOR JONES  
VICE MAYOR HANSEN  
COUNCIL MEMBER COPELAND  
COUNCIL MEMBER HONEYCUTT  
COUNCIL MEMBER WOODS

(3) **CLOSED SESSION**

- a. A CLOSED SESSION WILL BE HELD PURSUANT TO GOVERNMENT CODE SECTION 54957(B)(1) TO CONDUCT PUBLIC EMPLOYEE PERFORMANCE EVALUATIONS.

TITLES: DEPUTY CITY MANAGER/DIRECTOR OF PARKS, RECREATION AND LIBRARY SERVICES; DIRECTOR OF PUBLIC WORKS/CITY ENGINEER; DIRECTOR OF COMMUNITY DEVELOPMENT; CHIEF OF POLICE; AND ACTING ADMINISTRATIVE SERVICES OFFICER/FINANCE DIRECTOR.

(4) **PUBLIC BUSINESS FROM THE FLOOR ON CLOSED SESSION ITEMS**

(5) **RECESS TO CLOSED SESSION**

(6) **RECONVENE REGULAR MEETING – 7:00 P.M.**

(7) **PLEDGE OF ALLEGIANCE**

(8) **CLOSED SESSION REPORT**

(9) **PUBLIC BUSINESS FROM THE FLOOR ON ITEMS NOT LISTED ON THE AGENDA (SPEAKERS WILL BE GIVEN THREE MINUTES FOR EACH DISTINCT ITEM)**

(10) **PRESENTATIONS**

- a. PUBLIC WORKS DIRECTOR/CITY ENGINEER THOMAS BEKELE WILL INTRODUCE NEW EMPLOYEES TO THE CITY OF SIGNAL HILL.
- b. COMMUNICATION SPECIALIST CINDY FLARO WILL PRESENT ON THE CAPTURE SIGNAL HILL CITYWIDE PHOTO CONTEST.

(11) **PUBLIC HEARINGS**

- a. PUBLIC HEARING AND ADOPTION OF A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, CONFIRMING THE DIAGRAM AND ASSESSMENT FOR LANDSCAPE AND LIGHTING



---

MAINTENANCE DISTRICT NO. 1 AND LEVYING ASSESSMENTS ON ASSESSABLE LOTS AND PARCELS FOR FISCAL YEAR 2025-26

Summary:

The City formed the Landscape and Lighting Maintenance District No. 1 (LLMD) in 1992 to fund the maintenance costs of common landscaped areas within the California Crown Tract. The California Crown Tract lies south of East Hill Street, north of East 19th Street, west of Temple Avenue, and east of North Orizaba Way. Annually, the City Council must initiate proceedings to renew the levy and collect special assessments for the LLMD. The proposed Resolution declares the City Council's intention to levy and collect the proposed assessments. The total proposed assessment for all California Crown Tract lots for Fiscal Year (FY) 2025-26 is \$106,564.

The proposed annual assessment for basic lots is \$1,077.30, representing a four percent increase of \$41.43; the proposed yearly assessment for landscape easement lots is \$1,446.80, representing a four percent increase of \$55.65. Property owners approved the proposed assessments within the LLMD through the last Proposition 218 hearing that occurred on June 14, 2022. Staff is requesting the City Council adopt a Resolution to declare the intent to levy and collect assessments for Fiscal Year 2025-26 for the LLMD.

Strategic Plan Goal:

Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.

Goal No. 4 Infrastructure: Maintain and improve the City's physical infrastructure, water system, and recreational spaces.

Recommendations:

1. Staff recommends the City Council open a public hearing, consider public testimony, confirm the diagram, approve and adopt the proposed annual assessments, and declare the City Council's order to levy and collect assessments for the Landscape and Lighting Maintenance District No. 1.
2. Adopt a Resolution, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, CONFIRMING THE DIAGRAM AND ASSESSMENT FOR LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 1 AND LEVYING ASSESSMENTS ON ASSESSABLE LOTS AND PARCELS FOR FISCAL YEAR 2025-26.

**(12) CITY MANAGER REPORTS****a. FACILITIES MASTER PLAN****Summary:**

The City of Signal Hill's 2023-2028 Strategic Plan identifies the need for a Capital Facility Master Plan (FMP) to assess current, deferred, and future maintenance needs at City-owned facilities. The FMP serves as a framework to guide long-term investments in maintenance and infrastructure improvements. On October 24, 2023, the City Council authorized a professional services agreement with Bureau Veritas Technical Assessment, LLC to conduct a comprehensive assessment of 12 City-owned facilities. The resulting FMP includes routine maintenance schedules to preserve facility conditions and a facility Capital Improvement Program (CIP) that prioritizes projects based on urgency and critical need.

The FMP provides a strategic roadmap to implement consistent maintenance practices and prioritize major repairs that support uninterrupted service delivery across all City facilities. Staff recommends the City Council adopt the completed Facility Master Plan Assessment Reports; if adopted, staff would begin developing an implementation plan, identifying funding needs, and return to the City Council with future project recommendations for consideration. Staff would also utilize the assessment reports to pursue grant funding opportunities to help finance the implementation of capital improvement projects.

**Strategic Plan Goal(s):**

Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.

Goal No. 4 Infrastructure: Maintain and improve the City's physical infrastructure, water system, and recreational spaces.

Goal No. 5 High-Functioning Government: Strengthen internal communication, recruitment, retention, systems, and processes to increase the effectiveness and efficiency of City Services.

**Recommendation:**

Adopt the Facilities Master Plan Assessment Reports substantially in the form attached.

- b. PUBLIC WORKS CONTRACT WITH SPIESS CONSTRUCTION COMPANY, INCORPORATED FOR THE GUNDRY RESERVOIR ROOF REPLACEMENT AND REHABILITATION PROJECT (PROJECT NO. 95.23001)

Summary:

The City's Water Master Plan identifies the Gundry Reservoir Roof Replacement Project as a critical priority project. The Gundry Reservoir, located within Reservoir Park at 3315 Gundry Avenue, is a cylindrical concrete water storage tank with a five-million-gallon capacity, originally constructed in 1929. Over the decades, the reservoir has undergone multiple upgrades, including the replacement of its original wooden roof framing with a steel structure in the 1990s and the application of a watertight coating in 2006. In March 2022, an interior and structural inspection identified failing structural roof members, necessitating a complete roof replacement and recoating to ensure continued water quality and structural integrity.

Staff issued a new Notice Inviting Bids to re-advertise the Project on March 14, 2025. Following a competitive bidding process, staff recommends the City Council award a Public Works contract to Spiess Construction Company, Incorporated, as the lowest responsible bidder, for a not-to-exceed amount of \$6,707,137. Staff also recommends the City Council authorize a 10% contingency for a total construction budget of \$7,377,851. If approved, the construction is slated to begin in October of 2025; staff anticipates the contractor would complete work by May 2026. Staff proposes funding the project with capital funding from the Water Division, along with a \$3 million bridge loan from the General Fund.

Strategic Plan Goal(s):

- Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.
- Goal No. 4 Infrastructure: Maintain and improve the City's physical infrastructure, water system, and recreational spaces.
- Goal No. 5 High-Functioning Government: Strengthen internal communications, recruitment, retention, systems, and processes to increase the effectiveness and efficiency of City services.

Recommendations:

1. Authorize the City Manager to enter into a Public Works Contract with Spiess Construction Company, Incorporated, for the construction of the Gundry Reservoir Roof Replacement and Rehabilitation Project (Project No. 95.23001), for a term of 120 working days and a not-to-exceed contract amount of \$6,707,137 in a form approved by the City Attorney.

2. Authorize a contingency of \$670,714 and up to a 60-working day extension to accommodate additional scope of work, changes, or any unforeseen conditions, to be utilized if approved by the Public Works Director, for a total construction budget of \$7,377,851.
3. Adopt a Resolution, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, AMENDING THE ADOPTED BUDGET AND AUTHORIZING BUDGET APPROPRIATIONS FOR FISCAL YEAR 2025-26.

**(13) CONSENT CALENDAR**

The following Consent Calendar items are expected to be routine and non-controversial. Items will be acted upon by the Council at one time without discussion. Any item may be removed by a Council Member for discussion.

- a. PROPOSITION A LOS ANGELES COUNTY METROPOLITAN AUTHORITY TRANSPORTATION FUNDING APPROPRIATION

Summary:

The City receives Proposition A revenues each year to be utilized for transportation-related programs. Proposition A is a voter-approved half-cent sales tax in Los Angeles County, generating revenue to cover transit service costs. The Proposition A Funds are restricted to transportation-related uses, such as providing subsidized transit services for Signal Hill residents, seniors, and individuals with disabilities. All new and ongoing projects must be submitted for approval to the Los Angeles County Metropolitan Transportation Authority (LACMTA). Any remaining unexpended allocation would be budgeted and spent within the three-year cycle. The City is estimated to receive approximately \$296,132 in FY 2025-26; however, the entire allocation has a three-year life span and does not need to be expended within the first fiscal year. The total proposed expenditures, including prior rollover fund balances, are \$441,177. The City Council will consider authorizing the planned expenditures of Proposition A funds and proposed Contract Service Agreements with the Long Beach Public Transportation Company (Long Beach Transit) to provide Dial-A-Lift and Fixed Route Bus services for FY 2025-26.

Strategic Plan Goal(s):

- Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.
- Goal No. 5 High-Functioning Government: Strengthen internal communication, recruitment, retention, systems, and processes to increase the effectiveness and efficiency of City services.

Recommendations:

1. Authorize the City Manager to submit a request to LACMTA for FY 2025-26 Proposition A Transportation Programs based upon the estimated funding allocation of \$296,132.
2. Authorize the City Manager to execute a Contract Services Agreement between the City, Global Paratransit, Incorporated, and Long Beach Transit, for a one-year term, not to exceed \$9,627, for the Dial-A-Lift service, in a form approved by the City Attorney.
3. Authorize the City Manager to execute a Contract Services Agreement between the City and Long Beach Transit for a one-year term, not to exceed \$112,957, with a contingency total of 10% of the base compensation for the Fixed Route Bus Services, in a form approved by the City Attorney.
4. Adopt a resolution to adopt a budget adjustment appropriating \$120,802 to support expanded recreational transit services and additional bus shelter enhancements, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL,  
CALIFORNIA, AMENDING THE ADOPTED BUDGET AND AUTHORIZING  
BUDGET APPROPRIATIONS FOR FISCAL YEAR 2025-26.

b. CONTRACT AMENDMENT REGISTER DATED JUNE 24, 2025

Summary:

The attached Contract Amendment Register is a listing of proposed contract amendments and project change orders eligible for streamlined processing based upon the following criteria as documented in the City's Purchasing Policy:

- The City Council authorized funds with the adopted fiscal year Operating Budget.
- Staff are satisfied with the goods/services received to date.
- The City Manager reviewed and approved each amendment for streamlined processing.

There are five contract amendments for City Council consideration as follows:

1. Ron's Maintenance, Incorporated, First Amendment for Catch Basin and Storm Facilities Cleaning and Maintenance Services extending the term through June 30, 2026, and increase the contract amount by \$57,580 for a new not-to-exceed amount of \$106,760.
2. T.E. Roberts, Incorporated, Second Amendment for on-Call Water Infrastructure Maintenance and Repair Services, extending the term through June 30, 2026.

3. W.A. Rasic Construction Company, Incorporated, Second Amendment for on-Call Water Infrastructure Maintenance and Repair Services extending the term through June 30, 2026.
4. Michael Baker International, Incorporated, Third Amendment for Community Development Block Grant and Permanent Local Housing Allocation Consulting Services, extending the term through June 30, 2026 and increasing the contract amount by \$25,000, for a new not-to-exceed amount of \$137,500.
5. CLIPA, LLC DBA Celebration Holiday Studio, Second Amendment for outdoor Holiday Lights Decoration Services extending the term through June 30, 2026, and increasing the contract amount by \$70,000 for a new not-to-exceed amount of \$161,000.

Strategic Plan Goal(s):

Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.

Recommendation:

Authorize the Contract Amendment Register dated June 24, 2025.

c. APPROVAL OF MEETING MINUTES

Summary:

Regular Meeting of June 10, 2025 and Special Meeting of June 18, 2025.

Strategic Plan Goal(s):

Goal No. 5. High-Functioning Government: Strengthen internal communication, recruitment, retention, systems, and processes to increase the effectiveness and efficiency of City services.

Recommendation:

Approve the meeting minutes.

d. SCHEDULE OF INVESTMENTS AND MONTHLY TRANSACTION REPORT

Summary:

The Schedule of Investments is a listing of funds invested for both the City and the Successor Agency to the former Signal Hill Redevelopment Agency as of the date shown in the report. The monthly transaction report provides a list of the changes in investments for the prior month.

Strategic Goal(s):

Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.

Recommendation:

Receive and file.

e. WARRANT REGISTER DATED JUNE 24, 2025

Summary:

The Warrant Register is a listing of all general disbursements issued since the prior warrant register and warrants to be approved by the City Council.

Strategic Plan Goal(s):

Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.

Recommendation:

Authorize payment of the Warrant Register dated June 24, 2025.

**(14) COUNCIL AGENDA--NEW BUSINESS**

COUNCIL MEMBER WOODS  
COUNCIL MEMBER HONEYCUTT  
COUNCIL MEMBER COPELAND  
VICE MAYOR HANSEN  
MAYOR JONES

**(15) ADJOURNMENT**

Tonight's meeting will be adjourned to the next Regular meeting of the Signal Hill City Council to be held on Tuesday, July 8, at 7:00 p.m., in the Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, CA 90755.

**PUBLIC PARTICIPATION**

Routine matters are handled most quickly and efficiently if contact is made with the City department directly concerned. However, if you would like to request that a matter be presented for City Council consideration, you may do so by writing to the City Council, City Clerk, or City Manager. The deadline for agenda items is 12 noon on the Tuesday preceding the Council and Agency meetings. The complete agenda, including back up materials, is available on the City website on the Friday preceding the meeting.

If you need special assistance beyond what is normally provided to participate in City meetings, the City will attempt to accommodate you in every reasonable manner. Please call the City Clerk's office at (562) 989-7305 at least 48 hours prior to the

meeting to inform us of your particular needs and to determine if accommodation is feasible.





CITY OF SIGNAL HILL  
STAFF REPORT

2175 Cherry Avenue • Signal  
Hill, California 90755-3799

---

6/24/2025

---

**AGENDA ITEM**

**TO: HONORABLE MAYOR  
AND MEMBERS OF THE CITY COUNCIL**

**FROM: CARLO TOMAINO  
CITY MANAGER**

**SUBJECT: CLOSED SESSION - PUBLIC EMPLOYEE PERFORMANCE EVALUATIONS**

**Summary:**

A closed session will be held pursuant to Government Code Section 54957(b)(1) to conduct public employee performance evaluations.

Titles: Deputy City Manager/Director of Parks, Recreation and Library Services; Director of Public Works/City Engineer; Director of Community Development; Chief of Police; and Acting Administrative Services Officer/Finance Director.

**Recommendation:**

Recess prior to adjournment of tonight's meeting to conduct a closed session.



CITY OF SIGNAL HILL  
STAFF REPORT

2175 Cherry Avenue • Signal  
Hill, California 90755-3799

---

6/24/2025

---

**AGENDA ITEM**

**TO: HONORABLE MAYOR  
AND MEMBERS OF THE CITY COUNCIL**

**FROM: CARLO TOMAINO  
CITY MANAGER**

**SUBJECT: CLOSED SESSION - PUBLIC EMPLOYEE PERFORMANCE EVALUATIONS**

**Summary:**

A closed session will be held pursuant to Government Code Section 54957(b)(1) to conduct public employee performance evaluations.

Titles: Deputy City Manager/Director of Parks, Recreation and Library Services; Director of Public Works/City Engineer; Director of Community Development; Chief of Police; and Acting Administrative Services Officer/Finance Director.

**Recommendation:**

Recess prior to adjournment of tonight's meeting to conduct a closed session.



CITY OF SIGNAL HILL  
STAFF REPORT

2175 Cherry Avenue • Signal  
Hill, California 90755-3799

---

6/24/2025

---

**AGENDA ITEM**

**TO: HONORABLE MAYOR  
AND MEMBERS OF THE CITY COUNCIL**

**FROM: CARLO TOMAINO  
CITY MANAGER**

**BY: THOMAS BEKELE  
PUBLIC WORKS DIRECTOR/CITY ENGINEER**

**SUBJECT: INTRODUCTION OF NEW EMPLOYEES**

**Summary:**

Public Works Director/City Engineer Thomas Bekele will introduce new employees to the City of Signal Hill.



CITY OF SIGNAL HILL  
STAFF REPORT

2175 Cherry Avenue • Signal  
Hill, California 90755-3799

---

6/24/2025

---

**AGENDA ITEM**

**TO: HONORABLE MAYOR  
AND MEMBERS OF THE CITY COUNCIL**

**FROM: CARLO TOMAINO  
CITY MANAGER**

**BY: THOMAS BEKELE  
PUBLIC WORKS DIRECTOR/CITY ENGINEER**

**SUBJECT: INTRODUCTION OF NEW EMPLOYEES**

**Summary:**

Public Works Director/City Engineer Thomas Bekele will introduce new employees to the City of Signal Hill.



CITY OF SIGNAL HILL  
STAFF REPORT

2175 Cherry Avenue • Signal  
Hill, California 90755-3799

---

6/24/2025

---

**AGENDA ITEM**

**TO: HONORABLE MAYOR  
AND MEMBERS OF THE CITY COUNCIL**

**FROM: CARLO TOMAINO  
CITY MANAGER**

**BY: CINDY FLARO  
COMMUNICATION SPECIALIST**

**SUBJECT: CAPTURE SIGNAL HILL CITYWIDE PHOTO CONTEST**

**Summary:**

Communication Specialist Cindy Flaro will present on the Capture Signal Hill Citywide Photo Contest.



CITY OF SIGNAL HILL  
STAFF REPORT

2175 Cherry Avenue • Signal  
Hill, California 90755-3799

---

6/24/2025

---

**AGENDA ITEM**

**TO: HONORABLE MAYOR  
AND MEMBERS OF THE CITY COUNCIL**

**FROM: CARLO TOMAINO  
CITY MANAGER**

**BY: CINDY FLARO  
COMMUNICATION SPECIALIST**

**SUBJECT: CAPTURE SIGNAL HILL CITYWIDE PHOTO CONTEST**

**Summary:**

Communication Specialist Cindy Flaro will present on the Capture Signal Hill Citywide Photo Contest.



STAFF REPORT

---

6/24/2025

---

**AGENDA ITEM**

**TO: HONORABLE MAYOR  
AND MEMBERS OF THE CITY COUNCIL**

**FROM: CARLO TOMAINO  
CITY MANAGER**

**BY: THOMAS BEKELE  
PUBLIC WORKS DIRECTOR/CITY ENGINEER**

**SUBJECT: PUBLIC HEARING AND ADOPTION OF A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF SIGNAL HILL, CALIFORNIA, CONFIRMING THE DIAGRAM AND  
ASSESSMENT FOR LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 1  
AND LEVYING ASSESSMENTS ON ASSESSABLE LOTS AND PARCELS FOR  
FISCAL YEAR 2025-26**

**Summary:**

The City formed the Landscape and Lighting Maintenance District No. 1 (LLMD) in 1992 to fund the maintenance costs of common landscaped areas within the California Crown Tract. The California Crown Tract lies south of East Hill Street, north of East 19th Street, west of Temple Avenue, and east of North Orizaba Way. Annually, the City Council must initiate proceedings to renew the levy and collect special assessments for the LLMD. The proposed Resolution declares the City Council's intention to levy and collect the proposed assessments. The total proposed assessment for all California Crown Tract lots for Fiscal Year (FY) 2025-26 is \$106,564.

The proposed annual assessment for basic lots is \$1,077.30, representing a four percent increase of \$41.43; the proposed yearly assessment for landscape easement lots is \$1,446.80, representing a four percent increase of \$55.65. Property owners approved the proposed assessments within the LLMD through the last Proposition 218 hearing that occurred on June 14, 2022. Staff is requesting the City Council adopt a Resolution to declare the intent to levy and collect assessments for Fiscal Year 2025-26 for the LLMD.

**Strategic Plan Goal:**

Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.

Goal No. 4 Infrastructure: Maintain and improve the City's physical infrastructure, water system, and recreational spaces.

Recommendations:

1. Staff recommends the City Council open a public hearing, consider public testimony, confirm the diagram, approve and adopt the proposed annual assessments, and declare the City Council's order to levy and collect assessments for the Landscape and Lighting Maintenance District No. 1.
2. Adopt a Resolution, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, CONFIRMING THE DIAGRAM AND ASSESSMENT FOR LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 1 AND LEVYING ASSESSMENTS ON ASSESSABLE LOTS AND PARCELS FOR FISCAL YEAR 2025-26.

Fiscal Impact:

The proposed LLMD operating budget for Fiscal Year (FY) 2025-26 includes proposed expenditures totaling \$115,036. The City funds the LLMD operating budget using assessments collected from property owners within the LLMD. The total proposed assessment will show projected revenues for FY 2025-26 totaling \$106,564. The difference of \$8,472 will be covered using a portion of the available fund balance designated for special projects. The City projects an available fund balance of \$74,516.76 at the end of FY 2024-25 and anticipates a remaining balance of \$66,044.76 at the end of FY 2025-26.

The proposed assessment reflects a 4% increase approved by property owners within the LLMD through the last Proposition 218 hearing on June 14, 2022. The assessment is intended to create a reserve to cover future costs for plant replacement, drainage installation, sprinkler replacement, and additional clean-up activities.

The Proposed FY 2025-26 Assessment and Revenue and Expense Forecast are shown in the table below:

Proposed FY 2025-26 Assessment

Type of Lot	Existing FY 2024-25 Assessment	Proposed FY 2025-26 Assessment	Total Increase (4%)
Basic Lot	\$1,035.87	\$1,077.30	\$41.43
Lots with Landscaping	\$1,391.15	\$1,446.80	\$55.65

FY 2025-26 Revenue and Expense Forecast

FY 24-25 Projected End Balance	\$ 74,516.76
FY 25-26 Proposed Revenues	\$106,564.00
FY 25-26 Proposed Expenses	<u>\$115,036.00</u>
FY 25-26 Projected End Balance	\$ 66,044.76



Background:

The City formed the LLMD in 1992 to provide a source of funds for installing, repairing, and operating specific landscaped areas that benefit all properties within the California Crown Tract. Annually, the City Council must initiate proceedings to renew the levy and collect special assessments for the LLMD. The City Council may only increase assessments in accordance with Proposition 218, which amended the California Constitution by adding Article XIII D, limiting the ability of local government to generate revenue using special assessments, local taxes, fees, and charges without taxpayer or property owner approval.

In addition, the founding documents allowed for the creation of an Architectural Control Committee (ACC), consisting of LLMD property owners, to prioritize the goals of the LLMD. The LLMD assessment area is shown on Exhibit A of the 2025 Engineer's Report (Attachment B). The LLMD is bound by Tract 48512 and contains 95 individual lots as follows:

- 64 basic residential lots
- 26 residential lots with landscape easements and
- 5 oil lots

In addition, the City may levy LLMD assessments only for special benefits and require all assessments to be supported by a detailed Engineer's Report prepared by a Registered Professional Engineer certified by the State of California. The increase in property desirability and value due to the maintenance of adjacent or surrounding trees, landscape, trail, hardscape, and appurtenant facilities is considered or defined as a special benefit. The Engineer's Report provides a detailed analysis of the improvements, operations, and maintenance expenses and their respective required funding to demonstrate that the assessed properties receive a special benefit over and above the benefits conferred on the general public.

In March 2021, the ACC hosted multiple site meetings with City staff to discuss the condition of the existing landscape, utility costs, and long-term expectations regarding district maintenance. Based on the desired level of maintenance, the ACC proposed collecting approximately \$105,400.00 in reserve revenue over a five-year term. City staff held community meetings in March and April 2022 to inform residents about the upcoming Proposition 218 proceeding and the proposed FY 2022-23 assessment increase. At that time, a majority of residents voiced support for the need to maintain the aging infrastructure and landscape, as well as the increased assessment. Therefore, in June 2022, the City conducted levy assessments using a new methodology outlined in the 2022 Engineer's Report. The 2022 Engineer's Report included the following key points:

- The report reclassified Lots 4, 5, 6, 7, 8, 22, 23, 24, 25, 26, and 27 from Basic to Landscape Easement lots to properly allocate those receiving special benefits. The report also reclassified Lots 62 and 53 from Landscape Easement to Basic lots due to the absence of special benefits received. As a result, the 2022 Engineer's Report recommended reducing the new total number of Basic lots to 26 and increasing the Landscape Easement lots to 64.
- The assessment excluded Signal Hill Petroleum (SHP) oil lots because SHP does not receive any special benefit from enhanced landscape care within the surrounding area. On April 26, 2022, SHP entered into a Property Maintenance Agreement with the City to maintain its own

landscape to current or better conditions.

- The 2022 Report identified a specific assessment roll for each parcel. The report reflects the planned increase to the annual property tax bill as follows:
  - FY 2022-23: \$19.62 per month increase
  - FY 2023-24: 10% increase
  - FY 2024-25: 10% increase
  - FY 2025-26: 4% increase
  - FY 2026-27: CPI increase

As part of the Proposition 218 proceedings, the City mailed 90 assessment ballots to property owners within the LLMD; the City received 43 of those ballots before the close of the public hearing. Of these, 26 of the submitted assessment ballots supported the proposed assessment levy and 17 assessment ballots were in opposition. Property owners submitted more assessment ballots in support of the proposed assessments than in opposition. As a result, no majority protest occurred, and the City Council adopted the resolutions declaring the ballot results and approving the increased assessments.

#### Analysis:

On May 27, 2025, the City Council approved scheduling a public hearing for June 24, 2025, to order the levy and collection of assessments for the LLMD for FY 2025-26. The City Council also approved the 2025 Engineer's Report and authorized the use of fund balance or reserves from previous years in LLMD accounts for special projects, subject to approval by the Public Works Director in accordance with the City's Purchasing Policy. Based on the proposed FY 2025-26 operation expenses plus planned special projects, the FY 2025-26 estimated operating budget for the LLMD is \$115,036. The budgetary breakdown is as follows:

Expense Description	FY 2025-26 Proposed Amount
Salaries & Benefits	\$23,041
Contract Services	\$6,000
Utility Services (Water & Electricity)	\$16,000
Lawn Care Services	\$34,995
Planned Special Projects	\$35,000
<b>Total</b>	<b>\$115,036</b>

Based on the proposed budget for FY 2025-26, the Engineer's Report identifies an annual assessment for basic lots as \$1,077.30 and the proposed yearly assessment for the landscape easement lots as \$1,446.80, both representing a four percent increase of \$41.43 and \$55.65, respectively. Staff meets on a monthly basis with the ACC to provide an update on the ongoing maintenance and discuss potential maintenance items that require improvement; projects slated for FY 2025-26 include the following:

FY 2025-26 Special Projects	
Enhanced irrigation and landscape improvements	
Total Proposed Budget	\$35,000

Staff recommends that the City Council approve the attached resolution declaring the City Council's order to levy and collect assessments for landscaping and maintenance activities within LLMD (Attachment C). If approved by the City Council, staff would submit the proposed assessments to the Assessor's Office for inclusion in the Los Angeles County tax rolls, ensuring that the assessments are correctly recorded and collected along with property taxes for FY 2025-26, with the updated amounts reflected in property owners' annual tax bills.

Reviewed for Fiscal Impact:

---

Siamlu Cox

Attachments:

- A. 2025 Engineer's Report
- B. Resolution Confirming LLMD Diagram and Assessment



ENGINEER'S REPORT FOR  
LANDSCAPE & LIGHTING MAINTENANCE DISTRICT NO. 1  
**CITY OF SIGNAL HILL**



N|V|5

May 14, 2025

# TABLE OF CONTENTS

1. DESCRIPTION OF DISTRICT AND FACILITIES	1
2. PROPOSED DISTRICT BUDGET	3
3. BASIC DATA AND FINDINGS	4
4. ASSESSMENT METHODOLOGY	5
5. ASSESSMENT DETERMINATION	8
6. ASSESSMENT DIAGRAM	12

# **SECTION 1**

## **DESCRIPTION OF DISTRICT AND FACILITIES**

### **INTRODUCTION**

The Landscape & Lighting Maintenance District No. 1 (LLMD) was formed to provide a source of funds for the installation, servicing, repair and operation of landscaping and appurtenant facilities within the District boundaries.

Proposition 218 (Article XIID of the California Constitution), “The Right to Vote on Taxes Act”, was approved by voters on November 5, 1996. The passage of Proposition 218 limits the ability of local government to generate revenue using special assessments, local taxes, fees and charges without taxpayer or property owner approval.

Proposition 218 requires approval by a majority of property owners for all new or increased assessments. In order to levy assessments, the Act generally requires that a mailed ballot be sent to all property owners, and that a majority would have to return their ballots in favor of the proposed assessment compared to those opposed to it, weighted by the amount of assessment to be collected from each property.

The Act stipulates that assessments may only be levied for special benefits, and requires that all assessments be supported by a detailed Engineer’s Report prepared by a Registered Professional Engineer certified by the State of California. Based upon this requirement, a detailed analysis of the improvements or operations and maintenance expenses to be funded will be needed to demonstrate that the properties being assessed receive a special benefit over and above the benefits conferred on the general public.

#### **A. NAME**

The District is entitled “Landscape & Lighting Maintenance District No. 1”

#### **B. BOUNDARY**

The boundaries of the Landscape & Lighting Maintenance District No. 1 currently include parcels included in Section 6 Assessment Diagram.

Exact dimensions of each parcel are shown on the Los Angeles County Assessor’s maps.

#### **C. FACILITIES – LANDSCAPE IMPROVEMENTS**

##### Landscaping

Servicing means, the furnishing of water for the irrigation of said landscaping, or the maintenance of any other improvements within the landscape areas.

Maintenance means, the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of any improvement, including:



1. Repair, removal or replacement of all or any part of any landscape improvement, including walls and fencing.
2. Providing for the life, growth, health and beauty of landscaping, including without limitation, cultivation, irrigation, trimming, spraying, fertilizing, or treating disease or injury.
3. The removal of trimmings, rubbish, debris and other solid waste.

The plans and specifications for the irrigation and landscaping were prepared by the developer and previously approved by the City Engineer. These plans and specifications will serve as the benchmark for landscape maintenance standards. Landscaping generally consists of trees, shrubs, ground cover, automatic irrigation, turf, and perimeter walls along the length of the tract facing Temple Avenue, on landscape easement areas and public entry easement areas within Tract 48512. This will include those areas within Public Right-of-Way (including the median island on 20<sup>th</sup> Street and areas adjacent to perimeter tract walls as such walls are shown on preliminary grading plan and Conceptual Landscape Plans.) Reference is hereby made to the said plans and specifications for the exact location and nature of the landscaping improvements. Said plans and specifications by reference are hereby made a part of this report and are on file in the City Clerk's Office in City Hall and are available for public inspection.

Condition No. 3 of the amended Site Plan and Design Review 89-15 "Conditions of Approval makes the oil operator solely responsible for the cost of replacing and maintaining landscaping of Lots 17, 43, 73 and 79. The requirements of oil facility servicing presents heavy additional landscaping requirements for the oil lots. Regular well servicing requires the use of large heavy equipment, which can do extensive damage to grass and other landscaping. In addition, oil spills can regularly occur during work on oil production facilities. Spilled oil presents additional maintenance and landscaping replacement requirements since oil has the tendency to kill or damage surrounding landscaping.

Landscaping in the right-of-way of Temple Avenue on the east side, adjacent to Tract No. 48512, for the entire length of said tract will be maintained by the Lighting and Landscape Maintenance District No. 1 and funded by same.

### Lighting

Street lighting is not included in the district since lighting is standard throughout the remainder of the City.

## SECTION 2

### PROPOSED DISTRICT BUDGET

#### GENERAL

The 1972 Act provides that the total cost of installation, construction, maintenance and servicing of the public landscaping and park facilities can be recovered by the District. Maintenance may include the repair and/or replacement of existing facilities. Servicing may include electrical, water and associated costs from a public utility. Incidental expenses, including administration of the District, engineering fees, legal fees, printing, posting, mailing of notices, and all other costs associated with the formation and maintenance of the District may also be included.

#### BUDGET

The estimated Fiscal Year 2025-26 expenditures for maintenance and administration for the District under consideration for this report have been provided by the City and are as follows:

Expense Description	FY 2025-26 Proposed Amount
Salaries & Benefits *	\$23,041.00
Contract Services **	\$6,000.00
Utility Services (Water & Electricity) ***	\$16,000.00
Lawn Care Services	\$34,995.00
Planned Special Projects	\$35,000.00
<b>Total</b>	<b>\$115,036.00</b>

\* Staff Budget is 5% time allocated to contract managers, maintenance supervisors, and senior maintenance workers

\*\* City Attorney Fees, Assessment Engineering, LA County Assessor

\*\*\* Based upon historical usage

The Overall budget has been broken to three zones as follows:

**Zone A                      \$ 9,606.90**

**Zone B                      \$ 0**

**District                    \$ 96,956.76**



## **SECTION 3**

### **BASIC DATA AND FINDINGS**

#### **BASIC DATA**

Data has been compiled from the County Assessor's maps, Development Services Department records.

##### **LLMD No. 1**

1. Total Assessable Lots	95
2. Zoning	Residential & Industrial
3. Total Proposed Units	95

#### **FINDINGS**

Individual parcels within a landscape district will receive benefits based on land use, size and location of landscaping improvements to be installed, operated or maintained. In the case of Landscape and Lighting Maintenance District No. 1, all parcels are zoned for either residential or industrial usage for the current year. We have investigated the properties in the District and have determined that there are no public properties that benefit from the improvements. There are public streets, public right-of-way, and easements within the District, but they do not benefit from the improvements.

## SECTION 4

### ASSESSMENT METHODOLOGY

#### GENERAL

Part 2 of Division 15 of the Streets and Highways Code, entitled the Landscaping and Lighting Act of 1972, permits the establishment of assessment districts by cities for the purpose of providing certain public improvements which includes the maintenance of landscaping and the maintenance and operation of street lights.

The 1972 Act requires that maintenance assessments be levied according to benefit rather than according to assessed value. Section 22573 provides that:

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefit to be received by each such lot or parcel from the improvements.”

The Act also permits the designation of zones of benefit within any individual assessment district if “by reasons or variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvement” (S&H S22574). Thus, the 1972 Act requires the levy of a true “assessment” rather than a “special tax.” The only public properties within the boundary of the District are public streets, public rights-of-way, and easements, and based upon our review do not receive special benefit.

#### SPECIAL BENEFIT DETERMINATION

Trees, landscaping, trails, hardscaping and appurtenant facilities, if well maintained, provide beautification, shade, access and enhancement of the desirability of the surroundings, and therefore increase property desirability and value. In Parkways and Land Values, written by John Nolan and Henry V. Hubbard in 1937, it is stated:

“...there is no lack of opinion, based on general principals and experience and common sense, that parkways *do in fact add value* to property, even though the amount cannot be determined exactly... Indeed, in most cases where public money has been spent for parkways the assumption has been definitely made that the proposed parkway will show a provable financial profit to the City. It has been believed that the establishment of parkways causes a rise in real estate values throughout the City, or in parts of the City...”

It should be noted that the definition of “parkways” above may include the roadway as well as the landscaping alongside the roadway.

The City of Signal Hill considers the maintenance and upkeep of parkways and adjacent slopes to be the responsibility of the adjacent development due to the added beautification of the local community which extends to the perimeter of the development.

Improvements that provide a special benefit to an isolated group of parcels of land located within the District are considered to be a localized benefit, and the costs associated with these improvements are assessed to all assessable parcels receiving the localized benefit. Localized benefits include the construction, operation, services and maintenance of the improvements that only benefit the parcels located within the localized areas.

**Localized Landscaping** – Parcels that have localized landscaping such as entryway landscaping, parkway landscaping, etc. adjacent to or near their parcels directly benefit from the landscaping improvements and are assessed for the costs of the localized landscaping.

The City has determined that the landscaped areas owned by the City of Signal Hill or provided for by easements to the City of Signal Hill, the landscaping of open space easements and easements which are located in public rights-of-way in the City of Signal Hill, provides at least the following special benefits to all parcels within the District boundary: 1) That the landscaping is a direct enhancement to the value of each parcel; 2) That the subdivision will be more attractive and create a higher demand for prospective home buyers; 3) That the landscaping will create a sense of well-being and feeling community to each property owner; and 4) That home buyers will prefer to own a home within this subdivision rather than another non-landscaped project in another location.

## **ASSESSMENT METHOD**

The District includes all parcels plus 2 zones of special benefit. This Engineer's Report is for the area only in LLMD No. 1 for fiscal year 2025-26.

All parcels in the District will be assessed for the maintenance of those improvements that provide a special benefit to the parcel. Article XIID of the California Constitution defines special benefit as:

“A particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute ‘special benefit’.”

An analysis of the improvements located within the District has shown that the improvements, which were installed as a condition of approval for the development of the project, provide a special benefit to the parcels in LLMD No. 1 over and above general benefits conferred on the public at large.

In order to develop these properties, the City required these improvements to be installed and maintained by the property owners. Therefore, each parcel in LLMD No. 1 could not have been developed without the installation and maintenance of the facilities.

The properties in LLMD No. 1 receive a direct enhancement of their property values due to the installation and ongoing maintenance of the improvements, and the presence of the landscaping makes the subdivision a more attractive place to live and provides a greater quality of life for the residents.

All of the improvements are located within LLMD No. 1. The improvements are very localized to the neighborhood in the District. The parcels in the District receive a special benefit above and beyond general benefit. The improvements along Temple Boulevard have some shared general benefit to the public at large. The maintenance of these improvements along Temple Boulevard will be funded in total by the City with no assessment levied on the District.

The methodology to be used to apportion the assessments to those parcels in LLMD No. 1 will be based upon the “special benefits” received by the parcels. Based upon the review of the District, it has been determined that the single family homes benefit approximately equally from the improvements depending upon whether they are in Zone A or not. It is recommended that each improved single family parcel be defined as one Equivalent Dwelling Unit (EDU) regardless of parcel size. The oil lots (Zone B) are not assessed at this time. These lots are self maintained. Landscape Easement lots will have a district wide benefit plus a Zone A benefit and will have 1 EDU assigned per lot.

The zones will be as follows:

Zone A – Landscape Easement Lot

Zone B – Oil Lot (No assessment)

District – All lots

## SECTION 5

### ASSESSMENT DETERMINATION

#### GENERAL

The following development of proposed assessment rates is based on the previously described methodology and utilizes data available for the District, and the Assessor's parcel information. NV5 believes the data to be accurate, and final assessments will be based upon these preliminary assessments and any changes made as a result of City Council action and/or public hearing.

#### ASSESSMENT CALCULATION

##### LLMD No. 1

##### Parcel Types

##### District's Cost per Zone

26 Landscape Easement lots

Zone A – **\$1,446.80 / EDU** (Includes District wide costs)

5 Oil lots

Zone B – **\$0.00 / EDU**

64 Residential lots

District wide – **\$1,077.30 / EDU**

95 Lots = 95 EDU
------------------

#### **Total Assessment Levy for LLMD**

##### Breakdown of Cost Per EDU

Parcels in Zone A = (Zone A Budget) / (Zone A Lots) + (District Budget) / (Total Lots)

Parcels in Zone A =  $\$9,606.90 / 26 + \$96,956.76 / 90 = \mathbf{\$1,446.80 / EDU}$

Parcels in Zone B = (Zone B Budget) / (Zone B Lots) + (District Budget) / (Total Lots)

Parcels in Zone B =  $\$0.00 + \$0.00 = \mathbf{\$0.00 / EDU}$

District Wide = (District Budget) / (Total Lots)

District Wide =  $\$96,956.76 / 90 = \mathbf{\$1,077.30 / EDU}$

#### ANNUAL ASSESSMENT RATE INCREASES

Based on information stated above and in Section 4 for the projected operations and maintenance costs associated with existing and for the future public improvements within Lighting & Landscape Maintenance District No. 1, a maximum assessment rate of \$1,077.30 per EDU has been established for the District; \$1,446.80/EDU for Zone A; \$0.00/EDU for Zone B for 2025-26 is being proposed. Annually, the City Council will determine the operations and maintenance budgeting needs for the zone and determine the annual assessment. The maximum assessment rate per EDU may be increased by the Consumer Price Index (CPI) by City Council approval each year. The annual assessment amount will not exceed these maximum rates unless a balloting

process in compliance with Proposition 218 is completed. The assessments increased automatically by 10% in FY 2023-2024, 10% in FY 2024-2025, 4% in FY 2025-2026, and by the CPI defined below every year thereafter. There will be a cap of 3% on the CPI increase each year.

Because the cost of maintaining the District may increase over time, the charge per EDU established in 2022-23 shall be increased by the annual increase in the Consumer Price Index (CPI) for Urban Wage Earners and Clerical Workers in the Los Angeles-Long Beach-Anaheim, CA Area (CPI), including all items as published by the US Bureau of Labor Statistics as of March 1 of each year for each year going forward.

## ASSESSMENT ROLL

Asmt No.	Assessor's Parcel No.	Land Use	Units	Maximum Asmt FY 2025-26
1	7217-006-041	Oil Lot	1	\$0.00
2	7217-006-042	Landscape Easement Lot	1	\$1,446.80
3	7217-006-043	Landscape Easement Lot	1	\$1,446.80
4	7217-006-044	Landscape Easement Lot	1	\$1,446.80
5	7217-006-045	Landscape Easement Lot	1	\$1,446.80
6	7217-006-046	Landscape Easement Lot	1	\$1,446.80
7	7217-006-047	Landscape Easement Lot	1	\$1,446.80
8	7217-006-048	Landscape Easement Lot	1	\$1,446.80
9	7217-006-049	Landscape Easement Lot	1	\$1,446.80
10	7217-006-050	Landscape Easement Lot	1	\$1,446.80
11	7217-006-051	Landscape Easement Lot	1	\$1,446.80
12	7217-006-052	Landscape Easement Lot	1	\$1,446.80
13	7217-006-053	Residential	1	\$1,077.30
14	7217-006-054	Residential	1	\$1,077.30
15	7217-006-055	Residential	1	\$1,077.30
16	7217-006-056	Residential	1	\$1,077.30
17	7217-006-057	Oil Lot	1	\$0.00
18	7217-006-058	Landscape Easement Lot	1	\$1,446.80
19	7217-006-059	Landscape Easement Lot	1	\$1,446.80
20	7217-006-060	Landscape Easement Lot	1	\$1,446.80
21	7217-006-061	Landscape Easement Lot	1	\$1,446.80
22	7217-006-062	Landscape Easement Lot	1	\$1,446.80
23	7217-006-063	Landscape Easement Lot	1	\$1,446.80
24	7217-006-064	Landscape Easement Lot	1	\$1,446.80
25	7217-006-065	Landscape Easement Lot	1	\$1,446.80
26	7217-006-066	Landscape Easement Lot	1	\$1,446.80
27	7217-006-067	Landscape Easement Lot	1	\$1,446.80
28	7217-006-068	Landscape Easement Lot	1	\$1,446.80
29	7217-006-069	Residential	1	\$1,077.30
30	7217-006-070	Residential	1	\$1,077.30
31	7217-006-071	Residential	1	\$1,077.30
32	7217-006-072	Residential	1	\$1,077.30
33	7217-006-073	Residential	1	\$1,077.30
34	7217-006-074	Residential	1	\$1,077.30
35	7217-006-075	Residential	1	\$1,077.30
36	7217-006-076	Residential	1	\$1,077.30
37	7217-006-077	Residential	1	\$1,077.30
38	7217-006-078	Residential	1	\$1,077.30
39	7217-006-079	Residential	1	\$1,077.30
40	7217-006-080	Residential	1	\$1,077.30
41	7217-006-081	Residential	1	\$1,077.30
42	7217-006-082	Residential	1	\$1,077.30

Asmt No.	Assessor's Parcel No.	Land Use	Units	Maximum Asmt FY 2025-26
43	7217-006-083	Oil Lot	1	\$0.00
44	7217-006-084	Residential	1	\$1,077.30
45	7217-006-085	Residential	1	\$1,077.30
46	7217-006-086	Residential	1	\$1,077.30
47	7217-006-087	Residential	1	\$1,077.30
48	7217-006-088	Residential	1	\$1,077.30
49	7217-006-089	Residential	1	\$1,077.30
50	7217-006-090	Residential	1	\$1,077.30
51	7217-006-091	Residential	1	\$1,077.30
52	7217-006-092	Residential	1	\$1,077.30
53	7217-006-137	Residential	1	\$1,077.30
54	7217-006-139	Residential	1	\$1,077.30
55	7217-006-141	Residential	1	\$1,077.30
56	7217-006-143	Residential	1	\$1,077.30
57	7217-006-145	Residential	1	\$1,077.30
58	7217-006-147	Residential	1	\$1,077.30
59	7217-006-099	Residential	1	\$1,077.30
60	7217-006-100	Residential	1	\$1,077.30
61	7217-006-101	Residential	1	\$1,077.30
62	7217-006-102	Residential	1	\$1,077.30
63	7217-006-103	Residential	1	\$1,077.30
64	7217-006-104	Residential	1	\$1,077.30
65	7217-006-105	Residential	1	\$1,077.30
66	7217-006-106	Residential	1	\$1,077.30
67	7217-006-107	Residential	1	\$1,077.30
68	7217-006-108	Residential	1	\$1,077.30
69	7217-006-109	Residential	1	\$1,077.30
70	7217-006-110	Residential	1	\$1,077.30
71	7217-006-111	Residential	1	\$1,077.30
72	7217-006-112	Residential	1	\$1,077.30
73	7217-006-113	Oil Lot	1	\$0.00
74	7217-006-114	Residential	1	\$1,077.30
75	7217-006-115	Landscape Easement Lot	1	\$1,446.80
76	7217-006-116	Landscape Easement Lot	1	\$1,446.80
77	7217-006-117	Landscape Easement Lot	1	\$1,446.80
78	7217-006-118	Landscape Easement Lot	1	\$1,446.80
79	7217-006-119	Oil Lot	1	\$0.00
80	7217-006-120	Residential	1	\$1,077.30
81	7217-006-121	Residential	1	\$1,077.30
82	7217-006-122	Residential	1	\$1,077.30
83	7217-006-123	Residential	1	\$1,077.30
84	7217-006-124	Residential	1	\$1,077.30
85	7217-006-125	Residential	1	\$1,077.30
86	7217-006-126	Residential	1	\$1,077.30
87	7217-006-127	Residential	1	\$1,077.30
88	7217-006-128	Residential	1	\$1,077.30
89	7217-006-129	Residential	1	\$1,077.30
90	7217-006-130	Residential	1	\$1,077.30
91	7217-006-131	Residential	1	\$1,077.30
92	7217-006-132	Residential	1	\$1,077.30
93	7217-006-133	Residential	1	\$1,077.30
94	7217-006-134	Residential	1	\$1,077.30
95	7217-006-135	Residential	1	\$1,077.30
			<b>Total</b>	<b>\$106,564.00</b>

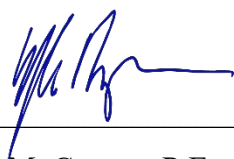
## SECTION 6

### ASSESSMENT DIAGRAM

The assessment diagram showing the boundaries of the District is on file in the offices of the City Clerk. A copy is included as “Exhibit A”. For details of parcels and dimensions, see the Los Angeles County Assessor’s Maps in the office of the Los Angeles County Assessor.

Respectfully submitted,

NV5

By 

Jeffrey M. Cooper, P.E.  
R.C.E. No. 31572



Date May 14, 2025



# LANDSCAPE & LIGHTING MAINTENANCE DISTRICT NO. 1

CITY OF SIGNAL HILL, COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA



## LEGEND

- ## PROPERTY NUMBER
- A LANDSCAPE EASEMENT LOT
- B OIL LOT (CURRENTLY NOT ASSESSED)
- ASSESSMENT DISTRICT AREA BOUNDARY
- ON-SITE PARCEL
- OFF-SITE PARCELS
- LANDSCAPE EASEMENTS

PREPARED BY:

NV5

**RESOLUTION NO. 2025-06-XXXX**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
SIGNAL HILL, CALIFORNIA, CONFIRMING THE DIAGRAM  
AND ASSESSMENT FOR LANDSCAPE AND LIGHTING  
MAINTENANCE DISTRICT NO. 1 AND LEVYING  
ASSESSMENTS ON ASSESSABLE LOTS AND PARCELS  
FOR FISCAL YEAR 2025-26**

**WHEREAS**, on May 27, 2025, the City Council (the “City Council”) of the City of Signal Hill (the “City”) adopted Resolution No.2025-05-6877, a resolution of intention pursuant to Section 22624 of the Streets and Highways Code, which, among other things, scheduled a public hearing for the levy and collection of assessments on the lots and parcels of assessable property within Landscape and Lighting Maintenance District No. 1 (the “District”) for fiscal year 2025-26 pursuant to the Landscaping and Lighting Act of 1972, Part 2 (commencing with Section 22500) of Division 15 of the Streets and Highways Code (the “Act”); and

**WHEREAS**, by Resolution No.2025-05-6877, the City Council approved a report prepared by NV5, the City’s assessment engineer (the “Report”), which contains the proposed amounts of the assessments to be levied on assessable lots and parcels of property in the District for fiscal year 2025-26, and the other matters required by Sections 22565 through 22574 of the Act; and

**WHEREAS**, the City published a notice of a public hearing as required by Sections 22552 and 22553 of the Act; and

**WHEREAS**, at its regular meeting on June 24, 2025, the City Council held the public hearing and afforded all interested persons an opportunity to be heard, and considered all oral statements and all written protests or communications made or filed by any interested persons, and there was no majority protest against the annual levy of the assessments; and

**WHEREAS**, the City Council may proceed, pursuant to Section 22631 of the Act, to adopt a resolution confirming the diagram and the assessments on the assessable parcels of property in the District, and the adoption of such a resolution shall constitute the levy of assessments on all assessable lots and parcels of property within the District for fiscal year 2025-26; and

**WHEREAS**, the assessments which are contained in the Report and which will be levied on parcels of assessable property in the District will not exceed the amounts of the assessments which were approved by the property owners by assessment ballots in proceedings establishing the District.

**NOW, THEREFORE THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:**

Section 1. Findings - The City Council finds that:

- (a) The preceding recitals are true and correct and are incorporated herein by this reference;
- (b) Compliance has been had with all of the requirements of the Act;
- (c) The assessments proposed to be levied on the assessable lots and parcels of land in the District for the maintenance, servicing, acquisition, and replacement of public landscaping and lighting facilities during fiscal year 2025-26, as contained in the Report, which is on file in the Office of the City Clerk, are based on benefits derived by such lots and parcels from the availability of such public landscaping and lighting facilities, and are not based on the ownership or value of such lots and parcels;
- (d) For purposes of levying the proposed assessments on the lots and parcels of property, the Report and the assessment contained therein allocates the estimated costs of the maintenance, servicing, acquisition, and replacement of public landscaping and lighting facilities proportionately upon the properties within the District;
- (e) Such assessments are based on special benefit conferred upon each such lot or parcel from the payment of the costs of the maintenance, servicing, acquisition, and replacement of the public landscaping and lighting facilities;
- (f) The proportionate special benefit derived by each such lot or parcel has been determined in relationship to the entirety of the cost of the maintenance, servicing, acquisition, and replacement of the public landscaping and lighting facilities;

(g) The amount of the assessment which is to be levied on each such lot or parcel is based upon and will not exceed the reasonable cost of the proportional special benefit conferred on each such lot or parcel;

(h) The assessments which are contained in the Report and which will be levied on parcels of assessable property will not exceed the amounts of the assessments which were approved by the property owners by assessment ballots in proceedings for the formation of the District; and

(i) The City Council may proceed to adopt a resolution confirming the diagram and assessments to be levied on assessable parcels of property in the District.

Section 2. Improvements - The improvements authorized for the District are:

(a) The installation, construction or acquisition, and replacement of landscaping and lighting improvements within the District, including landscaping, lighting, water, electricity, planting, shrubbery, trees, turf, irrigation systems, hardscapes, fixtures and appurtenant facilities in public rights-of-way within the boundaries of the District, pursuant to and authorized by the Act;

(b) The installation, construction or acquisition, and replacement of any facilities which are appurtenant to such public landscaping and lighting facilities or which are necessary or convenient for the maintenance, servicing or acquisition thereof, including, but not limited to all matters specified in subdivision (d) of Section 22525 of the Act; and

(c) The maintenance, servicing and acquisition of any of the foregoing.

Section 3. Confirmation of Diagram and Assessment - The Report and the assessment diagram and the assessment contained therein for the payment of the costs of the maintenance, servicing, acquisition, and replacement of public landscaping and lighting facilities in the District for fiscal year 2025-26 are confirmed.

Section 4. Levy of Assessments - Pursuant to Section 22631 of the Act, the adoption of this resolution constitutes the levy of the assessments for the maintenance, servicing, acquisition, and replacement of public landscaping and lighting facilities within the District during fiscal year 2025-26, as contained in the Report, and such assessments are hereby levied. The City Clerk is directed to file a certified copy of this Resolution together with the diagram and assessments contained in the Report with the County Auditor of the County of Los Angeles, who, pursuant to Section 22645 of the Act, shall enter on the County Assessment Roll opposite each lot or parcel of land the amount assessed thereupon, as shown in said assessment.

Section 5. Effective Date - This Resolution shall become effective immediately upon its adoption.

**PASSED, APPROVED, AND ADOPTED** at a regular meeting of the City Council of the City of Signal Hill, California, on this 24th day of June 2025.

\_\_\_\_\_  
KEIR JONES  
MAYOR

ATTEST:

\_\_\_\_\_  
DARITZA GONZALEZ  
CITY CLERK

STATE OF CALIFORNIA            )  
COUNTY OF LOS ANGELES       ) ss.  
CITY OF SIGNAL HILL            )

I, DARITZA GONZALEZ, City Clerk of the City of Signal Hill, California, hereby certify that Resolution No. 2025-06-XXXX adopted by the City Council of the City of Signal Hill at a regular meeting held on the 24th day of June 2025, and that the same was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

DARITZA GONZALEZ  
CITY CLERK



## CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal  
Hill, California 90755-3799

### STAFF REPORT

---

6/24/2025

---

#### **AGENDA ITEM**

**TO: HONORABLE MAYOR  
AND MEMBERS OF THE CITY COUNCIL**

**FROM: CARLO TOMAINO  
CITY MANAGER**

**BY: THOMAS BEKELE  
PUBLIC WORKS DIRECTOR/CITY ENGINEER**

**SUBJECT: PUBLIC HEARING AND ADOPTION OF A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF SIGNAL HILL, CALIFORNIA, CONFIRMING THE DIAGRAM AND  
ASSESSMENT FOR LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 1  
AND LEVYING ASSESSMENTS ON ASSESSABLE LOTS AND PARCELS FOR  
FISCAL YEAR 2025-26**

#### **Summary:**

The City formed the Landscape and Lighting Maintenance District No. 1 (LLMD) in 1992 to fund the maintenance costs of common landscaped areas within the California Crown Tract. The California Crown Tract lies south of East Hill Street, north of East 19th Street, west of Temple Avenue, and east of North Orizaba Way. Annually, the City Council must initiate proceedings to renew the levy and collect special assessments for the LLMD. The proposed Resolution declares the City Council's intention to levy and collect the proposed assessments. The total proposed assessment for all California Crown Tract lots for Fiscal Year (FY) 2025-26 is \$106,564.

The proposed annual assessment for basic lots is \$1,077.30, representing a four percent increase of \$41.43; the proposed yearly assessment for landscape easement lots is \$1,446.80, representing a four percent increase of \$55.65. Property owners approved the proposed assessments within the LLMD through the last Proposition 218 hearing that occurred on June 14, 2022. Staff is requesting the City Council adopt a Resolution to declare the intent to levy and collect assessments for Fiscal Year 2025-26 for the LLMD.

#### **Strategic Plan Goal:**

Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.

Goal No. 4 Infrastructure: Maintain and improve the City's physical infrastructure, water system, and recreational spaces.

Recommendations:

1. Staff recommends the City Council open a public hearing, consider public testimony, confirm the diagram, approve and adopt the proposed annual assessments, and declare the City Council's order to levy and collect assessments for the Landscape and Lighting Maintenance District No. 1.
2. Adopt a Resolution, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, CONFIRMING THE DIAGRAM AND ASSESSMENT FOR LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 1 AND LEVYING ASSESSMENTS ON ASSESSABLE LOTS AND PARCELS FOR FISCAL YEAR 2025-26.

Fiscal Impact:

The proposed LLMD operating budget for Fiscal Year (FY) 2025-26 includes proposed expenditures totaling \$115,036. The City funds the LLMD operating budget using assessments collected from property owners within the LLMD. The total proposed assessment will show projected revenues for FY 2025-26 totaling \$106,564. The difference of \$8,472 will be covered using a portion of the available fund balance designated for special projects. The City projects an available fund balance of \$74,516.76 at the end of FY 2024-25 and anticipates a remaining balance of \$66,044.76 at the end of FY 2025-26.

The proposed assessment reflects a 4% increase approved by property owners within the LLMD through the last Proposition 218 hearing on June 14, 2022. The assessment is intended to create a reserve to cover future costs for plant replacement, drainage installation, sprinkler replacement, and additional clean-up activities.

The Proposed FY 2025-26 Assessment and Revenue and Expense Forecast are shown in the table below:

Proposed FY 2025-26 Assessment

Type of Lot	Existing FY 2024-25 Assessment	Proposed FY 2025-26 Assessment	Total Increase (4%)
Basic Lot	\$1,035.87	\$1,077.30	\$41.43
Lots with Landscaping	\$1,391.15	\$1,446.80	\$55.65

FY 2025-26 Revenue and Expense Forecast

FY 24-25 Projected End Balance	\$ 74,516.76
FY 25-26 Proposed Revenues	\$106,564.00
FY 25-26 Proposed Expenses	<u>\$115,036.00</u>
FY 25-26 Projected End Balance	\$ 66,044.76



Background:

The City formed the LLMD in 1992 to provide a source of funds for installing, repairing, and operating specific landscaped areas that benefit all properties within the California Crown Tract. Annually, the City Council must initiate proceedings to renew the levy and collect special assessments for the LLMD. The City Council may only increase assessments in accordance with Proposition 218, which amended the California Constitution by adding Article XIII D, limiting the ability of local government to generate revenue using special assessments, local taxes, fees, and charges without taxpayer or property owner approval.

In addition, the founding documents allowed for the creation of an Architectural Control Committee (ACC), consisting of LLMD property owners, to prioritize the goals of the LLMD. The LLMD assessment area is shown on Exhibit A of the 2025 Engineer's Report (Attachment B). The LLMD is bound by Tract 48512 and contains 95 individual lots as follows:

- 64 basic residential lots
- 26 residential lots with landscape easements and
- 5 oil lots

In addition, the City may levy LLMD assessments only for special benefits and require all assessments to be supported by a detailed Engineer's Report prepared by a Registered Professional Engineer certified by the State of California. The increase in property desirability and value due to the maintenance of adjacent or surrounding trees, landscape, trail, hardscape, and appurtenant facilities is considered or defined as a special benefit. The Engineer's Report provides a detailed analysis of the improvements, operations, and maintenance expenses and their respective required funding to demonstrate that the assessed properties receive a special benefit over and above the benefits conferred on the general public.

In March 2021, the ACC hosted multiple site meetings with City staff to discuss the condition of the existing landscape, utility costs, and long-term expectations regarding district maintenance. Based on the desired level of maintenance, the ACC proposed collecting approximately \$105,400.00 in reserve revenue over a five-year term. City staff held community meetings in March and April 2022 to inform residents about the upcoming Proposition 218 proceeding and the proposed FY 2022-23 assessment increase. At that time, a majority of residents voiced support for the need to maintain the aging infrastructure and landscape, as well as the increased assessment. Therefore, in June 2022, the City conducted levy assessments using a new methodology outlined in the 2022 Engineer's Report. The 2022 Engineer's Report included the following key points:

- The report reclassified Lots 4, 5, 6, 7, 8, 22, 23, 24, 25, 26, and 27 from Basic to Landscape Easement lots to properly allocate those receiving special benefits. The report also reclassified Lots 62 and 53 from Landscape Easement to Basic lots due to the absence of special benefits received. As a result, the 2022 Engineer's Report recommended reducing the new total number of Basic lots to 26 and increasing the Landscape Easement lots to 64.
- The assessment excluded Signal Hill Petroleum (SHP) oil lots because SHP does not receive any special benefit from enhanced landscape care within the surrounding area. On April 26, 2022, SHP entered into a Property Maintenance Agreement with the City to maintain its own

landscape to current or better conditions.

- The 2022 Report identified a specific assessment roll for each parcel. The report reflects the planned increase to the annual property tax bill as follows:
  - FY 2022-23: \$19.62 per month increase
  - FY 2023-24: 10% increase
  - FY 2024-25: 10% increase
  - FY 2025-26: 4% increase
  - FY 2026-27: CPI increase

As part of the Proposition 218 proceedings, the City mailed 90 assessment ballots to property owners within the LLMD; the City received 43 of those ballots before the close of the public hearing. Of these, 26 of the submitted assessment ballots supported the proposed assessment levy and 17 assessment ballots were in opposition. Property owners submitted more assessment ballots in support of the proposed assessments than in opposition. As a result, no majority protest occurred, and the City Council adopted the resolutions declaring the ballot results and approving the increased assessments.

#### Analysis:

On May 27, 2025, the City Council approved scheduling a public hearing for June 24, 2025, to order the levy and collection of assessments for the LLMD for FY 2025-26. The City Council also approved the 2025 Engineer's Report and authorized the use of fund balance or reserves from previous years in LLMD accounts for special projects, subject to approval by the Public Works Director in accordance with the City's Purchasing Policy. Based on the proposed FY 2025-26 operation expenses plus planned special projects, the FY 2025-26 estimated operating budget for the LLMD is \$115,036. The budgetary breakdown is as follows:

Expense Description	FY 2025-26 Proposed Amount
Salaries & Benefits	\$23,041
Contract Services	\$6,000
Utility Services (Water & Electricity)	\$16,000
Lawn Care Services	\$34,995
Planned Special Projects	\$35,000
<b>Total</b>	<b>\$115,036</b>

Based on the proposed budget for FY 2025-26, the Engineer's Report identifies an annual assessment for basic lots as \$1,077.30 and the proposed yearly assessment for the landscape easement lots as \$1,446.80, both representing a four percent increase of \$41.43 and \$55.65, respectively. Staff meets on a monthly basis with the ACC to provide an update on the ongoing maintenance and discuss potential maintenance items that require improvement; projects slated for FY 2025-26 include the following:

FY 2025-26 Special Projects	
Enhanced irrigation and landscape improvements	
Total Proposed Budget	\$35,000

Staff recommends that the City Council approve the attached resolution declaring the City Council's order to levy and collect assessments for landscaping and maintenance activities within LLMD (Attachment C). If approved by the City Council, staff would submit the proposed assessments to the Assessor's Office for inclusion in the Los Angeles County tax rolls, ensuring that the assessments are correctly recorded and collected along with property taxes for FY 2025-26, with the updated amounts reflected in property owners' annual tax bills.

Reviewed for Fiscal Impact:

---

Siamlu Cox

Attachments:

- A. 2025 Engineer's Report
- B. Resolution Confirming LLMD Diagram and Assessment



STAFF REPORT

---

6/24/2025

---

**AGENDA ITEM**

**TO: HONORABLE MAYOR  
AND MEMBERS OF THE CITY COUNCIL**

**FROM: CARLO TOMAINO  
CITY MANAGER**

**BY: THOMAS BEKELE  
PUBLIC WORKS DIRECTOR/CITY ENGINEER**

**SUBJECT: FACILITIES MASTER PLAN**

**Summary:**

The City of Signal Hill's 2023-2028 Strategic Plan identifies the need for a Capital Facility Master Plan (FMP) to assess current, deferred, and future maintenance needs at City-owned facilities. The FMP serves as a framework to guide long-term investments in maintenance and infrastructure improvements. On October 24, 2023, the City Council authorized a professional services agreement with Bureau Veritas Technical Assessment, LLC to conduct a comprehensive assessment of 12 City-owned facilities. The resulting FMP includes routine maintenance schedules to preserve facility conditions and a facility Capital Improvement Program (CIP) that prioritizes projects based on urgency and critical need.

The FMP provides a strategic roadmap to implement consistent maintenance practices and prioritize major repairs that support uninterrupted service delivery across all City facilities. Staff recommends the City Council adopt the completed Facility Master Plan Assessment Reports; if adopted, staff would begin developing an implementation plan, identifying funding needs, and return to the City Council with future project recommendations for consideration. Staff would also utilize the assessment reports to pursue grant funding opportunities to help finance the implementation of capital improvement projects.

**Strategic Plan Goal(s):**

Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.

Goal No. 4 Infrastructure: Maintain and improve the City's physical infrastructure, water system, and recreational spaces.

Goal No. 5 High-Functioning Government: Strengthen internal communication, recruitment, retention, systems, and processes to increase the effectiveness and efficiency of City

---

## Services.

### Recommendation:

Adopt the Facilities Master Plan Assessment Reports substantially in the form attached.

### Fiscal Impact:

There is no fiscal impact with the adoption of the FMP. However, the assessments identify and prioritize facility repair and upgrade projects, which collectively form a recommended 20-year Facility CIP.

If the City Council adopts the FMP assessment reports, the Public Works Department would begin incorporating the recommendations into future capital improvement budgets starting in FY 2026-2027; staff would return to the City Council with funding request for projects listed in the Facilities CIP. All proposed expenditures will undergo evaluation during the annual budget development process, and staff will actively integrate the recommendations from the FMP as funding allows.

### Background:

The Public Works Department manages the ongoing maintenance of all City-owned facilities, all which require routine maintenance to remain functional and accessible to the public. Over the years, staff has utilized various maintenance techniques to maintain City facilities; however, evolving building codes, fire safety standards, accessibility regulations, and energy efficiency goals have increased the need for a centralized, long-term maintenance strategy. A comprehensive facility plan is essential to ensure effective asset management, establish consistent maintenance practices, and understand life cycle costs for building system repairs and replacements.

On October 24, 2023, the City Council approved a professional services agreement with Bureau Veritas Technical Assessment, LLC, (BVTA), to conduct a citywide facility assessment and develop the FMP. The FMP aligns with the 2023-2028 Strategic Plan by identifying critical facility repairs, establishing scheduled maintenance tasks, and promoting long-term functionality and sustainability across City facilities. The FMP outlines clear policies and objectives that guide the Public Works Department and help preserve the City's physical infrastructure to avoid costly and unexpected repairs.

### Analysis:

The newest City-owned facility is the Signal Hill Library, constructed in 2018, with many of the City's facilities dating back 30 to 70 years, with the oldest facility being City Hall. Given the varying condition and age of the City's facilities, it is important for the City to have an accurate condition assessment and a long-term maintenance plan. The FMP focused on evaluating 12 essential facilities that support and are crucial to the City to provide day-to-day services and access to the public:

Facility	Year Built	Address
City Hall	1934	2175 Cherry Avenue

Signal Hill Library	2018	1800 East Hill Street
Youth Center	1951	1780 East Hill Street
Signal Hill Park Restrooms	1994	2175 Cherry Avenue
City Yard	1985	2175 East 28 <sup>th</sup> Street
Police Department	2012	2745 Walnut Avenue
Hilltop Park Restrooms	1998	2351 Dawson Avenue
Discovery Well Park Community Center	2000	2200 Temple Avenue
Temple Pump Station	1996	2271 Temple Avenue
Gundry Pump Station	1974	3315 Gundry Avenue
Well 7	1983	6476 Orange Avenue (Long Beach)
Well 10	1985	6065 Cherry Avenue (Long Beach)

Over the past 15 months, the facilities division of the Public Works Department worked extensively with the City's consultant, BVTA, to perform the scope of services, consisting of two phases. Phase I of the FMP consisted of the physical inspection of each facility and corresponding building systems, including plumbing, electrical, roofing, fire, general accessibility, and mechanical components. For Phase II, the consultant prepared comprehensive assessment reports detailing the inspection findings, condition assessments, system replacement reports, and Facility Condition Index Scores.

In addition to the assessment reports, BVTA and staff worked closely to prepare routine maintenance schedules for each facility, outlining tasks and recommended service intervals. The maintenance schedules serve as a basis for the facility division to follow to ensure the current facilities remain functional for City staff to perform work and public to access the facilities. The consultant also prepared a Facility CIP that identifies and ranks capital repair projects based on urgency, system condition, and lifecycle status. The CIP would serve as a tool for budgeting, planning, and executing long-term capital improvements.

On June 10, 2025, the City Council approved a construction contract for roof reconstruction at City Hall, the Youth Center, and the City Yard. The FMP identified these projects as high-priority and in need of immediate action. The table below summarizes additional priority projects by facility and proposed implementation year:

Facility	Priority Project	Proposed Year
City Hall	Roofing	Year 1
	Fire Alarm System	
	Distribution Panel	
Signal Hill Library	HVAC System	Year 1
	Window Repairs	
Youth Center	Roofing	Year 1
	Flooring	
	HVAC System	
Signal Hill Park Restrooms	Electrical System	Year 2

City Yard	Roofing	Year 1
	HVAC	
	Distribution Panel	
Police Department	Parking lot pavement	Year 1
	Roofing	Year 3
Hilltop Park Restrooms	Plumbing System	Year 1
	Drinking Fountain	Year 2
Discovery Well Park Community Center	Irrigation System	Year 3
Temple Pump Station	Roofing	Year 1
	Exterior Painting	Year 3
Gundry Pump Station	Exterior Painting	Year 1
Well 7	Roofing	Year 1
	Ceiling	
Well 10	Soffit Work	Year 3

The CIP identifies approximately \$23.1 million in recommended capital repairs and replacements across all City-owned facilities over a 20-year period based on the specific condition and life cycle of operational component of each facility. For instance, the FMP assessment for the Signal Hill Library recommends heating and air conditioning system upgrades and window repairs in Year 1 to maintain energy efficiency and ensure continued comfort for users, with approximately \$6.6 million in total improvements projected for the Library over the 20-year span.

As noted, proposed CIP funding levels vary by year and are not evenly distributed; rather, each year's budget is driven by the specific repair needs and priorities identified in the assessments. This phased approach allows the City to address critical infrastructure needs first, while strategically planning for long-term improvements in a fiscally responsible manner. Each facility's FMP assessment outlines immediate repairs, short-term maintenance tasks, and long-range system renewals, organized by urgency and implementation year to support effective financial planning.

While adoption of the FMP does not obligate the City to commit funds immediately, it establishes a comprehensive and flexible roadmap for future capital investment. Staff recommends the City Council adopt the FMP Assessment Reports. If approved, the Public Works Department would begin incorporating the recommendations into future capital improvement budgets; staff would return to the City Council with project-specific funding proposals as part of the annual budget cycle, enabling timely implementation based on available resources and Council direction.

Reviewed for Fiscal Impact:

---

Siamlu Cox

Attachment:

#### A. Facility Master Plan Assessments



**BUREAU  
VERITAS**

# 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

### **PREPARED BY:**

*Bureau Veritas  
6021 University Boulevard, Suite 200  
Ellicott City, MD 21043  
800.733.0660  
[www.bvna.com](http://www.bvna.com)*

### **BV CONTACT:**

*Michael Chaney  
Program Manager  
800.733.0660 x7297980  
[Michael.Chaney@bureauveritas.com](mailto:Michael.Chaney@bureauveritas.com)*

### **BV PROJECT #:**

*165418.23R000-001.354*

### **DATE OF REPORT:**

*October 1, 2024*

### **ON SITE DATE:**

*January 16, 2024*



TABLE OF CONTENTS

1. Executive Summary.....

Property Overview and Assessment Details .....

Significant/Systemic Findings and Deficiencies .....

Facility Condition Index (FCI).....

Immediate Needs.....

Key Findings .....

Plan Types .....

2. Building Systems & Site Elements.....

3. ADA Accessibility .....

4. Purpose and Scope .....

5. Opinions of Probable Costs.....

Methodology .....

Definitions .....

6. Certification.....

7. Appendices .....

1

1

2

3

5

6

9

10

14

16

18

18

19

20

21

# 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
Reviewed By	Michael Chaney Program Manager 800.733.0660 x7297980 <a href="mailto:Michael.Chaney@bureauveritas.com">Michael.Chaney@bureauveritas.com</a>
AssetCalc Link	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Significant/Systemic Findings and Deficiencies

### Historical Summary

The 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 in 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

<b>0 – 5%</b>	In new or well-maintained condition, with little visual evidence of wear or deficiencies.
<b>5 – 10%</b>	Subjected to wear but is still in a serviceable and functioning condition.
<b>10 – 30%</b>	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
<b>30% and above</b>	Has reached the end of its useful or serviceable life. Renewal is now necessary.

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

### FCI Analysis

<i>Replacement Value</i> \$5,053,250	<i>Total SF</i> 5,945	<i>Cost/SF</i> \$850	
	<b>Est Reserve Cost</b>		<b>FCI</b>
<b>Current</b>	\$121,500		2.4 %
3-Year	\$380,600		7.5 %
5-Year	\$629,900		12.5 %
10-Year	\$856,600		17.0 %

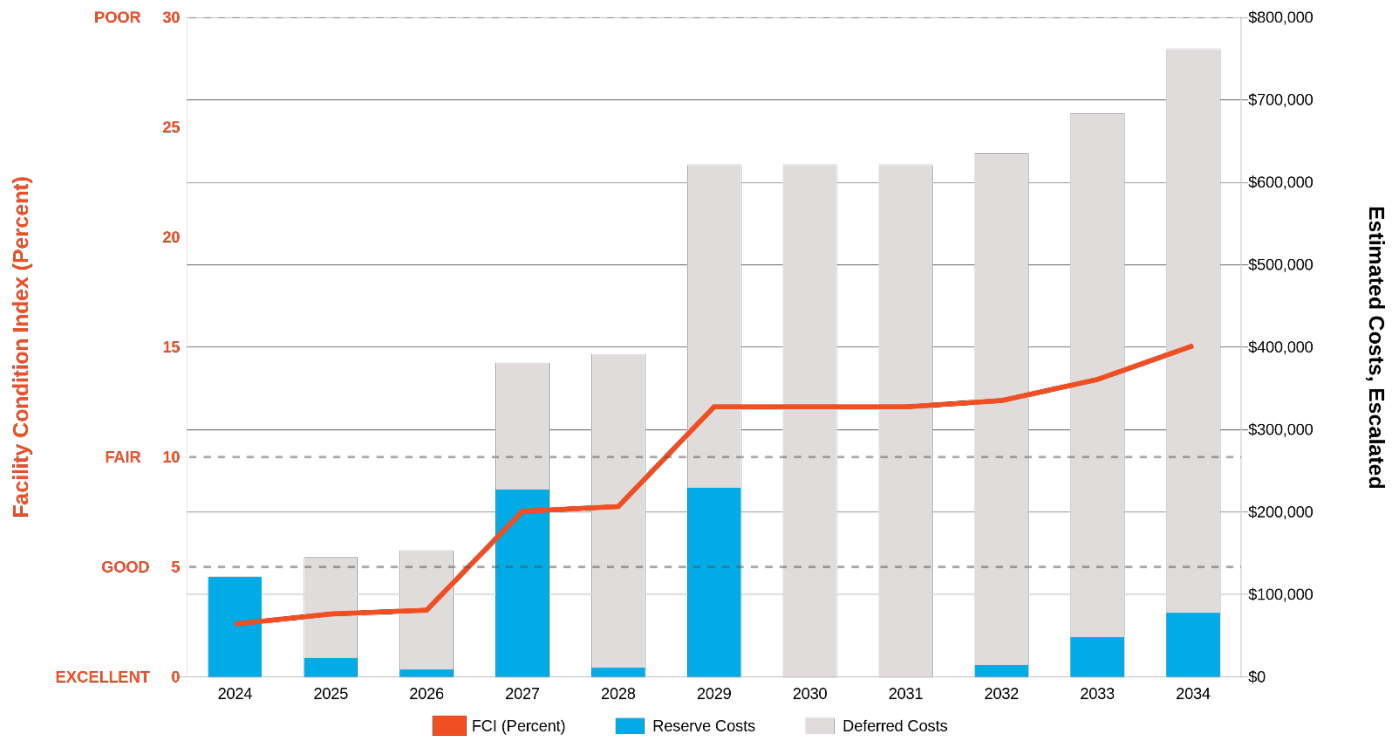
**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each 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
<b>TOTAL (8 items)</b>					<b>\$121,700</b>

## 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.

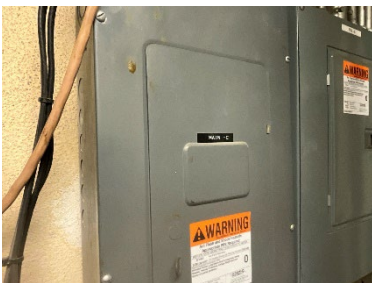
Multiplex  
City Hall  
Closet 11 - Closet With Sliding Doors

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

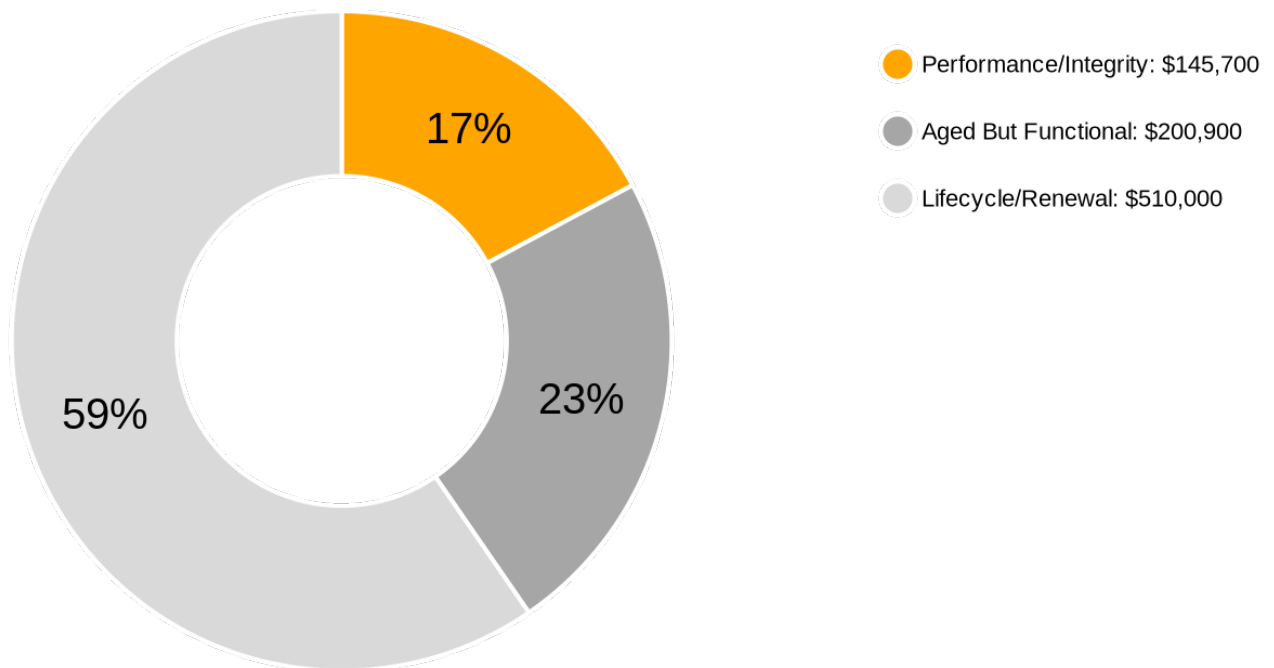
The door leading from the second-floor conference room onto the roof is weathered. The door requires replacement. - AssetCALC ID: 7209723

## 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

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

<b>Address</b>	2175 Cherry Avenue, Signal Hill, CA 90755	
<b>GPS Coordinates</b>	33.7968818, -118.1683511	
<b>Constructed/Renovated</b>	1934	
<b>Building Area</b>	5,945 SF	
<b>Number of Stories</b>	1 above grade with 1 below-grade basement levels (mechanical mezzanines are present but not included in the count)	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with metal roof deck and concrete slab foundation system	Fair
<b>Facade</b>	Wall Finish: Stucco Windows: Steel	Poor
<b>Roof</b>	Flat construction with modified bitumen membrane	Poor
<b>Interiors</b>	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
<b>Elevators</b>	None	-
<b>Plumbing</b>	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		
<b>HVAC</b>	Non-Central System: Packaged units and one Furnace with split-system condensing unit Supplemental components: Ductless split-system	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Poor
<b>Equipment/Special</b>	None	-
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	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.	
<b>Key Spaces Not Observed</b>	All key areas of the facility were accessible and observed.	

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

<b>City Hall: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Facade</b>	\$76,160	\$1,188	\$56,100	\$11,181	\$75,394	\$220,023
<b>Roofing</b>	\$0	\$0	\$97,646	\$0	\$0	\$97,646
<b>Interiors</b>	\$0	\$0	\$125,131	\$14,319	\$204,547	\$343,997
<b>Plumbing</b>	\$0	\$1,867	\$138,576	\$2,795	\$49,476	\$192,714
<b>HVAC</b>	\$17,600	\$28,843	\$43,677	\$102,189	\$134,781	\$327,090
<b>Fire Protection</b>	\$0	\$0	\$0	\$2,432	\$3,268	\$5,700
<b>Electrical</b>	\$7,040	\$0	\$6,120	\$7,740	\$74,913	\$95,813
<b>Fire Alarm &amp; Electronic Systems</b>	\$20,668	\$0	\$0	\$0	\$62,862	\$83,530
<b>Equipment &amp; Furnishings</b>	\$0	\$0	\$0	\$0	\$2,819	\$2,819
<b>Sitework</b>	\$0	\$0	\$9,274	\$86,010	\$24,917	\$120,201
<b>TOTALS</b>	<b>\$121,700</b>	<b>\$31,900</b>	<b>\$476,600</b>	<b>\$226,700</b>	<b>\$633,000</b>	<b>\$1,489,700</b>

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

## Scope

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

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

## 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 *RSMMeans data from Gordian*. While the *RSMMeans 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  
Project Assessor

**Reviewed by:**



---

Michael Chaney,  
Program Manager  
800.733.0660 ext. 7297980  
[michael.chaney@bureauveritas.com](mailto:michael.chaney@bureauveritas.com)

## 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

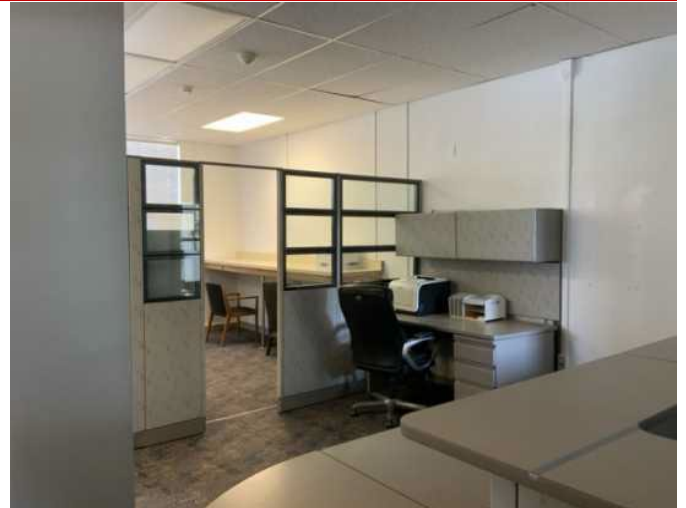


12 - LOWER LEVEL CONFERENCE ROOM

## 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

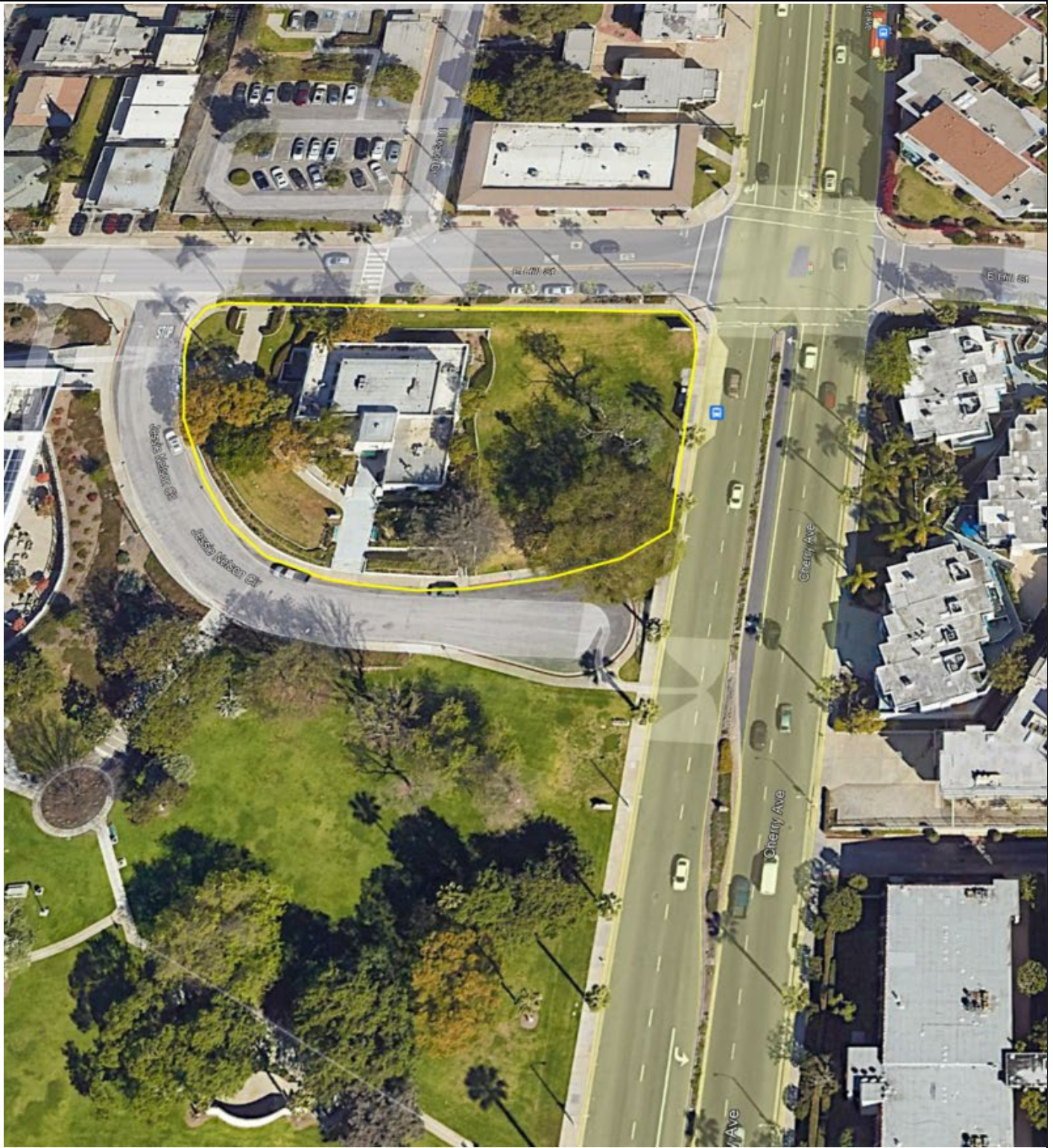
## Appendix B:



### Site and Floor Plan(s)

---



# Site Plan



 <p><b>BUREAU VERITAS</b></p>	<b>Project Number</b>	<b>Project Name</b>	
	165418.23R000-001.354	City Hall City of Signal Hill	
	<b>Source</b>	<b>On-Site Date</b>	
	Google	January 16, 2024	

## **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?		✗			
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 complaints?		✗			
10	Are your elevators unreliable, with frequent service calls?				✗	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		✗			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?	✗				RTUs on upper roof are leaking.
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?		✗			

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



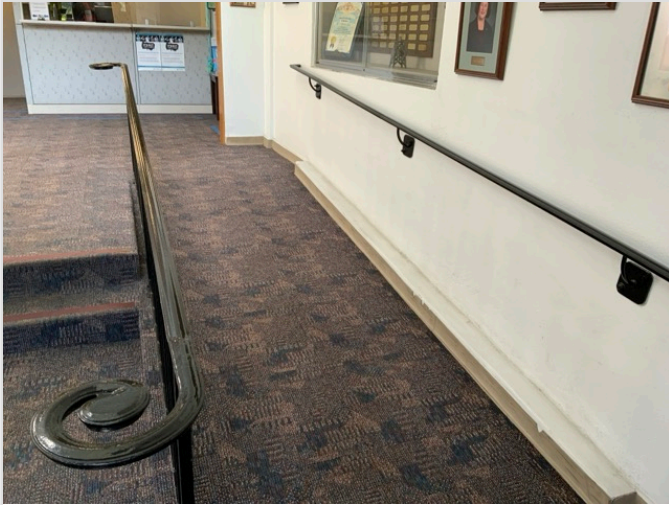
ACCESSIBLE ENTRANCE



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	

Unifomat 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																		\$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)	Age	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



**BUREAU  
VERITAS**

*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:**

Bureau Veritas  
6021 University Boulevard, Suite 200  
Ellicott City, MD 21043  
800.733.0660  
[www.us.bureauveritas.com](http://www.us.bureauveritas.com)

## **BV CONTACT:**

Michael Chaney  
Program Manager  
800.733.0660 x7297980  
[Michael.Chaney@bureauveritas.com](mailto:Michael.Chaney@bureauveritas.com)

## **BV PROJECT #:**

165418.23R000-002.354

## **DATE OF REPORT:**

February 19, 2025

## **ON SITE DATE:**

January 15, 2024

**Bureau Veritas**

TABLE OF CONTENTS

1. Executive Summary ..... 1

    Property Overview and Assessment Details ..... 1

    Significant/Systemic Findings and Deficiencies ..... 2

    Facility Condition Index (FCI)..... 3

    Immediate Needs..... 5

    Plan Types ..... 8

2. Building Systems & Site Elements..... 10

3. ADA Accessibility ..... 14

4. Purpose and Scope ..... 16

5. Opinions of Probable Costs..... 18

    Methodology ..... 18

    Definitions ..... 19

6. Certification ..... 20

7. Appendices ..... 21



# 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 <a href="mailto:tbekele@cityofsignalhill.org">tbekele@cityofsignalhill.org</a> - email
On-site Point of Contact (POC)	Margarita Beltran
Assessment & Report Prepared By	Ishaq Ameen
Reviewed By	Michael Chaney Program Manager <a href="mailto:Michael.Chaney@bureauveritas.com">Michael.Chaney@bureauveritas.com</a> 800.733.0660 x7297980 p
AssetCalc Link	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Significant/Systemic Findings and Deficiencies

### Historical Summary

The 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

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

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

### FCI Analysis

<i>Replacement Value</i> \$12,057,600	<i>Total SF</i> 18,840	<i>Cost/SF</i> \$640	
	<b>Est Reserve Cost</b>		<b>FCI</b>
<b>Current</b>	\$78,000		0.6 %
3-Year	\$109,200		0.9 %
5-Year	\$468,500		3.9 %
10-Year	\$1,368,800		11.4 %

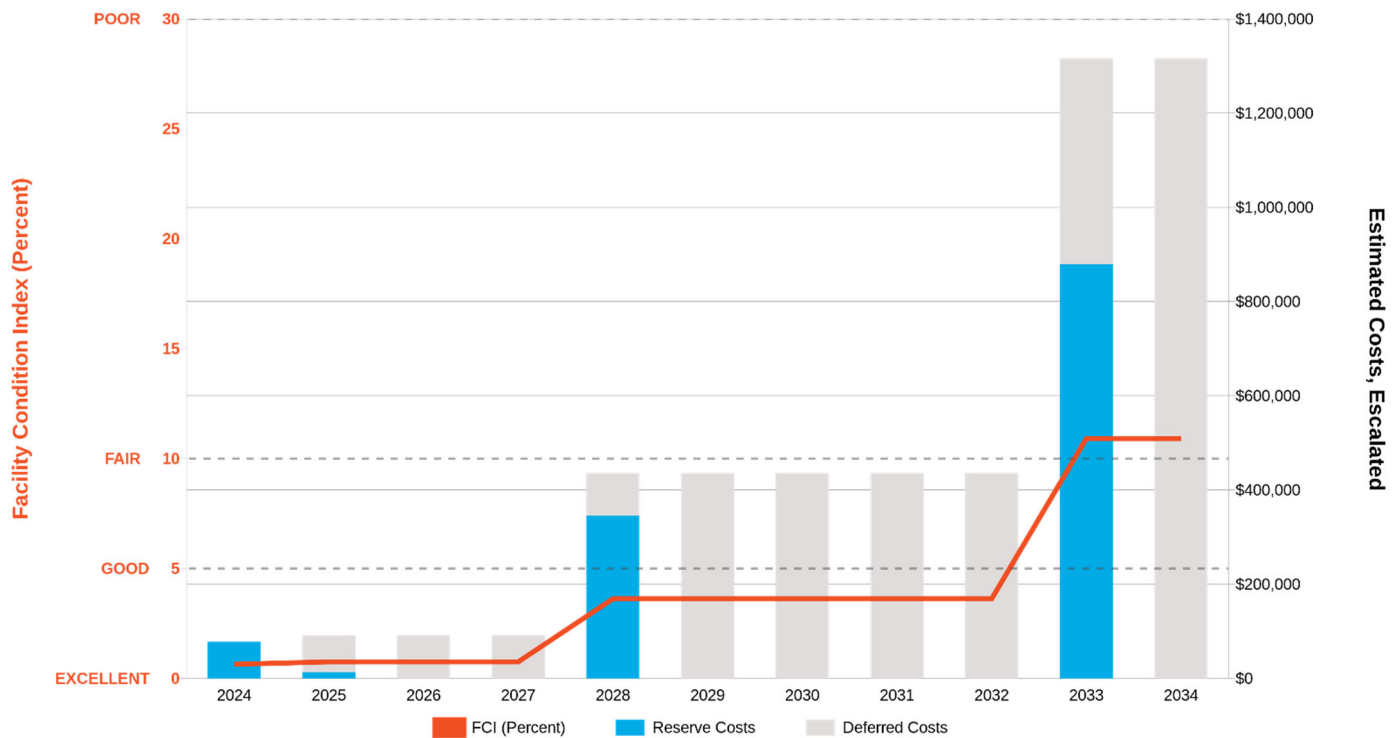
**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each 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
<b>TOTAL (5 items)</b>					<b>\$90,700</b>

## 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.

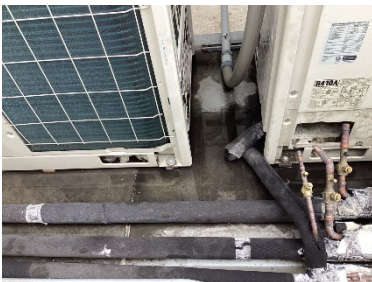
Var Refrig Vol (VRV)  
Signal Hill Library  
Secondary Roof

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.

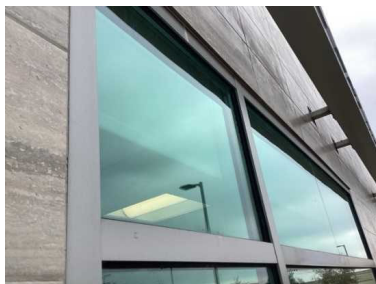
Window Edge/Trim, per 12 SF Window (or 14 LF)  
Signal Hill Library  
Offices

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

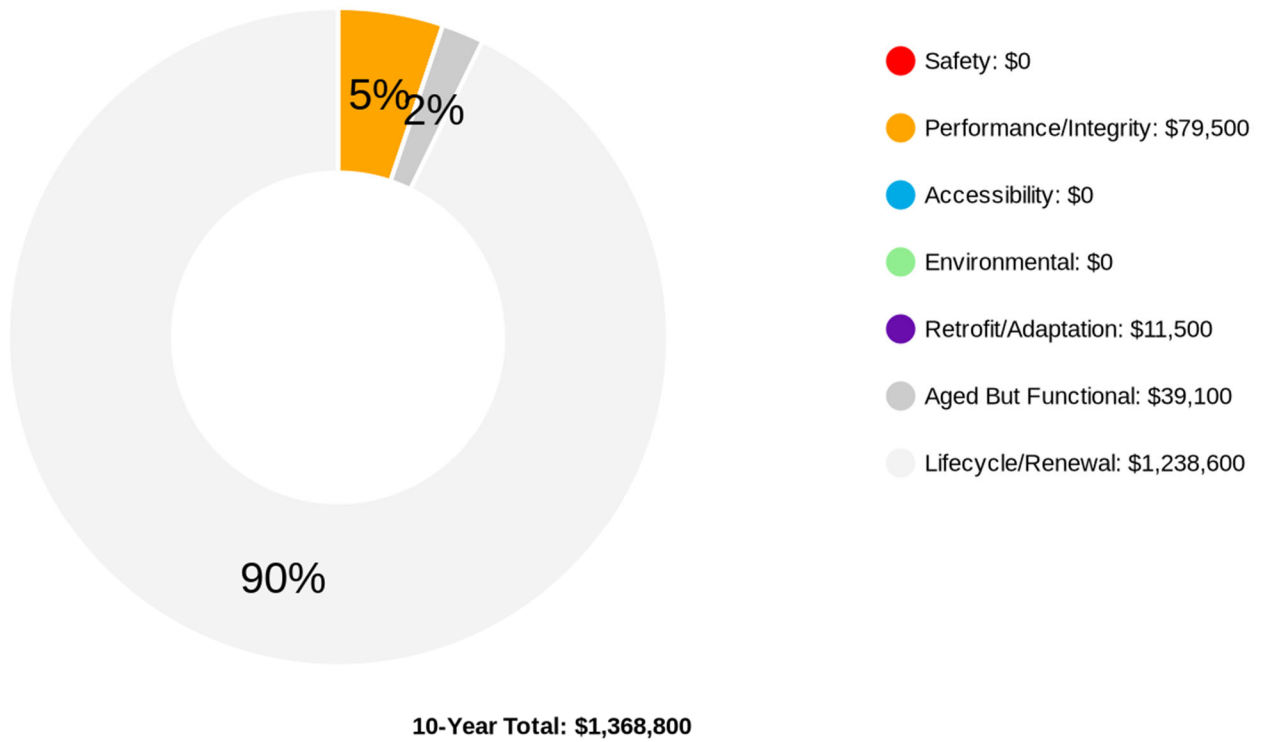
Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the “why” part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one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

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



## 2. Building Systems & Site Elements



### Building Systems Summary

<b>Address</b>	1800 East Hill Street, Signal Hill, CA 90755	
<b>Constructed/Renovated</b>	2018	
<b>Building Area</b>	18,840 SF	
<b>Number of Stories</b>	1 above grade (mechanical mezzanines are present but not included in the count)	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with metal roof deck concrete foundation slab. Terrace area supported by concrete columns and steel beams.	Good
<b>Facade</b>	Primary Wall Finish : Banded Glazing Secondary Wall Finish: EIFS and painted Concrete Windows: Aluminum	Good
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Pitched construction with metal finish	Good
<b>Interiors</b>	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
<b>Elevators</b>	None	-

Building Systems Summary		
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste & venting Hot Water: Electric water heaters with integral tank Fixtures: Toilets, urinals, and sinks in restrooms	Good
<b>HVAC</b>	Non-Central System: Split-system heat pumps (VRV) Supplemental components: Ductless split-systems	Good
<b>Fire Suppression</b>	Wet-pipe sprinkler system limited to terrace only and fire extinguishers	Good
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Good
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	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.	
<b>Areas Observed</b>	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.	
<b>Key Spaces Not Observed</b>	All key areas of the facility were accessible and observed.	

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

<b>Signal Hill Library: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Facade</b>	\$0	\$1,615	\$101,782	\$0	\$139,690	\$243,087
<b>Roofing</b>	\$3,520	\$0	\$0	\$0	\$693,250	\$696,770
<b>Interiors</b>	\$0	\$0	\$237,283	\$78,129	\$413,157	\$728,569
<b>Plumbing</b>	\$0	\$0	\$0	\$3,131	\$114,100	\$117,231
<b>HVAC</b>	\$74,400	\$0	\$0	\$426,086	\$455,608	\$956,094
<b>Fire Protection</b>	\$0	\$0	\$2,701	\$0	\$8,581	\$11,282
<b>Electrical</b>	\$0	\$0	\$3,961	\$50,100	\$664,570	\$718,631
<b>Fire Alarm &amp; Electronic Systems</b>	\$0	\$0	\$0	\$267,300	\$0	\$267,300
<b>Equipment &amp; Furnishings</b>	\$0	\$0	\$0	\$54,568	\$0	\$54,568
<b>Sitework</b>	\$0	\$0	\$31,665	\$20,977	\$330,478	\$383,120
<b>Follow-up Studies</b>	\$0	\$11,536	\$0	\$0	\$0	\$11,536
<b>TOTALS</b>	<b>\$78,000</b>	<b>\$13,200</b>	<b>\$377,400</b>	<b>\$900,300</b>	<b>\$2,819,500</b>	<b>\$4,188,400</b>

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



## Scope

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

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

## 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  
800.733.0660 x7297980  
[Michael.Chaney@bureauveritas.com](mailto:Michael.Chaney@bureauveritas.com)

## 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



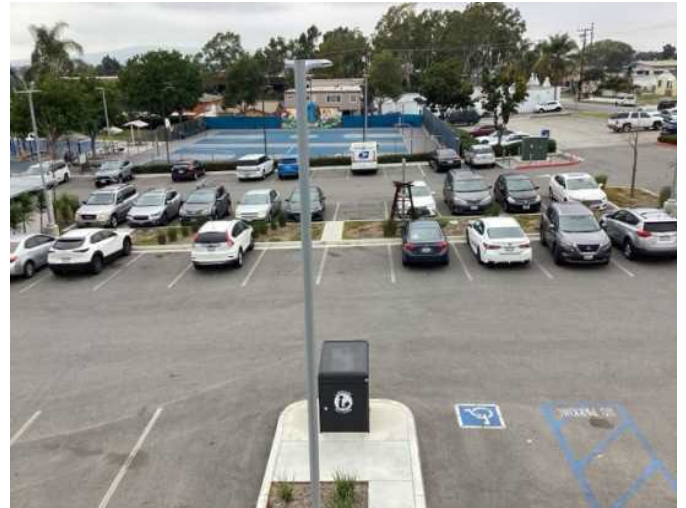
19 - MAIN ELECTRICAL ROOM



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



 <b>BUREAU VERITAS</b>	<b>Project Number</b>	<b>Project Name</b>	 <b>N</b>
	165418.23R000-002.354	Signal Hill Library The City of Signal Hill	
	<b>Source</b>	<b>On-Site Date</b>	
	Google	January 17, 2024	

## 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?	<b>REPLACE MENT OF DEFECTIVE A/C UNIT PENDING. ALREADY BUDGETED</b>		
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?			✗	
2	Have any ADA improvements been made to the property since original construction? Describe.			✗	
3	Has building management reported any accessibility-based complaints or litigation?			✗	

Signal Hill Library: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				✗
Exterior Accessible Route				✗
Building Entrances				✗
Interior Accessible Route				✗
Elevators	NA			
Public Restrooms				✗
Kitchens/Kitchenettes				✗
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	Building Exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	6	24	7330220
B2050		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

Component Condition Report | Signal Hill Library

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

Uniform Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	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, Ice maker, 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	
J30	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

Unif	mat 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		



**BUREAU  
VERITAS**

# 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:**

*Bureau Veritas  
6021 University Boulevard, Suite 200  
Ellicott City, MD 21043  
800.733.0660  
[www.bvna.com](http://www.bvna.com)*

### **BV CONTACT:**

*Michael Chaney  
Program Manager  
800.733.0660 x7297980  
[Michael.Chaney@bureauveritas.com](mailto:Michael.Chaney@bureauveritas.com)*

### **BV PROJECT #:**

*165418.23R000-003.354*

### **DATE OF REPORT:**

*October 2, 2024*

### **ON SITE DATE:**

*March 5, 2024*

TABLE OF CONTENTS

1. Executive Summary..... 1

Property Overview and Assessment Details ..... 1

Significant/Systemic Findings and Deficiencies ..... 2

Facility Condition Index (FCI)..... 3

Immediate Needs ..... 5

Key Findings..... 6

Plan Types..... 9

2. Building Systems & Site Elements..... 10

3. ADA Accessibility ..... 14

4. Purpose and Scope ..... 16

5. Opinions of Probable Costs..... 18

Methodology..... 18

Definitions..... 19

6. Certification ..... 20

7. Appendices ..... 21

# 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 <a href="mailto:Michael.Chaney@bureauveritas.com">Michael.Chaney@bureauveritas.com</a>
AssetCalc Link	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Significant/Systemic Findings and Deficiencies

### Historical Summary

The 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

<b>0 – 5%</b>	In new or well-maintained condition, with little visual evidence of wear or deficiencies.
<b>5 – 10%</b>	Subjected to wear but is still in a serviceable and functioning condition.
<b>10 – 30%</b>	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
<b>30% and above</b>	Has reached the end of its useful or serviceable life. Renewal is now necessary.

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

### FCI Analysis

<i>Replacement Value</i> \$9,234,400	<i>Total SF</i> 10,864	<i>Cost/SF</i> \$850	
Est Reserve Cost			FCI
<b>Current</b>	\$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 %

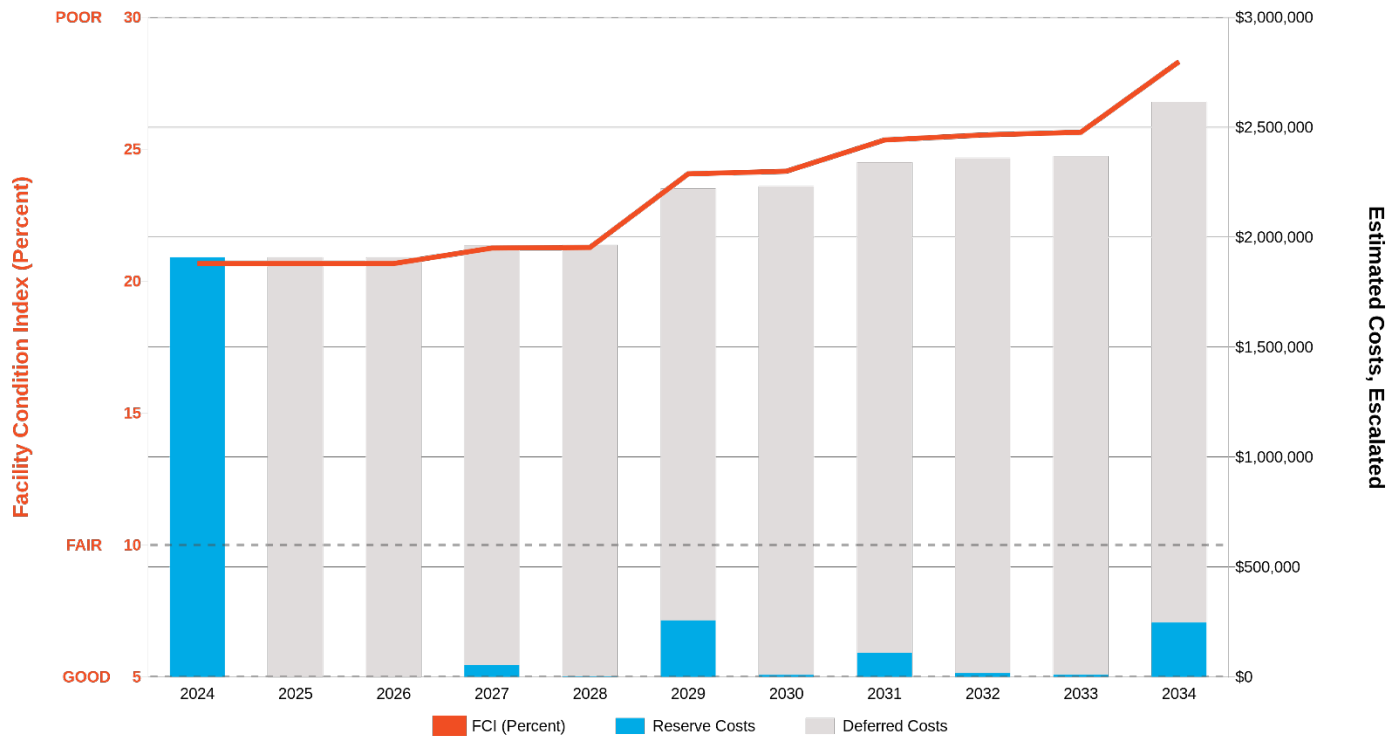
**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each 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
<b>TOTAL (12 items)</b>					<b>\$1,908,400</b>

## 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.**

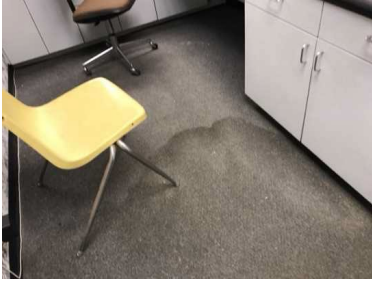
Centrifugal, 36" Damper  
Youth Center  
Roof

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.

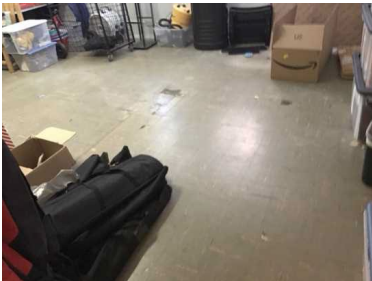
Carpet, Commercial Standard  
Youth Center  
Police office-basement

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

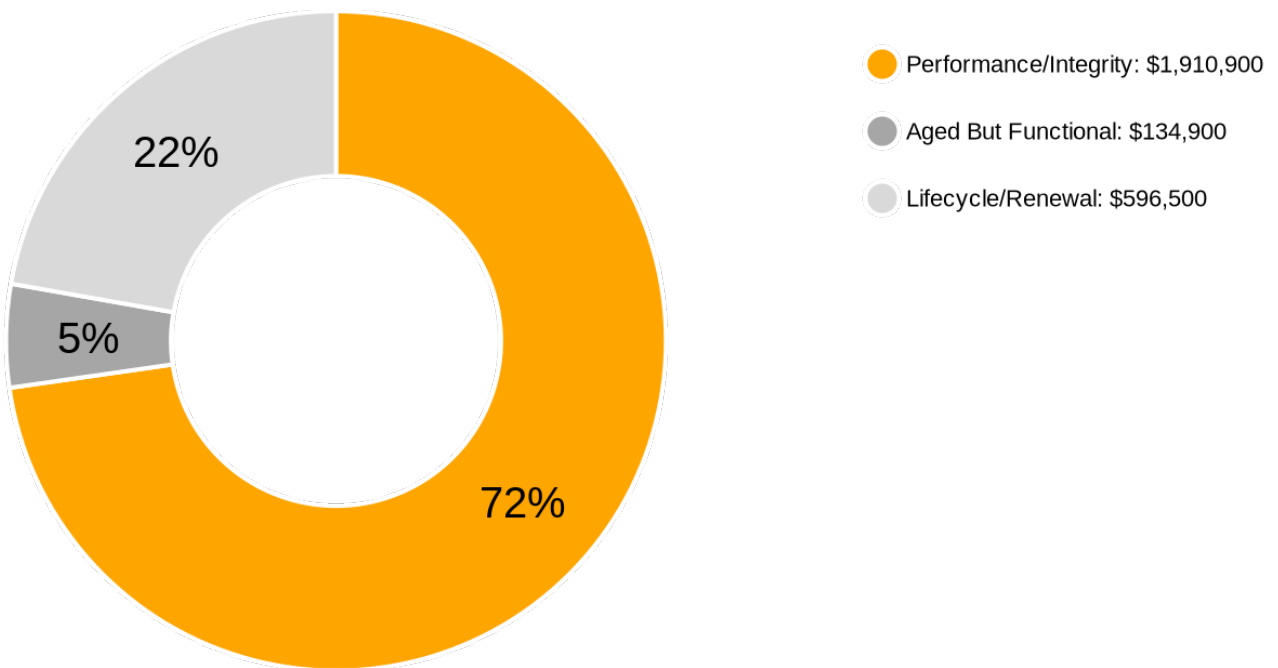


## Plan Types

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

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

<b>Address</b>	1780 East Hill Street, Signal Hill, CA 90755	
<b>GPS Coordinates</b>	33.7968167, -118.1696163	
<b>Constructed/Renovated</b>	1951 Renovated 2000	
<b>Building Area</b>	10,864 SF	
<b>Number of Stories</b>	2 above grade with 1 below-grade basement levels	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure over concrete slab foundation.	Good
<b>Facade</b>	Primary Wall Finish: Stucco Windows: Steel	Fair
<b>Roof</b>	Primary: Flat construction with modified bituminous finish.	Fair
<b>Interiors</b>	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
<b>Elevators</b>	None	-

Building Systems Summary		
<b>Plumbing</b>	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heaters Fixtures: Toilets, urinal, and sinks in all restrooms	Fair
<b>HVAC</b>	Non-Central System: Packaged units Supplemental components: Evaporative cooler, Split-system heat pumps and furnace, Make-up air units and exhaust fans.	Poor
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source & Distribution: Main panels with copper wiring Interior Lighting: LED and linear fluorescent Emergency Power: None	Poor
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	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.	
<b>Key Spaces Not Observed</b>	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		
<b>Site Area</b>	0.5 acres	
<b>Parking Spaces</b>	There is no dedicated parking for this facility.	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Site Pavement</b>	Concrete sidewalks, curbs, and stairs	Fair
<b>Site Development</b>	Building-mounted signage; metal tube fencing	Fair
<b>Landscaping &amp; Topography</b>	Limited landscaping features including lawns, trees, bushes, and planters Irrigation present No retaining walls Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Good
<b>Site Lighting</b>	Pole-mounted: None Building-mounted: LED and incandescent	Fair
<b>Ancillary Structures</b>	None	-
<b>Site Accessibility</b>	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.	
<b>Site Additional Studies</b>	No additional studies are currently recommended for the site areas.	
<b>Site Areas Observed</b>	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.	
<b>Site Key Spaces Not Observed</b>	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.

<b>Youth Center: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Facade</b>	\$1,548,800	\$0	\$0	\$26,056	\$12,546	\$1,587,402
<b>Roofing</b>	\$173,824	\$0	\$4,822	\$0	\$313,945	\$492,591
<b>Interiors</b>	\$23,800	\$0	\$99,213	\$37,402	\$305,836	\$466,251
<b>Plumbing</b>	\$0	\$0	\$105,325	\$2,951	\$76,629	\$184,905
<b>HVAC</b>	\$142,809	\$0	\$54,196	\$58,943	\$124,454	\$380,402
<b>Electrical</b>	\$19,200	\$0	\$50,377	\$120,741	\$0	\$190,318
<b>Fire Alarm &amp; Electronic Systems</b>	\$0	\$0	\$0	\$99,597	\$0	\$99,597
<b>Equipment &amp; Furnishings</b>	\$0	\$0	\$0	\$47,133	\$19,162	\$66,295
<b>Sitework</b>	\$0	\$0	\$0	\$27,091	\$42,042	\$69,133
<b>TOTALS</b>	<b>\$1,908,500</b>	<b>\$0</b>	<b>\$314,000</b>	<b>\$420,000</b>	<b>\$894,700</b>	<b>\$3,537,200</b>

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



## Scope

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

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

## 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.

**Prepared by:** Nezar Tibi  
Project Assessor

**Reviewed by:**



---

Michael Chaney,  
Program Manager  
800.733.0660 ext. 7297980  
[michael.chaney@bureauveritas.com](mailto:michael.chaney@bureauveritas.com)

## 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



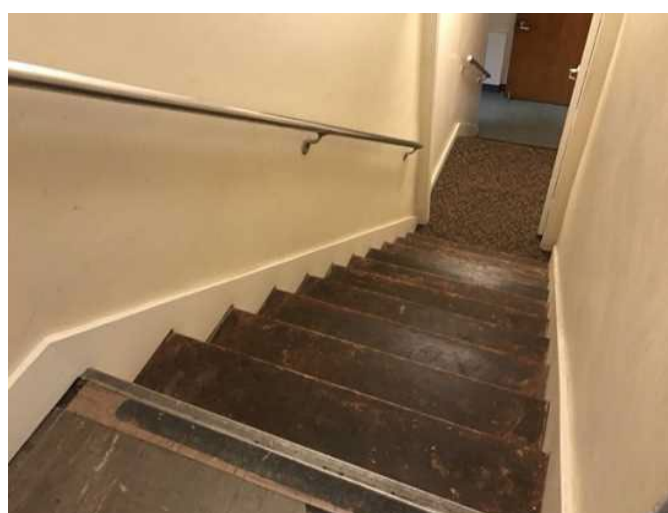
3 - REAR ELEVATION



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



 <b>BUREAU VERITAS</b>	Project Number	Project Name	 <b>N</b>
	165418.23R000-003.354	Youth Center City of Signal Hill	
	Source	On-Site Date	
	Google	March 5, 2024	

## 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 <b>Yes</b> responses. ( <b>NA</b> indicates "Not Applicable", <b>Unk</b> 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?			✗	
2	Have any ADA improvements been made to the property since original construction? Describe.			✗	
3	Has building management reported any accessibility-based complaints or litigation?			✗	

## Abbreviated Accessibility Checklist

### Exterior Accessible Route



ACCESSIBLE PATH



2ND PATHWAY

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

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

## Abbreviated Accessibility Checklist

### Building Entrances



MAIN ENTRANCE



ADDITIONAL ENTRANCE

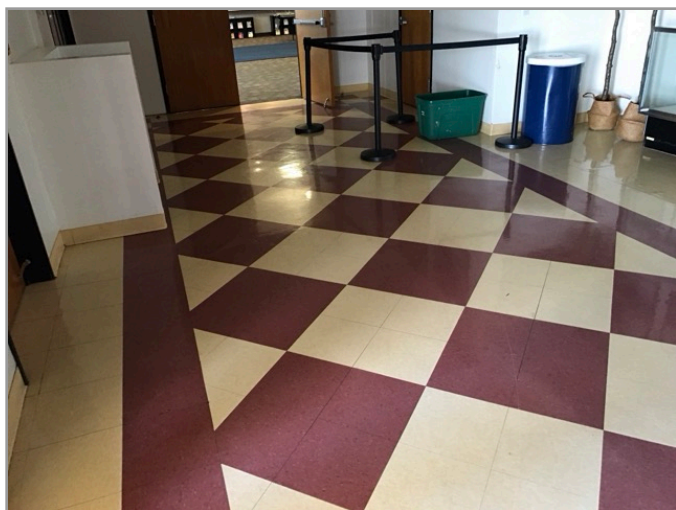
Question		Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	✗			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?	✗			
3	Is signage provided indicating the location of alternate accessible entrances ?		✗		
4	Do doors at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



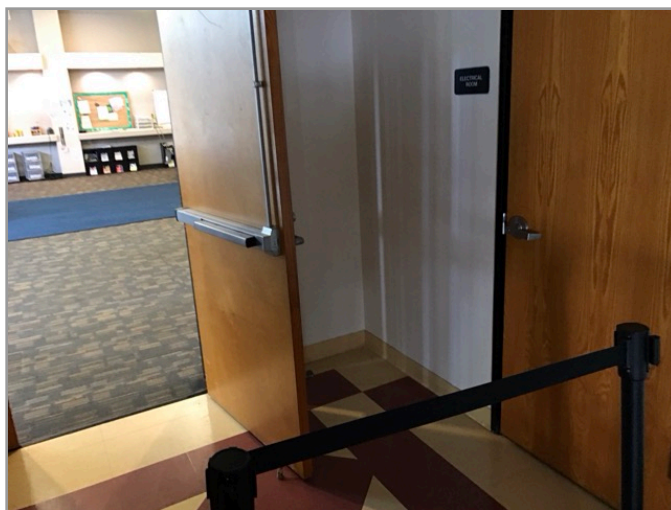
<b>7</b>	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	<b>X</b>			
<b>8</b>	Do thresholds at accessible entrances appear to have a compliant height ?	<b>X</b>			

## 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 ?	✗			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	✗			
3	Do ramps on accessible routes appear to have compliant slopes ?			✗	
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?			✗	
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?			✗	
6	Do ramps on accessible routes appear to have compliant handrails ?			✗	

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?	×			
8	Do public transaction areas have an accessible, lowered service counter section ?	×			
9	Do public telephones appear mounted with an accessible height and location ?			×	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	×			
11	Do doors at interior accessible routes appear to have compliant hardware ?	×			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?	×			
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	×			

## Abbreviated Accessibility Checklist

### Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	✗			
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 ?	✗			
2	Are the appliances centered for a parallel or forward approach with adequate clear floor space ?			✗	
3	Is there an accessible countertop/preparation space of proper width and height ?	✗			
4	Is there an accessible sink space of proper width and height ?		✗		
5	Does the sink faucet have compliant handles ?	✗			
6	Is the plumbing piping under the sink configured to protect against contact ?			✗	



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

## **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

Unformat Code	ID	Cost Description	Lifespan (EUL)	E	Age	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



Unifomat Code	ID	Cost Description	Lifespan (EUL)	EA	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



**BUREAU  
VERITAS**

*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

## **PREPARED BY:**

*Bureau Veritas  
6021 University Boulevard, Suite 200  
Ellicott City, MD 21043  
800.733.0660  
[www.us.bureauveritas.com](http://www.us.bureauveritas.com)*

## **BV CONTACT:**

*Michael Chaney  
Program Manager  
800.733.0660 x7297980  
[Michael.Chaney@bureauveritas.com](mailto:Michael.Chaney@bureauveritas.com)*

## **BV PROJECT #:**

*165418.23R000-004.354*

## **DATE OF REPORT:**

*February 19, 2025*

## **ON SITE DATE:**

*January 17, 2024*

# TABLE OF CONTENTS

<b>1. Executive Summary</b>	<b>1</b>
Property Overview and Assessment Details	1
Significant/Systemic Findings and Deficiencies	2
Facility Condition Index (FCI)	3
Immediate Needs	5
Plan Types	6
<b>2. Building Systems and Site Elements</b>	<b>7</b>
<b>3. ADA Accessibility</b>	<b>11</b>
<b>4. Purpose and Scope</b>	<b>13</b>
<b>5. Opinions of Probable Costs</b>	<b>15</b>
Methodology	15
Definitions	16
<b>6. Certification</b>	<b>17</b>
<b>7. Appendices</b>	<b>18</b>

# 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 <a href="mailto:Michael.Chaney@bureauveritas.com">Michael.Chaney@bureauveritas.com</a> 800.733.0660 x7297980 p
AssetCalc Link	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>



## Significant/Systemic Findings and Deficiencies

### Historical Summary

The 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

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

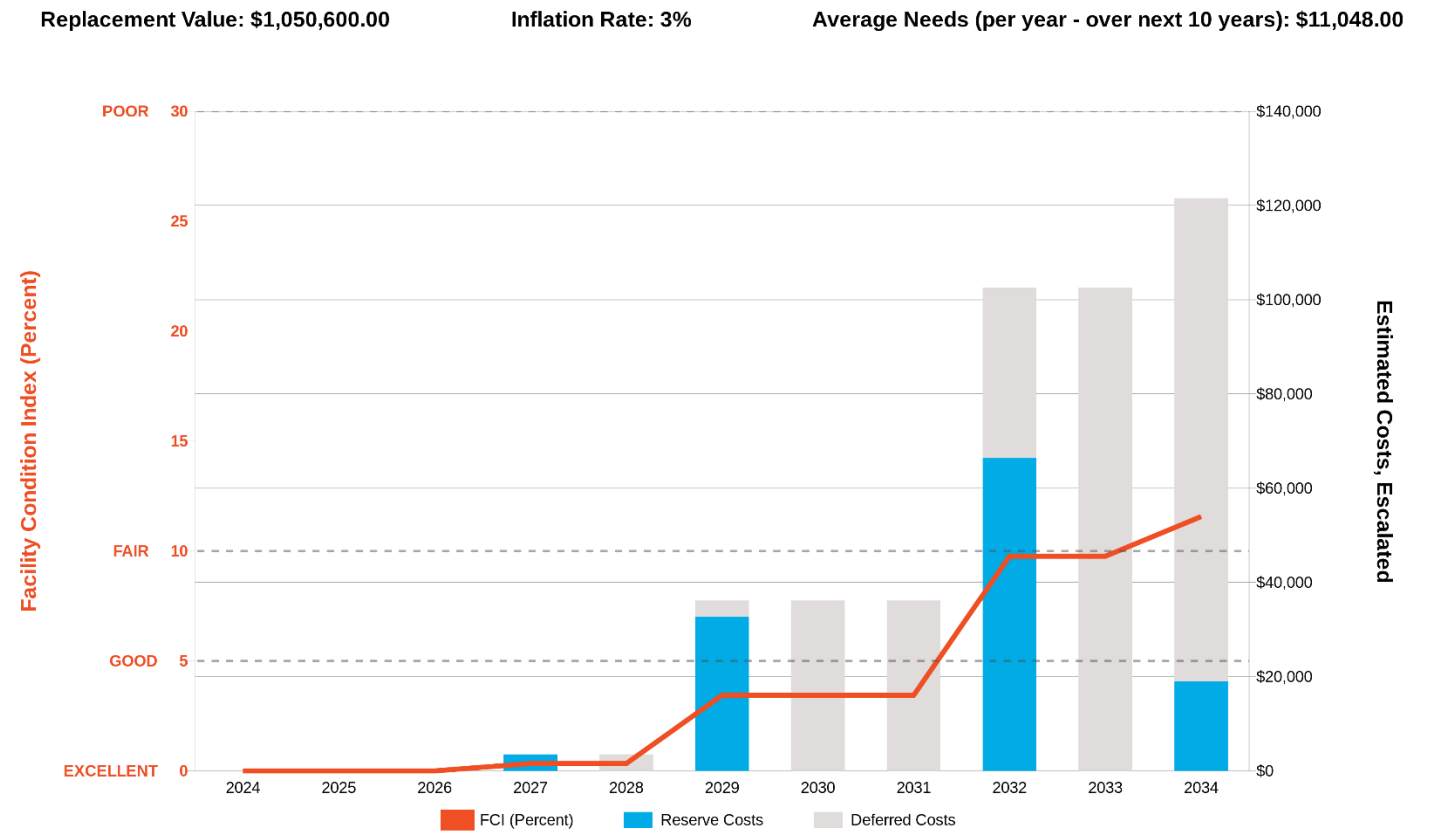
The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their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

### FCI Analysis

<i>Replacement Value</i> \$1,050,600	<i>Total SF</i> 1,236	<i>Cost/SF</i> \$850	
Est Reserve Cost			FCI
<b>Current</b>	\$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



## 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.

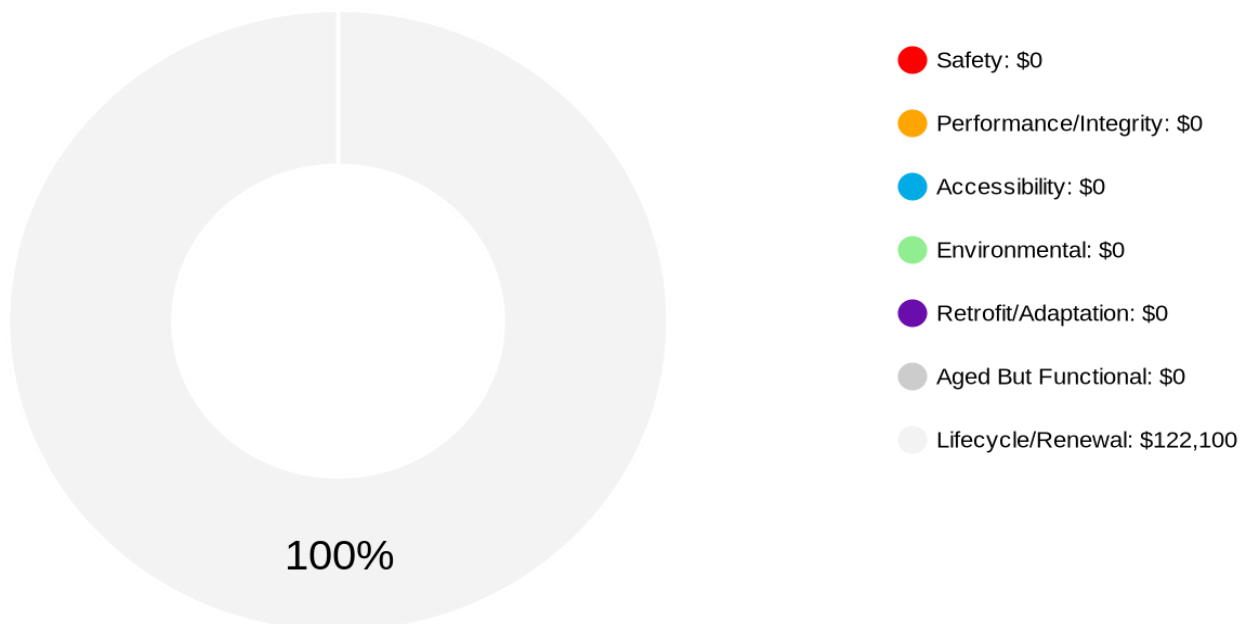
## Plan Types

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

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

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

Building Systems Summary		
<b>HVAC</b>	Not applicable.	-
<b>Fire Suppression</b>	Not applicable.	-
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Not applicable.	-
<b>Equipment/Special</b>	None	-
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	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.	
<b>Key Spaces Not Observed</b>	All key areas of the facility were accessible and observed.	



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

<b>Signal Hill Park Restrooms and Storage Areas: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Facade</b>	\$0	\$0	\$0	\$70,914	\$89,234	\$160,148
<b>Roofing</b>	\$0	\$0	\$0	\$0	\$11,706	\$11,706
<b>Interiors</b>	\$0	\$0	\$32,667	\$0	\$65,684	\$98,351
<b>Plumbing</b>	\$0	\$0	\$0	\$2,656	\$29,054	\$31,710
<b>HVAC</b>	\$0	\$0	\$0	\$5,160	\$0	\$5,160
<b>Electrical</b>	\$0	\$0	\$3,496	\$6,644	\$6,862	\$17,002
<b>Special Construction &amp; Demo</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Sitework</b>	\$0	\$0	\$0	\$537	\$19,000	\$19,537
<b>TOTALS</b>	<b>\$0</b>	<b>\$0</b>	<b>\$36,200</b>	<b>\$86,000</b>	<b>\$221,600</b>	<b>\$343,800</b>

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

## Scope

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

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

## 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.

**Prepared by:** Lia Knowler,  
Project Assessor

**Reviewed by:**



---

Michael Chaney,  
Program Manager  
800.733.0660 x7297980  
[Michael.Chaney@bureauveritas.com](mailto:Michael.Chaney@bureauveritas.com)

## 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



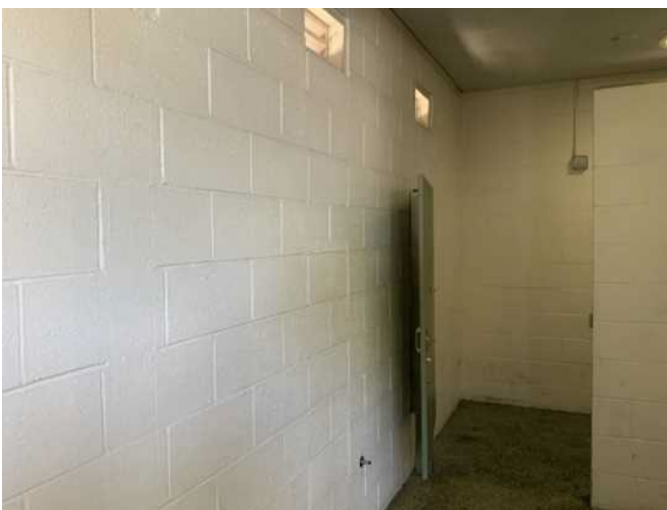
8 - BUILDING ENTRANCE



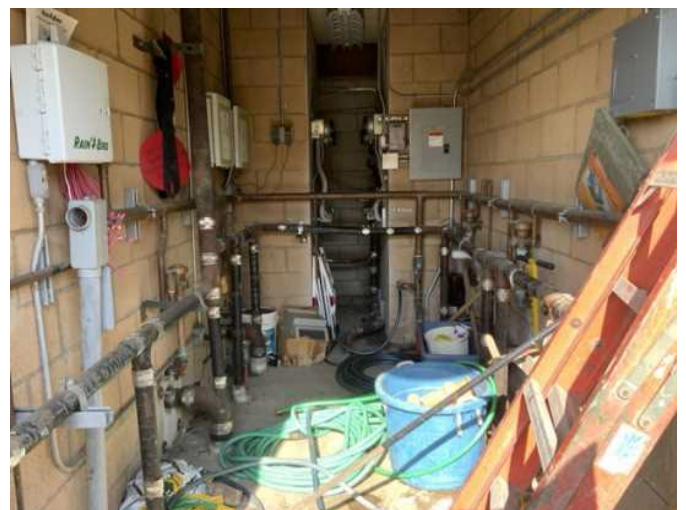
9 - RESTROOM



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

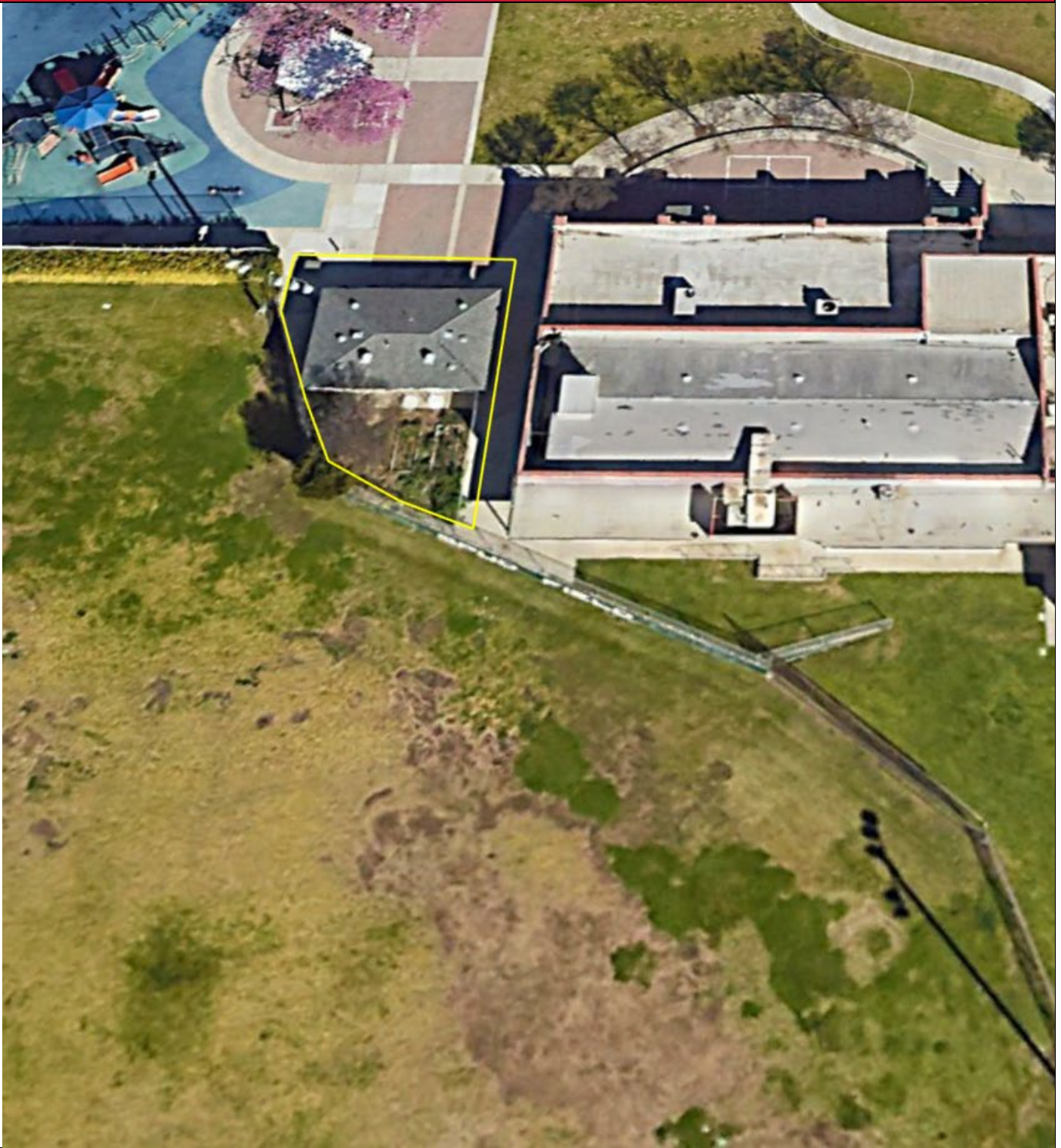




## Appendix B:

### Site Plan

---

## Site Plan



 <b>BUREAU</b> <b>VERITAS</b>	Project Number	Project Name	
	165418.23R000-004.354	Signal Hill Park Restrooms and Storage Areas	
	Source	On-Site Date	
	Google	January 16, 2024	

## 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 <b>SF</b>		
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?		✗			
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 complaints?		✗			
10	Are your elevators unreliable, with frequent service calls?				✗	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		✗			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, 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?					

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



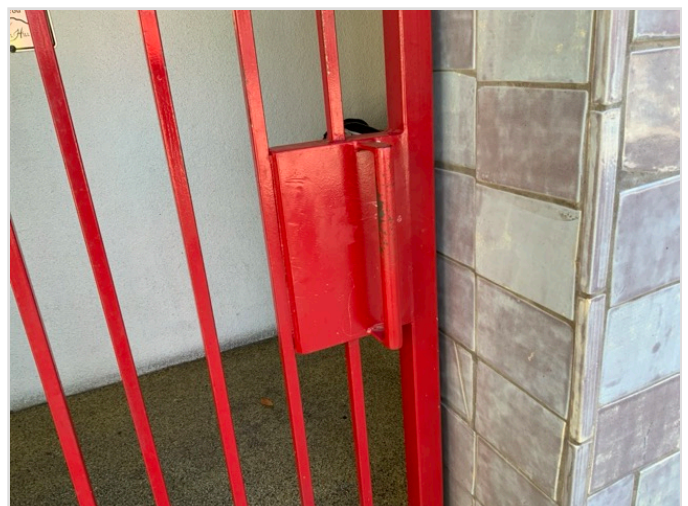
ACCESSIBLE ENTRANCE



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

Unifor mat Code	Location Description	ID	Cost Description	Lifespan (EUL)	E	Age	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																\$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		



**BUREAU  
VERITAS**

# 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](http://www.bvna.com)*

### **BV CONTACT:**

*Michael Chaney  
Program Manager  
800.733.0660 x7297980  
[Michael.Chaney@bureauveritas.com](mailto: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

<b>1. Executive Summary</b>	<b>1</b>
Campus Overview and Assessment Details	1
Facility Condition Index (FCI)	2
Immediate Needs	3
Plan Types	4
<b>2. Building Maintenance and Fleet Division</b>	<b>5</b>
Significant/Systemic Findings and Deficiencies	8
<b>3. City Yard Offices</b>	<b>13</b>
Significant/Systemic Findings and Deficiencies	16
<b>4. Material Storage Bins</b>	<b>22</b>
Significant/Systemic Findings and Deficiencies	25
<b>5. Shade Structure A</b>	<b>28</b>
Significant/Systemic Findings and Deficiencies	31
<b>6. Water and Streets Shop</b>	<b>35</b>
Significant/Systemic Findings and Deficiencies	38
<b>7. Well 9 Nano-Filtration Treatment Plant</b>	<b>41</b>
Significant/Systemic Findings and Deficiencies	44
<b>8. Well 9 Training</b>	<b>47</b>
Significant/Systemic Findings and Deficiencies	50
<b>9. Site</b>	<b>53</b>
Significant/Systemic Findings and Deficiencies	55
<b>10. ADA Accessibility</b>	<b>56</b>
<b>11. Purpose and Scope</b>	<b>58</b>
<b>12. Opinions of Probable Costs</b>	<b>60</b>
Methodology	60
Definitions	61
<b>13. Certification</b>	<b>62</b>
<b>14. Appendices</b>	<b>63</b>

# 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: <a href="mailto:tbekele@cityofsignalhill.org">tbekele@cityofsignalhill.org</a>
On-site Point of Contact (POC)	Margarita Beltran
Assessment & Report Prepared By	Ishaq Ameen
Reviewed By	Michael Chaney Program Manager 800.733.0660 x7297980 <a href="mailto:Michael.Chaney@bureauveritas.com">Michael.Chaney@bureauveritas.com</a>
AssetCalc Link	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

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

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone 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
<b>Building Maintenance &amp; Fleet Division</b>	\$525	5,024	\$2,637,600	2.2%	15.5%	17.5%	17.8%
<b>City Yard Offices</b>	\$850	4,299	\$3,654,150	4.4%	12.4%	16.6%	17.7%
<b>Material Storage Bins</b>	\$325	1,253	\$407,225	9.4%	14.0%	14.4%	14.4%
<b>Shade Structure A</b>	\$325	10,576	\$3,437,200	1.4%	9.8%	14.1%	18.2%
<b>Water &amp; Streets Shop</b>	\$525	9,845	\$5,168,625	0%	8.8%	10.8%	17.8%
<b>Well 9 Nano-Filtration Treatment Plant</b>	\$650	4,189	\$2,722,850	0%	1.0%	1.0%	4.7%
<b>Well 9 Training</b>	\$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
<b>TOTAL</b>	<b>16</b>	<b>\$304,700</b>

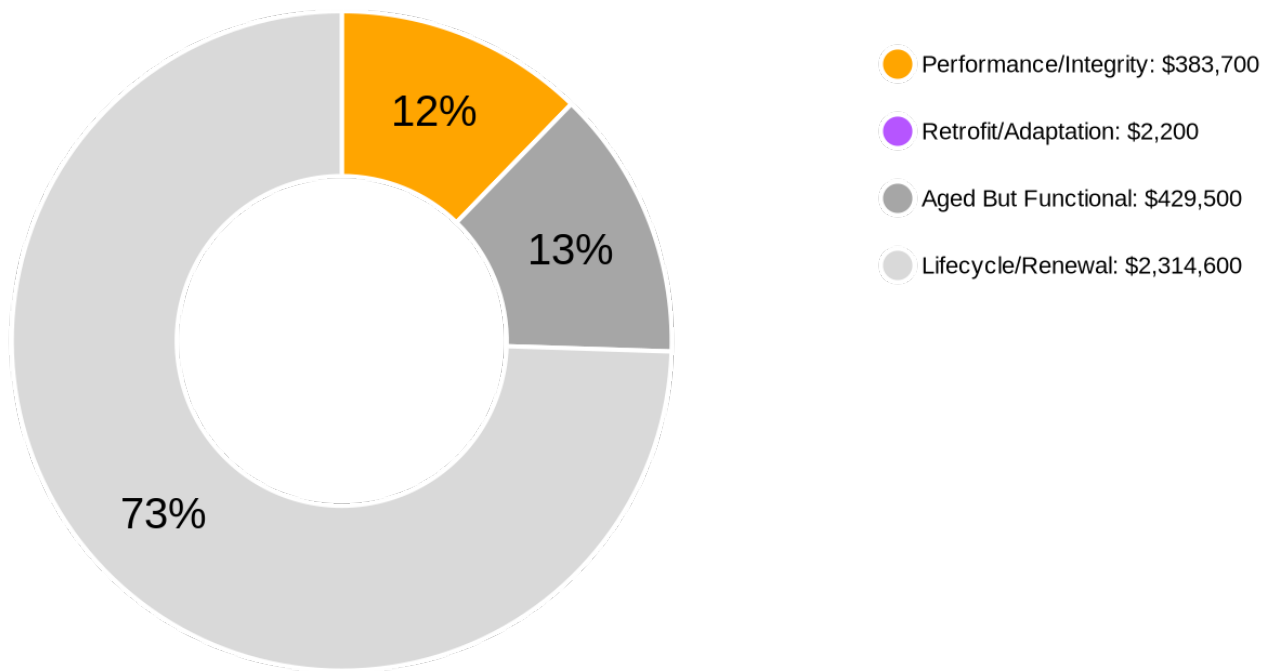


## Plan Types

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

<b>Safety</b>	<span style="color: red;">■</span>	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
<b>Performance/Integrity</b>	<span style="color: orange;">■</span>	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
<b>Accessibility</b>	<span style="color: blue;">■</span>	Does not meet ADA, UFAS, and/or other accessibility requirements.
<b>Environmental</b>	<span style="color: green;">■</span>	Improvements to air or water quality, including removal of hazardous materials from the building or site.
<b>Retrofit/Adaptation</b>	<span style="color: purple;">■</span>	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
<b>Aged But Functional</b>	<span style="color: gray;">■</span>	Any component or system that has aged past its industry-average expected useful life (EUL) but is not currently deficient or problematic.
<b>Lifecycle/Renewal</b>	<span style="color: lightgray;">■</span>	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

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

Building Maintenance & Fleet Division: Building Systems Summary		
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste & venting Hot Water: Electric residential water heater Fixtures: Sinks	Poor
<b>HVAC</b>	Supplemental components: Suspended unit heaters	Poor
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: Diesel generator available on site	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors and exit signs	Fair
<b>Equipment/Special</b>	None	-
<b>Accessibility</b>	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.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	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.	
<b>Key Spaces Not Observed</b>	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.

<b>Building Maintenance &amp; Fleet Division: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Facade</b>	\$0	\$0	\$41,600	\$0	\$0	\$41,600
<b>Roofing</b>	\$0	\$0	\$127,800	\$0	\$0	\$127,800
<b>Interiors</b>	\$0	\$0	\$15,600	\$0	\$17,700	\$33,300
<b>Plumbing</b>	\$19,800	\$0	\$52,700	\$0	\$40,700	\$113,300
<b>HVAC</b>	\$37,600	\$0	\$0	\$0	\$80,800	\$118,400
<b>Fire Protection</b>	\$0	\$0	\$2,800	\$0	\$3,700	\$6,500
<b>Electrical</b>	\$0	\$3,400	\$156,100	\$0	\$0	\$159,500
<b>Fire Alarm &amp; Electronic Systems</b>	\$0	\$0	\$4,300	\$0	\$0	\$4,300
<b>TOTALS</b>	<b>\$57,400</b>	<b>\$3,400</b>	<b>\$400,900</b>	<b>\$0</b>	<b>\$142,900</b>	<b>\$604,700</b>

## 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.

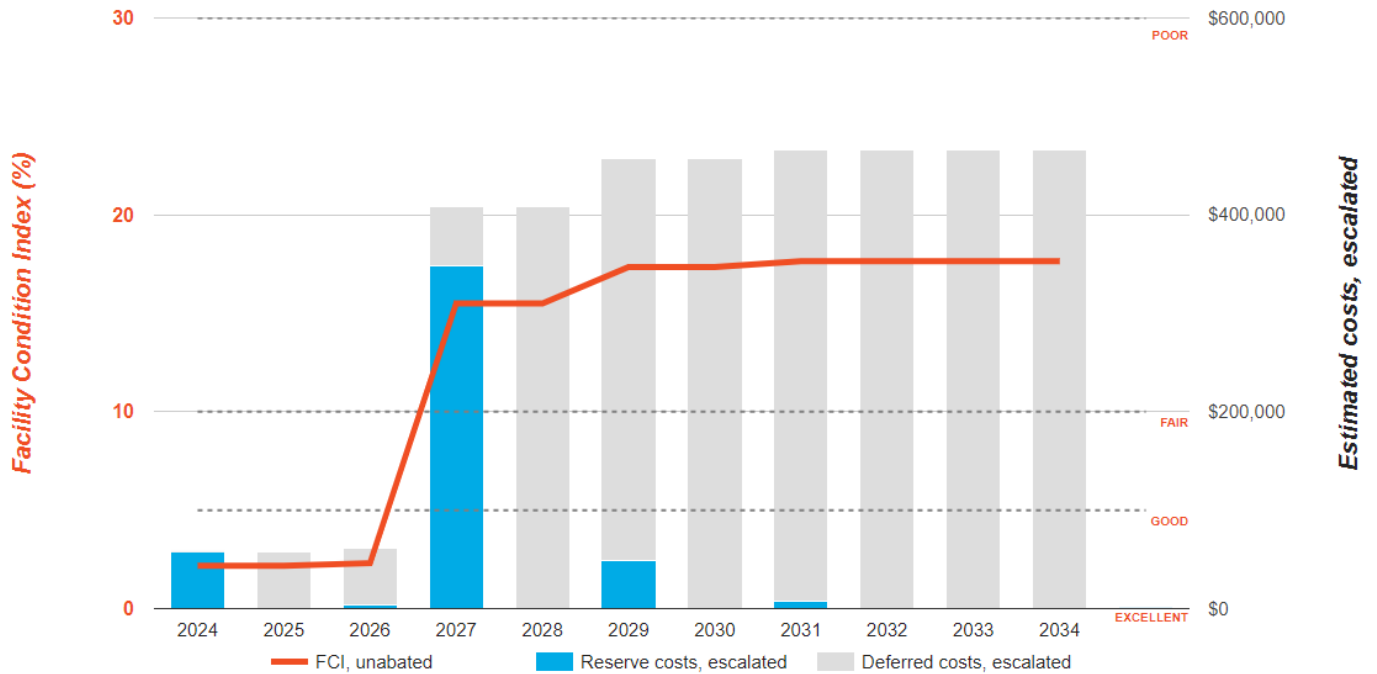
**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each 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
<b>TOTAL (6 items)</b>					<b>\$57,400</b>



## 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

Plan Type:  
Performance/Integrity

Cost Estimate: \$7,500

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

\$\$\$\$

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

Plan Type:  
Performance/Integrity

Cost Estimate: \$7,500

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

\$\$\$\$

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

<b>Address</b>	2175 East 28th Street, Signal Hill, CA 90755	
<b>Constructed/Renovated</b>	1985	
<b>Building Area</b>	4,299 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with metal roof deck and concrete slab foundation system	Fair
<b>Facade</b>	Wall Finish: Stucco, Brick, and CMU Windows: Aluminum	Fair
<b>Roof</b>	Flat construction with single-ply membrane with stone ballast	Poor
<b>Interiors</b>	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		
<b>Elevators</b>	None	-
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas tankless water heater Fixtures: Toilets, urinals, and sinks in restrooms	Fair
<b>HVAC</b>	Non-Central System: Packaged unit and one furnace with split-system condensing unit Supplemental components: Ductless split-system	Poor
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: Diesel generator with automatic transfer switch	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors and exit signs	Fair
<b>Equipment/Special</b>	None	-
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	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.	
<b>Areas Observed</b>	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.	
<b>Key Spaces Not Observed</b>	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.

<b>City Yard Offices: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Facade</b>	\$5,376	\$0	\$16,434	\$0	\$0	\$21,810
<b>Roofing</b>	\$134,217	\$0	\$0	\$0	\$0	\$134,217
<b>Interiors</b>	\$2,240	\$43,569	\$106,216	\$27,093	\$120,867	\$299,985
<b>Plumbing</b>	\$0	\$6,109	\$149,430	\$2,361	\$23,777	\$181,677
<b>HVAC</b>	\$6,720	\$18,671	\$38,464	\$0	\$21,956	\$85,811
<b>Fire Protection</b>	\$0	\$0	\$2,701	\$0	\$3,630	\$6,331
<b>Electrical</b>	\$0	\$0	\$39,870	\$0	\$2,067	\$41,937
<b>Fire Alarm &amp; Electronic Systems</b>	\$0	\$0	\$0	\$8,601	\$0	\$8,601
<b>Equipment &amp; Furnishings</b>	\$0	\$0	\$12,065	\$2,026	\$18,797	\$32,888
<b>Follow-up Studies</b>	\$11,200	\$0	\$0	\$0	\$0	\$11,200
<b>TOTALS</b>	<b>\$159,800</b>	<b>\$68,400</b>	<b>\$365,200</b>	<b>\$40,100</b>	<b>\$191,100</b>	<b>\$824,500</b>

## 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.



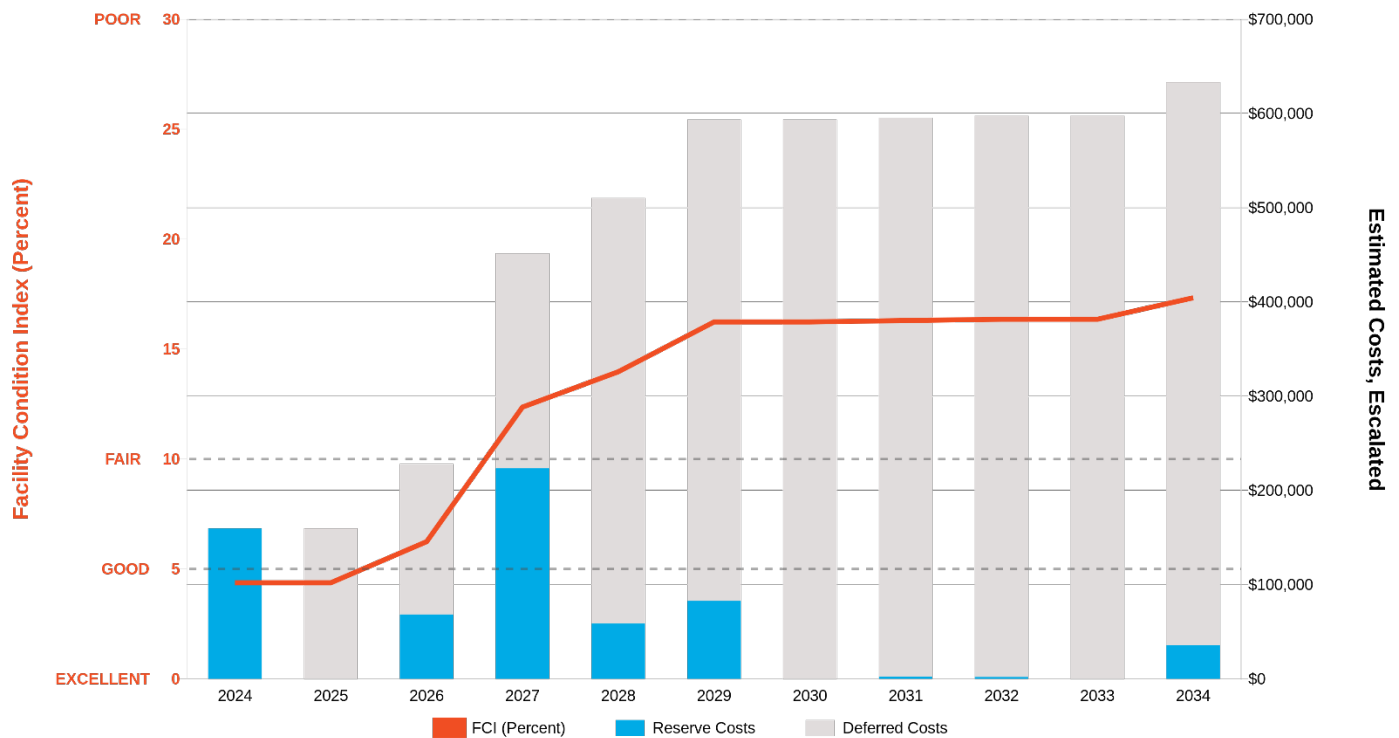
**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each 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
<b>TOTAL (7 items)</b>					<b>\$159,800</b>

## 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

Unifomat 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

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

Material Storage Bins: Building Systems Summary		
<b>HVAC</b>	None	-
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source & Distribution: Fed from Building Maintenance & Fleet Division building with copper wiring	Fair
<b>Fire Alarm</b>	None	-
<b>Equipment/Special</b>	None	-
<b>Accessibility</b>	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.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	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.	
<b>Key Spaces Not Observed</b>	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.

<b>Material Storage Bins: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Structure</b>	\$38,200	\$0	\$0	\$0	\$0	\$38,200
<b>Roofing</b>	\$0	\$0	\$19,000	\$0	\$0	\$19,000
<b>Plumbing</b>	\$0	\$0	\$0	\$0	\$37,400	\$37,400
<b>Fire Protection</b>	\$0	\$0	\$1,600	\$0	\$2,200	\$3,800
<b>Screen Fencing Around Building</b>	\$0	\$0	\$0	\$0	\$3,500	\$3,500
<b>TOTALS</b>	<b>\$38,200</b>	<b>\$0</b>	<b>\$20,600</b>	<b>\$0</b>	<b>\$43,000</b>	<b>\$101,800</b>



## Significant/Systemic Findings and Deficiencies

### Historical Summary

This structure was built for storage of city maintenance equipment.

### Architectural

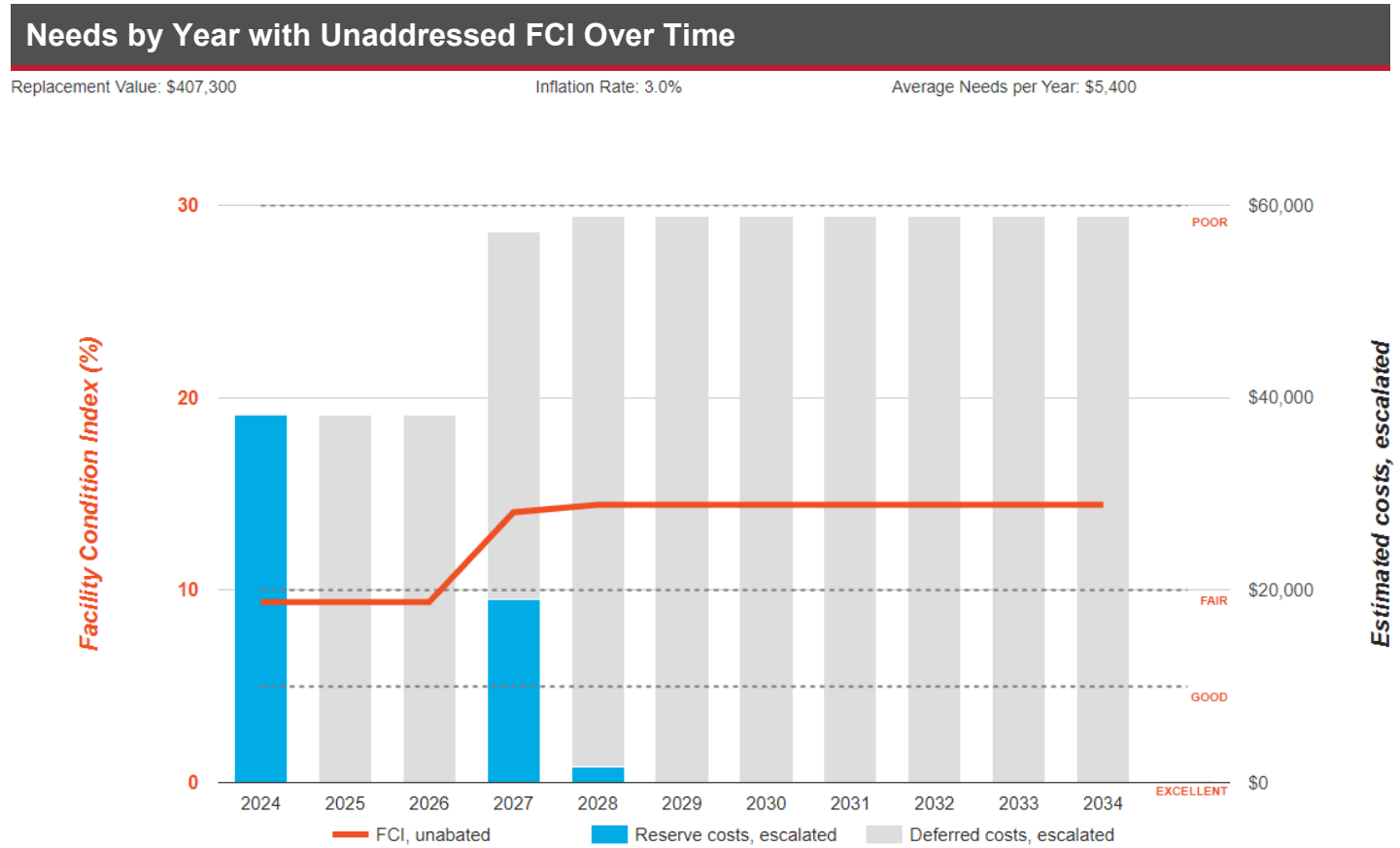
The structure is supported by concrete block walls, all resting on a concrete slab. Notably, the exposed metal roof structure exhibits signs of rust, necessitating immediate repairs, the costs of which are included in the budget for immediate needs.

### 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.



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

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

Shade Structure A: Building Systems Summary		
<b>HVAC</b>	None	-
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source & Distribution: Fed from Water & Streets building with copper wiring	Fair
<b>Fire Alarm</b>	None	-
<b>Equipment/Special</b>	None	-
<b>Accessibility</b>	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.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	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.	
<b>Key Spaces Not Observed</b>	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.

<b>Shade Structure A: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Facade</b>	\$6,912	\$0	\$56,173	\$9,289	\$87,975	\$160,349
<b>Roofing</b>	\$0	\$12,425	\$227,195	\$0	\$0	\$239,620
<b>Interiors</b>	\$42,304	\$0	\$0	\$56,853	\$76,405	\$175,562
<b>Fire Protection</b>	\$0	\$0	\$2,098	\$0	\$2,819	\$4,917
<b>Electrical</b>	\$0	\$0	\$134,501	\$0	\$0	\$134,501
<b>TOTALS</b>	<b>\$49,300</b>	<b>\$12,500</b>	<b>\$420,000</b>	<b>\$66,200</b>	<b>\$167,200</b>	<b>\$715,000</b>

## 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)

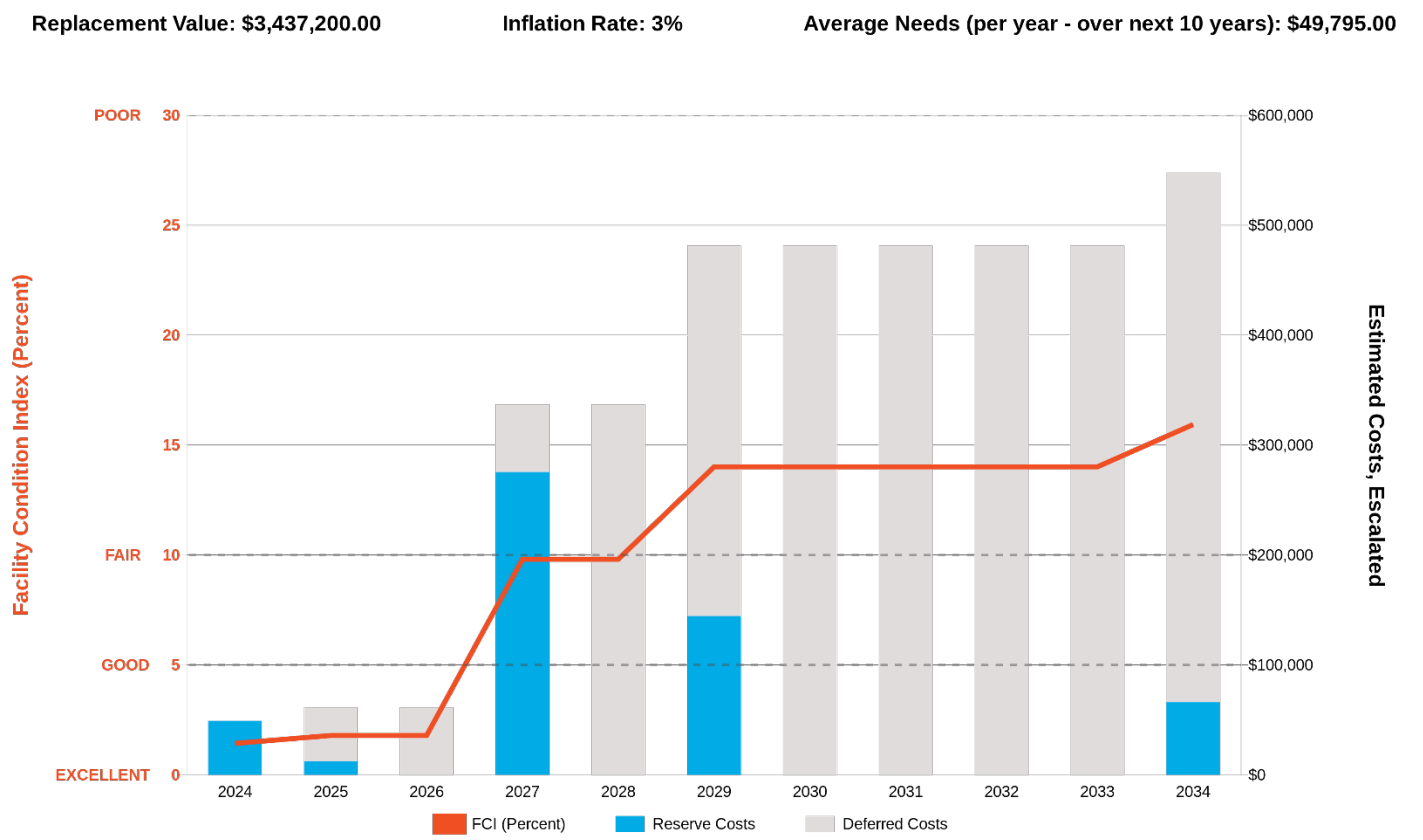
The electrical systems, though aged, appear to be in fair condition. There are no HVAC units present for this structure.

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



## 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
<b>TOTAL (2 items)</b>					<b>\$49,200</b>

## 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

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

Water & Streets Shop: Building Systems Summary		
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste & venting Hot Water: None Fixtures: Sinks	Fair
<b>HVAC</b>	None	-
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: Diesel generator available on site	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors and exit signs	Fair
<b>Equipment/Special</b>	None	-
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	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.	
<b>Key Spaces Not Observed</b>	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.

<b>Water &amp; Streets Shop: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Facade</b>	\$0	\$0	\$94,936	\$359,782	\$0	\$454,718
<b>Roofing</b>	\$0	\$0	\$288,654	\$0	\$0	\$288,654
<b>Interiors</b>	\$0	\$25,066	\$3,895	\$0	\$33,687	\$62,648
<b>Plumbing</b>	\$0	\$0	\$7,227	\$0	\$4,903	\$12,130
<b>Fire Protection</b>	\$0	\$0	\$4,451	\$0	\$5,982	\$10,433
<b>Electrical</b>	\$0	\$0	\$122,811	\$0	\$0	\$122,811
<b>Fire Alarm &amp; Electronic Systems</b>	\$0	\$0	\$7,203	\$0	\$11,222	\$18,425
<b>TOTALS</b>	<b>\$0</b>	<b>\$25,100</b>	<b>\$530,000</b>	<b>\$359,800</b>	<b>\$55,800</b>	<b>\$969,900</b>

## 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.



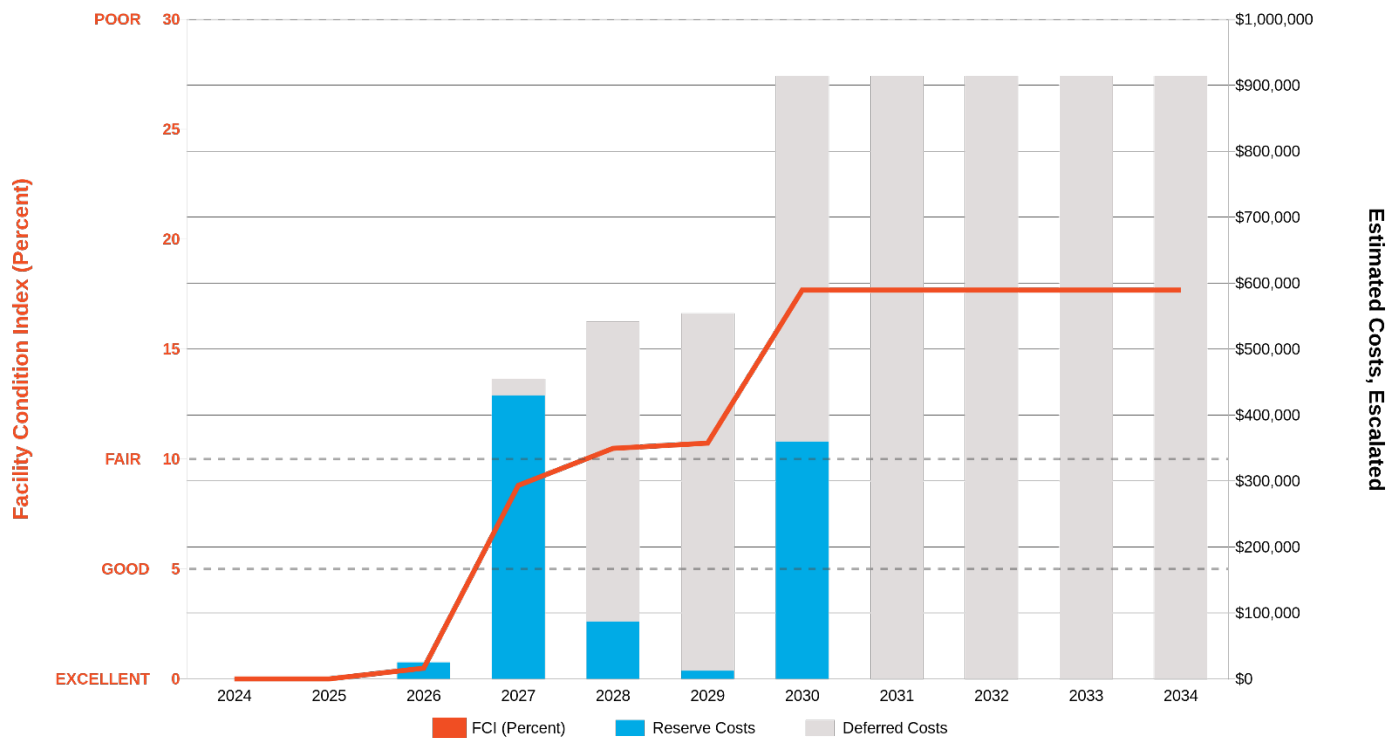
**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

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

Well 9 Nano-Filtration Treatment Plant: Building Systems Summary		
<b>Plumbing</b>	Distribution: Copper supply Hot Water: None Fixtures: None	Good
<b>HVAC</b>	None	-
<b>Fire Suppression</b>	Fire extinguishers only	Good
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: Diesel generator with automatic transfer switch	Good
<b>Fire Alarm</b>	None	-
<b>Equipment/Special</b>	Distribution pumps	Good
<b>Accessibility</b>	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.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	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.	
<b>Key Spaces Not Observed</b>	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.

<b>Well 9 Nano-Filtration Treatment Plant: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Facade</b>	\$0	\$0	\$8,339	\$0	\$11,207	\$19,546
<b>Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Interiors</b>	\$0	\$0	\$18,309	\$0	\$24,606	\$42,915
<b>Plumbing</b>	\$0	\$0	\$0	\$100,935	\$0	\$100,935
<b>Fire Protection</b>	\$0	\$0	\$1,573	\$0	\$2,114	\$3,687
<b>Electrical</b>	\$0	\$0	\$0	\$0	\$44,290	\$44,290
<b>TOTALS</b>	<b>\$0</b>	<b>\$0</b>	<b>\$28,300</b>	<b>\$101,000</b>	<b>\$82,300</b>	<b>\$211,400</b>

## 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.

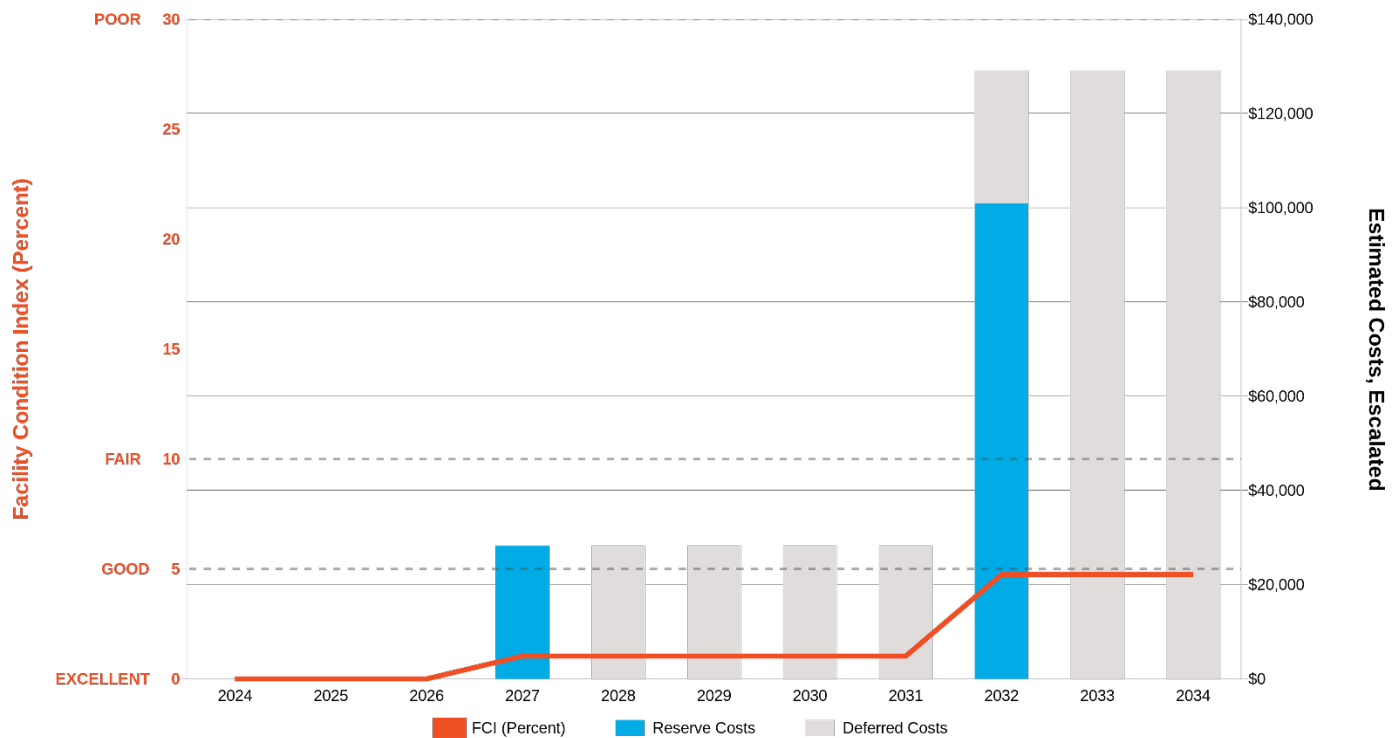
**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each 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		
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste & venting Hot Water: None Fixtures: Toilets, urinals, and sinks in restroom	Good
<b>HVAC</b>	Split-system heat pumps	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: Diesel generator with automatic transfer switch on site	Good
<b>Fire Alarm</b>	Smoke detectors with exit signs only	Fair
<b>Equipment/Special</b>	None	-
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	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.	
<b>Key Spaces Not Observed</b>	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.

<b>Well 9 Training: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Facade</b>	\$0	\$0	\$9,231	\$0	\$12,406	\$21,637
<b>Interiors</b>	\$0	\$0	\$9,334	\$0	\$22,639	\$31,973
<b>Plumbing</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>HVAC</b>	\$0	\$0	\$0	\$52,931	\$0	\$52,931
<b>Fire Protection</b>	\$0	\$0	\$1,573	\$0	\$2,114	\$3,687
<b>Electrical</b>	\$0	\$0	\$1,573	\$0	\$17,169	\$18,742
<b>Equipment &amp; Furnishings</b>	\$0	\$0	\$0	\$0	\$11,132	\$11,132
<b>TOTALS</b>	<b>\$0</b>	<b>\$0</b>	<b>\$21,800</b>	<b>\$53,000</b>	<b>\$65,500</b>	<b>\$140,200</b>

## 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.

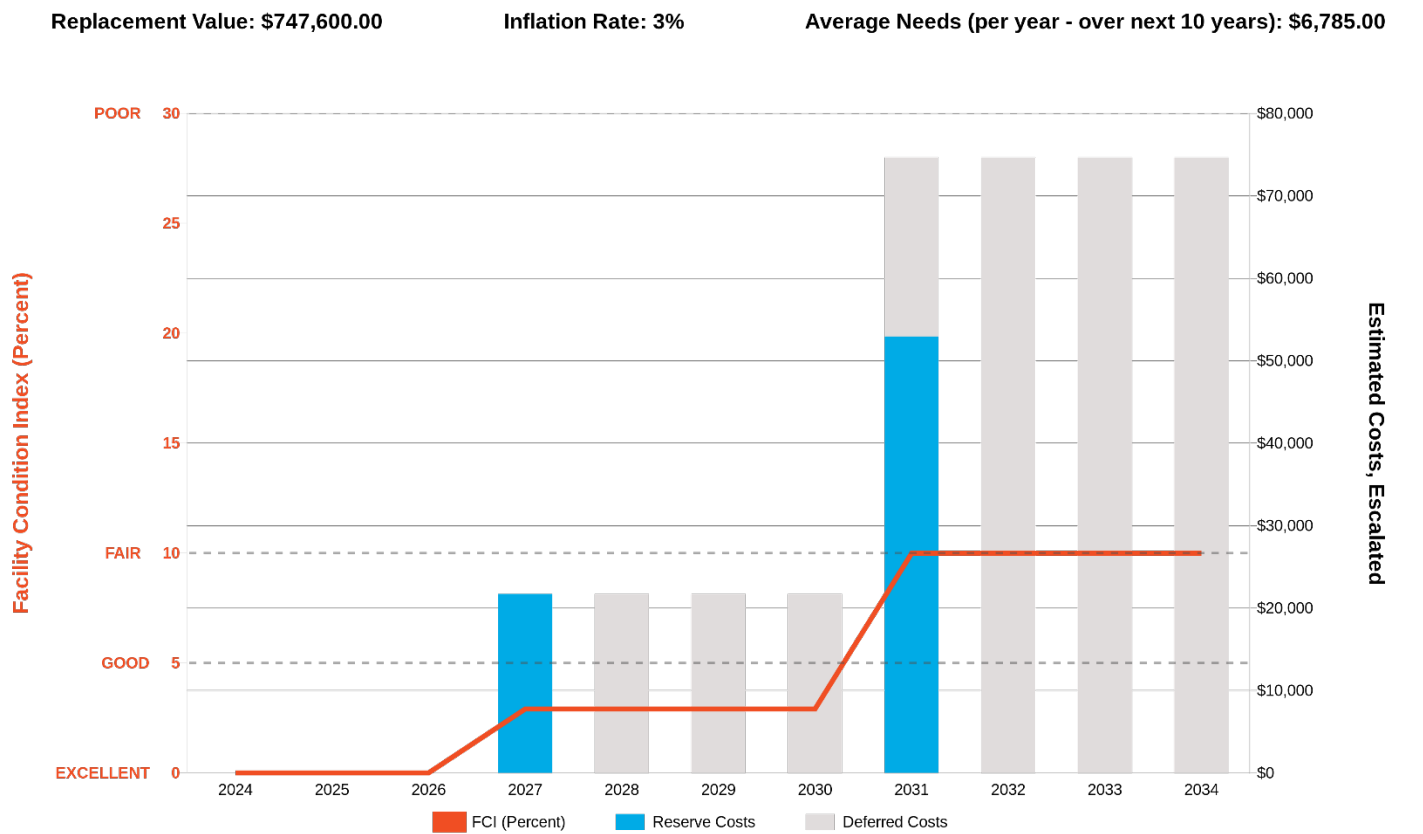
The main distribution panel for the treatment plant is located in this building's electrical room along with motor control breakers. all in good condition.

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



## 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.

<b>Site: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Electrical</b>	\$0	\$0	\$0	\$0	\$234,300	\$234,300
<b>Site Pavement</b>	\$0	\$0	\$0	\$0	\$0	\$31,973
<b>Site Development</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Site Utilities</b>	\$0	\$0	\$0	\$0	\$0	\$52,931
<b>TOTALS</b>	<b>\$0</b>	<b>\$0</b>	<b>\$21,800</b>	<b>\$53,000</b>	<b>\$65,500</b>	<b>\$140,200</b>

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

## Scope

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

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



## 12. Opinions of Probable Costs

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.

**Prepared by:** Ishaq Ameen  
Project Assessor

**Reviewed by:**



---

Michael Chaney,  
Program Manager  
800.733.0660 ext. 7297980  
[michael.chaney@bureauveritas.com](mailto:michael.chaney@bureauveritas.com)

## 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



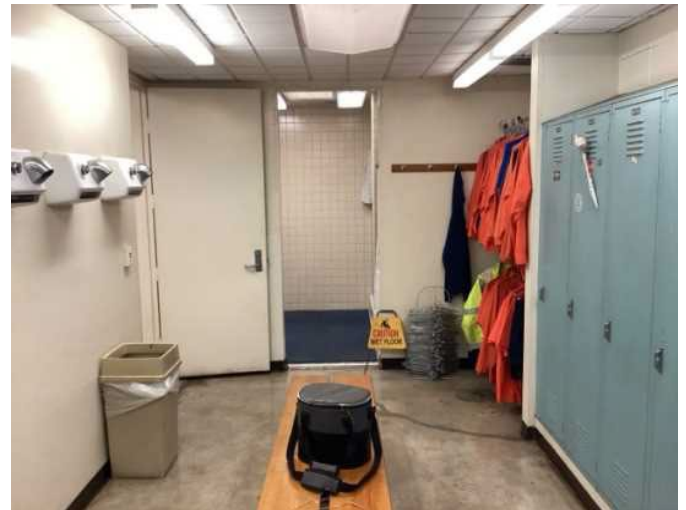
13 - CITY YARD OFFICES OVERVIEW



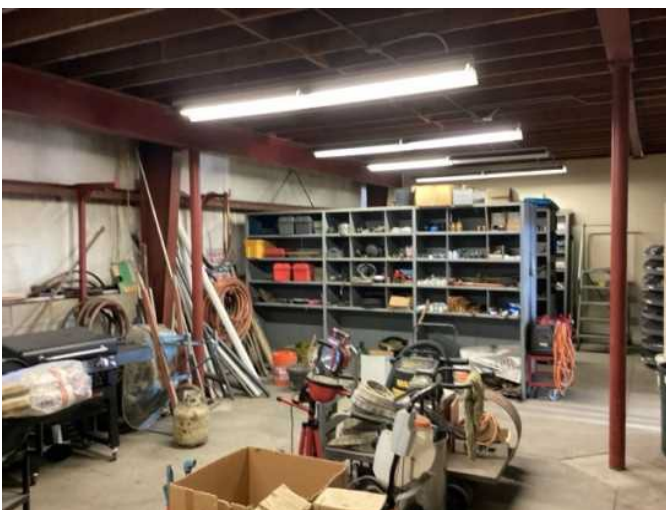
14 - CITY YARD OFFICES ROOF SOUTH END



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 &amp; 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

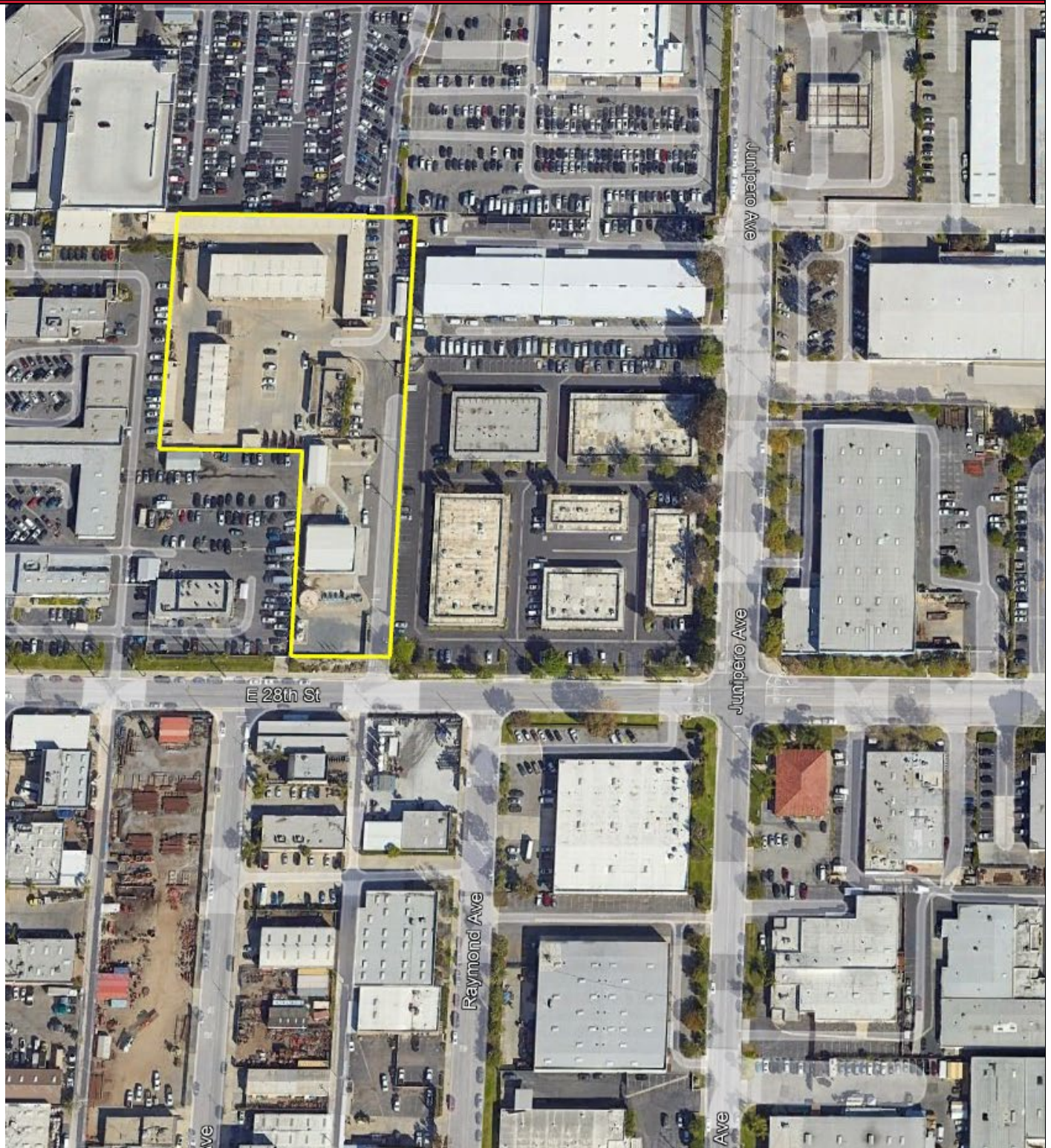
## Appendix B:



### Site and Floor Plan(s)

---



# Site Plan



 <b>BUREAU VERITAS</b>	<b>Project Number</b>	<b>Project Name</b>	
	165418.23R000-005.354	City Yard The City of Signal Hill	
	<b>Source</b>	<b>On-Site Date</b>	
	Google	January 23, 2024	

## **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 <b>Yes</b> responses. ( <b>NA</b> indicates "Not Applicable", <b>Unk</b> 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

Unif	mat	Code	ID	Cost Description	Lifespan (EUL)	E	Age	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

Unif	mat	Code	ID	Cost Description	Lifespan (EUL)	E	Age	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



10/1/2024

Unif	mat	Code	ID	Cost Description	Lifespan (EUL)	E	Age	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	73366	80		Suspended Ceilings, Acoustical Tile (ACT), Replace	25	22	3	3499	SF	\$5.60	\$19,594					\$19,594																			\$19,594					
C2010	73366	17		Wall Finishes, Ceramic Tile, Replace	40	35	5	1200	SF	\$28.80	\$34,560						\$34,560																		\$34,560					
C2010	73366	19		Wall Finishes, any surface, Prep & Paint	10	7	3	6450	SF	\$2.40	\$15,480					\$15,480										\$15,480									\$30,960					
C2030	73366	66		Flooring, any surface, w/ Coating, Prep & Paint	10	8	2	2139	SF	\$19.20	\$41,069				\$41,069											\$41,069									\$82,138					
C2030	73365	98		Flooring, Vinyl Tile (VCT), Replace	15	10	5	1100	SF	\$8.00	\$8,800						\$8,800																\$8,800		\$17,600					
C2030	73366	39		Flooring, Carpet, Commercial Standard, Replace	10	5	5	1060	SF	\$12.00	\$12,720						\$12,720											\$12,720							\$25,440					
C2050	73366	45		Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	800	SF	\$3.20	\$2,560						\$2,560										\$2,560								\$5,120					
D2010	73366	90		Water Heater, Gas, Tankless, Replace	15	13	2	1	EA	\$3,200.00	\$3,200					\$3,200															\$3,200				\$6,400					
D2010	73366	02		Plumbing System, Supply & Sanitary, Medium Density (includes fixtures), Replace	40	37	3	4299	SF	\$24.00	\$103,176					\$103,176																			\$103,176					
D2010	73366	67		Sink/Lavatory, Multi user Sink, Floor, Replace	35	33	2	1	EA	\$2,560.00	\$2,560					\$2,560																			\$2,560					
D2010	73366	72		Shower, Valve & Showerhead, Replace	30	27	3	6	EA	\$1,280.00	\$7,680					\$7,680																			\$7,680					
D2010	73366	52		Toilet, Commercial Water Closet, Replace	30	27	3	4	EA	\$2,080.00	\$8,320					\$8,320																			\$8,320					
D2010	73366	89		Sink/Lavatory, Service Sink, Floor, Replace	35	32	3	1	EA	\$1,280.00	\$1,280					\$1,280																			\$1,280					
D2010	73366	71		Shower, Fiberglass, Replace	20	15	5	6	EA	\$2,560.00	\$15,360						\$15,360																		\$15,360					
D2010	73365	79		Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	8	7	1	EA	\$1,920.00	\$1,920									\$1,920															\$1,920					
D2010	73366	83		Urinal, Standard, Replace	30	15	15	2	EA	\$1,760.00	\$3,520																	\$3,520							\$3,520					
D2010	73366	50		Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	10	20	3	EA	\$2,400.00	\$7,200																							\$7,200	\$7,200					
D3020	73365	97		Furnace, Gas, Replace	20	39	0	1	EA	\$6,720.00	\$6,720	\$6,720																						\$6,720	\$13,440					
D3030	73366	07		Split System Ductless, Single Zone, Replace	15	11	4	1	EA	\$5,600.00	\$5,600						\$5,600																\$5,600		\$11,200					
D3050	73365	83		Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$17,600.00	\$17,600					\$17,600																			\$17,600					
D3050	73366	05		HVAC System, Ductwork, Medium Density, Replace	30	27	3	4299	SF	\$6.40	\$27,514					\$27,514																			\$27,514					
D3060	73366	74		Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	17	3	1	EA	\$1,920.00	\$1,920					\$1,920																			\$1,920					
D4030	73366	22		Fire Extinguisher, Wet Chemical/CO2, Replace	10	6	4	5	EA	\$480.00	\$2,400						\$2,400										\$2,400								\$4,800					
D5020	73365	99		Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	\$3,200.00	\$3,200					\$3,200																			\$3,200					
D5040	73366	27		Emergency & Exit Lighting, Exit Sign, LED, Replace	10	7	3	4	EA	\$352.00	\$1,408					\$1,408										\$1,408									\$2,816					
D5040	73366	85		Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	16	4	4299	SF	\$7.20	\$30,953						\$30,953																		\$30,953					
D7050	73366	32		Fire Alarm Panel, Multiplex, Replace	15	5	10	1	EA	\$6,400.00	\$6,400												\$6,400												\$6,400					
E1030	73366	69		Foodservice Equipment, Icemaker, Freestanding, Replace	15	11	4	1	EA	\$10,720.00	\$10,720						\$10,720																\$10,720		\$21,440					
E1060	73366	55		Residential Appliances, Cooktop, Countertop, Replace	15	7	8	1	EA	\$1,600.00	\$1,600										\$1,600														\$1,600					
G4050	73365	90		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	73383	97		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

Unif	mat	Code	ID	Cost Description	Lifespan (EUL)	E	Age	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	73404	63		Roof Structure, Flat, Metal Deck Over Bar Joists, Replace	75	75	0	853	SF	\$44.80	\$38,214	\$38,214																						\$38,214	
B3010	73718	14		Roofing, Metal, Replace	40	37	3	835	SF	\$20.80	\$17,368				\$17,368																				\$17,368
D2060	73366	40		Air Compressor, Tank-Style, Replace	20	7	13	1	EA	\$25,440.00	\$25,440														\$25,440										\$25,440
D4030	73404	66		Fire Extinguisher, Wet Chemical/CO2, Replace	10	6	4	3	EA	\$480.00	\$1,440					\$1,440											\$1,440								\$2,880
G2060	73404	64		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	\$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	\$37,359	\$2,178	\$0	\$0	\$0	\$0	\$3,507	\$0			\$101,858

City Yard / Shade Structure A

Unif	mat	Code	ID	Cost Description	Lifespan (EUL)	E	Age	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	73406	76		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	73701	52		Exterior Walls, any painted surface, Prep & Paint	10	5	5	10095	SF	\$4.80	\$48,456							\$48,456										\$48,456							\$96,912
B3010	73366	12		Roofing, Metal, Replace	40	39	1	580	SF	\$20.80	\$12,064		\$12,064																						\$12,064

329

Replacement Reserves Report



10/1/2024

Uniformat Code	ID	Cost Description	Lifespan (EUL)	E	Age	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)	E	Age	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 CodeID		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)	E	Age	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



10/1/2024

Uniformat Code	ID	Cost Description	Lifespan (EUL)	E	Age	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)	E	Age	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	16053NWBYYA	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



Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7336594	G2020	<b>Vehicular Access Devices</b>	Operator, Large Gate		City Yard / Site	Site - 28th Street Entrance						1
<b>G30 Liquid &amp; Gas Site Utilities</b>													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7336654	G3060	<b>Storage Tank</b>	Site Fuel, Above-Ground	10000 GAL	City Yard / Shade Structure A	Storage Warehouse	NA	Illegible	Illegible	2008		1

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*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:**

*Bureau Veritas  
6021 University Boulevard, Suite 200  
Ellicott City, MD 21043  
800.733.0660  
[www.us.bureauveritas.com](http://www.us.bureauveritas.com)*

**BV CONTACT:**

*Michael Chaney  
Program Manager  
800.733.0660 x7297980  
[Michael.Chaney@bureauveritas.com](mailto:Michael.Chaney@bureauveritas.com)*

**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 .....

Significant/Systemic Findings and Deficiencies .....

Facility Condition Index (FCI).....

Immediate Needs.....

Plan Types .....

2. Building Systems and Site Elements .....

3. ADA Accessibility .....

4. Purpose and Scope .....

5. Opinions of Probable Costs.....

Methodology .....

Definitions .....

6. Certification.....

7. Appendices .....

1

1

2

3

5

6

7

11

13

15

15

16

17

18

# 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: <a href="mailto:tbekele@cityofsignalhill.org">tbekele@cityofsignalhill.org</a>
On-site Point of Contact (POC)	Margarita Beltran
Assessment & Report Prepared By	Ishaq Ameen
Reviewed By	Michael Chaney Program Manager <a href="mailto:Michael.Chaney@bureauveritas.com">Michael.Chaney@bureauveritas.com</a> 800.733.0660 x7297980
AssetCalc Link	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Significant/Systemic Findings and Deficiencies

### Historical Summary

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

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

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

### FCI Analysis

<i>Replacement Value</i> \$24,327,000	<i>Total SF</i> 28,620	<i>Cost/SF</i> \$850	
	<b>Est Reserve Cost</b>		<b>FCI</b>
<b>Current</b>	\$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 %

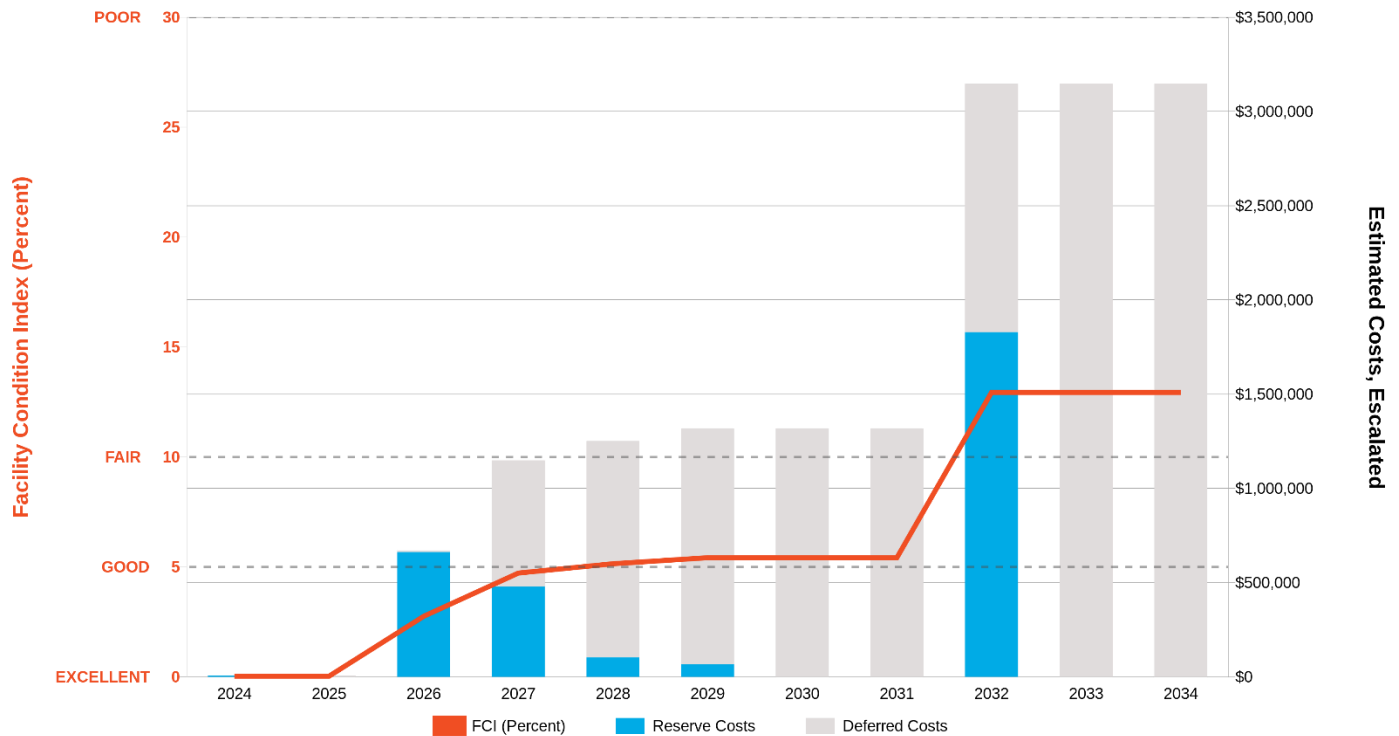
**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each 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
<b>TOTAL (2 items)</b>					<b>\$14,400</b>

## Key Findings

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

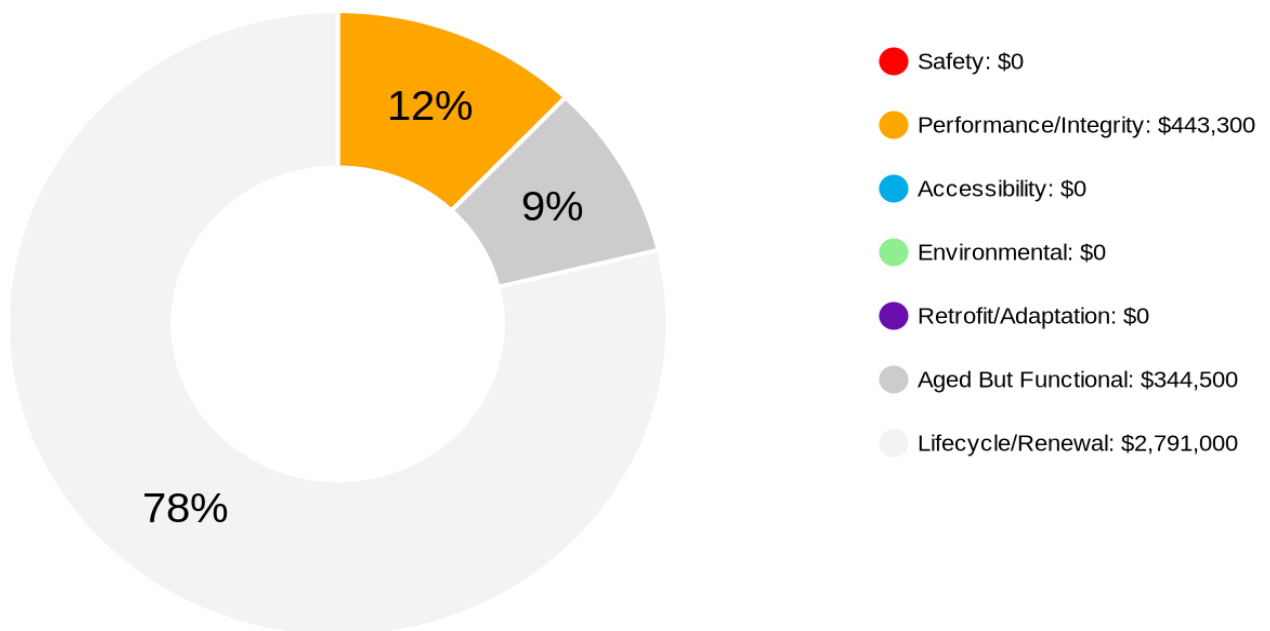
## Plan Types

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

<b>Safety</b>	<span style="color: red;">■</span>	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
<b>Performance/Integrity</b>	<span style="color: orange;">■</span>	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
<b>Accessibility</b>	<span style="color: blue;">■</span>	Does not meet ADA, UFAS, and/or other accessibility requirements.
<b>Environmental</b>	<span style="color: green;">■</span>	Improvements to air or water quality, including removal of hazardous materials from the building or site.
<b>Retrofit/Adaptation</b>	<span style="color: purple;">■</span>	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
<b>Aged But Functional</b>	<span style="color: gray;">■</span>	Any component or system that has aged past its industry-average expected useful life (EUL) but is not currently deficient or problematic.
<b>Lifecycle/Renewal</b>	<span style="color: lightgray;">■</span>	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

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

Building Systems Summary		
<b>Plumbing</b>	Distribution: Copper supply and PVC waste & venting Hot Water: Gas tankless water heaters Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Non-Central System: Packaged units and ductless split-systems	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Good
<b>Electrical</b>	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
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	-
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	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.	
<b>Key Spaces Not Observed</b>	All key areas of the facility were accessible and observed.	

Site Information		
<b>Site Area</b>	2.6 acres	
<b>Parking Spaces</b>	97 total spaces all in open lots; 4 of which are accessible.	
<i>System</i>	<i>Description</i>	<i>Condition</i>

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

<b>Police Department: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Facade</b>	\$0	\$0	\$30,596	\$0	\$83,201	\$113,797
<b>Roofing</b>	\$0	\$412,307	\$0	\$132,944	\$0	\$545,251
<b>Interiors</b>	\$7,756	\$246,043	\$230,146	\$160,119	\$788,427	\$1,432,491
<b>Plumbing</b>	\$0	\$0	\$13,112	\$3,040	\$199,112	\$215,264
<b>HVAC</b>	\$0	\$0	\$37,238	\$334,422	\$100,308	\$471,968
<b>Fire Protection</b>	\$0	\$0	\$0	\$0	\$101,107	\$101,107
<b>Electrical</b>	\$0	\$4,107	\$189,159	\$1,194,998	\$614,868	\$2,003,132
<b>Fire Alarm &amp; Electronic Systems</b>	\$0	\$0	\$126,301	\$0	\$196,773	\$323,074
<b>Equipment &amp; Furnishings</b>	\$0	\$0	\$21,853	\$3,546	\$30,866	\$56,265
<b>Special Construction &amp; Demo</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Sitework</b>	\$6,624	\$0	\$101,606	\$322,853	\$240,114	\$671,197
<b>TOTALS</b>	<b>\$14,400</b>	<b>\$662,500</b>	<b>\$750,100</b>	<b>\$2,152,000</b>	<b>\$2,354,800</b>	<b>\$5,933,800</b>

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

## Scope

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

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

## 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.

**Prepared by:** Joseph Malboeuf  
Project Assessor

**Reviewed by:**



---

Michael Chaney,  
Program Manager  
800.733.0660 ext. 7297980  
[Michael.Chaney@bureauveritas.com](mailto:Michael.Chaney@bureauveritas.com)

## 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



 <b>BUREAU VERITAS</b>	Project Number	Project Name	
	165418.23R000-006.354	Police Department	
	Source	On-Site Date	
	Google	January 23, 2024	

## 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?		✗			
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 complaints?		✗			
10	Are your elevators unreliable, with frequent service calls?				✗	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		✗			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, 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?		✗			

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?		✗		
2	Have any ADA improvements been made to the property since original construction? Describe.		✗		
3	Has building management reported any accessibility-based complaints or litigation?		✗		

Police Department: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				✗
Exterior Accessible Route				✗
Building Entrances				✗
Interior Accessible Route				✗
Elevators	NA			
Public Restrooms				✗
Kitchens/Kitchenettes				✗
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

Component Condition Report | Police Department

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



Component Condition Report | Police Department

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																		\$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																		\$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		
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																									

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		380

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



**BUREAU  
VERITAS**

*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

## **PREPARED BY:**

*Bureau Veritas  
6021 University Boulevard, Suite 200  
Ellicott City, MD 21043  
800.733.0660  
[www.us.bureauveritas.com](http://www.us.bureauveritas.com)*

## **BV CONTACT:**

*Michael Chaney  
Program Manager  
800.733.0660 x7297980  
[Michael.Chaney@bureauveritas.com](mailto:Michael.Chaney@bureauveritas.com)*

## **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 .....

Significant/Systemic Findings and Deficiencies .....

Facility Condition Index (FCI).....

Immediate Needs.....

Plan Types .....

2. Building Systems and Site Elements .....

3. ADA Accessibility .....

4. Purpose and Scope .....

5. Opinions of Probable Costs.....

Methodology .....

Definitions .....

6. Certification.....

7. Appendices .....

1

1

2

3

5

6

7

10

12

14

14

15

16

17

# 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: <a href="mailto:tbekele@cityofsignalhill.org">tbekele@cityofsignalhill.org</a>
On-site Point of Contact (POC)	Margarita Beltran
Assessment & Report Prepared By	Ishaq Ameen
Reviewed By	Michael Chaney Program Manager <a href="mailto:Michael.Chaney@bureauveritas.com">Michael.Chaney@bureauveritas.com</a> 800.733.0660 x7297980
AssetCalc Link	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Significant/Systemic Findings and Deficiencies

### Historical Summary

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.

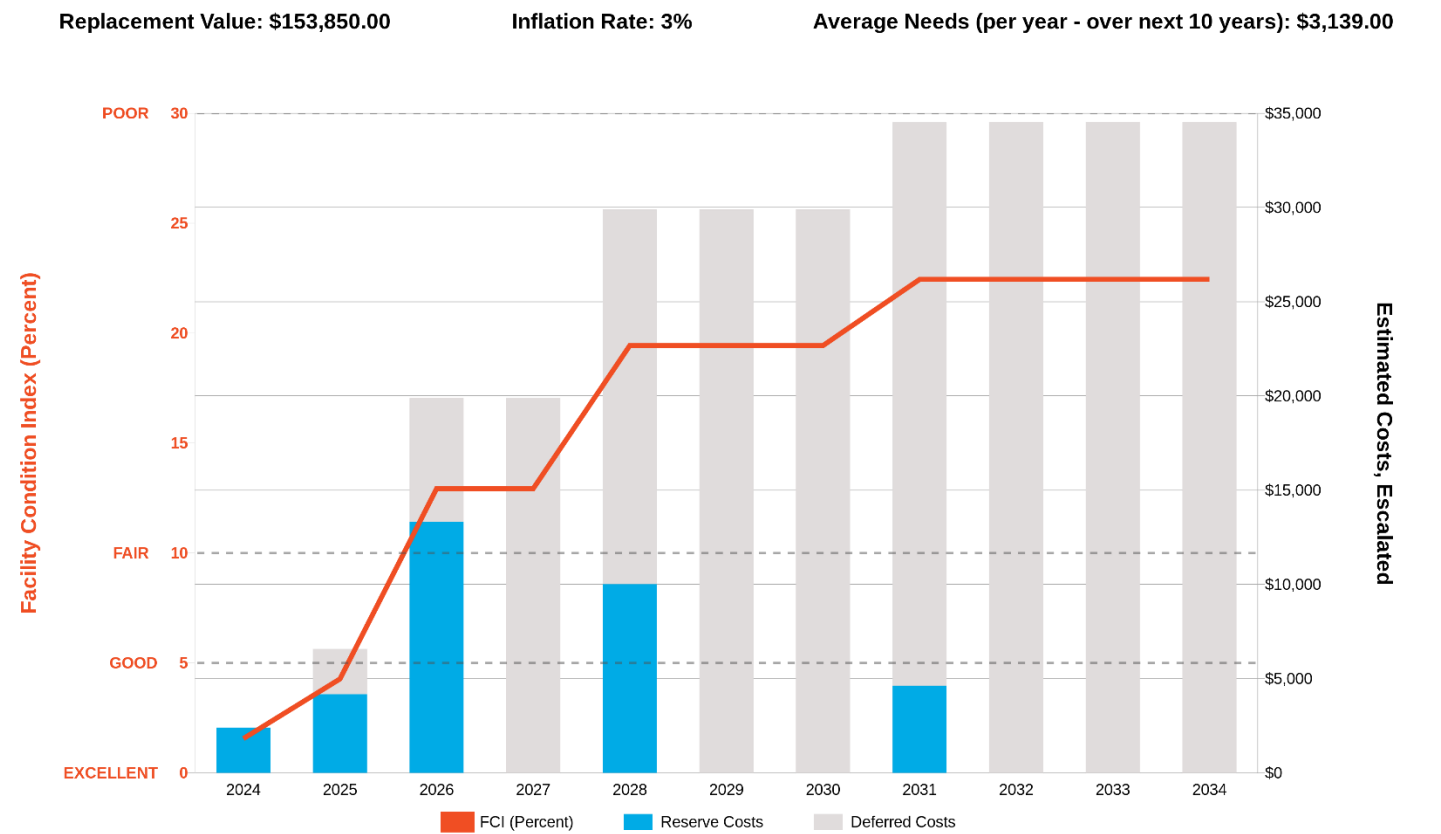
FCI Ranges and Description	
<b>0 – 5%</b>	In new or well-maintained condition, with little or no visual evidence of wear or
<b>5 – 10%</b>	Subjected to wear but is still in a serviceable and functioning condition.
<b>10 – 30%</b>	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable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

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

FCI Analysis			
<i>Replacement Value</i> \$153,850	<i>Total SF</i> 181	<i>Cost/SF</i> \$850	
Est Reserve Cost			FCI
<b>Current</b>	\$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



## 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
<b>TOTAL (1 items)</b>					<b>\$2,400</b>

## 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



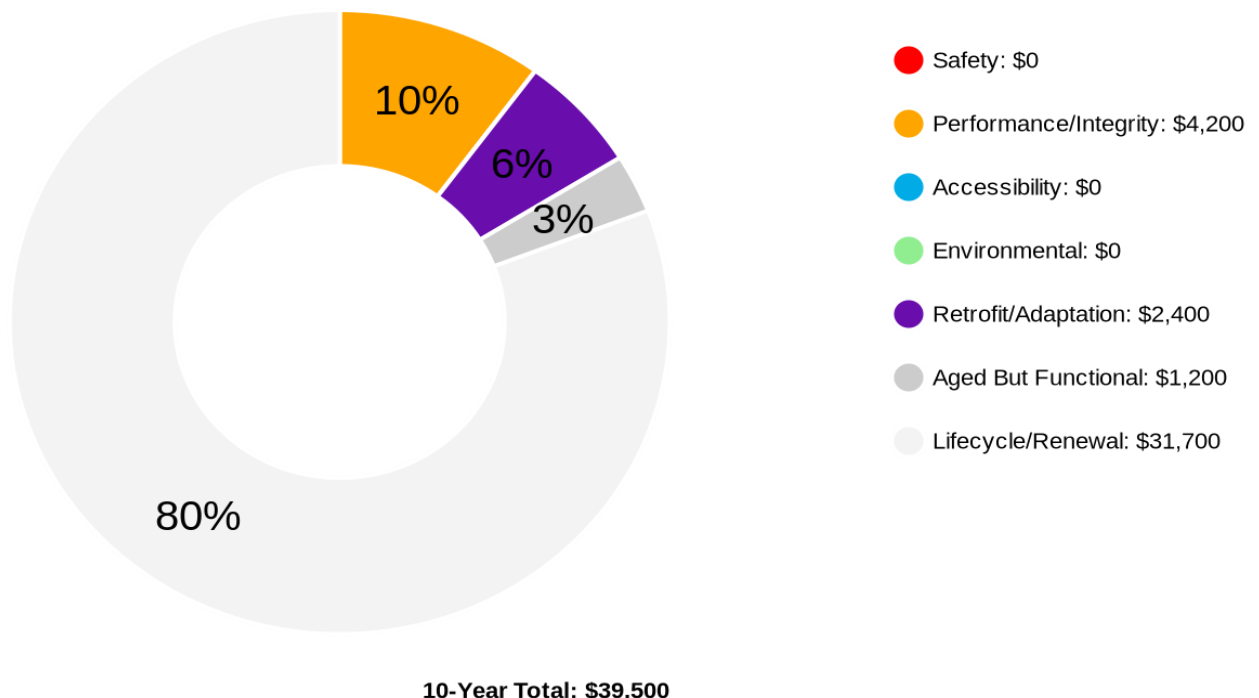
## Plan Types

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.

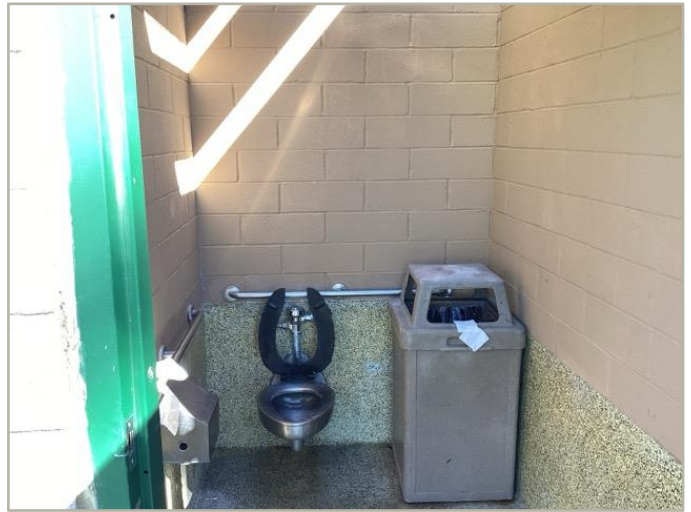
### Plan Type Descriptions

<b>Safety</b>	<span style="color: red;">■</span>	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
<b>Performance/Integrity</b>	<span style="color: orange;">■</span>	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
<b>Accessibility</b>	<span style="color: blue;">■</span>	Does not meet ADA, UFAS, and/or other accessibility requirements.
<b>Environmental</b>	<span style="color: green;">■</span>	Improvements to air or water quality, including removal of hazardous materials from the building or site.
<b>Retrofit/Adaptation</b>	<span style="color: purple;">■</span>	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
<b>Aged But Functional</b>	<span style="color: gray;">■</span>	Any component or system that has aged past its industry-average expected useful life (EUL) but is not currently deficient or problematic.
<b>Lifecycle/Renewal</b>	<span style="color: lightgray;">■</span>	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)



## 2. Building Systems and Site Elements



### Building Systems Summary

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

Building Systems Summary		
<b>HVAC</b>	None	-
<b>Fire Suppression</b>	None	-
<b>Electrical</b>	Source & Distribution: Fed from a separate building with copper wiring Interior Lighting: None Emergency Power: None	Fair
<b>Fire Alarm</b>	None	-
<b>Equipment/Special</b>	None	-
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	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.	
<b>Key Spaces Not Observed</b>	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.

<b>Hilltop Park Restrooms: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Facade</b>	\$0	\$4,328	\$0	\$0	\$10,173	\$14,501
<b>Interiors</b>	\$0	\$1,688	\$0	\$0	\$2,268	\$3,956
<b>Plumbing</b>	\$2,400	\$11,473	\$9,364	\$0	\$3,739	\$26,976
<b>Electrical</b>	\$0	\$0	\$0	\$4,629	\$0	\$4,629
<b>Fire Alarm &amp; Electronic Systems</b>	\$0	\$0	\$651	\$0	\$1,015	\$1,666
<b>Sitework</b>	\$0	\$2,376	\$2,552	\$0	\$2,244	\$7,172
<b>TOTALS</b>	<b>\$2,400</b>	<b>\$19,900</b>	<b>\$12,600</b>	<b>\$4,700</b>	<b>\$19,500</b>	<b>\$59,100</b>

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



## Scope

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

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

## 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.

**Prepared by:** Ishaq Ameen,  
Project Assessor

**Reviewed by:**



---

Michael Chaney,  
Program Manager  
800.733.0660 ext. 7297980  
[Michael.Chaney@bureauveritas.com](mailto:Michael.Chaney@bureauveritas.com)

## 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



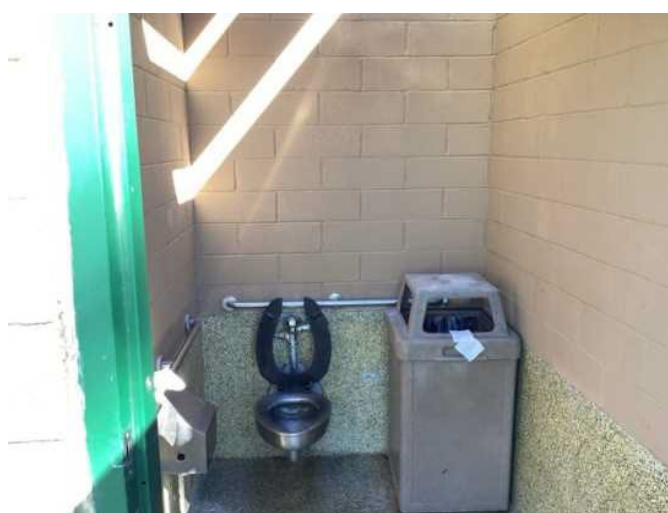
3 - RIGHT ELEVATION



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

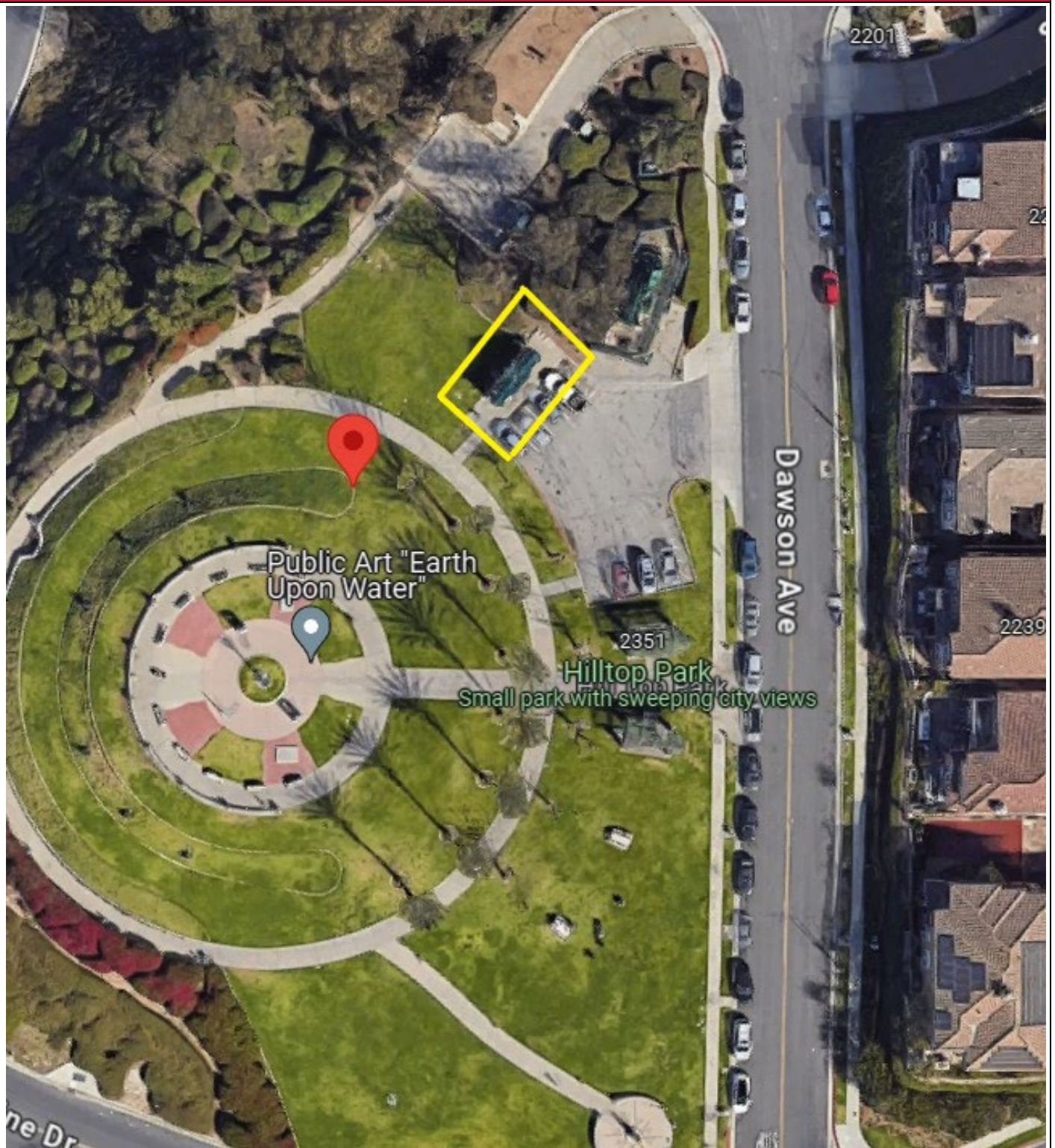
## Appendix B:



### Site Plan

---



# Site Plan



 <b>BUREAU</b> <b>VERITAS</b>	Project Number	Project Name	
	165418.23R000-007.354	Hilltop Park Restrooms	
	Source	On-Site Date	
	Google	January 26, 2024	

## 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	\$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



**BUREAU  
VERITAS**

*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:**

*Bureau Veritas  
6021 University Boulevard, Suite 200  
Ellicott City, MD 21043  
800.733.0660  
[www.us.bureauveritas.com](http://www.us.bureauveritas.com)*

**BV CONTACT:**

*Michael Chaney  
Program Manager  
800.733.0660 x7297980  
[Michael.Chaney@bureauveritas.com](mailto:Michael.Chaney@bureauveritas.com)*

**BV PROJECT #:**

*165418.23R000-008.354*

**DATE OF REPORT:**

*February 19, 2025*

**ON SITE DATE:**

*January 19, 2024*

**Bureau Veritas**

TABLE OF CONTENTS

1. Executive Summary ..... 1

    Property Overview and Assessment Details ..... 1

    Significant/Systemic Findings and Deficiencies ..... 2

    Facility Condition Index (FCI)..... 3

    Immediate Needs..... 5

    Plan Types ..... 6

2. Building Systems and Site Elements ..... 7

3. ADA Accessibility ..... 11

4. Purpose and Scope ..... 13

5. Opinions of Probable Costs..... 15

    Methodology ..... 15

    Definitions ..... 16

6. Certification ..... 17

7. Appendices ..... 18

# 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 <a href="mailto:Michael.Chaney@bureauveritas.com">Michael.Chaney@bureauveritas.com</a> 800.733.0660 x7297980
AssetCalc Link	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>



## Significant/Systemic Findings and Deficiencies

### Historical Summary

The 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 CFL fixtures and lamps, showing non-function on the linear fluorescent.

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

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

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

### FCI Analysis

<i>Replacement Value</i> \$1,578,750	<i>Total SF</i> 2,526	<i>Cost/SF</i> \$850	
Est Reserve Cost			FCI
<b>Current</b>	\$0		0 %
3-Year	\$306,500		19.4 %
5-Year	\$315,200		20.0 %
10-Year	\$411,200		26.0 %

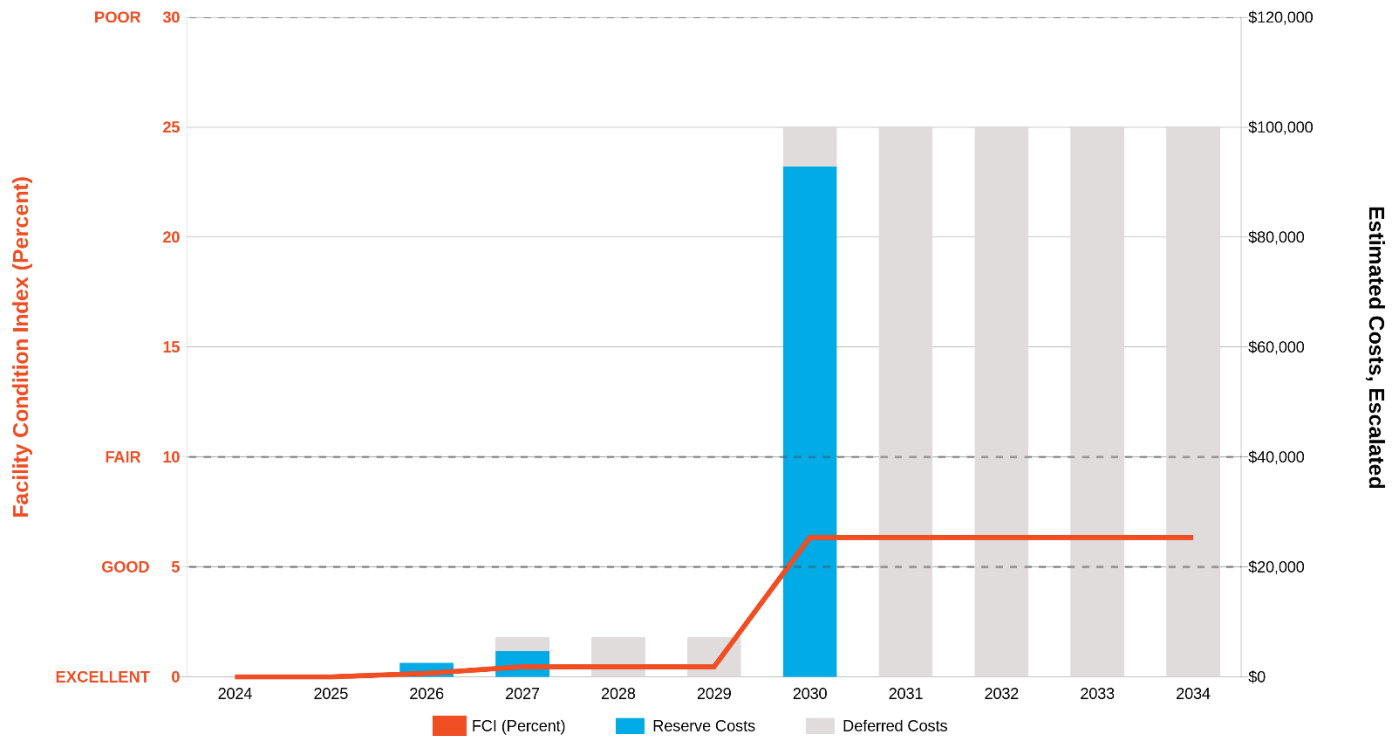
**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

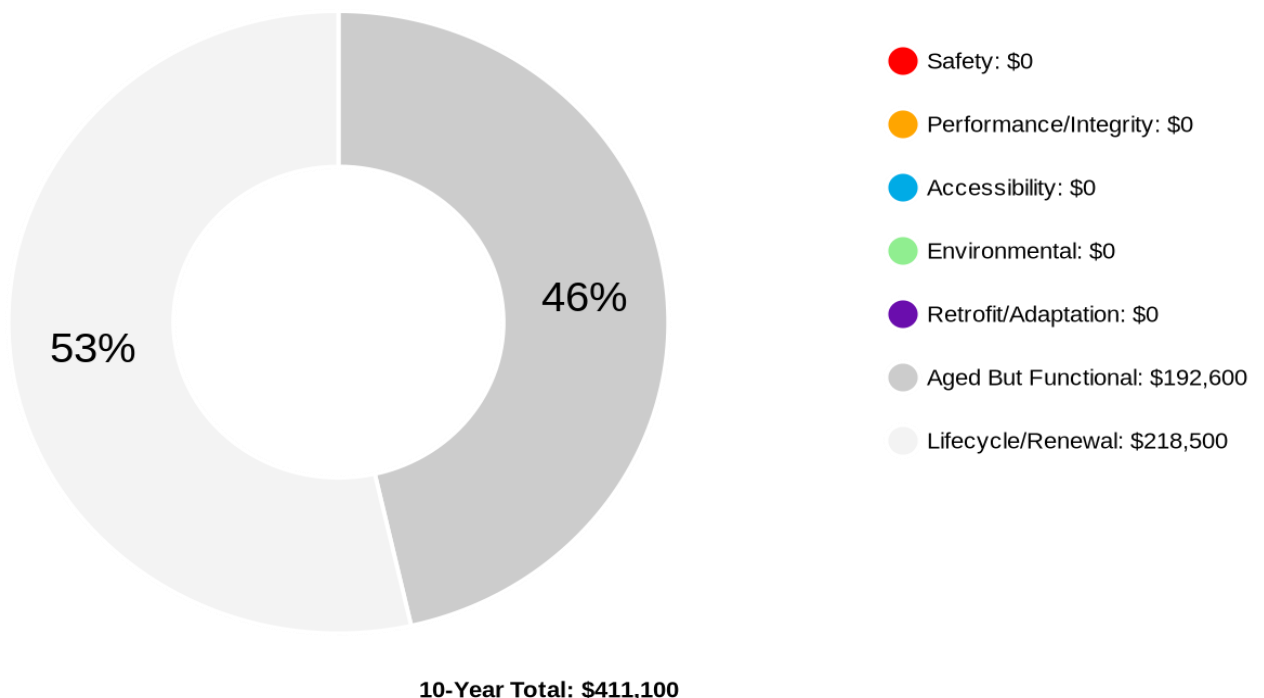
## Plan Types

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

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



## 2. Building Systems and Site Elements



### Building Systems Summary

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



Building Systems Summary		
<b>HVAC</b>	Non-Central System: Split-system heat pumps.	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers.	Fair
<b>Electrical</b>	Source & Distribution: Main panel panel with copper wiring Interior Lighting: Linear fluorescent, and CFL Emergency Power: None.	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs.	Fair
<b>Equipment/Special</b>	None	-
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	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.	
<b>Areas Observed</b>	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.	
<b>Key Spaces Not Observed</b>	All key areas of the facility were accessible and observed.	

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

<b>DWP - Community Center: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Facade</b>	\$0	\$0	\$0	\$7,259	\$0	\$7,259
<b>Plumbing</b>	\$0	\$2,546	\$0	\$6,113	\$3,966	\$12,625
<b>Fire Protection</b>	\$0	\$0	\$4,724	\$12,609	\$0	\$17,333
<b>Special Construction &amp; Demo</b>	\$0	\$0	\$0	\$66,866	\$0	\$66,866
<b>Sitework</b>	\$0	\$0	\$307,872	\$3,131	\$155,437	\$466,440
<b>TOTALS</b>	<b>\$0</b>	<b>\$2,600</b>	<b>\$312,600</b>	<b>\$96,000</b>	<b>\$159,500</b>	<b>\$570,700</b>

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



## Scope

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

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

## 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.

**Prepared by:** Gerardo Moreno,  
Project Assessor

**Reviewed by:**



---

Michael Chaney,  
Technical Report Reviewer for  
Program Manager  
800.733.0660 x7297980  
[Michael.Chaney@bureauveritas.com](mailto:Michael.Chaney@bureauveritas.com)

## 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



 <b>BUREAU VERITAS</b>	Project Number	Project Name	
	165418.23R000-008.354	DWP - Community Center	
	Source	On-Site Date	
	Google Earth Pro	Jan 16, 2024	

## 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?		✗		
2	Have any ADA improvements been made to the property since original construction? Describe.		✗		
3	Has building management reported any accessibility-based complaints or litigation?		✗		

## Abbreviated Accessibility Checklist

### Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

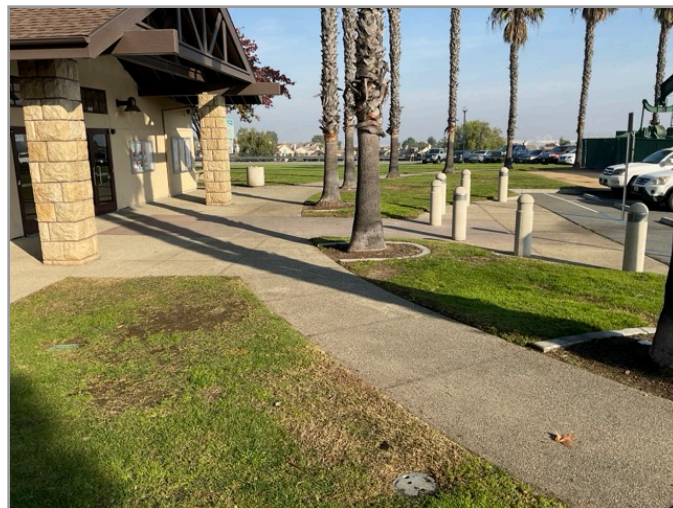
Question		Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	✗			
2	Does the required number of van-accessible designated spaces appear to be provided ?	✗			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance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

## Abbreviated Accessibility Checklist

### Exterior Accessible Route



ACCESSIBLE PATH



2ND PATHWAY

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

<b>7</b>	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			×	
<b>8</b>	Do ramps and stairs on an accessible route appear to have compliant handrails?			×	
<b>9</b>	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 ?	✗			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?	✗			
3	Is signage provided indicating the location of alternate accessible entrances ?	✗			
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	✗			
5	Do doors at accessible entrances appear to have compliant hardware ?	✗			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	✗			



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

## Abbreviated Accessibility Checklist

### Interior Accessible Route



ACCESSIBLE INTERIOR PATH



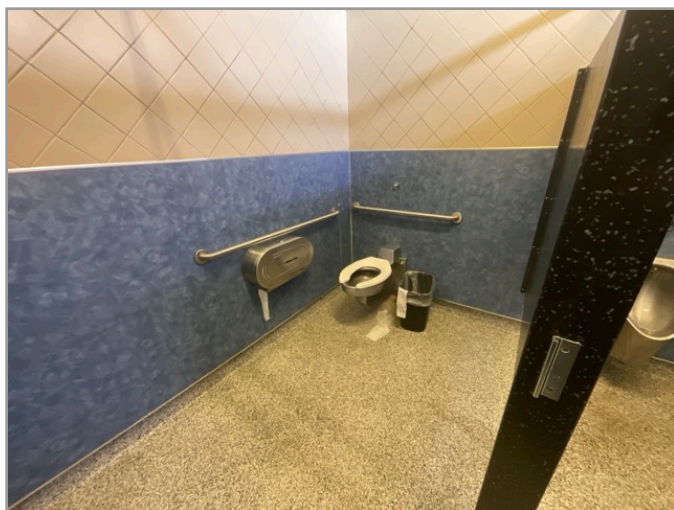
DOOR HARDWARE

Question		Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	✗			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	✗			
3	Do ramps on accessible routes appear to have compliant slopes ?			✗	
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?			✗	
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?			✗	
6	Do ramps on accessible routes appear to have compliant handrails ?			✗	

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?	×			
8	Do public transaction areas have an accessible, lowered service counter section ?			×	
9	Do public telephones appear mounted with an accessible height and location ?			×	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	×			
11	Do doors at interior accessible routes appear to have compliant hardware ?	×			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?	×			
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	×			

## Abbreviated Accessibility Checklist

### Public Restrooms



TOILET STALL OVERVIEW



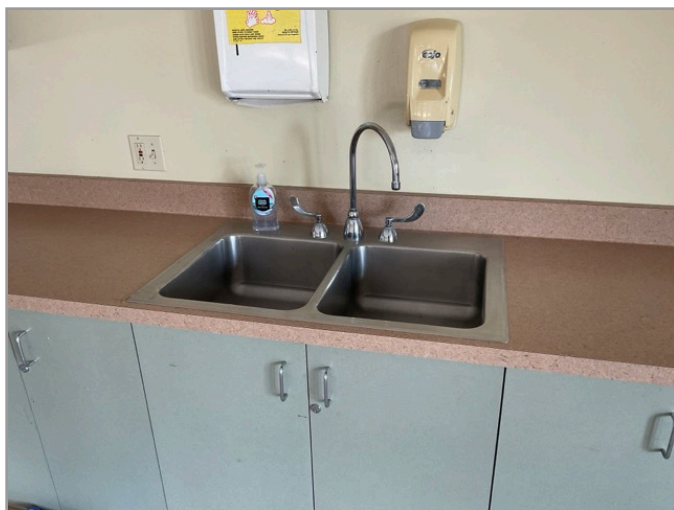
SINK, FAUCET HANDLES AND ACCESSORIES

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

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

## 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 ?	✗			
2	Are the appliances centered for a parallel or forward approach with adequate clear floor space ?	✗			
3	Is there an accessible countertop/preparation space of proper width and height ?	✗			
4	Is there an accessible sink space of proper width and height ?	✗			
5	Does the sink faucet have compliant handles ?	✗			
6	Is the plumbing piping under the sink configured to protect against contact ?			✗	



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  
6021 University Boulevard, Suite 200  
Ellicott City, MD 21043  
800.733.0660  
[www.bvna.com](http://www.bvna.com)*

### **BV CONTACT:**

*Michael Chaney  
Program Manager  
800.733.0660 x7297980  
[Michael.Chaney@bureauveritas.com](mailto:Michael.Chaney@bureauveritas.com)*

### **BV PROJECT #:**

*165418.23R000-009.354*

### **DATE OF REPORT:**

*October 1, 2024*

### **ON SITE DATE:**

*January 16, 2024*

TABLE OF CONTENTS

1. **Executive Summary**..... 1

    Campus Overview and Assessment Details..... 1

    Facility Condition Index (FCI)..... 2

    Immediate Needs ..... 3

    Plan Types..... 4

2. **Pump Station** ..... 5

    Significant/Systemic Findings and Deficiencies ..... 7

3. **Storage Building**..... 13

    Significant/Systemic Findings and Deficiencies ..... 15

4. **Site**..... 19

    Significant/Systemic Findings and Deficiencies ..... 20

5. **ADA Accessibility** ..... 24

6. **Purpose and Scope** ..... 26

7. **Opinions of Probable Costs**..... 28

    Methodology..... 28

    Definitions..... 29

8. **Certification** ..... 30

9. **Appendices** ..... 31

# 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 <a href="mailto:Michael.Chaney@bureauveritas.com">Michael.Chaney@bureauveritas.com</a>
AssetCalc Link	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>



## 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

<b>0 – 5%</b>	In new or well-maintained condition, with little visual evidence of wear or deficiencies.
<b>5 – 10%</b>	Subjected to wear but is still in a serviceable and functioning condition.
<b>10 – 30%</b>	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
<b>30% and above</b>	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone 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
<b>Pump Station</b>	\$625	2,156	\$1,347,500	3.3%	49.9%	50.1%	50.3%
<b>Storage Building</b>	\$650	624	\$405,600	0.0%	8.5%	8.5%	8.5%

## Immediate Needs

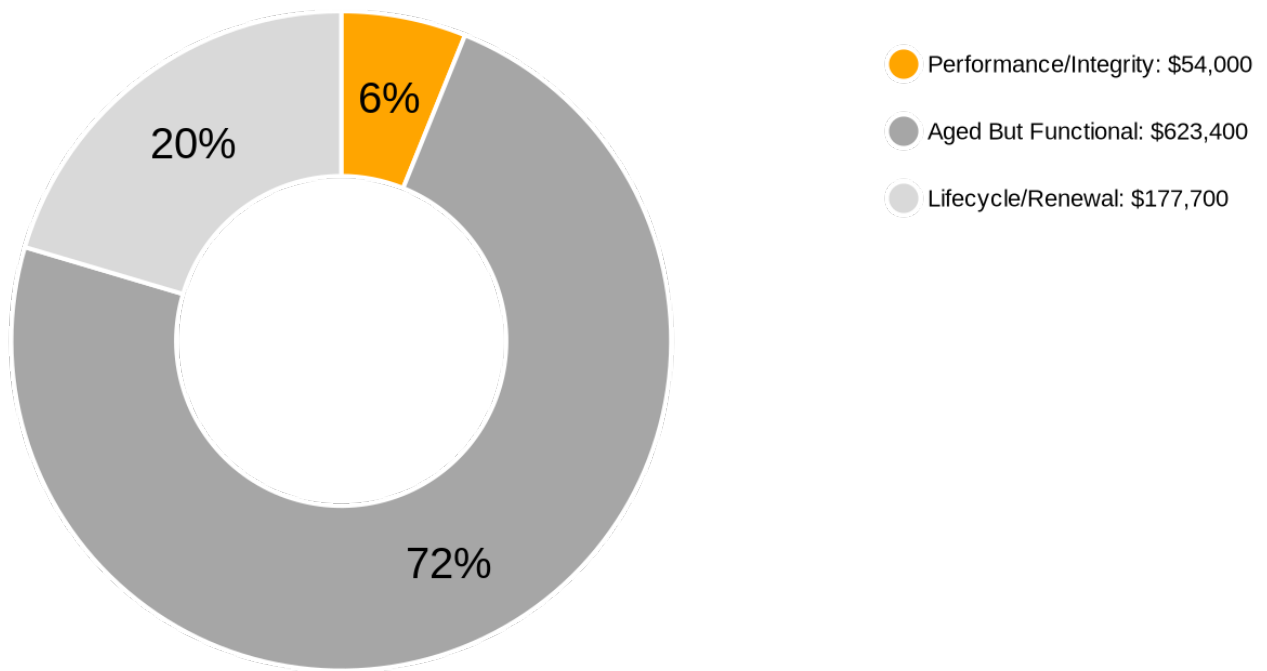
Facility/Building	Total Items	Total Cost
Temple Pump Station / Pump Station	5	\$44,300
Temple Pump Station / Storage Building	1	\$200
<b>TOTAL</b>	<b>6</b>	<b>\$44,500</b>

## 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

<b>Safety</b>	<span style="color: red;">■</span>	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
<b>Performance/Integrity</b>	<span style="color: orange;">■</span>	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
<b>Accessibility</b>	<span style="color: blue;">■</span>	Does not meet ADA, UFAS, and/or other accessibility requirements.
<b>Environmental</b>	<span style="color: green;">■</span>	Improvements to air or water quality, including removal of hazardous materials from the building or site.
<b>Retrofit/Adaptation</b>	<span style="color: purple;">■</span>	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
<b>Aged But Functional</b>	<span style="color: gray;">■</span>	Any component or system that has aged past its industry-average expected useful life (EUL) but is not currently deficient or problematic.
<b>Lifecycle/Renewal</b>	<span style="color: lightgray;">■</span>	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

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

Pump Station: Building Systems Summary		
<b>HVAC</b>	Non-Central System: Ventilation system using fans	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring. Interior Lighting: Linear fluorescent Emergency Power: Diesel generator with automatic transfer switch	Fair
<b>Fire Alarm</b>	Smoke detectors only	Poor
<b>Equipment/Special</b>	Distribution Pumps	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	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.	
<b>Areas Observed</b>	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.	
<b>Key Spaces Not Observed</b>	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.

<b>Pump Station: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Facade</b>	\$1,280	\$22,045	\$0	\$1,720	\$47,312	\$72,357
<b>Roofing</b>	\$8,960	\$0	\$13,199	\$0	\$0	\$22,159
<b>Interiors</b>	\$0	\$0	\$7,538	\$0	\$15,605	\$23,143
<b>Plumbing</b>	\$0	\$0	\$0	\$0	\$102,103	\$102,103
<b>HVAC</b>	\$0	\$0	\$15,735	\$0	\$0	\$15,735
<b>Fire Protection</b>	\$0	\$0	\$1,669	\$0	\$2,243	\$3,912
<b>Electrical</b>	\$0	\$5,092	\$493,563	\$0	\$12,295	\$510,950
<b>Fire Alarm &amp; Electronic Systems</b>	\$33,913	\$0	\$0	\$1,290	\$55,294	\$90,497
<b>Sitework</b>	\$0	\$35,340	\$36,399	\$0	\$0	\$71,739
<b>TOTALS</b>	<b>\$44,300</b>	<b>\$62,500</b>	<b>\$568,200</b>	<b>\$3,100</b>	<b>\$234,900</b>	<b>\$912,900</b>

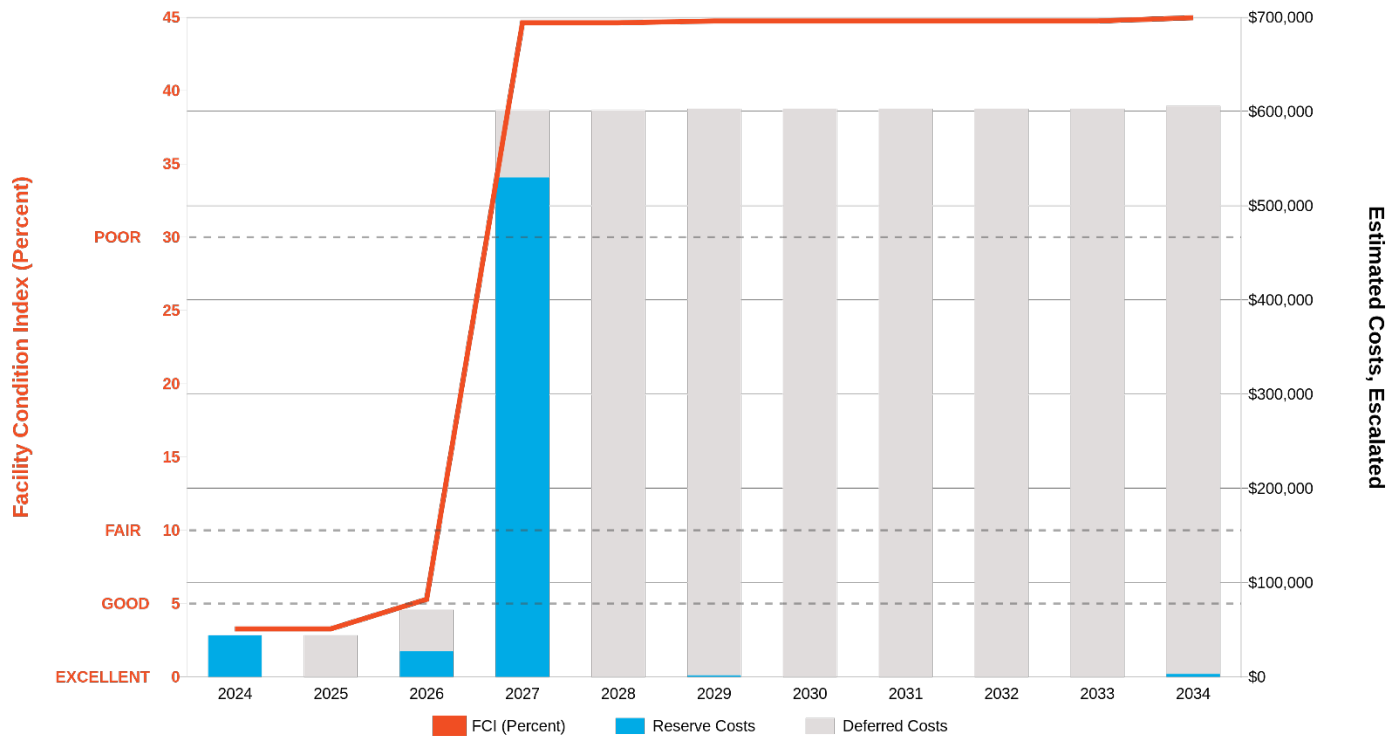
**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each 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
<b>TOTAL (5 items)</b>					<b>\$44,300</b>

## 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.**

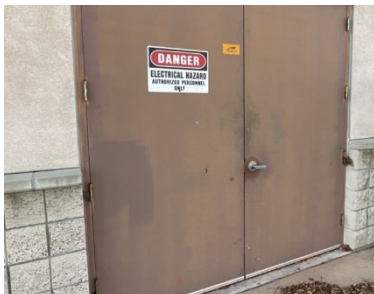
Fully Addressable  
Pump Station

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

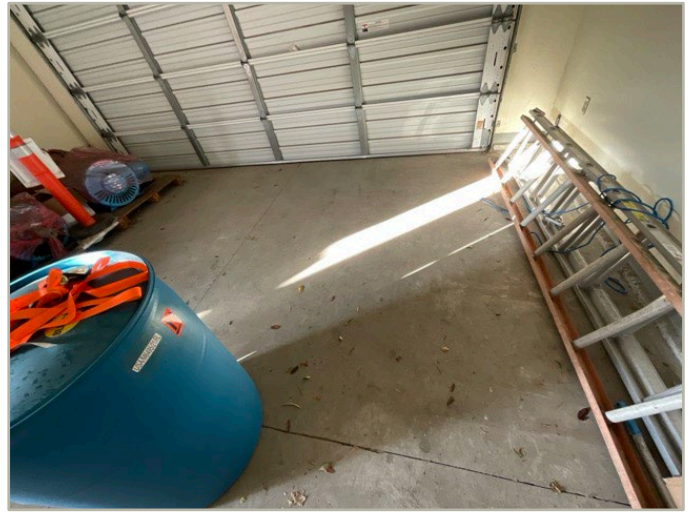
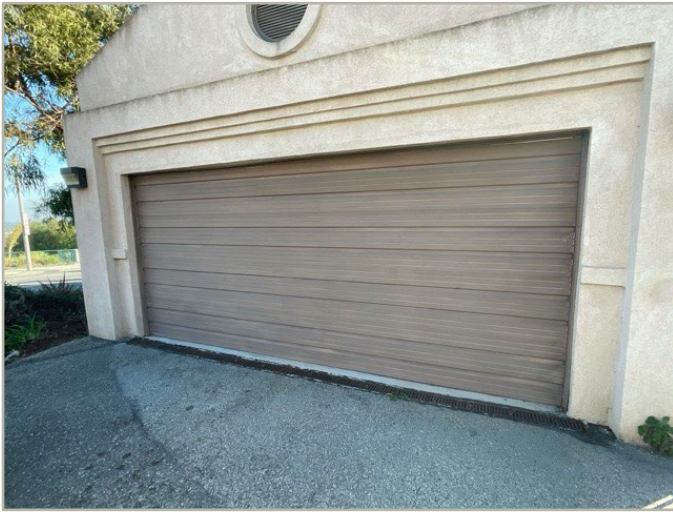
Recommendation: **Install in 2024**

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

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



Storage Building: Building Systems Summary		
<b>HVAC</b>	None	-
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: Fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Smoke detectors only	Poor
<b>Equipment/Special</b>	None	-
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	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.	
<b>Key Spaces Not Observed</b>	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

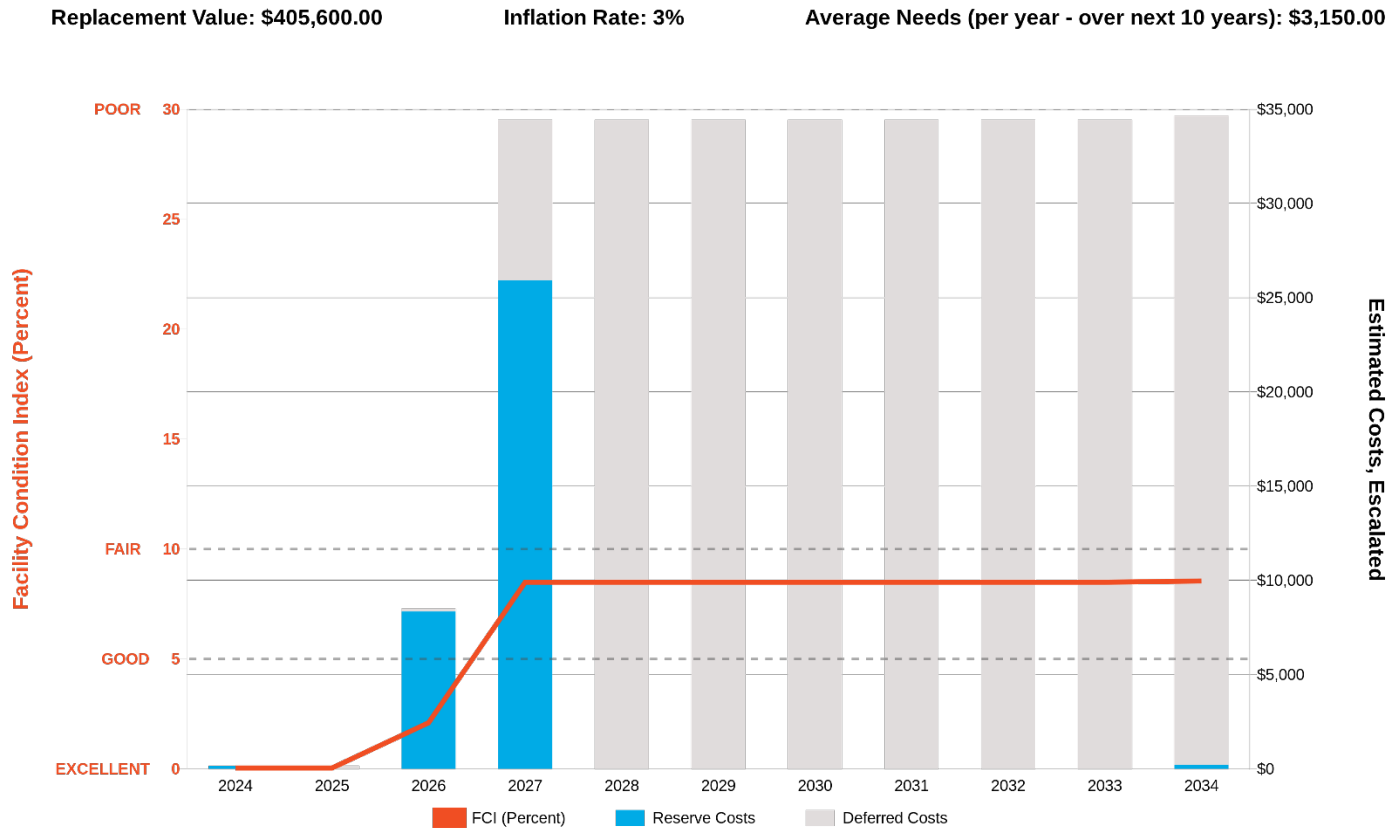
No additional studies recommended at this time.

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

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

**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

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

## 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

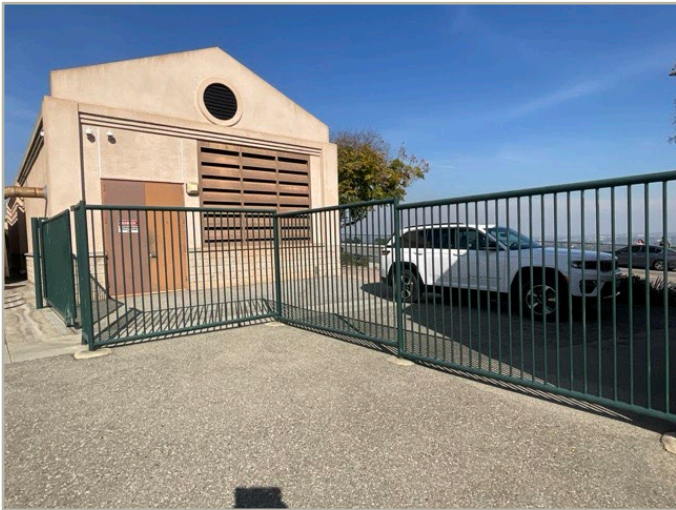
Uniformat Code: B2050  
Recommendation: **Refinish in 2024**

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

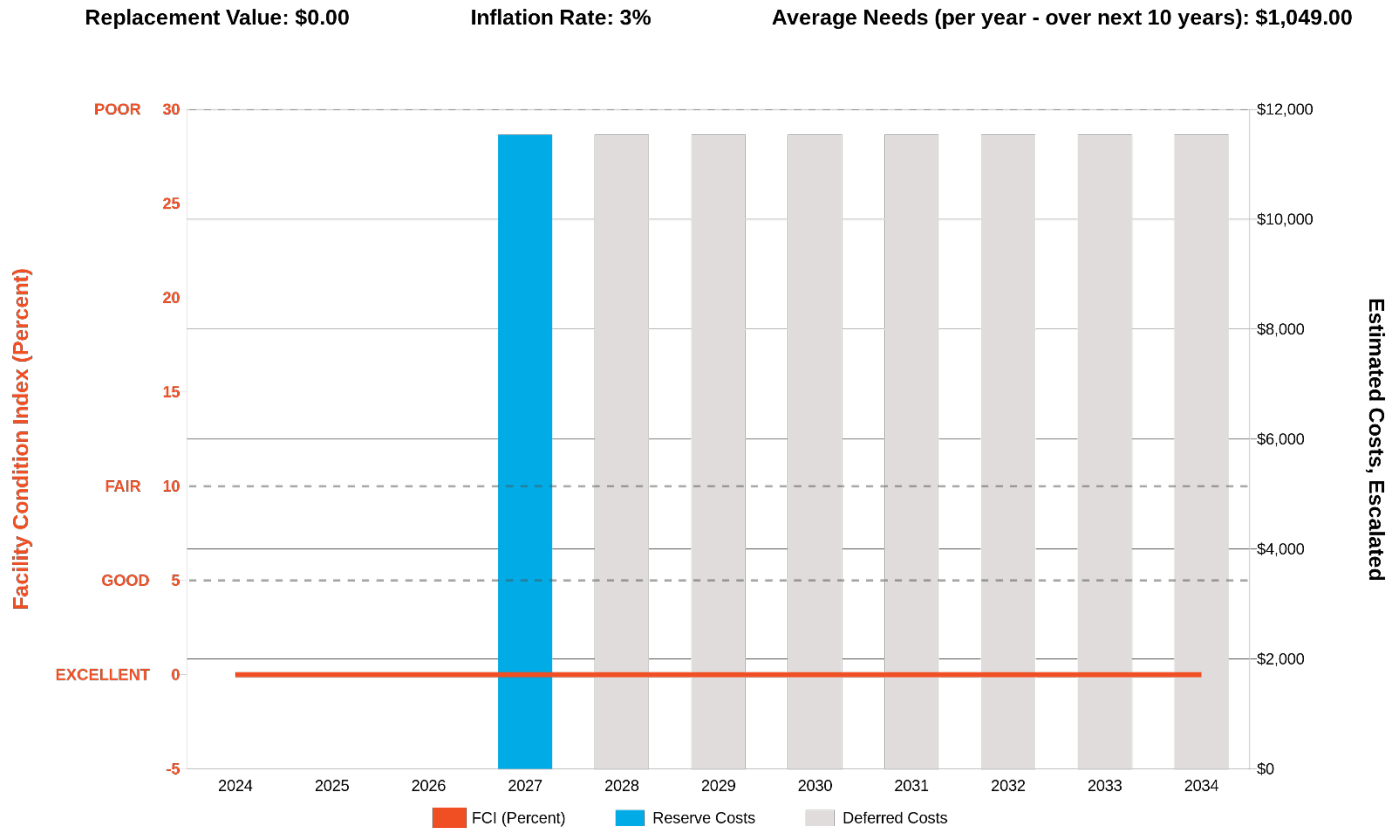
Site maintenance appears to be excellent, and site improvements and landscaping are generally in good condition.

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
<b>TOTALS</b>	<b>\$0</b>	<b>\$0</b>	<b>\$123,800</b>	<b>\$0</b>	<b>\$1,487,600</b>	<b>\$1,611,400</b>

**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

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

## Scope

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

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

## 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.

**Prepared by:** Gerardo Moreno  
Project Assessor

**Reviewed by:**



---

Michael Chaney,  
Program Manager  
800.733.0660 ext. 7297980  
[michael.chaney@bureauveritas.com](mailto:michael.chaney@bureauveritas.com)

## 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

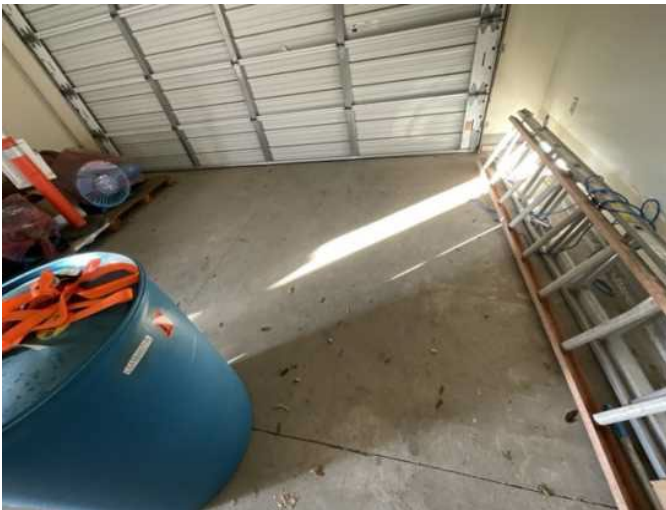
## Photographic Overview



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



 <b>BUREAU VERITAS</b>	Project Number	Project Name	
	165418.23R000-009.354	Temple Pump Station Signal Hill	
	Source	On-Site Date	
	Google Earth Pro	Jan 16, 2024	

## 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 <b>Yes</b> responses. ( <b>NA</b> indicates "Not Applicable", <b>Unk</b> 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

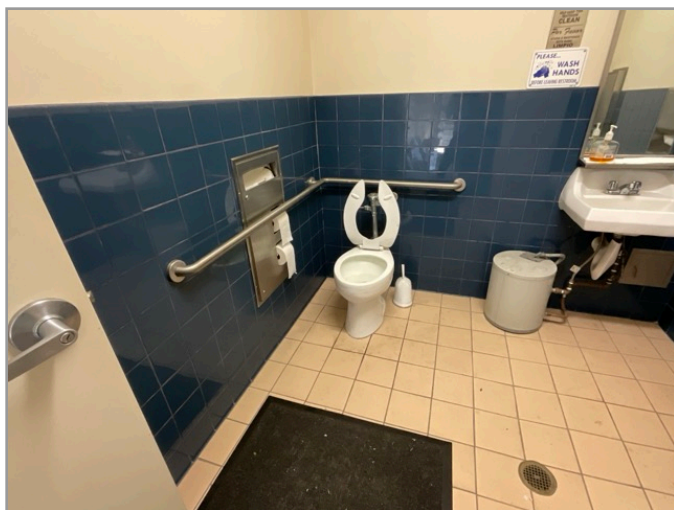
Property Name: 009.354 - Temple Pump Station

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?			✕	
2	Have any ADA improvements been made to the property since original construction? Describe.			✕	
3	Has building management reported any accessibility-based complaints or litigation?			✕	

## Abbreviated Accessibility Checklist

### Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?			×	
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

Unifomat 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

Unifomat 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



**BUREAU  
VERITAS**

*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:**

*Bureau Veritas  
6021 University Boulevard, Suite 200  
Ellicott City, MD 21043  
800.733.0660  
[www.us.bureauveritas.com](http://www.us.bureauveritas.com)*

**BV CONTACT:**

*Michael Chaney  
Program Manager  
800.733.0660 x7297980  
[Michael.chaney@bureauveritas.com](mailto:Michael.chaney@bureauveritas.com)*

**BV PROJECT #:**

*165418.23R000-010.354*

**DATE OF REPORT:**

*February 19, 2025*

**ON SITE DATE:**

*January 26, 2024*

TABLE OF CONTENTS

1. Executive Summary.....

Facility Condition Index (FCI).....

Immediate Needs.....

Plan Types .....

2. Gundry Pump Station Building.....

Significant/Systemic Findings and Deficiencies .....

3. Reservoir Park Restrooms.....

Significant/Systemic Findings and Deficiencies .....

4. Sand Basin Building.....

Significant/Systemic Findings and Deficiencies .....

5. Site .....

6. ADA Accessibility .....

7. Purpose and Scope .....

8. Opinions of Probable Costs.....

Methodology .....

Definitions .....

9. Certification.....

10. Appendices .....

1

2

3

4

5

7

11

13

17

19

24

26

28

30

30

31

32

33

## 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: <a href="mailto:tbekele@cityofsignalhill.org">tbekele@cityofsignalhill.org</a>
On-site Point of Contact (POC)	Margarita Beltran
Assessment & Report Prepared By	Gerardo Moreno
Reviewed By	Michael Chaney Program Manager <a href="mailto:Michael.Chaney@bureauveritas.com">Michael.Chaney@bureauveritas.com</a> 800.733.0660 x7297980
AssetCalc Link	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

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

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone 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
<b>Gundry Pump Station Building</b>	\$650	2,837	\$1,844,050	0%	7.4%	34.5%	34.5%
<b>Reservoir Park Restrooms</b>	\$425	205	\$87,125	0%	11.5%	24.3%	24.3%
<b>Sand Basin Building</b>	\$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
<b>TOTAL</b>	<b>2</b>	<b>\$20,000</b>



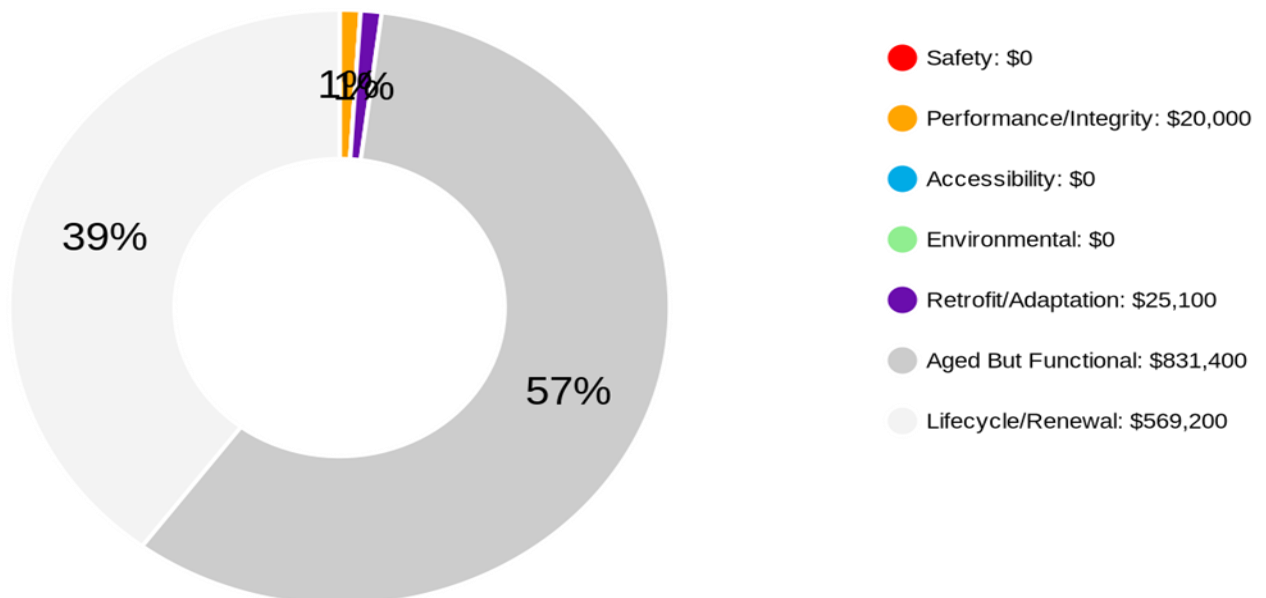
## Plan Types

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

<b>Safety</b>	<span style="color: red;">■</span>	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
<b>Performance/Integrity</b>	<span style="color: orange;">■</span>	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
<b>Accessibility</b>	<span style="color: blue;">■</span>	Does not meet ADA, UFAS, and/or other accessibility requirements.
<b>Environmental</b>	<span style="color: green;">■</span>	Improvements to air or water quality, including removal of hazardous materials from the building or site.
<b>Retrofit/Adaptation</b>	<span style="color: purple;">■</span>	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
<b>Aged But Functional</b>	<span style="color: gray;">■</span>	Any component or system that has aged past its industry-average expected useful life (EUL) but is not currently deficient or problematic.
<b>Lifecycle/Renewal</b>	<span style="color: lightgray;">■</span>	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

<b>Address</b>	3315 Gundry Avenue, Signal Hill, CA 90755	
<b>Constructed/Renovated</b>	1974	
<b>Building Area</b>	2,837 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system.	Fair
<b>Facade</b>	Wall Finish: Stucco Windows: Wood	Fair
<b>Roof</b>	Primary: Gable construction with asphalt shingles	Fair
<b>Interiors</b>	Walls: Painted gypsum board and unfinished CMU Floors: Sealed concrete Ceilings: Painted gypsum board and exposed	Fair
<b>Elevators</b>	None	-
<b>Plumbing</b>	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		
<b>HVAC</b>	None	-
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED and linear fluorescent Emergency Power: Diesel generator with automatic transfer switch	Fair
<b>Fire Alarm</b>	Smoke detectors with exit signs only	Fair
<b>Equipment/Special</b>	None	-
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	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.	
<b>Key Spaces Not Observed</b>	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

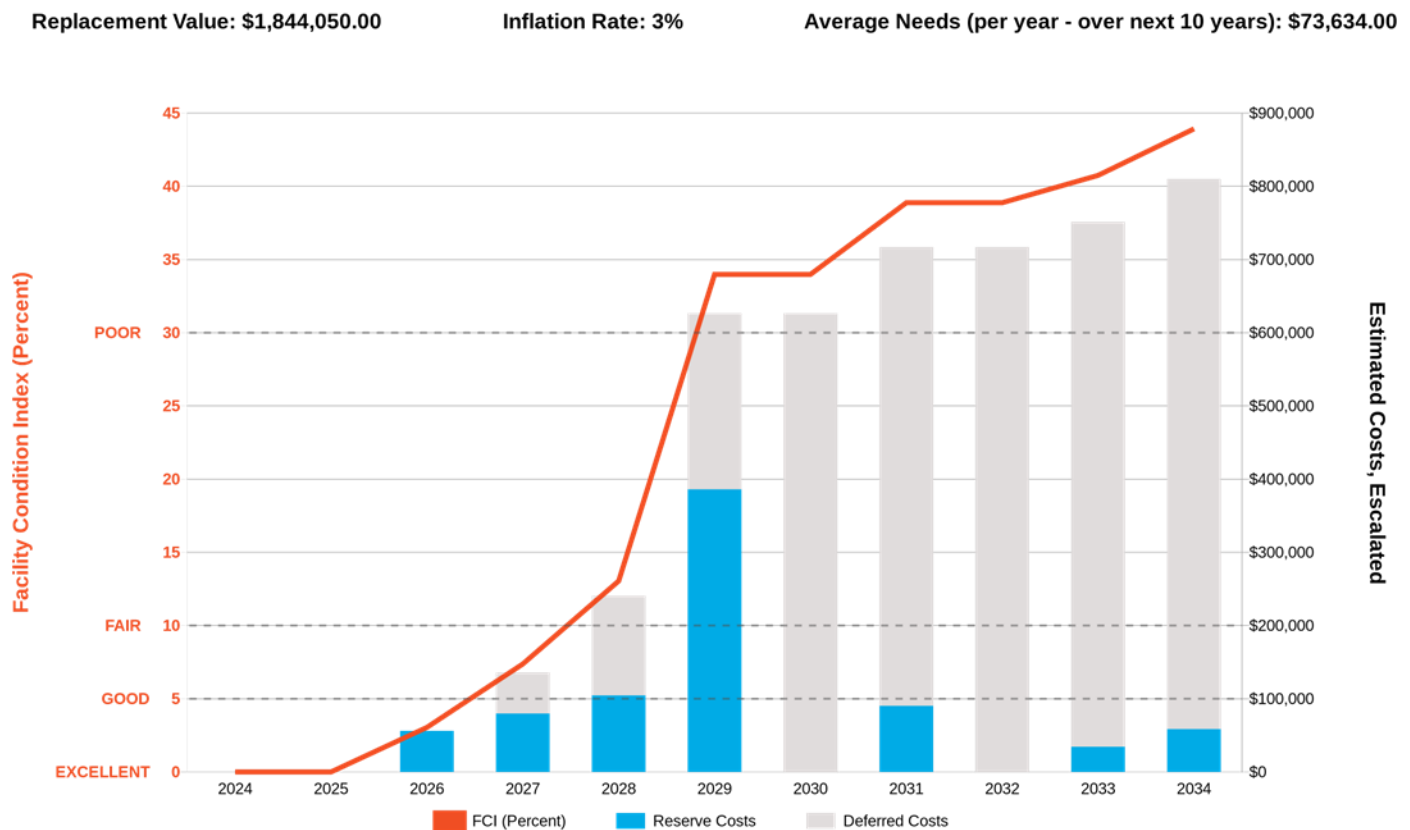
No additional studies recommended at this time.

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

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

**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,



### 3. Reservoir Park Restrooms



#### Reservoir Park Restrooms: Building Systems Summary

<b>Address</b>	3315 Gundry Avenue, Signal Hill, CA 90755	
<b>Constructed/Renovated</b>	1987	
<b>Building Area</b>	205 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with wood roof deck supported by wood joists and concrete strip/wall footing foundation system	Good
<b>Facade</b>	Wall Finish: Wood siding and stone veneer Windows: Aluminum	Good
<b>Roof</b>	Primary: Gable construction with concrete tiles	Fair
<b>Interiors</b>	Walls: Painted gypsum board Floors: Sealed concrete Ceilings: Painted gypsum board	Good
<b>Elevators</b>	None	-
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste & venting Hot Water: None Fixtures: Toilets, sinks, and drinking fountains in restrooms	Fair
<b>HVAC</b>	None	-

Reservoir Park Restrooms: Building Systems Summary		
<b>Fire Suppression</b>	None	-
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Smoke detectors with exit signs only	Good
<b>Equipment/Special</b>	None	-
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	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.	
<b>Key Spaces Not Observed</b>	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.

<b>Reservoir Park Restrooms: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Facade</b>	\$0	\$0	\$0	\$18,645	\$3,966	\$22,611
<b>Roofing</b>	\$0	\$0	\$0	\$5,269	\$8,188	\$13,457
<b>Interiors</b>	\$0	\$1,437	\$0	\$806	\$3,016	\$5,259
<b>Plumbing</b>	\$0	\$0	\$15,070	\$2,865	\$0	\$17,935
<b>Electrical</b>	\$0	\$0	\$4,659	\$0	\$6,666	\$11,325
<b>TOTALS</b>	<b>\$0</b>	<b>\$1,500</b>	<b>\$19,800</b>	<b>\$27,600</b>	<b>\$21,900</b>	<b>\$70,600</b>

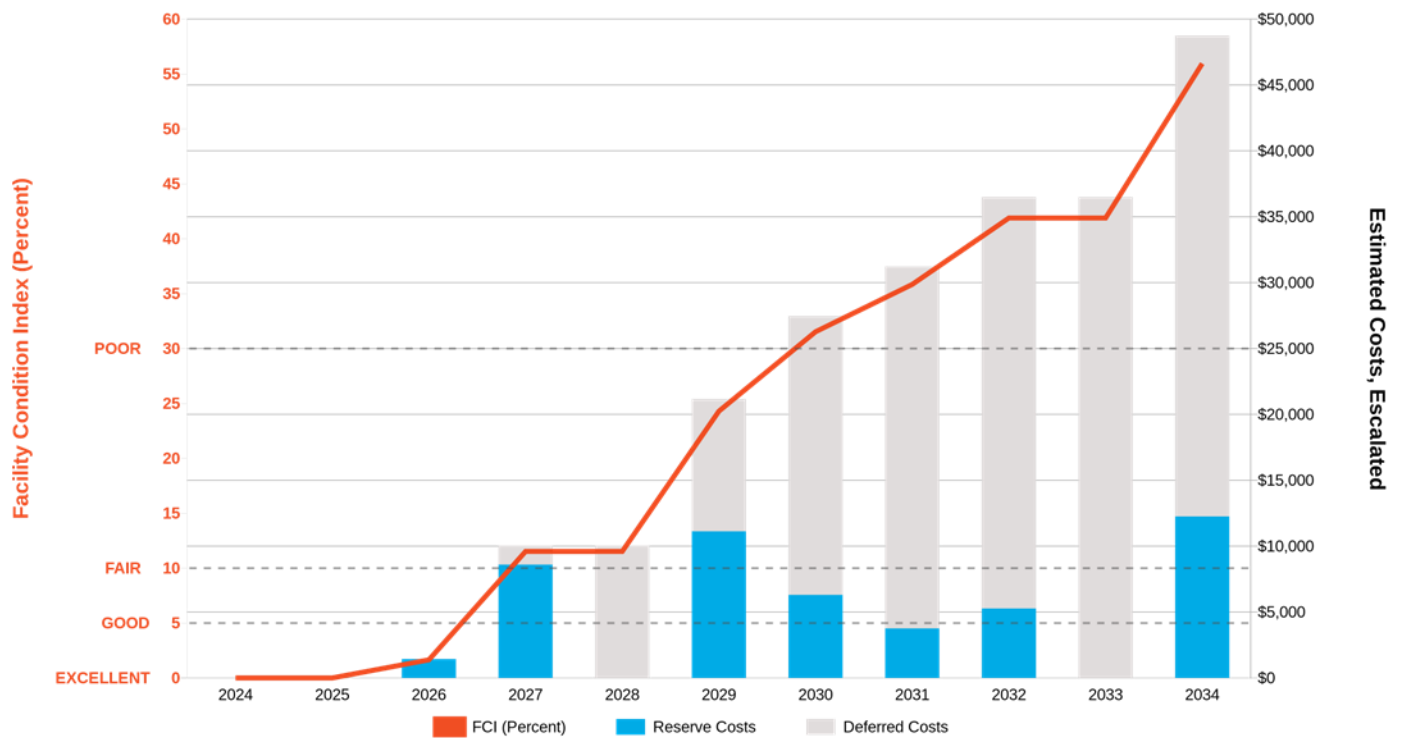
**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

### Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$87,125.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$4,431.00



## 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,

## 4. Sand Basin Building



### Sand Basin Building: Building Systems Summary

<b>Address</b>	3315 Gundry Avenue, Signal Hill, CA 90755	
<b>Constructed/Renovated</b>	1985	
<b>Building Area</b>	3,379 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure over concrete slab foundation	Fair
<b>Facade</b>	Wall Finish: Stucco Windows: Wood	Fair
<b>Roof</b>	Flat construction with metal finish	Poor
<b>Interiors</b>	Walls: painted CMU and Unfinished Floors: sealed concrete Ceilings: Painted exposed members	Fair
<b>Elevators</b>	None	-
<b>Plumbing</b>	Distribution: None Hot Water: None Fixtures: None	-
<b>HVAC</b>	None	-



Sand Basin Building: Building Systems Summary		
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	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
<b>Fire Alarm</b>	None	-
<b>Equipment/Special</b>	None	-
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	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.	
<b>Areas Observed</b>	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.	
<b>Key Spaces Not Observed</b>	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

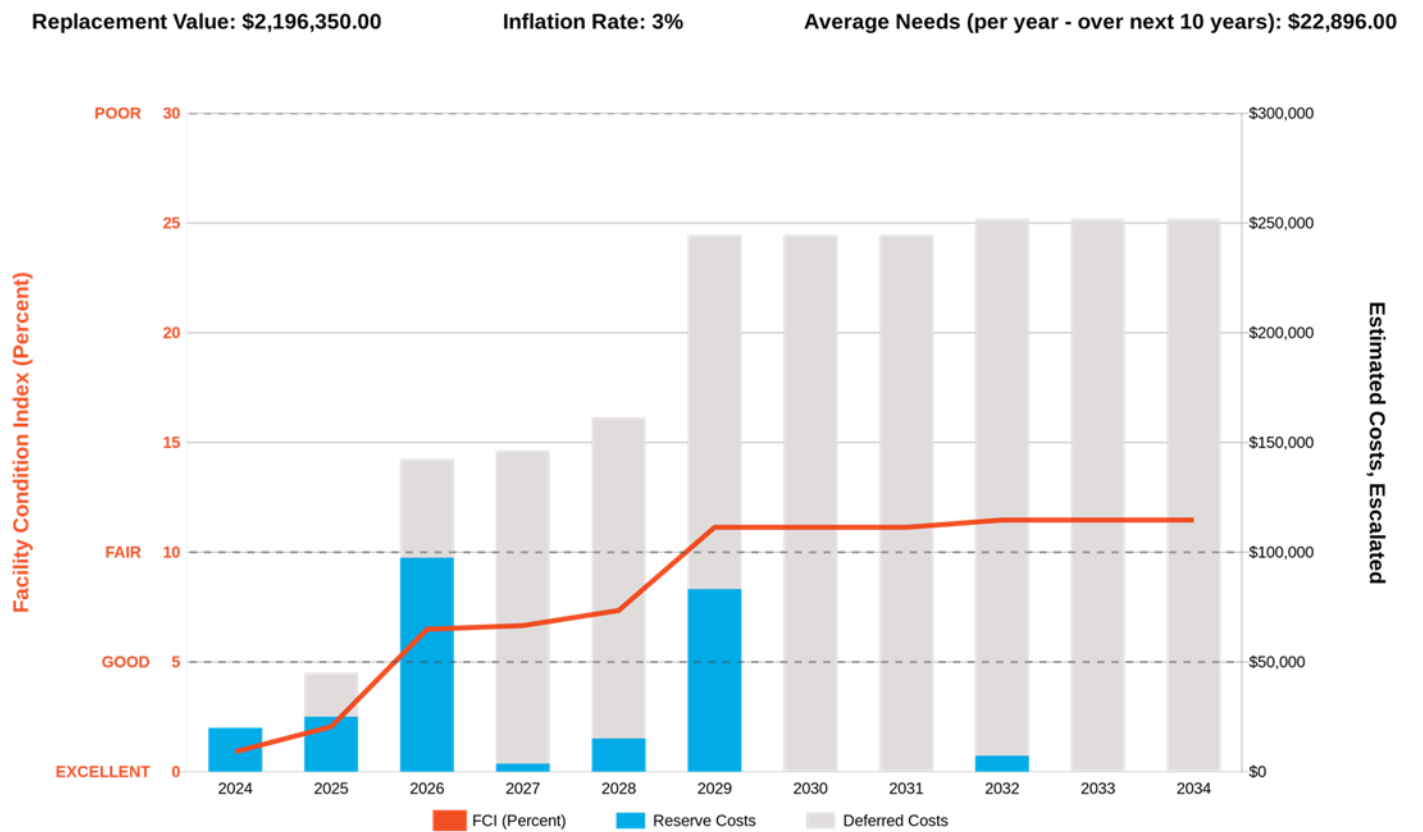
No additional studies recommended at this time.

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

<b>Sand Basin Building: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Facade</b>	\$0	\$25,066	\$3,671	\$7,296	\$43,723	\$79,756
<b>Roofing</b>	\$8,800	\$74,563	\$14,046	\$0	\$0	\$97,409
<b>Interiors</b>	\$0	\$22,941	\$14,189	\$0	\$49,900	\$87,030
<b>Fire Protection</b>	\$0	\$0	\$1,080	\$0	\$1,452	\$2,532
<b>Electrical</b>	\$0	\$0	\$69,008	\$0	\$0	\$69,008
<b>TOTALS</b>	<b>\$8,800</b>	<b>\$122,600</b>	<b>\$102,000</b>	<b>\$7,300</b>	<b>\$95,100</b>	<b>\$335,800</b>

**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.

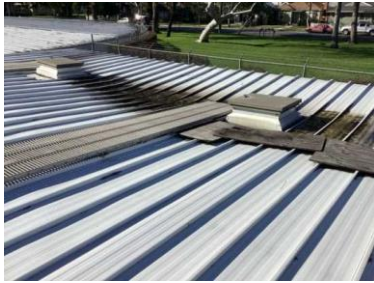
Needs by Year with Unaddressed FCI Over Time



## Immediate Needs

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
<b>TOTAL (2 items)</b>					<b>\$20,000</b>

## Key Findings



### Roofing in Failed condition.

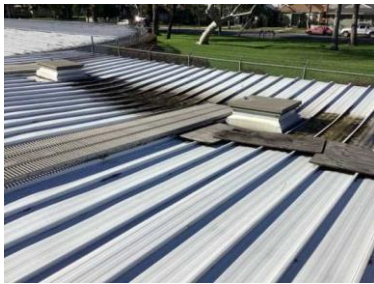
any type, Repairs per Man-Day  
Sand Basin Building  
Sand Basin Roof West

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**

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

<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Sitework</b>	\$0	\$34,755	\$0	\$141,002	\$477,427	\$653,184
<b>TOTALS</b>	<b>\$0</b>	<b>\$34,800</b>	<b>\$0</b>	<b>\$141,100</b>	<b>\$477,500</b>	<b>\$653,200</b>

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

## Scope

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

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

## 8. Opinions of Probable Costs

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.

**Prepared by:** Ishaq Ameen,  
Project Manager

**Reviewed by:**



---

Michael Chaney,  
Program Manager  
800.733.0660 ext. 7297980  
[michael.chaney@bureauveritas.com](mailto:michael.chaney@bureauveritas.com)

## 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



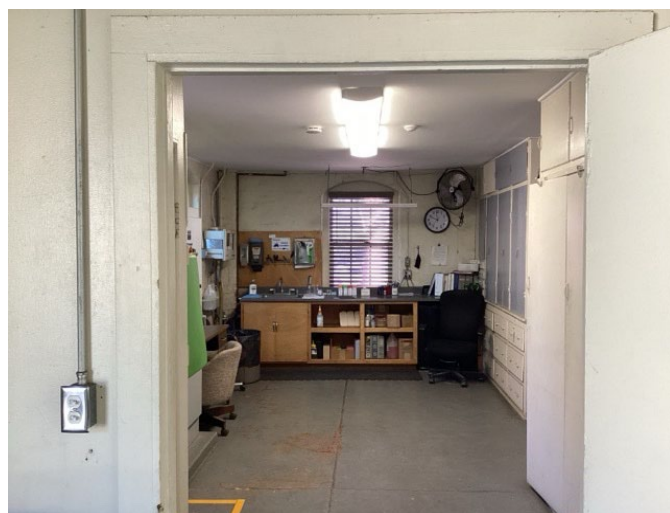
13 - SAND BASIN ROOF OVERVIEW



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



 <b>BUREAU VERITAS</b>	Project Number	Project Name	
	165418.23R000-010.354	Gundry Pump Station	
	Source	On-Site Date	
	Google	January 26, 2024	

## 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.O. 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

**PREPARED BY:**

*Bureau Veritas  
6021 University Boulevard, Suite 200  
Ellicott City, MD 21043  
800.733.0660  
[www.bvna.com](http://www.bvna.com)*

**BV CONTACT:**

*Michael Chaney  
Program Manager  
800.733.0660 x7297980  
[Michael.Chaney@bureauveritas.com](mailto:Michael.Chaney@bureauveritas.com)*

**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 .....

Significant/Systemic Findings and Deficiencies .....

Facility Condition Index (FCI).....

Immediate Needs .....

Key Findings.....

Plan Types.....

2. Building Systems & Site Elements.....

3. ADA Accessibility .....

4. Purpose and Scope .....

5. Opinions of Probable Costs.....

Methodology.....

Definitions.....

6. Certification .....

7. Appendices .....

1

1

2

3

5

6

7

8

12

13

15

15

16

17

18



# 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 <a href="mailto:Michael.Chaney@bureauveritas.com">Michael.Chaney@bureauveritas.com</a>
AssetCalc Link	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Significant/Systemic Findings and Deficiencies

### Historical Summary

The 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

<b>0 – 5%</b>	In new or well-maintained condition, with little visual evidence of wear or deficiencies.
<b>5 – 10%</b>	Subjected to wear but is still in a serviceable and functioning condition.
<b>10 – 30%</b>	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
<b>30% and above</b>	Has reached the end of its useful or serviceable life. Renewal is now necessary.

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

### FCI Analysis

<i>Replacement Value</i> \$451,100	<i>Total SF</i> 694	<i>Cost/SF</i> \$650	
	<b>Est Reserve Cost</b>		<b>FCI</b>
<b>Current</b>	\$25,300		5.6 %
3-Year	\$250,300		55.5 %
5-Year	\$255,100		56.5 %
10-Year	\$594,800		131.8 %

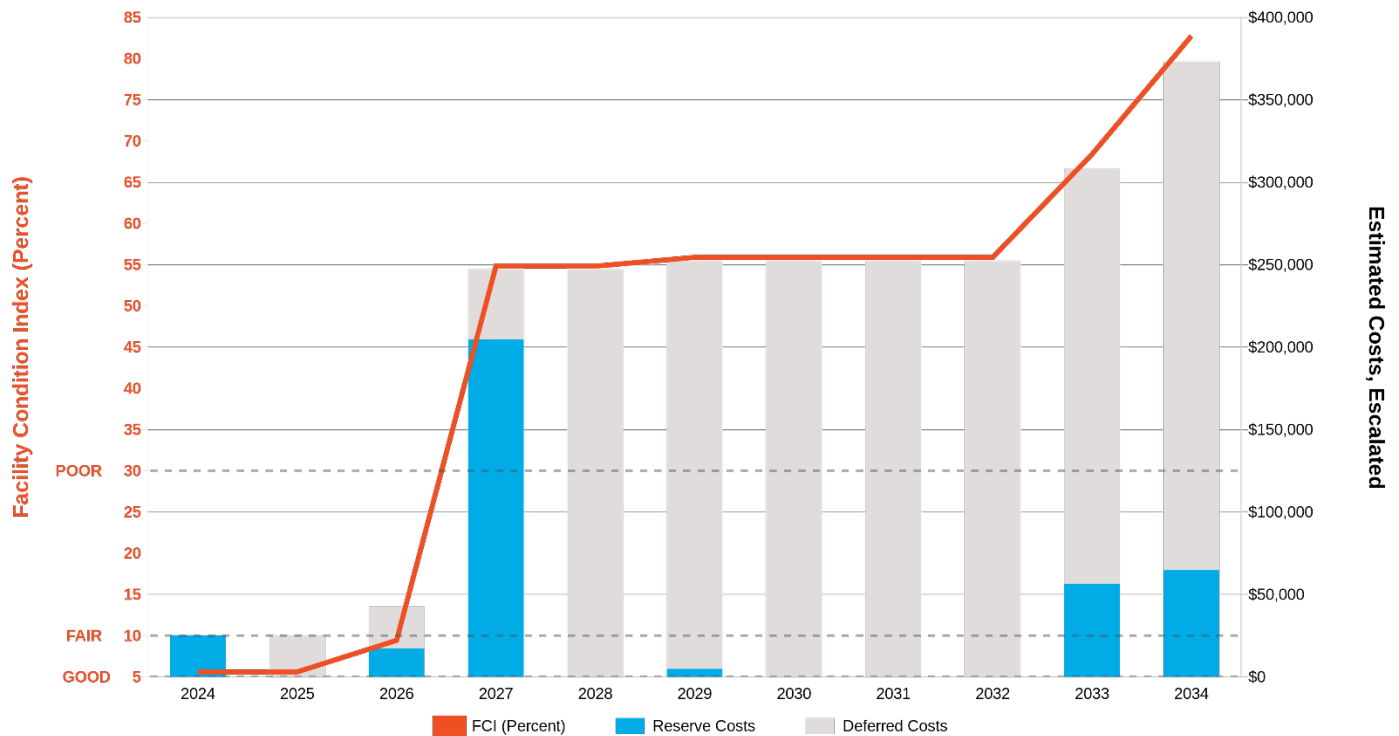
**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each 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
<b>TOTAL (3 items)</b>					<b>\$25,300</b>

## 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

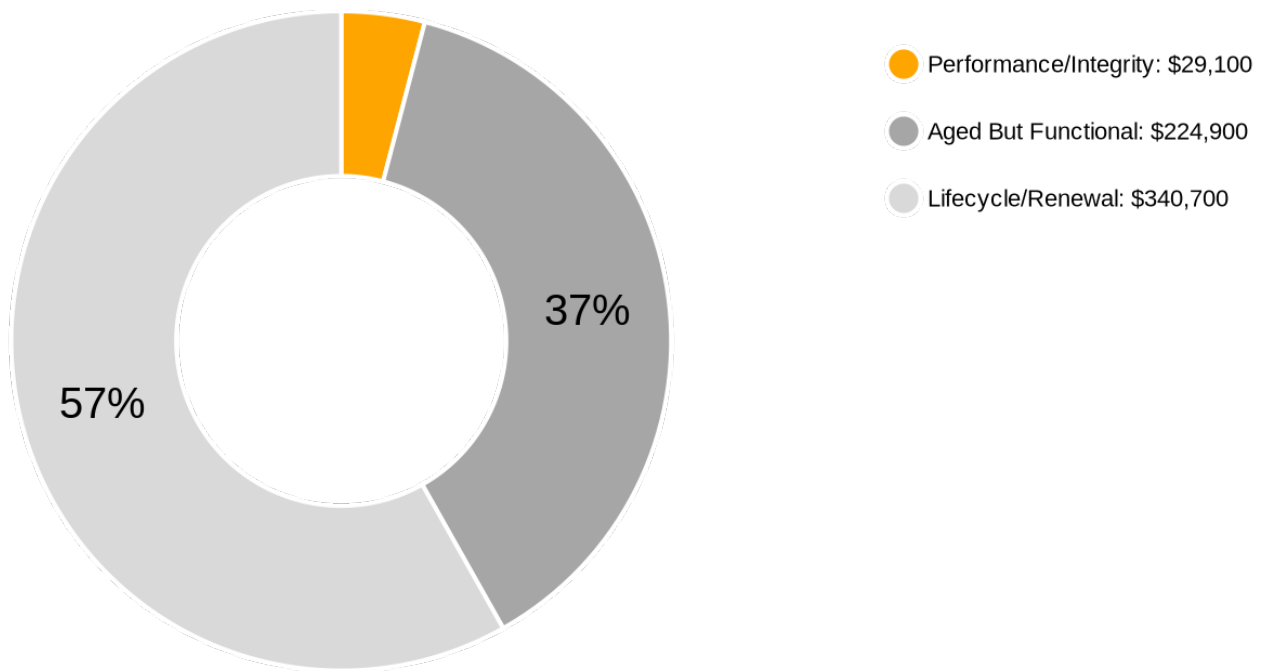


## Plan Types

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

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

<b>Address</b>	6476 Orange Avenue, Long Beach, CA 90805	
<b>GPS Coordinates</b>	33.872389, -118.1769151	
<b>Constructed/Renovated</b>	1983	
<b>Building Area</b>	694 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with wood roof deck supported by wood joists and concrete strip footing foundation system	Fair
<b>Facade</b>	Primary Wall Finish: Concrete block Windows: None	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Hip construction with clay/concrete tiles	Poor
<b>Interiors</b>	Walls: Unfinished Floors: Unfinished concrete Ceilings: Unfinished/exposed	-
<b>Elevators</b>	None	-
<b>Plumbing</b>	None	-

Building Systems Summary		
<b>HVAC</b>	None	-
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Exterior Building-Mounted Lighting: LED	Fair
<b>Fire Alarm</b>	Smoke detectors only	Fair
<b>Equipment/Special</b>	Municipal water flow control equipment	Fair
<b>Accessibility</b>	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.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	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	
<b>Key Spaces Not Observed</b>	<p>Areas of note that were either inaccessible or not observed for other reasons are listed here:</p> <p>Roof; lack of ladder or other means of access</p>	

Site Information		
<b>Site Area</b>	0.016 acres	
<b>Parking Spaces</b>	There are no parking spaces.	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Site Pavement</b>	The entire site is paved with concrete	Fair
<b>Site Development</b>	CMU screen wall fencing	Fair
<b>Landscaping &amp; Topography</b>	None	-
<b>Utilities</b>	On-site well Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: None Building-mounted: LED	Fair
<b>Ancillary Structures</b>	None	Fair
<b>Site Accessibility</b>	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.	
<b>Site Additional Studies</b>	No additional studies are currently recommended for the exterior site areas.	
<b>Site Areas Observed</b>	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.	
<b>Site Key Spaces Not Observed</b>	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.

<b>Well 7: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Structure</b>	\$140	\$0	\$0	\$0	\$0	\$140
<b>Facade</b>	\$0	\$0	\$4,196	\$40,082	\$0	\$44,278
<b>Roofing</b>	\$22,304	\$17,229	\$0	\$16,325	\$40,283	\$96,141
<b>Interiors</b>	\$2,860	\$0	\$0	\$3,843	\$5,165	\$11,868
<b>Plumbing</b>	\$0	\$0	\$4,021	\$60,852	\$6,733	\$71,606
<b>HVAC</b>	\$0	\$0	\$4,196	\$0	\$0	\$4,196
<b>Fire Protection</b>	\$0	\$0	\$278	\$0	\$373	\$651
<b>Electrical</b>	\$0	\$0	\$196,504	\$0	\$0	\$196,504
<b>Fire Alarm &amp; Electronic Systems</b>	\$0	\$0	\$370	\$0	\$498	\$868
<b>Sitework</b>	\$0	\$0	\$2,972	\$218,575	\$0	\$221,547
<b>TOTALS</b>	<b>\$25,300</b>	<b>\$17,300</b>	<b>\$212,600</b>	<b>\$339,700</b>	<b>\$53,100</b>	<b>\$648,100</b>

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

## Scope

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

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

## 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.

**Prepared by:** Joseph Malboeuf  
Project Assessor

**Reviewed by:**



---

Michael Chaney,  
Program Manager  
800.733.0660 ext. 7297980  
[michael.chaney@bureauveritas.com](mailto:michael.chaney@bureauveritas.com)

## 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



 <b>BUREAU VERITAS</b>	Project Number	Project Name	
	165418.23R000-012.354	Well 10 Signal Hill	
	Source	On-Site Date	
	Google	January 24, 2024	

## 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

Unifomat Code	ID	Cost Description	Lifespan (EUL)	EA	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



**BUREAU  
VERITAS**

*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:**

*Bureau Veritas  
6021 University Boulevard, Suite 200  
Ellicott City, MD 21043  
800.733.0660  
[www.us.bureauveritas.com](http://www.us.bureauveritas.com)*

## **BV CONTACT:**

*Michael Chaney  
Program Manager  
800.733.0660 x7297980  
[Michael.Chaney@bureauveritas.com](mailto:Michael.Chaney@bureauveritas.com)*

## **BV PROJECT #:**

*165418.23R000-012.354*

## **DATE OF REPORT:**

*February 19, 2025*

## **ON SITE DATE:**

*January 22, 2024*

TABLE OF CONTENTS

1. Executive Summary ..... 1

    Property Overview and Assessment Details ..... 1

    Significant/Systemic Findings and Deficiencies ..... 2

    Facility Condition Index (FCI)..... 3

    Immediate Needs..... 5

    Plan Types ..... 7

2. Building Systems and Site Elements ..... 8

3. ADA Accessibility ..... 12

4. Purpose and Scope ..... 13

5. Opinions of Probable Costs..... 15

    Methodology ..... 15

    Definitions ..... 16

6. Certification ..... 17

7. Appendices ..... 18

# 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: <a href="mailto:tbekele@cityofsignalhill.org">tbekele@cityofsignalhill.org</a>
On-site Point of Contact (POC)	Margarita Beltran
Assessment & Report Prepared By	Joseph Malboeuf
Reviewed By	Michael Chaney Program Manager E-mail: <a href="mailto:Michael.Chaney@bureauveritas.com">Michael.Chaney@bureauveritas.com</a> Phone: 800.733.0660 x7297980
AssetCalc Link	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Significant/Systemic Findings and Deficiencies

### Historical Summary

The 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

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

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

### FCI Analysis

<i>Replacement Value</i> \$471,250	<i>Total SF</i> 725	<i>Cost/SF</i> \$650	
	<b>Est Reserve Cost</b>		<b>FCI</b>
<b>Current</b>	\$2,400		0.5 %
3-Year	\$171,400		36.4 %
5-Year	\$177,300		37.6 %
10-Year	\$177,700		37.7 %



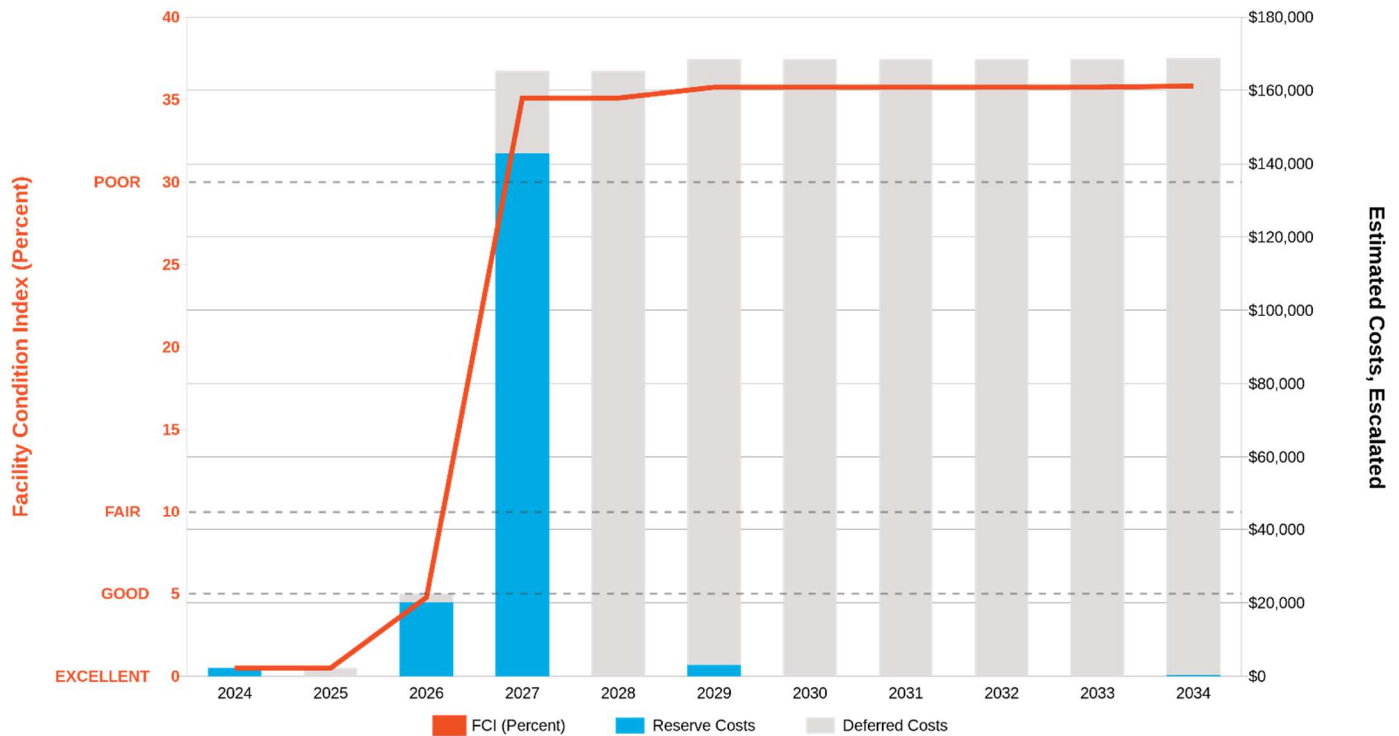
**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each 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
<b>TOTAL (2 items)</b>					<b>\$2,400</b>

## 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

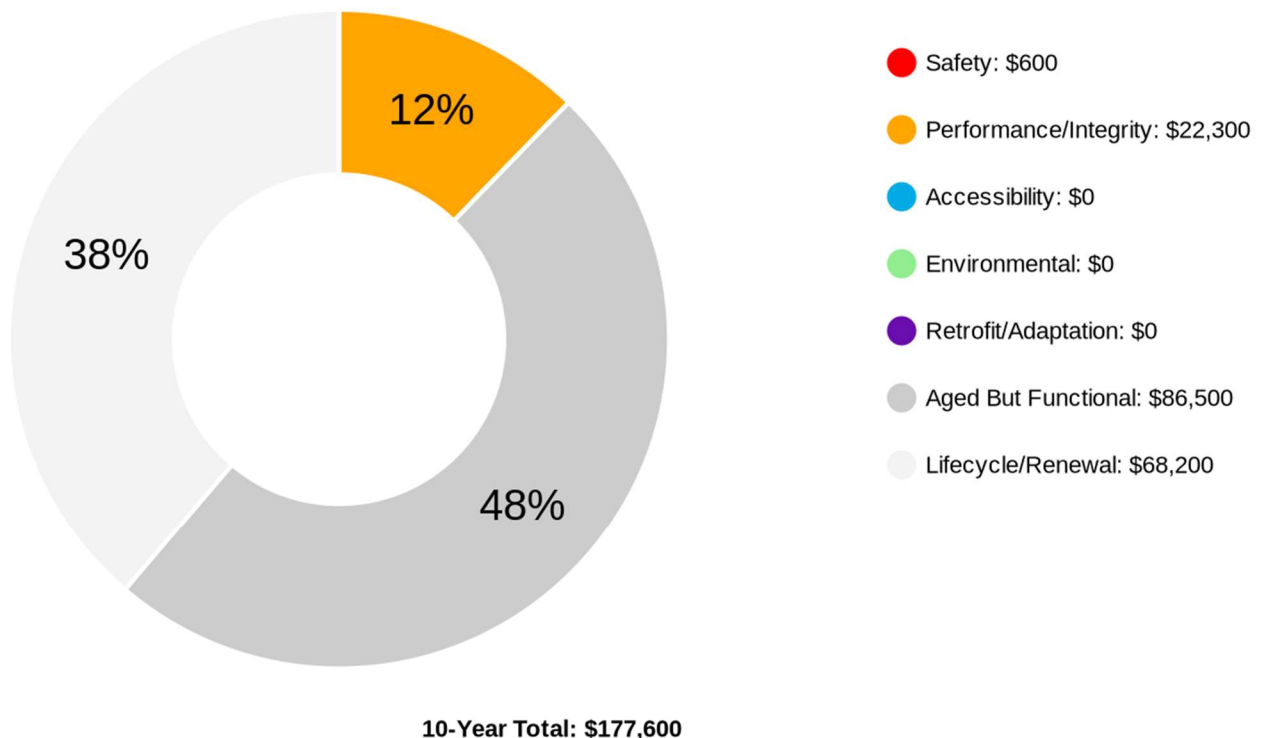
## Plan Types

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.

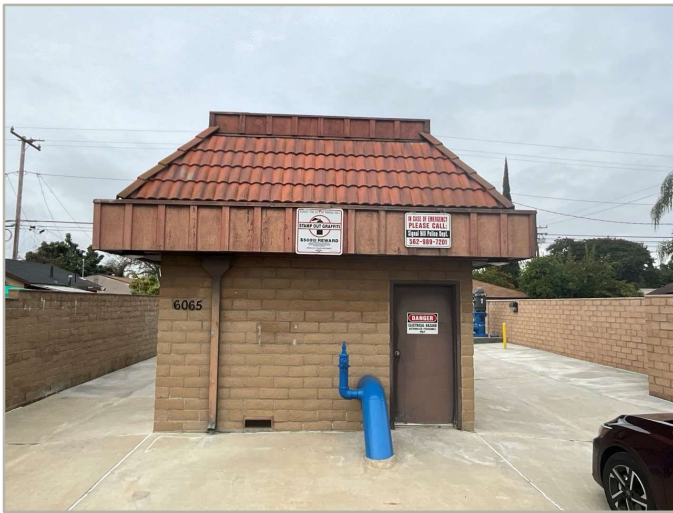
### Plan Type Descriptions

<b>Safety</b>	<span style="color: red;">■</span>	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
<b>Performance/Integrity</b>	<span style="color: orange;">■</span>	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
<b>Accessibility</b>	<span style="color: blue;">■</span>	Does not meet ADA, UFAS, and/or other accessibility requirements.
<b>Environmental</b>	<span style="color: green;">■</span>	Improvements to air or water quality, including removal of hazardous materials from the building or site.
<b>Retrofit/Adaptation</b>	<span style="color: purple;">■</span>	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
<b>Aged But Functional</b>	<span style="color: gray;">■</span>	Any component or system that has aged past its industry-average expected useful life (EUL) but is not currently deficient or problematic.
<b>Lifecycle/Renewal</b>	<span style="color: lightgray;">■</span>	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)



## 2. Building Systems and Site Elements



### Building Systems Summary

<b>Address</b>	6065 Cherry Avenue, Long Beach, CA 90805	
<b>Constructed/Renovated</b>	1985	
<b>Building Area</b>	725 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with wood roof deck supported by wood joists and concrete strip footing foundation system	Fair
<b>Facade</b>	Primary Wall Finish: Concrete block Windows: None	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Hip construction with clay/concrete tiles	Fair
<b>Interiors</b>	Walls: Unfinished Floors: Unfinished concrete Ceilings: Unfinished/exposed	-
<b>Elevators</b>	None	-

Building Systems Summary		
<b>Plumbing</b>	Water system piping and components, backflow preventer and eye wash/shower station	Fair
<b>HVAC</b>	Wall mounted exhaust fan	Good
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard, panel with copper wiring Interior Lighting: Fluorescent Emergency Power: Diesel generator with automatic transfer switch	Fair
<b>Fire Alarm</b>	Smoke detectors only	Missing
<b>Equipment/Special</b>	None	Fair
<b>Accessibility</b>	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.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	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.	
<b>Key Spaces Not Observed</b>	<p>Areas of note that were either inaccessible or not observed for other reasons are listed here:</p> <p>Roof; lack of ladder or other means of access</p>	



Site Information		
<b>Site Area</b>	0.050 acres	
<b>Parking Spaces</b>	There are no parking spaces..	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Site Pavement</b>	Concrete pavement	Fair
<b>Site Development</b>	Concrete block fencing with metal gates	Fair
<b>Landscaping &amp; Topography</b>	None	-
<b>Utilities</b>	On-site water well and system components Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: None Building-mounted: LED	Fair
<b>Ancillary Structures</b>	None	-
<b>Site Accessibility</b>	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.	
<b>Site Additional Studies</b>	No additional studies are currently recommended for the exterior site areas.	
<b>Site Areas Observed</b>	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.	
<b>Site Key Spaces Not Observed</b>	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.

<b>Well 10: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Facade</b>	\$0	\$0	\$4,196	\$0	\$38,980	\$43,176
<b>Roofing</b>	\$2,080	\$20,182	\$12,780	\$0	\$15,436	\$50,478
<b>Plumbing</b>	\$0	\$0	\$55,946	\$0	\$77,086	\$133,032
<b>HVAC</b>	\$0	\$0	\$0	\$0	\$6,346	\$6,346
<b>Fire Protection</b>	\$0	\$0	\$278	\$0	\$373	\$651
<b>Electrical</b>	\$0	\$0	\$72,757	\$0	\$111,071	\$183,828
<b>Fire Alarm &amp; Electronic Systems</b>	\$256	\$0	\$0	\$344	\$462	\$1,062
<b>Sitework</b>	\$0	\$0	\$8,824	\$0	\$155,587	\$164,411
<b>TOTALS</b>	<b>\$2,400</b>	<b>\$20,200</b>	<b>\$154,800</b>	<b>\$400</b>	<b>\$405,400</b>	<b>\$583,200</b>

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

## Scope

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

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

## 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.

**Prepared by:** Joseph Malboeuf,  
Project Assessor

**Reviewed by:**



---

Michael Chaney,  
Program Manager  
800.733.0660 ext. 7297980  
[michael.chaney@bureauveritas.com](mailto:michael.chaney@bureauveritas.com)

## 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

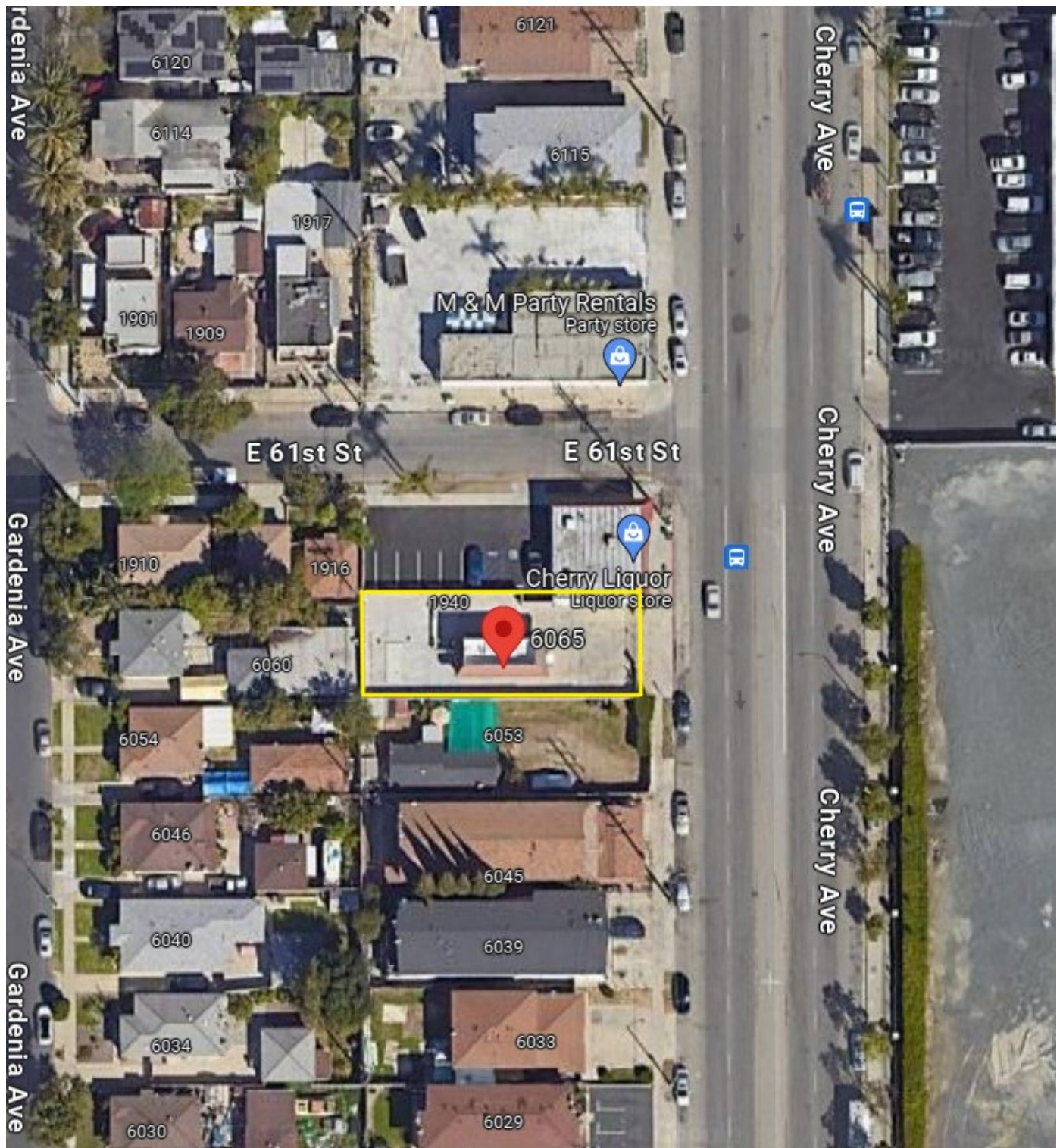
## Appendix B:



### Site Plan

---



# Site Plan



 <b>BUREAU VERITAS</b>	Project Number	Project Name	
	165418.23R000-012.354	Well 10 Signal Hill	
	Source	On-Site Date	
	Google	January 24, 2024	

## 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	Building Exterior	Fair	Exterior Walls, Concrete Block (CMU)	880 SF	11	7364624
B2050		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	
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		



STAFF REPORT

---

6/24/2025

---

**AGENDA ITEM**

**TO: HONORABLE MAYOR  
AND MEMBERS OF THE CITY COUNCIL**

**FROM: CARLO TOMAINO  
CITY MANAGER**

**BY: THOMAS BEKELE  
PUBLIC WORKS DIRECTOR/CITY ENGINEER**

**SUBJECT: FACILITIES MASTER PLAN**

**Summary:**

The City of Signal Hill's 2023-2028 Strategic Plan identifies the need for a Capital Facility Master Plan (FMP) to assess current, deferred, and future maintenance needs at City-owned facilities. The FMP serves as a framework to guide long-term investments in maintenance and infrastructure improvements. On October 24, 2023, the City Council authorized a professional services agreement with Bureau Veritas Technical Assessment, LLC to conduct a comprehensive assessment of 12 City-owned facilities. The resulting FMP includes routine maintenance schedules to preserve facility conditions and a facility Capital Improvement Program (CIP) that prioritizes projects based on urgency and critical need.

The FMP provides a strategic roadmap to implement consistent maintenance practices and prioritize major repairs that support uninterrupted service delivery across all City facilities. Staff recommends the City Council adopt the completed Facility Master Plan Assessment Reports; if adopted, staff would begin developing an implementation plan, identifying funding needs, and return to the City Council with future project recommendations for consideration. Staff would also utilize the assessment reports to pursue grant funding opportunities to help finance the implementation of capital improvement projects.

**Strategic Plan Goal(s):**

Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.

Goal No. 4 Infrastructure: Maintain and improve the City's physical infrastructure, water system, and recreational spaces.

Goal No. 5 High-Functioning Government: Strengthen internal communication, recruitment, retention, systems, and processes to increase the effectiveness and efficiency of City

Services.

Recommendation:

Adopt the Facilities Master Plan Assessment Reports substantially in the form attached.

Fiscal Impact:

There is no fiscal impact with the adoption of the FMP. However, the assessments identify and prioritize facility repair and upgrade projects, which collectively form a recommended 20-year Facility CIP.

If the City Council adopts the FMP assessment reports, the Public Works Department would begin incorporating the recommendations into future capital improvement budgets starting in FY 2026-2027; staff would return to the City Council with funding request for projects listed in the Facilities CIP. All proposed expenditures will undergo evaluation during the annual budget development process, and staff will actively integrate the recommendations from the FMP as funding allows.

Background:

The Public Works Department manages the ongoing maintenance of all City-owned facilities, all which require routine maintenance to remain functional and accessible to the public. Over the years, staff has utilized various maintenance techniques to maintain City facilities; however, evolving building codes, fire safety standards, accessibility regulations, and energy efficiency goals have increased the need for a centralized, long-term maintenance strategy. A comprehensive facility plan is essential to ensure effective asset management, establish consistent maintenance practices, and understand life cycle costs for building system repairs and replacements.

On October 24, 2023, the City Council approved a professional services agreement with Bureau Veritas Technical Assessment, LLC, (BVTA), to conduct a citywide facility assessment and develop the FMP. The FMP aligns with the 2023-2028 Strategic Plan by identifying critical facility repairs, establishing scheduled maintenance tasks, and promoting long-term functionality and sustainability across City facilities. The FMP outlines clear policies and objectives that guide the Public Works Department and help preserve the City's physical infrastructure to avoid costly and unexpected repairs.

Analysis:

The newest City-owned facility is the Signal Hill Library, constructed in 2018, with many of the City's facilities dating back 30 to 70 years, with the oldest facility being City Hall. Given the varying condition and age of the City's facilities, it is important for the City to have an accurate condition assessment and a long-term maintenance plan. The FMP focused on evaluating 12 essential facilities that support and are crucial to the City to provide day-to-day services and access to the public:

Facility	Year Built	Address
City Hall	1934	2175 Cherry Avenue



Signal Hill Library	2018	1800 East Hill Street
Youth Center	1951	1780 East Hill Street
Signal Hill Park Restrooms	1994	2175 Cherry Avenue
City Yard	1985	2175 East 28 <sup>th</sup> Street
Police Department	2012	2745 Walnut Avenue
Hilltop Park Restrooms	1998	2351 Dawson Avenue
Discovery Well Park Community Center	2000	2200 Temple Avenue
Temple Pump Station	1996	2271 Temple Avenue
Gundry Pump Station	1974	3315 Gundry Avenue
Well 7	1983	6476 Orange Avenue (Long Beach)
Well 10	1985	6065 Cherry Avenue (Long Beach)

Over the past 15 months, the facilities division of the Public Works Department worked extensively with the City's consultant, BVTA, to perform the scope of services, consisting of two phases. Phase I of the FMP consisted of the physical inspection of each facility and corresponding building systems, including plumbing, electrical, roofing, fire, general accessibility, and mechanical components. For Phase II, the consultant prepared comprehensive assessment reports detailing the inspection findings, condition assessments, system replacement reports, and Facility Condition Index Scores.

In addition to the assessment reports, BVTA and staff worked closely to prepare routine maintenance schedules for each facility, outlining tasks and recommended service intervals. The maintenance schedules serve as a basis for the facility division to follow to ensure the current facilities remain functional for City staff to perform work and public to access the facilities. The consultant also prepared a Facility CIP that identifies and ranks capital repair projects based on urgency, system condition, and lifecycle status. The CIP would serve as a tool for budgeting, planning, and executing long-term capital improvements.

On June 10, 2025, the City Council approved a construction contract for roof reconstruction at City Hall, the Youth Center, and the City Yard. The FMP identified these projects as high-priority and in need of immediate action. The table below summarizes additional priority projects by facility and proposed implementation year:

Facility	Priority Project	Proposed Year
City Hall	Roofing	Year 1
	Fire Alarm System	
	Distribution Panel	
Signal Hill Library	HVAC System	Year 1
	Window Repairs	
Youth Center	Roofing	Year 1
	Flooring	
	HVAC System	
Signal Hill Park Restrooms	Electrical System	Year 2

City Yard	Roofing	Year 1
	HVAC	
	Distribution Panel	
Police Department	Parking lot pavement	Year 1
	Roofing	Year 3
Hilltop Park Restrooms	Plumbing System	Year 1
	Drinking Fountain	Year 2
Discovery Well Park Community Center	Irrigation System	Year 3
Temple Pump Station	Roofing	Year 1
	Exterior Painting	Year 3
Gundry Pump Station	Exterior Painting	Year 1
Well 7	Roofing	Year 1
	Ceiling	
Well 10	Soffit Work	Year 3

The CIP identifies approximately \$23.1 million in recommended capital repairs and replacements across all City-owned facilities over a 20-year period based on the specific condition and life cycle of operational component of each facility. For instance, the FMP assessment for the Signal Hill Library recommends heating and air conditioning system upgrades and window repairs in Year 1 to maintain energy efficiency and ensure continued comfort for users, with approximately \$6.6 million in total improvements projected for the Library over the 20-year span.

As noted, proposed CIP funding levels vary by year and are not evenly distributed; rather, each year's budget is driven by the specific repair needs and priorities identified in the assessments. This phased approach allows the City to address critical infrastructure needs first, while strategically planning for long-term improvements in a fiscally responsible manner. Each facility's FMP assessment outlines immediate repairs, short-term maintenance tasks, and long-range system renewals, organized by urgency and implementation year to support effective financial planning.

While adoption of the FMP does not obligate the City to commit funds immediately, it establishes a comprehensive and flexible roadmap for future capital investment. Staff recommends the City Council adopt the FMP Assessment Reports. If approved, the Public Works Department would begin incorporating the recommendations into future capital improvement budgets; staff would return to the City Council with project-specific funding proposals as part of the annual budget cycle, enabling timely implementation based on available resources and Council direction.

Reviewed for Fiscal Impact:

---

Siamlu Cox

Attachment:

#### A. Facility Master Plan Assessments



## CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal  
Hill, California 90755-3799

### STAFF REPORT

---

6/24/2025

---

#### **AGENDA ITEM**

**TO: HONORABLE MAYOR  
AND MEMBERS OF THE CITY COUNCIL**

**FROM: CARLO TOMAINO  
CITY MANAGER**

**BY: THOMAS BEKELE  
PUBLIC WORKS DIRECTOR/CITY ENGINEER**

**SUBJECT: PUBLIC WORKS CONTRACT WITH SPIESS CONSTRUCTION COMPANY,  
INCORPORATED FOR THE GUNDRY RESERVOIR ROOF REPLACEMENT AND  
REHABILITATION PROJECT (PROJECT NO. 95.23001)**

#### **Summary:**

The City's Water Master Plan identifies the Gundry Reservoir Roof Replacement Project as a critical priority project. The Gundry Reservoir, located within Reservoir Park at 3315 Gundry Avenue, is a cylindrical concrete water storage tank with a five-million-gallon capacity, originally constructed in 1929. Over the decades, the reservoir has undergone multiple upgrades, including the replacement of its original wooden roof framing with a steel structure in the 1990s and the application of a watertight coating in 2006. In March 2022, an interior and structural inspection identified failing structural roof members, necessitating a complete roof replacement and recoating to ensure continued water quality and structural integrity.

Staff issued a new Notice Inviting Bids to re-advertise the Project on March 14, 2025. Following a competitive bidding process, staff recommends the City Council award a Public Works contract to Spiess Construction Company, Incorporated, as the lowest responsible bidder, for a not-to-exceed amount of \$6,707,137. Staff also recommends the City Council authorize a 10% contingency for a total construction budget of \$7,377,851. If approved, the construction is slated to begin in October of 2025; staff anticipates the contractor would complete work by May 2026. Staff proposes funding the project with capital funding from the Water Division, along with a \$3 million bridge loan from the General Fund.

#### **Strategic Plan Goal(s):**

Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.

Goal No. 4 Infrastructure: Maintain and improve the City's physical infrastructure, water system, and recreational spaces.

Goal No. 5 High-Functioning Government: Strengthen internal communications, recruitment, retention, systems, and processes to increase the effectiveness and efficiency of City services.

Recommendations:

1. Authorize the City Manager to enter into a Public Works Contract with Spiess Construction Company, Incorporated, for the construction of the Gundry Reservoir Roof Replacement and Rehabilitation Project (Project No. 95.23001), for a term of 120 working days and a not-to-exceed contract amount of \$6,707,137 in a form approved by the City Attorney.
2. Authorize a contingency of \$670,714 and up to a 60-working day extension to accommodate additional scope of work, changes, or any unforeseen conditions, to be utilized if approved by the Public Works Director, for a total construction budget of \$7,377,851.
3. Adopt a Resolution, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA,  
AMENDING THE ADOPTED BUDGET AND AUTHORIZING BUDGET APPROPRIATIONS FOR  
FISCAL YEAR 2025-26.

Fiscal Impact:

The Gundry Reservoir Roof Replacement and Rehabilitation Project (Project No. 95.23001) is being funded through the Water Fund and a General Fund loan, with a total project budget of \$7,765,577, including funds spent to date. Approving this contract will necessitate an adjustment of \$1,765,577 to the Water Fund budget for Fiscal Year 2025-26 under Account No. 500-40-5896 and the Capital Improvement Program Budget associated with Project No. 90.23001. This adjustment is consistent with both the Water Master Plan (WMP) and the Water Rate Study (RS) initiatives, which projected \$7.5 million in expenditures for this project for Fiscal Year 2025-26.

The proposed Public Works Contract includes a not-to-exceed amount of \$6,707,137 and contract term of 120 working days, with an additional contingency of \$670,714, for a total construction budget of \$7,377,851.

Background:

Gundry Reservoir, located on the south side of Reservoir Park and north of 33rd Street, is a partially buried cylindrical concrete water storage tank with a capacity of five million gallons. The reservoir measures approximately 200 feet in diameter and 20 feet in height. Since its original construction in 1929, the reservoir has undergone several significant improvements. In the 1990s, the City replaced the original wooden roof framing system with a steel truss and plate system. In 2006, the City applied a watertight interior coating and completed a partial roof replacement, resulting in two distinct roof structures.

Over time, the steel roof plate and several structural components have deteriorated, resulting in the

failure of certain framing members and exhaust fan penetrations. In March 2022, the City conducted an inspection of the reservoir's interior and structural elements to ensure compliance with routine maintenance and ongoing water quality standards. Following a comprehensive assessment of both the interior and exterior structure, staff determined that a complete roof replacement, along with the removal and reapplication of the existing watertight coating, is necessary to preserve water quality standards and maintain the facility's structural integrity

On April 25, 2023, the City Council awarded a professional consulting services agreement to Ardurra Group, Incorporated (Ardurra) to develop engineered plans and specifications for the Gundry Reservoir Roof Replacement and Rehabilitation Project (Project), with a design cost not-to-exceed \$299,313. Subsequently, in July 2024, Ardurra provided the final bid-ready plans and specifications, approved by the Public Works Department and the City Engineer.

#### Analysis:

The scope of work outlined in the Project plans and specifications includes the removal and replacement of the aging roof structures, concrete crack repairs, and exterior painting at the Gundry Reservoir and Sand Basin. Additionally, the scope covers the interior recoating of the reservoir, as well as the replacement, media blasting, and rehabilitation of existing piping within the Gundry Reservoir and its exterior piping.

#### Prior Bid Circulation

On September 13, 2024, the City posted a Notice Inviting Bids for the project at its public notice locations, on the City's website, and posted on PlanetBids via the City's portal. The engineer's estimate for the completion of the project, including the Gundry Reservoir and Sand Basin, is approximately \$2.8 million. To account for potential increases in construction costs, the City included work for the sand basin in the Project scope as an additive alternate item scope in the advertising documents.

On the due date, the City received two bids. The low bidder, Spiess Construction Company, Incorporated submitted a total bid of \$5,599,895.55. Although Spiess Construction Company, Incorporated submitted a complete and responsive bid, the bid exceeded both the engineer's estimate of \$2,859,000 and available funding. As a result, on November 12, 2024, the City Council authorized the rejection of all bids to assess the condition of the reservoir, identify potential funding opportunities, and perform necessary maintenance and temporary repairs.

As discussed in greater detail below, the substantial difference between the initial engineering estimate and the bids the City received is due to factors outside its immediate control including the cost of materials, unforeseeable structural conditions, and additional work that is necessary to complete the project.

#### Potential Cause For High Bid Prices

The difference between the Engineer's estimate and the lowest bid is primarily due to the following factors:

1. Import Tariffs: Uncertainty in aluminum and steel material pricing due to recently imposed

import tariffs of up to 50% which create a heightened price surge. Staff inquired about the cause of such a substantial increase and contacted several steel manufacturers who responded by stating that tariffs apply pressure to all markets, including domestic ones, as reduced competition from imports allows vendors to increase profit margins locally while remaining competitive.

2. Unidentified Concrete Floor Conditions: The exact condition of the concrete floor beneath the coated surface inside the reservoir is unknown without potentially damaging investigatory methods at the time of the bid. The concrete repairs, as mandated by Project specifications, are challenging to quantify accurately in advance without emptying the reservoir and performing destructive testing, resulting in cost variability. To drain the tank, the Water division would be required to test and establish connection bypasses to Gundry Reservoir and purchase Metropolitan water to provide uninterrupted service to the community during the investigation, both of which have their own significant cost factors.
3. Variable Coating Thickness: Based on recently completed tank inspection reports performed by a water quality vendor on the reservoir, the condition of the coating within the interior of the reservoir varies in condition and thickness and requires varying levels of labor and equipment effort to remove. Project bidders expressed the need to account for additional labor efforts in this line item due to uncertainty of the existing condition.
4. Sand and Water Removal from Basins: The sand in the Sand Basin may need to be removed manually due to limited access, which adds to labor costs. For the reservoir, dewatering operations include removing a range of approximately 0.5 feet to 2.0 feet water level from the reservoir, prior to initiating work. Bidders expressed the need to use high end of the range to account for the worst-case scenario.
5. Project Completion Timeline: Gundry Reservoir is a critical part of the water system as it receives a significant portion of the water pumped into the City water network from wells in north Long Beach. As such, downtime to the reservoir is a controlling factor that has high-cost implication due to the need to import Metropolitan water during the construction period. The project is set at 120 working days from the date of the first drain to the reservoir. This timeline applies a certain time constraint on contractors to complete the project without incurring liquated damages. Therefore, the contractors may have to work during weekends or at night to complete the project resulting in additional labor cost.

#### Capital Outlay Budget Increase and New Bid Circulation

Following the rejection of bids by the City Council, staff continued to pursue alternative funding opportunities for the Gundry Reservoir Roof Replacement and Rehabilitation Project. However, due to the ongoing deterioration of the reservoir roof and the urgency of addressing structural and water quality concerns, staff determined that a loan from the General Fund was the only viable option at the time to meet this immediate need. To support the Project, on February 25, 2025, the City Council approved a one-time bridge loan from the General Fund to the Water Enterprise Fund in the amount of \$3 million. The loan carries a three percent (3%) interest rate with a 20-year repayment term. Staff incorporated this financing mechanism into the proposed water rate structure to ensure sufficient funding for the capital outlay budget.



Current Bid Circulation

On March 14, 2025, the City posted a new Notice Inviting Bids for the Project following the City's noticing procedure. The following table below lists the bids the City received by the bid due date of April 14, 2025:

Contractor	Bid Total
Vicon Construction Incorporated	\$6,300,000
Spiess Construction Company Incorporated	\$6,707,137
2H Construction	\$6,973,072

Vicon Enterprise Incorporated, the lowest bidder, submitted its documents prior to the bid deadline. However, the submission included an exception to the bid price, stating that the aluminum roof structure did not include the matte finish, as required by the Project specifications. Therefore, staff deemed the bid submission non-responsive as this exemption represents a material deviation from the advertised project requirements and affects the overall cost and appearance of the roof structure. The advantages to applying a matte treatment on a dome shaped roof structure include significantly reducing glare and reflection to nearby residential properties and increasing surface durability.

Spiess Construction Company, Incorporated, the second lowest bidder, submitted all required documents prior to the bid deadline and made no exceptions to its bid. Staff verified that Spiess and its subcontractors hold the necessary licenses to perform the proposed work under this contract. Staff also conducted reference checks on the company's listed projects in the Statement of Qualifications, confirming Spiess Construction Company, Incorporated as the lowest responsive and responsible bidder.

Recommendation:

Staff recommends awarding a contract to Spiess in the amount of \$6,707,137 for a term of 120 working days; staff also recommends authorizing a 10% contingency as part of the Project. Upon the City Council's approval, staff would issue a Notice to Proceed and begin coordinating with the contractor for long lead material items such as the aluminum dome roof. If approved by the City Council, the construction of the Project would tentatively start in October 2025 during the Water Division's lower water demand period, with completion anticipated by May 2026.

Reviewed for Fiscal Impact:

---

Siamlu CoxAttachments:

- A. Contract Agreement
- B. Budget Amendment Resolution

**SECTION 00500  
CONTRACT**

THIS CONTRACT is made this 24th day of June, 2025, in the County of Los Angeles, State of California, by and between the City of Signal Hill hereinafter called "City", and Spiess Construction Company, Incorporated, hereinafter called "Contractor". City and the Contractor for the considerations stated herein agree as follows:

**ARTICLE 1. SCOPE OF WORK.** The Contractor shall perform all Work within the time stipulated the contract and shall provide all labor, materials, equipment, tools, utility services, and transportation to complete all of the Work required in strict compliance with the Contract Documents as specified in Article 5 below for the following Project:

**GUNDRY RESERVOIR ROOF REPLACEMENT AND REHABILITATION PROJECT**

The Contractor and its surety shall be liable to City for any damages arising as a result of the Contractor's failure to comply with this obligation.

**ARTICLE 2. TIME FOR COMPLETION.** The Work shall be commenced on the date stated in City's Notice to Proceed. The Contractor shall complete all Work required by the Contract Documents within **120** work days from the commencement date stated in the Notice to Proceed. By its signature hereunder, Contractor agrees the time for completion set forth above is adequate and reasonable to complete the Work.

**ARTICLE 3. CONTRACT PRICE.** City shall pay to the Contractor as full compensation for the performance of the Contract, subject to any additions or deductions as provided in the Contract Documents, and including all applicable taxes and costs, the sum of Six Million, Seven Hundred Seven Thousand, One Hundred Thirty-Seven Dollars (\$6,707,137). Payment shall be made as set forth in the General Conditions.

**ARTICLE 4. LIQUIDATED DAMAGES.** In accordance with Government Code section 53069.85, it is agreed that the Contractor will pay City the sum of \$5,000 for each and every calendar day of delay beyond the time prescribed in the Contract Documents for finishing the Work, as Liquidated Damages and not as a penalty or forfeiture. In the event that Liquidated Damages are not paid, the Contractor agrees City may deduct that amount from any money due or that may become due the Contractor under the Contract. This Article does not affect the City's rights to other damages or remedies specified in the Contract Documents or allowed by law.

**ARTICLE 5. COMPONENT PARTS OF THE CONTRACT.** The "Contract Documents" include the following:

- Notice Inviting Bids
- Instructions to Bidders
- Bid Form
- Contractor's Certificate Regarding Workers' Compensation
- Bid Bond
- Designation of Subcontractors
- Information Required of Bidders

SECTION 00500  
CONTRACT

Noncollusion Declaration form  
Iran Contracting Act Certification  
Fleet Certification Form  
Public Works Contractor Registration Certification  
Contract  
Performance Bond  
Payment Bond  
General Conditions  
Special Conditions  
Technical Specifications  
Addenda  
Plans and Drawings  
Approved and fully executed change orders  
Any other documents contained in or incorporated into the Contract

The Contactor shall complete the Work in strict accordance with all of the Contract Documents.

All of the Contract Documents are intended to be complementary. Work required by one of the Contract Documents and not by others shall be done as if required by all. This Contract shall supersede any prior agreement of the parties.

**ARTICLE 6. PROVISIONS REQUIRED BY LAW.** Each and every provision of law required to be included in these Contract Documents shall be deemed to be included in these Contract Documents. The Contractor shall comply with all requirements of applicable federal, state and local laws, rules and regulations, including, but not limited to, the provisions of the California Labor Code and California Public Contract Code which are applicable to this Project.

**ARTICLE 7. INDEMNIFICATION.** Contractor shall provide indemnification as set forth in the General Conditions.

**ARTICLE 8. PREVAILING WAGES.** Contractor shall be required to pay the prevailing rate of wages in accordance with the Labor Code which such rates shall be made available at City Hall or may be obtained online at <http://www.dir.ca.gov/dlsr>. and which must be posted at the job site.

IN WITNESS WHEREOF, this Contract has been duly executed by the above-named parties, on the day and year above written.

**Spieß Construction**  
**Company, Incorporated**

By \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

License No. \_\_\_\_\_

**CITY OF SIGNAL HILL**

By \_\_\_\_\_

Carlo Tomaino  
City Manager

SECTION 00500  
CONTRACT

By \_\_\_\_\_ *Attest:*

Name: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Tina Knapp  
Assistant City Clerk

(If Corporation, TWO SIGNATURES,  
President **OR** Vice President **AND** Secretary  
OR Treasurer REQUIRED)]

*Approved as to Form:*

\_\_\_\_\_  
Best Best & Krieger, LLP  
City Attorney

**END OF CONTRACT**

**RESOLUTION 2025-06-XXXX**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
SIGNAL HILL, CALIFORNIA, AMENDING THE ADOPTED  
BUDGET AND AUTHORIZING BUDGET  
APPROPRIATIONS FOR FISCAL YEAR 2025-26**

**WHEREAS**, the City Council approves the appropriation of funds for the purpose stated below.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:**

Section 1. To authorize budget adjustment 26-001 of the FY 2025-26 Budget as follows:

Purpose: Increase Budget for Gundry Reservoir Roof Replacement and Coating Project

<b>Fund</b>	<b>Dept</b>	<b>Object</b>	<b>Project No.</b>	<b>Description</b>	<b>Amount</b>
500	40	5840	95.23001	Gundry Reservoir Roof Replacement and Coating	\$1,765,577.00
500	40	5842		Capitalization of Assets	(\$1,765,577.00)

Section 2. To add the above-referenced adjustments to the Budget Adjustment Status Report (Exhibit A).

**PASSED, APPROVED, AND ADOPTED** at a regular meeting of the City Council on this 24<sup>th</sup> day June 2025.

---

KEIR JONES  
MAYOR

ATTEST:

---

DARITZA GONZALEZ  
CITY CLERK

STATE OF CALIFORNIA            )  
COUNTY OF LOS ANGELES       ) ss.  
CITY OF SIGNAL HILL            )

I, DARITZA GONZALEZ, City Clerk of the City of Signal Hill, California, hereby certify that Resolution No. 2025-06-XXXX was adopted at a regular meeting of the City Council of the City of Signal Hill held on the 24th day June, 2025. and that the same was adopted by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

DARITZA GONZALEZ  
CITY CLERK



CITY OF SIGNAL HILL - SUMMARY OF BUDGET ADJUSTMENTS - FY 2025-26

Budget Adjustment #	Council Date	Description	Revenues	Expenditures	Capital Outlay	Transfers In	Transfers Out	Net Change
General Fund - 100		Adopted	38,418,037.53	37,735,806.60	682,230.93	1,250,540.00	1,622,770.93	
								-
			38,418,037.53	37,735,806.60	682,230.93	1,250,540.00	1,622,770.93	Total -
Water Operations Fund - 500		Adopted	8,096,487.00	7,955,525.00	6,837,795.00	79,742.00	-	
								-
			8,096,487.00	7,955,525.00	6,837,795.00	79,742.00	-	Total -

Notes: If the net change is positive, there is an overall increase to the Fund Balance. If negative, there is an overall reduction to the Fund Balance.  
The summary does not include prior year surplus appropriations.



## CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal  
Hill, California 90755-3799

### STAFF REPORT

---

6/24/2025

---

#### **AGENDA ITEM**

**TO: HONORABLE MAYOR  
AND MEMBERS OF THE CITY COUNCIL**

**FROM: CARLO TOMAINO  
CITY MANAGER**

**BY: THOMAS BEKELE  
PUBLIC WORKS DIRECTOR/CITY ENGINEER**

**SUBJECT: PUBLIC WORKS CONTRACT WITH SPIESS CONSTRUCTION COMPANY,  
INCORPORATED FOR THE GUNDRY RESERVOIR ROOF REPLACEMENT AND  
REHABILITATION PROJECT (PROJECT NO. 95.23001)**

#### **Summary:**

The City's Water Master Plan identifies the Gundry Reservoir Roof Replacement Project as a critical priority project. The Gundry Reservoir, located within Reservoir Park at 3315 Gundry Avenue, is a cylindrical concrete water storage tank with a five-million-gallon capacity, originally constructed in 1929. Over the decades, the reservoir has undergone multiple upgrades, including the replacement of its original wooden roof framing with a steel structure in the 1990s and the application of a watertight coating in 2006. In March 2022, an interior and structural inspection identified failing structural roof members, necessitating a complete roof replacement and recoating to ensure continued water quality and structural integrity.

Staff issued a new Notice Inviting Bids to re-advertise the Project on March 14, 2025. Following a competitive bidding process, staff recommends the City Council award a Public Works contract to Spiess Construction Company, Incorporated, as the lowest responsible bidder, for a not-to-exceed amount of \$6,707,137. Staff also recommends the City Council authorize a 10% contingency for a total construction budget of \$7,377,851. If approved, the construction is slated to begin in October of 2025; staff anticipates the contractor would complete work by May 2026. Staff proposes funding the project with capital funding from the Water Division, along with a \$3 million bridge loan from the General Fund.

#### **Strategic Plan Goal(s):**

Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.

Goal No. 4 Infrastructure: Maintain and improve the City's physical infrastructure, water system, and recreational spaces.

Goal No. 5 High-Functioning Government: Strengthen internal communications, recruitment, retention, systems, and processes to increase the effectiveness and efficiency of City services.

Recommendations:

1. Authorize the City Manager to enter into a Public Works Contract with Spiess Construction Company, Incorporated, for the construction of the Gundry Reservoir Roof Replacement and Rehabilitation Project (Project No. 95.23001), for a term of 120 working days and a not-to-exceed contract amount of \$6,707,137 in a form approved by the City Attorney.
2. Authorize a contingency of \$670,714 and up to a 60-working day extension to accommodate additional scope of work, changes, or any unforeseen conditions, to be utilized if approved by the Public Works Director, for a total construction budget of \$7,377,851.
3. Adopt a Resolution, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA,  
AMENDING THE ADOPTED BUDGET AND AUTHORIZING BUDGET APPROPRIATIONS FOR  
FISCAL YEAR 2025-26.

Fiscal Impact:

The Gundry Reservoir Roof Replacement and Rehabilitation Project (Project No. 95.23001) is being funded through the Water Fund and a General Fund loan, with a total project budget of \$7,765,577, including funds spent to date. Approving this contract will necessitate an adjustment of \$1,765,577 to the Water Fund budget for Fiscal Year 2025-26 under Account No. 500-40-5896 and the Capital Improvement Program Budget associated with Project No. 90.23001. This adjustment is consistent with both the Water Master Plan (WMP) and the Water Rate Study (RS) initiatives, which projected \$7.5 million in expenditures for this project for Fiscal Year 2025-26.

The proposed Public Works Contract includes a not-to-exceed amount of \$6,707,137 and contract term of 120 working days, with an additional contingency of \$670,714, for a total construction budget of \$7,377,851.

Background:

Gundry Reservoir, located on the south side of Reservoir Park and north of 33rd Street, is a partially buried cylindrical concrete water storage tank with a capacity of five million gallons. The reservoir measures approximately 200 feet in diameter and 20 feet in height. Since its original construction in 1929, the reservoir has undergone several significant improvements. In the 1990s, the City replaced the original wooden roof framing system with a steel truss and plate system. In 2006, the City applied a watertight interior coating and completed a partial roof replacement, resulting in two distinct roof structures.

Over time, the steel roof plate and several structural components have deteriorated, resulting in the

failure of certain framing members and exhaust fan penetrations. In March 2022, the City conducted an inspection of the reservoir's interior and structural elements to ensure compliance with routine maintenance and ongoing water quality standards. Following a comprehensive assessment of both the interior and exterior structure, staff determined that a complete roof replacement, along with the removal and reapplication of the existing watertight coating, is necessary to preserve water quality standards and maintain the facility's structural integrity

On April 25, 2023, the City Council awarded a professional consulting services agreement to Ardurra Group, Incorporated (Ardurra) to develop engineered plans and specifications for the Gundry Reservoir Roof Replacement and Rehabilitation Project (Project), with a design cost not-to-exceed \$299,313. Subsequently, in July 2024, Ardurra provided the final bid-ready plans and specifications, approved by the Public Works Department and the City Engineer.

#### Analysis:

The scope of work outlined in the Project plans and specifications includes the removal and replacement of the aging roof structures, concrete crack repairs, and exterior painting at the Gundry Reservoir and Sand Basin. Additionally, the scope covers the interior recoating of the reservoir, as well as the replacement, media blasting, and rehabilitation of existing piping within the Gundry Reservoir and its exterior piping.

#### Prior Bid Circulation

On September 13, 2024, the City posted a Notice Inviting Bids for the project at its public notice locations, on the City's website, and posted on PlanetBids via the City's portal. The engineer's estimate for the completion of the project, including the Gundry Reservoir and Sand Basin, is approximately \$2.8 million. To account for potential increases in construction costs, the City included work for the sand basin in the Project scope as an additive alternate item scope in the advertising documents.

On the due date, the City received two bids. The low bidder, Spiess Construction Company, Incorporated submitted a total bid of \$5,599,895.55. Although Spiess Construction Company, Incorporated submitted a complete and responsive bid, the bid exceeded both the engineer's estimate of \$2,859,000 and available funding. As a result, on November 12, 2024, the City Council authorized the rejection of all bids to assess the condition of the reservoir, identify potential funding opportunities, and perform necessary maintenance and temporary repairs.

As discussed in greater detail below, the substantial difference between the initial engineering estimate and the bids the City received is due to factors outside its immediate control including the cost of materials, unforeseeable structural conditions, and additional work that is necessary to complete the project.

#### Potential Cause For High Bid Prices

The difference between the Engineer's estimate and the lowest bid is primarily due to the following factors:

1. Import Tariffs: Uncertainty in aluminum and steel material pricing due to recently imposed

import tariffs of up to 50% which create a heightened price surge. Staff inquired about the cause of such a substantial increase and contacted several steel manufacturers who responded by stating that tariffs apply pressure to all markets, including domestic ones, as reduced competition from imports allows vendors to increase profit margins locally while remaining competitive.

2. Unidentified Concrete Floor Conditions: The exact condition of the concrete floor beneath the coated surface inside the reservoir is unknown without potentially damaging investigatory methods at the time of the bid. The concrete repairs, as mandated by Project specifications, are challenging to quantify accurately in advance without emptying the reservoir and performing destructive testing, resulting in cost variability. To drain the tank, the Water division would be required to test and establish connection bypasses to Gundry Reservoir and purchase Metropolitan water to provide uninterrupted service to the community during the investigation, both of which have their own significant cost factors.
3. Variable Coating Thickness: Based on recently completed tank inspection reports performed by a water quality vendor on the reservoir, the condition of the coating within the interior of the reservoir varies in condition and thickness and requires varying levels of labor and equipment effort to remove. Project bidders expressed the need to account for additional labor efforts in this line item due to uncertainty of the existing condition.
4. Sand and Water Removal from Basins: The sand in the Sand Basin may need to be removed manually due to limited access, which adds to labor costs. For the reservoir, dewatering operations include removing a range of approximately 0.5 feet to 2.0 feet water level from the reservoir, prior to initiating work. Bidders expressed the need to use high end of the range to account for the worst-case scenario.
5. Project Completion Timeline: Gundry Reservoir is a critical part of the water system as it receives a significant portion of the water pumped into the City water network from wells in north Long Beach. As such, downtime to the reservoir is a controlling factor that has high-cost implication due to the need to import Metropolitan water during the construction period. The project is set at 120 working days from the date of the first drain to the reservoir. This timeline applies a certain time constraint on contractors to complete the project without incurring liquated damages. Therefore, the contractors may have to work during weekends or at night to complete the project resulting in additional labor cost.

#### Capital Outlay Budget Increase and New Bid Circulation

Following the rejection of bids by the City Council, staff continued to pursue alternative funding opportunities for the Gundry Reservoir Roof Replacement and Rehabilitation Project. However, due to the ongoing deterioration of the reservoir roof and the urgency of addressing structural and water quality concerns, staff determined that a loan from the General Fund was the only viable option at the time to meet this immediate need. To support the Project, on February 25, 2025, the City Council approved a one-time bridge loan from the General Fund to the Water Enterprise Fund in the amount of \$3 million. The loan carries a three percent (3%) interest rate with a 20-year repayment term. Staff incorporated this financing mechanism into the proposed water rate structure to ensure sufficient funding for the capital outlay budget.

Current Bid Circulation

On March 14, 2025, the City posted a new Notice Inviting Bids for the Project following the City's noticing procedure. The following table below lists the bids the City received by the bid due date of April 14, 2025:

Contractor	Bid Total
Vicon Construction Incorporated	\$6,300,000
Spiess Construction Company Incorporated	\$6,707,137
2H Construction	\$6,973,072

Vicon Enterprise Incorporated, the lowest bidder, submitted its documents prior to the bid deadline. However, the submission included an exception to the bid price, stating that the aluminum roof structure did not include the matte finish, as required by the Project specifications. Therefore, staff deemed the bid submission non-responsive as this exemption represents a material deviation from the advertised project requirements and affects the overall cost and appearance of the roof structure. The advantages to applying a matte treatment on a dome shaped roof structure include significantly reducing glare and reflection to nearby residential properties and increasing surface durability.

Spiess Construction Company, Incorporated, the second lowest bidder, submitted all required documents prior to the bid deadline and made no exceptions to its bid. Staff verified that Spiess and its subcontractors hold the necessary licenses to perform the proposed work under this contract. Staff also conducted reference checks on the company's listed projects in the Statement of Qualifications, confirming Spiess Construction Company, Incorporated as the lowest responsive and responsible bidder.

Recommendation:

Staff recommends awarding a contract to Spiess in the amount of \$6,707,137 for a term of 120 working days; staff also recommends authorizing a 10% contingency as part of the Project. Upon the City Council's approval, staff would issue a Notice to Proceed and begin coordinating with the contractor for long lead material items such as the aluminum dome roof. If approved by the City Council, the construction of the Project would tentatively start in October 2025 during the Water Division's lower water demand period, with completion anticipated by May 2026.

Reviewed for Fiscal Impact:

---

Siamlu CoxAttachments:

- A. Contract Agreement
- B. Budget Amendment Resolution



STAFF REPORT

6/24/2025

**AGENDA ITEM**

**TO: HONORABLE MAYOR  
AND MEMBERS OF THE CITY COUNCIL**

**FROM: CARLO TOMAINO  
CITY MANAGER**

**BY: YVETTE E. AGUILAR  
DEPUTY CITY MANAGER/DIRECTOR OF PARKS, RECREATION AND LIBRARY  
SERVICES**

**ALISON DOBAY  
PARKS, RECREATION AND LIBRARY SERVICES MANAGER**

**SUBJECT: PROPOSITION A LOS ANGELES COUNTY METROPOLITAN AUTHORITY  
TRANSPORTATION FUNDING APPROPRIATION**

**Summary:**

The City receives Proposition A revenues each year to be utilized for transportation-related programs. Proposition A is a voter-approved half-cent sales tax in Los Angeles County, generating revenue to cover transit service costs. The Proposition A Funds are restricted to transportation-related uses, such as providing subsidized transit services for Signal Hill residents, seniors, and individuals with disabilities. All new and ongoing projects must be submitted for approval to the Los Angeles County Metropolitan Transportation Authority (LACMTA). Any remaining unexpended allocation would be budgeted and spent within the three-year cycle. The City is estimated to receive approximately \$296,132 in FY 2025-26; however, the entire allocation has a three-year life span and does not need to be expended within the first fiscal year. The total proposed expenditures, including prior rollover fund balances, are \$441,177. The City Council will consider authorizing the planned expenditures of Proposition A funds and proposed Contract Service Agreements with the Long Beach Public Transportation Company (Long Beach Transit) to provide Dial-A-Lift and Fixed Route Bus services for FY 2025-26.

**Strategic Plan Goal(s):**

Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.

Goal No. 5 High-Functioning Government: Strengthen internal communication, recruitment, retention, systems, and processes to increase the effectiveness and efficiency of City services.



Recommendations:

1. Authorize the City Manager to submit a request to LACMTA for FY 2025-26 Proposition A Transportation Programs based upon the estimated funding allocation of \$296,132.
2. Authorize the City Manager to execute a Contract Services Agreement between the City, Global Paratransit, Incorporated, and Long Beach Transit, for a one-year term, not to exceed \$9,627, for the Dial-A-Lift service, in a form approved by the City Attorney.
3. Authorize the City Manager to execute a Contract Services Agreement between the City and Long Beach Transit for a one-year term, not to exceed \$112,957, with a contingency total of 10% of the base compensation for the Fixed Route Bus Services, in a form approved by the City Attorney.
4. Adopt a resolution to adopt a budget adjustment appropriating \$120,802 to support expanded recreational transit services and additional bus shelter enhancements, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA,  
AMENDING THE ADOPTED BUDGET AND AUTHORIZING BUDGET APPROPRIATIONS FOR  
FISCAL YEAR 2025-26.

Fiscal Impact:

For Fiscal Year 2025-26, the City anticipates receiving approximately \$296,132 in Proposition A funds, with estimated expenditures totaling \$441,177, which include rollover funding from prior allocations. To maximize cost recovery and prevent any unspent funds from lapsing, staff is requesting an appropriation of \$120,802. This expenditure would utilize the existing Proposition A fund balance to support expanded recreational transit services and additional bus shelter enhancements. Staff has provided detailed information regarding the revised Proposition A revenue and program totals for FY 2025-26 (Attachment A).

Background:

Proposition A is a voter-approved half-cent sales tax that generates revenue to offset the costs of transit services in Los Angeles County; the funds are allocated on a per-capita basis. Signal Hill is estimated to receive approximately \$296,132 in FY 2025-26. Proposition A funds are restricted to transportation-related uses only. The City receives Proposition A funds for transportation-related uses, including providing subsidies to seniors and residents with disabilities for the use of various forms of transportation. A written request for funding approval must be submitted to the LACMTA for all new and ongoing projects.

Analysis:

The City's transportation services are provided via contract to efficiently and effectively comply with the requirements outlined in Proposition A. Staff recommends the City Council authorize the City Manager to execute contract service agreements with the proposed contractors to comply with

Proposition A and provide adequate transportation services. The Proposition A Worksheet includes eight program categories, projected revenues, and a proposed budget; the categories are further described below:

#### *Staff Administration*

A maximum of 20% of the total Proposition A program budget may be utilized for staff administration. Staff recommends an allocation of \$88,235 based upon staff salaries and benefit costs to administer the transportation programs. Staff will ensure compliance with LACMTA guidelines to utilize the maximum amount of funding for staff administration.

#### *Dues and Memberships: I-710 Environmental Impact Report/Environmental Impact Statement Gateway Cities Oversight Committee*

The City is part of a multi-jurisdictional entity, Gateway Cities Council of Governments (COG), that participates in the coordination of the development of the Environmental Impact Report/Environmental Impact Statement for the improvements to the I-710 Freeway. This is the fifth year the City has participated in this effort and the recommended annual contribution amount is \$10,000 for ongoing membership.

#### *Bus Shelter and Bus Stop Maintenance*

The Public Works Department has existing contract service agreements with ShelterClean Services and the Conservation Corps of Long Beach to maintain the City's bus shelters and bus stops on a weekly basis. The scope of services includes, but is not limited to refuse collection, disinfection of bus benches, steam cleaning of sidewalks, benches and shelters weekly, and graffiti removal as needed. The FY 2025-26 Operating Budget includes funding in the amount of \$120,108 for these continued services.

#### *Recreational Transit Program*

The Parks, Library, and Recreation Services Department contracts with companies to coordinate transportation for active adult, youth, and event shuttles to the City's special events, as well as to provide public transportation for local schools within the established parameters of the program. In November 2024, the City Council approved a Contract Services Agreement with TLC Luxury Transport to provide bus transportation for all Recreational Transit adult and youth excursions. For FY 2025-26, funding in the amount not to exceed \$85,000 for these proposed services.

#### *Dial-A-Lift*

Global Paratransit, Incorporated and Long Beach Transit provide a curb-to-curb, demand-responsive paratransit van service within a designated area for mobility-impaired residents older than age 18. In 2023, there were a total of 172 customers at the subsidy rate. Staff proposes a Contract Services Agreement with a one-year term, with a not-to-exceed amount of \$9,627, in a form approved by the City Attorney (Attachment B). The proposed amount will be based on estimates from Long Beach Transit providers.

#### *Fixed Route Subsidy*

The City, through an agreement with Long Beach Transit, provides fixed route bus services to Signal Hill residents. The City's Proposition A subsidy for the fixed route bus services is based on the estimated ridership numbers anticipated for FY 2025-26 at 275,934 riders. Staff proposes a Contract Services Agreement with a one-year term, with a total not-to-exceed amount of \$112,957, with a contingency total of 10% of the base compensation for this service, in a form approved by the City Attorney (Attachment C).

#### *Dial-A-Taxi*

Administrative Services Cooperative, Incorporated provides curb-to-curb, demand-responsive sedan transportation services for residents who are disabled and age 18 or older, or seniors 50 years or older who have no other means of transportation. Approximately eight residents of Signal Hill utilize the Dial-A-Taxi service on an annual basis. In 2024, City Council approved a two-year Contract Services Agreement with a total not-to-exceed amount of \$15,000 per year for this service.

#### *Bus Fare Subsidy*

Passes are distributed to seniors and residents with disabilities upon verification of residency, age, and income criteria. The City only pays for the actual number of bus passes sold each month. The FY 2025-26 Operating Budget includes funding in the amount of \$250 for these continued services.

#### Recommendation:

Staff recommends utilizing \$441,177 of the total FY 2025-26 allocation. Funds not assigned or utilized during FY 2025-26 are eligible to be reallocated and reassigned within the next three fiscal years, ensuring the City's continued access to transportation funds for residents. Staff also recommends the City Council adopt a resolution to approve a budget adjustment appropriating \$120,802 to support expanded recreational transit services and additional bus shelter enhancements (Attachment D).

Reviewed for Fiscal Impact:

---

Siamlu Cox

#### Attachments:

- A. Proposition A Worksheet
- B. Contract Services Agreement with Long Beach Transit for Dial-A-Lift Services
- C. Contract Services Agreement with Long Beach Transit for Fixed Route Services
- D. Resolution Adopting Budget Appropriation

**Proposition A Worksheet  
FY 2025-2026**

	<b><u>Projected Revenue FY 2024-25</u></b>	<b><u>Projected Revenue FY 2025-26</u></b>
Proposition A Annual Appropriation	\$321,516	\$296,132
Interest Income	\$22,781	\$25,058
Program(s) Revenue	<hr/>	<hr/>
Total	<hr/> <hr/> \$344,297	<hr/> <hr/> \$321,190

<b>Programs</b>	<b><u>Proposed Budget FY 2024-25</u></b>	<b><u>Proposed Budget FY 2025-26</u></b>
Staff Administration	\$33,511	\$88,235
Dues and Memberships	\$10,000	\$10,000
Contract Services - General	\$38,523	\$39,679
Recreational Transit	\$80,000	\$70,000
Bus Fare Subsidy	\$500	\$250
Dial-A-Lift	\$9,371	\$9,371
Fixed Route Subsidy	\$87,840	\$87,840
Dial-A-Taxi	<hr/> \$15,000	<hr/> \$15,000
Total	<hr/> <hr/> \$274,745	<hr/> <hr/> \$320,375

<u>Acct. No.</u>	<u>Description</u>	<u>Proposed</u> <u>Budget</u>	<u>Revised</u> <u>Budget</u>
202-40-5670	Recreational Transit	\$ 40,000	\$ 90,000
202-40-5672	Dial-A-Lift	\$ 44,935	\$ 10,150
202-40-5673	Fixed Route Subsidy	\$ 51,824	\$ 76,162
202-40-5674	Dial-A-Taxi	\$ 12,000	\$ 12,000

**CITY OF SIGNAL HILL  
AND  
LONG BEACH TRANSIT  
AGREEMENT  
FOR  
DIAL-A-LIFT  
TRANSPORTATION SERVICES**

THIS AGREEMENT FOR DIAL-A-LIFT TRANSPORTATION SERVICES (herein “Agreement”) is made and entered into on July 1, 2025, by and between the CITY OF SIGNAL HILL, a California municipal corporation herein (“City”), GLOBAL PARATRANSIT, INC., a California corporation (“Contractor”) and LONG BEACH PUBLIC TRANSPORTATION, a California non-profit corporation (herein “LBT” or “Long Beach Transit”); collectively, sometimes, referred to herein as the “Parties”.

WHEREAS, LBT has contracted with Contractor to provide service pursuant to LBT agreement No. 15-011 dated July 1, 2015 (the “DAL Agreement”), as amended, for Dial-A-Lift Services to Long Beach, Lakewood and City, which is incorporated by this reference; and

WHEREAS, Contractor pursuant to the DAL Agreement, currently serves disabled residents of City; and

WHEREAS, City desires Contractor to provide services to City pursuant to the DAL Agreement and the conditions and terms hereinafter set forth; and

WHEREAS, Contractor is willing to provide services to City pursuant to the DAL Agreement and in consideration thereof and according to the terms and provisions of this Agreement;

NOW, THEREFORE, the parties hereto agree as follows:

**1. SERVICES OF CONTRACTOR**

Scope of Services. In compliance with all the terms and conditions of this Agreement, the CONTRACTOR shall perform the work or services set forth in the “Scope of Services” attached hereto as Exhibit “A” and incorporated herein by reference. CONTRACTOR warrants that it has the experience, resources and ability to perform all work and services required hereunder and that CONTRACTOR shall diligently perform such work and services in a professional and satisfactory manner.

Compliance With Law. All work and services rendered hereunder shall be provided in accordance with all ordinances, resolutions, statutes, rules, and regulations of the City and any Federal, State or local governmental agency of competent jurisdiction.

Licenses, Permits, Fees and Assessments. CONTRACTOR shall obtain at its sole cost and expense such licenses, permits, and approvals as may be required by law for the performance of the services required by the Agreement.

## **2. METHOD AND CONDITIONS OF DISBURSEMENTS**

Contract Sum. For the services rendered pursuant to this Agreement and the DAL Agreement, LBT shall be reimbursed in accordance with the "Schedule of Reimbursement" attached hereto as Exhibit "B" and incorporated herein by this reference, but not exceeding the maximum contract amount of Nine-Thousand Six Hundred Twenty-Six Dollars and Seventy-Five cents (**\$9,626.75**) for fiscal year 2026 ("Contract Sum").

Invoices. Each quarter LBT shall furnish to City an original invoice for all services and work performed and expenses incurred by LBT during the preceding month in a form approved by City's Director of Finance in accordance with the Schedule of Reimbursement attached hereto as Exhibit "B." All invoices shall include Ridership Data and reimbursement rate for the installment period.

City shall independently review each invoice submitted by the LBT to determine whether the work performed, and expenses incurred follow the provisions of this Agreement. Except as to any charges for work performed or expenses incurred by LBT which are disputed by City, City will use its best efforts to cause LBT to be paid within thirty (30) days of receipt of LBT's correct and undisputed invoice. In the event any charges or expenses are disputed by City, the original invoice shall be returned by City to LBT for correction and resubmission.

Additional Services. City may at any time during the terms of this Agreement, without invalidating this Agreement, request of CONTRACTOR additional services beyond that specified in the Scope of Services or make changes by altering, adding to or deducting from said services. No such extra services may be undertaken unless a written order is first given by the Contract Officer to the CONTRACTOR and to LBT, incorporating therein any adjustment in (i) the Contract Sum, and/or (ii) the time to perform this Agreement, which said adjustments are subject to the written approval of LBT and CONTRACTOR. Any increase in reimbursement of up to ten percent (10%) of the Contract Sum or in the time to perform of up to one hundred eighty (180) days, must be approved by the Parties. Any greater increases, taken either separately or cumulatively, must be approved by the Parties.

## **3. TERM OF AGREEMENT**

Time of Essence. Time is of the essence in the performance of this Agreement.

Schedule of Performance. CONTRACTOR shall commence the services pursuant to the DAL Agreement and this Agreement upon receipt of a written notice to proceed from LBT and shall perform all services within the time period(s) established in the "Schedule of Performance" attached hereto as Exhibit "C" and incorporated herein by this reference.

Force Majeure. The time period(s) specified in the Schedule of Performance for performance of the services rendered pursuant to this Agreement shall be extended because of any delays due to unforeseeable causes beyond the control and without the fault or negligence of the LBT, including, but not restricted to, acts of God or of the public enemy, unusually severe weather, fires, earthquakes, floods, pandemics, epidemics, quarantine restrictions, riots, strikes, freight embargoes, wars, litigation, and/or acts of any governmental agency, including the City, if CONTRACTOR, it shall within ten (10) days of the commencement of such delay notify the Contract Officer in writing of the causes of the delay. The Contract Officer shall ascertain the facts and the extent of delay and extend the time for performing the services for the period of the



enforced delay when and if in the judgment of the Parties such delay is justified. The Parties' determination shall be final and conclusive upon the Parties to this Agreement. In no event shall any of the Parties, and each of them, be entitled to recover damages against the other for any delay in the performance of this Agreement, however caused. The Parties' sole remedy shall be an extension of the Agreement pursuant to this Section.

Term. Unless earlier terminated in accordance with Article 7 of this Agreement, this Agreement shall continue in full force and effect for twelve (12) months commencing on July 1, 2025, and ending on June 30, 2026. When requested by the LBT, extensions to the term specified herein may be approved in writing by the Contract Officer but not exceeding Thirty (30) days cumulatively.

#### **4. COORDINATION OF WORK**

Representative of CONTRACTOR. **Reza Nasrollahy, President and CEO of CONTRACTOR,** is authorized to act in its behalf with respect to the work and services specified herein and to make all decisions in connection therewith. All personnel of CONTRACTOR and any authorized agents shall be under the exclusive direction of the representative of CONTRACTOR. CONTRACTOR shall make every reasonable effort to maintain the stability and continuity of CONTRACTOR's staff and subcontractors, and shall keep LBT and City informed of any changes.

Representative of LBT. **Kenneth A. McDonald, President and CEO of the LBT, or his designee,** are hereby designated as being the representatives of LBT authorized to act in its behalf with respect to the work and services specified herein and to make all decisions in connection therewith. All personnel of the LBT and any authorized agents shall be under the exclusive direction of the representative of the LBT.

Contract Officer. **Alison Dobay, Parks, Recreation and Library Services Manager** is hereby designated as the representative the City authorized to act in its behalf with respect to the work and services specified herein and make all decisions in connection therewith ("Contract Officer"). The City Manager of the City shall have the right to designate another Contract Officer by providing written notice to the LBT.

Independent Contractor. The City and its employees shall have no control over the manner, mode or means by which CONTRACTOR, its agents or employees, perform the services under this Agreement and the DAL Agreement, except as otherwise set forth. CONTRACTOR shall perform all services required herein as an independent contractor of LBT with only such obligations as are consistent with that role. CONTRACTOR shall not at any time, nor in any manner, represent that it, its employees and agents are agents or employees of the City, or that it is a member of a joint enterprise with the City. LBT shall not at any time, nor in any manner, represent that it, its employees and agents are agents or employees of the City, or that it is a member of a joint enterprise with the City. City shall not at any time, nor in any manner, represent that it, its employees and agents are agents or employees of CONTRACTOR, or that it is a member of a joint enterprise with CONTRACTOR. City shall not at any time, nor in any manner, represent that it, its employees and agents are agents or employees of LBT, or that it is a member of a joint enterprise with LBT.

## 5. INSURANCE AND INDEMNIFICATION

Insurance. Prior to the beginning of and throughout the duration of the services, CONTRACTOR will maintain insurance as set forth below. CONTRACTOR will use existing coverage to comply with these requirements. CONTRACTOR acknowledges that the insurance coverage and policy limits set forth in this section constitute the minimum amount of coverage required. Any insurance proceeds available to City in excess of the limits and coverage required in this agreement and which is applicable to a given loss, will be available to City.

CONTRACTOR shall provide the following types and amounts of insurance:

(a) Commercial General Liability. CONTRACTOR shall provide Commercial General Liability Insurance in an amount not less than One Million Dollars (\$1,000,000) per occurrence / Two Million Dollars (\$2,000,000) general aggregate, or the coverage and minimum limits as required by the California Public Utilities Commission (PUC), whichever is greater.

(b) Worker's Compensation. A policy of worker's compensation insurance in such amount as will fully comply with the laws of the State of California and which shall indemnify, insure and provide legal defense for both the LBT and the City against any loss, claim or damage arising from any injuries or occupational diseases occurring to any worker employed by or any persons retained by the LBT while carrying out the work or services contemplated in this Agreement and the DAL Agreement. Employer's liability limits shall be no less than \$1,000,000 per accident for bodily injury or disease and shall be endorsed to contain a waiver of subrogation against LBT and City.

(c) Automobile Liability. Business Auto Coverage on ISO Business Auto Coverage form CA 00 01 including symbol 1 (Any Auto) or the exact equivalent. The coverage and minimum limits as required by the PUC, whichever is greater, in no event to be less than \$5,000,000 per accident.

Insurance procured pursuant to these requirements shall be written by insurers that are admitted carriers in the state of California and with an A.M. Bests rating of "A" or better and a minimum financial size VII.

5.2 General Conditions to Insurance Coverage. LBT and City agree to the following with respect to insurance provided by CONTRACTOR :

(d) Insurance policies shall name the City, LBT, and their elected and appointed officials, officers, employees, assigns, agents and successors in interest as additional insureds with respect to liability arising out of any claims related to this Agreement including any activities performed by CONTRACTOR for LBT. CONTRACTOR agrees to require all contractors and subcontractors to do likewise.

(e) No liability insurance coverage provided to comply with this Agreement shall prohibit CONTRACTOR, or its employees, or agents, from waiving the right of subrogation prior to a loss. CONTRACTOR agrees to waive subrogation rights against City and LBT regardless of the applicability of any insurance proceeds and to require all contractors and subcontractors to do likewise.

(f) All insurance coverage and limits provided by CONTRACTOR and available or applicable to this Agreement are intended to apply to the full extent of the policies. Nothing contained in this Agreement or any other agreement relating to the City or its operations limits the application of such insurance coverage.

(g) None of the coverages required herein will be in compliance with these requirements if they include any limiting endorsement of any kind that has not been first submitted to City and LBT and approved of in writing by each of them.

(h) No liability policy shall contain any provision or definition that would serve to eliminate so-called “third party action over” claims, including any exclusion for bodily injury to an employee of the insured or of any contractor or subcontractor.

(i) All coverage types and limits required are subject to approval, modification and additional requirements by the Parties, as the need arises. CONTRACTOR shall not make any reductions in scope of coverage (e.g., elimination of contractual liability or reduction of discovery period) that may affect LBT’s and City’s protections without LBT’s and City’s prior written consent.

(j) Proof of compliance with these insurance requirements, consisting of certificates of insurance evidencing all the coverages required and an additional insured endorsement to CONTRACTOR’s general liability policy, shall be delivered to LBT and to City at or prior to the execution of this Agreement.

(k) Certificate(s) are to reflect that the insurer will provide thirty (30) days written notice to City of any cancellation of coverage (except for cancellation of nonpayment, which shall be ten (10) days prior written notice). CONTRACTOR agrees to require its insurer to modify such certificates to delete any exculpatory wording stating that failure of the insurer to mail written notice of cancellation imposes no obligation, or that any party will “endeavor” (as opposed to being required) to comply with the requirements of the certificate. This insurance shall be primary insurance with respect to the additional insureds, and any self-insurance maintained by LBT and City and the additional insureds shall be excess of CONTRACTOR’s insurance and shall not contribute with it. All required insurance shall contain a provision to apply to each insured separately and shall not contain a cross liability exclusion.

(l) It is acknowledged by the parties of this agreement that all insurance coverage required to be provided by CONTRACTOR or any subcontractor, is intended to apply first and on a primary, non-contributing basis in relation to any other insurance or self-insurance available to LBT and to City.

(m) CONTRACTOR agrees to ensure that subcontractors and any other party involved with the services who is brought into the services by CONTRACTOR, provide the same minimum insurance coverage required of CONTRACTOR. CONTRACTOR agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this section. CONTRACTOR agrees that upon request, all agreements with subcontractors and others engaged in the delivery of Dial-A-Lift services will be submitted to LBT and to City for review.

(n) CONTRACTOR agrees not to self-insure or to use any self-insured retentions or deductibles on any portion of the insurance required herein and further agrees that it will not allow any contractor, subcontractor or other entity or person in any way involved in the performance of work on the project contemplated by this agreement to self-insure its obligations to LBT and to City. If CONTRACTOR's existing coverage includes a deductible or self-insured retention, the deductible or self-insured retention must be declared to LBT and to City. At that time the LBT and City shall review options with the CONTRACTOR, which may include reduction or elimination of the deductible or self-insured retention, substitution of other coverage, or other solutions.

(o) For purposes of applying insurance coverage only, this Agreement will be deemed to have been executed immediately upon any party hereto taking any steps that can be deemed to be in furtherance of or towards performance of this Agreement.

(p) CONTRACTOR acknowledges and agrees that any actual or alleged failure on the part of LBT or of City to inform CONTRACTOR of non-compliance with any insurance requirement in no way imposes any additional obligations on LBT or on City, nor does it waive any rights hereunder in this or any other regard.

(q) CONTRACTOR will renew the required coverage annually if LBT or City, or their employees or agents face an exposure from operations of any type pursuant to this Agreement.

(r) CONTRACTOR shall provide proof that policies of insurance required herein expiring during the term of this Agreement have been renewed or replaced with other policies providing at least the same coverage. Proof that such coverage has been ordered shall be submitted prior to expiration. A coverage binder or letter from CONTRACTOR's insurance agent to this effect is acceptable. A certificate of insurance and/or additional insured endorsement as required in these specifications applicable to the renewing or new coverage must be provided to City within five days of the expiration of the coverages.

(s) The provisions of any workers' compensation or similar act will not limit the obligations of CONTRACTOR under this Agreement.

(t) Requirements of specific coverage features or limits contained in this section are not intended as limitations on coverage, limits or other requirements, nor as a waiver of any coverage normally provided by any given policy. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue, and is not intended by any party or insured to be limiting or all-inclusive.

(u) These insurance requirements are intended to be separate and distinct from any other provision in this Agreement and are intended by the Parties here to be interpreted as such.

(v) The requirements in this Section supersede all other sections and provisions of this Agreement to the extent that any other section or provision conflicts with or impairs the provisions of this Section.

(w) CONTRACTOR agrees to be responsible for ensuring that no contract used by any party involved in any way with this Agreement reserves the right to charge City or LBT for the cost of additional insurance coverage required by this agreement. Any such provisions are to be deleted with reference to LBT and to City. It is not the intent of LBT and of City to reimburse any third party for the cost of complying with these requirements. There shall be no recourse against LBT or City for payment of premiums or other amounts with respect thereto.

(x) CONTRACTOR agrees to provide immediate notice to LBT and to City of any claim or loss against CONTRACTOR arising out of the work performed under this Agreement. LBT and City assume no obligation or liability by such notice but have the right (but not the duty) to monitor the handling of any such claim or claims if they are likely to involve LBT and City.

5.3 Indemnification. To the full extent provided by law, CONTRACTOR agrees to indemnify, defend and hold harmless LBT and the City, their officers, employees and agents (“indemnitees”) against, any and all actions, suits, claims, damages to persons or property, losses, costs, penalties, obligations, errors, omissions or liabilities, including paying any legal costs, attorneys fees, or paying any judgment that may be asserted or claimed by any person, firm or entity arising out of or in connection with the negligent performance of the work or services of CONTRACTOR, its officers, agents, employees, agents, subcontractors, or invitees, provided for herein (“indemnitors”), or arising from indemnitors’ negligent performance of or failure to perform any term, provision, covenant, or condition of this Agreement, except in connection with the negligence or willful misconduct of indemnitees.

## **6. RECORDS, REPORTS, AND RELEASE OF INFORMATION**

Records. CONTRACTOR shall keep, and require subcontractors to keep, such ledgers books of accounts, invoices, vouchers, canceled checks, reports, studies or other documents relating to the disbursements charged to City and services performed hereunder (the “books and records”), as shall be necessary to perform the services required by this Agreement and enable the Contract Officer to evaluate the performance of such services and shall keep such records for a period of three years following completion of the services hereunder. The Contract Officer shall have full and free access to such books and records at all times during normal business hours of City, including the right to inspect, copy, audit and make records and transcripts from such records.

Reports. CONTRACTOR shall periodically prepare and submit to the Contract Officer such reports concerning the performance of the services required by this Agreement or as the Contract Officer shall require.

## **7. ENFORCEMENT OF AGREEMENT AND TERMINATION**

California Law. This Agreement shall be interpreted, construed and governed both as to validity and to performance of the parties in accordance with the laws of the State of California. Legal actions concerning any dispute, claim or matter arising out of or in relation to this Agreement shall be instituted in the Superior Court of the County of Los Angeles, State of California.

Disputes; Default. If CONTRACTOR is in default under the terms of this Agreement, the City shall not have any obligation or duty to continue compensating LBT for any services performed after the date of default. Instead, the City may give notice to CONTRACTOR of the default and the reasons for the default. The notice shall include the timeframe in which LBT may cure the default. This timeframe is presumptively thirty (30) days, but may be extended, if circumstances warrant. During the period that CONTRACTOR is in default, the City shall hold all invoices and shall, when the default is cured, proceed with payment on the invoices. If CONTRACTOR does not cure the default, the City may take necessary steps to terminate this Agreement under this Article.

Legal Action. In addition to any other rights or remedies, any party may take legal action, in law or in equity, to cure, correct or remedy any default, to recover damages for any default, to compel specific performance of this Agreement, to obtain declaratory or injunctive relief, or to obtain any other remedy consistent with the purposes of this Agreement. Except with respect to rights and remedies expressly declared to be exclusive in this Agreement, the rights and remedies of the Parties are cumulative and the exercise by any party of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by the other party.

Termination Prior to Expiration of Term. This Section shall govern any termination of this Agreement except as specifically provided in the following Section for termination for cause. The City reserves the right to terminate this Agreement at any time, with or without cause, upon thirty (30) days' written notice to LBT and CONTRACTOR, except that where termination is due to the fault of the CONTRACTOR, the period of notice may be such shorter time as may be determined by the Contract Officer. In addition, the LBT and CONTRACTOR reserve the right to terminate this Agreement at any time, with or without cause, upon thirty (30) days' written notice to City, except that where termination is due to the fault of the City, the period of notice may be such shorter time as LBT and CONTRACTOR may determine. Upon receipt of notice of termination from City, LBT and CONTRACTOR shall immediately cease all services hereunder except such as may be specifically approved by the Contract Officer. Except where the LBT and CONTRACTOR have initiated termination, CONTRACTOR shall be entitled to reimbursement for all services rendered prior to the effective date of the notice of termination and for any services authorized by the Contract Officer thereafter in accordance with the Schedule of Reimbursement or such as may be approved by the Contract Officer. In the event the LBT or CONTRACTOR have initiated termination, LBT and CONTRACTOR shall be entitled to reimbursement only for the reasonable value of the services actually rendered hereunder, but not exceeding the reimbursement provided in the Schedule of Reimbursement Exhibit "B". In the event of termination without cause pursuant to this Section, the terminating party need not provide the non-terminating party with the opportunity to cure pursuant to Section 7.2.

Termination for Default of LBT. If termination is due to the failure of the LBT or CONTRACTOR to fulfill its obligations under this Agreement, City may, after compliance with the provisions of Section 7.2, take over the services and prosecute the same to completion by contract or otherwise, and CONTRACTOR shall be liable to the extent that the total cost for completion of the services required hereunder exceeds the reimbursement herein (provided that the City shall use reasonable efforts to mitigate such damages), and the City may withhold any payments to LBT for the purpose of set-off or partial payment of the amounts owed the City as previously stated.

## 8. MISCELLANEOUS

Covenant Against Discrimination. The Parties covenant that, by and for themselves, their heirs, executors, assigns and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color creed, religion, sex, marital status, national origin, or ancestry in the performance of this Agreement. The Parties shall take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color creed, religion, sex, marital status, national origin, or ancestry.

Non-liability of City Officers and Employees. No officer or employee of the City shall be personally liable to LBT or CONTRACTOR, or any successor in interest, in the event of any default or breach by the City or for any amount, which may become due to the LBT or CONTRACTOR or to its successor, or for breach of any obligation of the terms of this Agreement.

Notice. Any notice, demand, request, document, consent, approval, or communication either party desires or is required to give to the other party or any other shall be in writing and either served personally or sent by prepaid, first-class mail, in the case of the City, to the City Manager and to the attention of the Contract Officer, at 2175 Cherry Avenue, City of Signal Hill, CA 90755, and in the case of the LBT, to Kenneth A. McDonald, President and CEO of the LBT, or his designee, and in the case of CONTRACTOR to Reza Nasrollahy, President and CEO of CONTRACTOR at the address designated on the execution page of this Agreement.

Integration; Amendment. It is understood that there are no oral agreements between the Parties hereto affecting this Agreement and this Agreement supersedes and cancels any and all previous negotiations, arrangements, amendments, agreements and understandings, if any, between the Parties, and none shall be used to interpret this Agreement. This Agreement may be amended at any time by the mutual consent of the Parties by an instrument in writing.

Severability. In the event that part of this Agreement shall be declared invalid or unenforceable by a valid judgment or decree of a court of competent jurisdiction, such invalidity or unenforceability shall not affect any of the remaining portions of this Agreement which are hereby declared severable and shall be interpreted to carry out the intent of the Parties hereunder unless the invalid provision is so material that its invalidity deprives any party of the benefit of its bargain.

Waiver. No delay or omission in the exercise of any right or remedy by non-defaulting party on any default shall impair such right or remedy or be construed as a waiver. A party's consent to or approval of any act by the other party requiring the party's consent or approval shall not be deemed to waive or render unnecessary the other party's consent to or approval of any subsequent act. Any waiver by either party of any default must be in writing and shall not be a waiver of any other default concerning the same or any other provision of this Agreement.

**IN WITNESS WHEREOF**, the Parties hereto have executed this Agreement on the date and year first-above written.



[SIGNATURES ON NEXT PAGE]

**CITY:**

CITY OF SIGNAL HILL, a municipal  
corporation

---

Keir Jones  
Mayor

**ATTEST:**

---

Tina Knapp  
Assistant City Clerk

**APPROVED AS TO FORM:**

---

Matthew E. Richardson  
Best Best & Krieger LLP  
City Attorney

**CONTRACTOR:**  
LONG BEACH PUBLIC  
TRANSPORTATION

By: \_\_\_\_\_  
Kenneth McDonald, President and CEO

**APPROVED AS TO FORM**

---

Vincent C. Ewing, General Counsel

[END OF SIGNATURES]

## **EXHIBIT "A"**

### **SCOPE OF SERVICES**

CONTRACTOR shall provide, during the term of this Agreement, Dial-A-Lift services to eligible mobility-impaired residents of Signal Hill over the age of 18 years by providing demand responsive curb-to-curb transit service to and/or from any location within the cities of Long Beach, Signal Hill and Lakewood (the "Dial-A-Lift Service Area"). LBT shall provide the services in accordance with the Agreement and the following terms and conditions:

1. System shall transport individuals within entire LBT Dial-A-Lift Service area, currently any location within the Cities of Long Beach, Signal Hill, and Lakewood.
2. System passengers shall be picked up as a result of "next day" advance telephone reservations for service.
3. System passengers may call a specific telephone reservation number to be provided by LBT.
4. System passengers shall designate point of origin, point of destination, number of persons in party, requested times of travel and client membership number issued by LBT. Return trip reservations shall be made along with the original reservation.
5. Passengers shall be advised of approximate time of pick up. CONTRACTOR shall pick up passengers within thirty (30) minutes of the scheduled time of pick up.
6. Passengers shall be picked up and dropped off on the curb adjacent to the point of origin or their destination.
7. System service shall preferably be on a shared basis.
8. If CONTRACTOR receives additional call(s) for pick up in the vicinity of the first call, or near route of passengers in the vehicle, vehicle may deviate from route to pick up additional passenger(s).
9. CONTRACTOR shall take all necessary actions to avoid an undue delay of any passenger, whether at point of pick up, transfer, or en route to destination.
10. The route of the vehicles shall be the most efficient possible, using major and collector streets when possible.
11. Both the dispatcher and the driver shall coordinate the provision of service such that it will optimize the number of passengers carried and minimize circuitous routing while maintaining on-time performance.

12. Pick-ups shall be made within the times established by LBT's current service response priorities in effect at the commencement of service under the DAL Agreement and this Agreement. LBT shall notify the City at least thirty (30) days in advance of any changes in times and priorities. LBT specifically reserves the right to make changes and adjustments in service without this prior notice for emergencies or to prevent disruptions in service, but CONTRACTOR shall notify the City of any such change as soon as possible. However, pick-ups should not exceed thirty (30) minutes from the established pick up times and the City shall be advised when there are problems meeting this response time as soon as possible.
13. Drivers shall assist in loading and unloading of passengers while boarding and alighting vehicle at the curb.
14. CONTRACTOR shall provide the necessary number of dispatchers to handle the Dial-A-Lift system exclusively. The dispatchers and routers shall be properly trained.
15. CONTRACTOR or its representative shall provide the City with a computer-generated client information list indicating "Ridership Data" on at least on a quarterly basis and upon the City's request. Ridership Data shall include but not be limited to: (a) pick-up requests; (b) approximate time provided to clients; (c) actual time of pick up; (d) passenger no-shows or cancellations.
16. CONTRACTOR shall provide service without preference for, or discrimination against, the residents of Signal Hill as compared to the residents of Long Beach. The residents of City using such service shall pay the same fare as the residents of the City of Long Beach.
17. A prospective passenger may not be boarded without the proper photo identification card.
18. Passengers are required to pay the fare for each trip. They may pay cash at the time of their trip or pre-pay their fare by loading money onto their membership card.
19. Passengers may be denied service for excessive no-shows, cancellations, or double-booking trips.
20. Passengers who consistently disrupt service or are shown to compromise the safety of other passengers shall be denied service.
21. All passengers are subject to the operating provisions of LBT's Dial-A-Lift Program.
22. Service will be dispatched in accordance with the passenger's mobility needs.
23. Service shall be provided from 7:00 a.m. to 10:30 p.m. Sunday through Thursday, and 7:00 a.m. to 11:30 p.m. Friday and Saturday.

24. LBT shall supply enough personnel and backup personnel to operate and maintain its equipment and to provide the service required.
25. CONTRACTOR and its employees shall, in the performance of all duties pursuant to this Agreement, conduct themselves with the highest degree of courtesy and service to all. CONTRACTOR's employees who are in contact with the public shall, always while on duty, be neatly groomed and dressed. All personnel who are likely to be in contact with the public, either in person or by telephone conversation shall be trained to give accurate information concerning services by CONTRACTOR.
26. CONTRACTOR shall provide services at a level of service within the Signal Hill area that is not less than the level of services provided during the previous fiscal year, and not less than the level of service provided to the City of Long Beach, unless an amendment to this Agreement is made in writing. CONTRACTOR shall provide records of Ridership Data for the previous fiscal year and the level of service provided to the City of Long Beach. It is understood and agreed that the level of said services and rates are otherwise subject to the control and discretion of CONTRACTOR and any regulatory agency under which the CONTRACTOR may exercise a certificate of Public Convenience and Necessity or franchise or permit.
27. CONTRACTOR shall not decrease or change service hours, without giving the City and LBT at least thirty (30) days' notification and obtaining City's consent. Failure by City and LBT to object to a service hour change within thirty (30) days of receipt shall be construed as City and LBT giving consent to such change.
28. All passenger complaints concerning the CONTRACTOR's provision of services shall be forwarded to City and LBT in writing on a monthly basis or sooner as reasonably requested by City and LBT.
29. A professional licensed medical clinic of the selected by the LBT shall determine the eligibility of Signal Hill residents for Dial-A-Lift services and issue a Dial-A-Lift Membership Card to those certified as eligible. No resident of the City shall be eligible unless he or she is mobility impaired, as defined by the current LBT eligibility requirements.
30. Applications and Physician's Statements shall be obtained directly through the LBT's Dial-A-Lift Administrator. The membership Application and Physician's Statement shall be upon completion mailed to Long Beach Dial-A-Lift, P.O. Box 731, Long Beach, CA 90801-0731 by the resident. Upon receipt of the completed Application and Physician's Statement, the LBT staff will review them to determine initial eligibility and will notify applicants once they are deemed eligible to schedule an appointment with the medical clinic for final evaluation.

All the services required under this Agreement and the DAL Agreement will be performed by CONTRACTOR or under its supervision and all personnel engaged in the work shall be qualified to perform such services. CONTRACTOR reserves the right to

determine the assignment of its employees to the performance of CONTRACTOR's services under this Agreement and the DAL Agreement, but City reserves the right, for good cause, to require CONTRACTOR to exclude any employee of the CONTRACTOR from performing services for City under this Agreement provided such exclusion is not exercised in violation of any federal, state or local law or regulation. Neither CONTRACTOR nor City intend by this Agreement to grant to CONTRACTOR any franchise, right, or agreement to use the streets of the City, it being further agreed and understood that whether CONTRACTOR has such a franchise or is required to have such a franchise is not the subject of this Agreement or the DAL Agreement, and no term or provision of this Agreement or the DAL Agreement shall be used to prejudice the rights of the Parties in that regard.

## **EXHIBIT "B"**

### **SCHEDULE OF REIMBURSEMENT**

City agrees to compensate LBT for services rendered pursuant to this Agreement. Reimbursement shall be payable in four (4) installments. The rate of reimbursement for fiscal year 2026 shall be \$53.54 per passenger boarding.

Total reimbursement, however, shall not exceed a maximum of Nine-Thousand Six Hundred Twenty-Six Dollars and Seventy-Five cents (\$9,626.75) for Fiscal Year 2025-2026 without prior written approval of the City. This means the LBT shall be authorized to provide, during the said Fiscal Year, Dial-A-Lift rides at the rate of \$53.54 per passenger. Approximately fifteen (15) to twenty (20) City residents use the services provided under this Agreement and the DAL Agreement. If this Agreement's said ceiling of approximately 15 to 20 resident passengers this Agreement and the DAL Agreement are intended to serve is reached, City may request of LBT and CONTRACTOR additional service at the above rate per passenger.

Installment periods shall be:

- July 2025 through September 2025
- October 2025 through December 2025
- January 2026 through March 2026
- April 2026 through June 2026

LBT shall submit invoice for payment within thirty (30) days of the close of the installment period. All invoices shall include Ridership Data and detail charges for all necessary and actual expenses for the installment period. Installments shall be payable within thirty (30) days of City's receipt of the LBT's invoice.

In addition to the reimbursement described above, LBT may charge the user of Dial-A-Lift services a maximum of up to Fifty-Four Dollars and Nine cents (\$53.54) per trip, or at a maximum amount as agreed upon per a written amendment to this Agreement by the Parties.



## **EXHIBIT "C"**

### **SCHEDULE OF PERFORMANCE**

- I. LBT shall perform all services described in Exhibit "A" during the period commencing July 1, 2025 and terminating June 30, 2026, unless extended or terminated pursuant to the terms of this Agreement.
- II. The Contract Officer may approve extensions for performance of the services in accordance with Article 3.

**CITY OF SIGNAL HILL  
AND  
LONG BEACH TRANSIT  
AGREEMENT  
FOR  
FIXED ROUTE TRANSPORTATION SERVICES**

THIS AGREEMENT FOR FIXED ROUTE TRANSPORTATION SERVICES (herein “Agreement”) is made and entered into on July 1, 2025, by and between the CITY OF SIGNAL HILL, a California municipal corporation herein (“City”) and LONG BEACH PUBLIC TRANSPORTATION COMPANY, a California non-profit corporation (herein “LBT” or “Long Beach Transit”). City and LBT are collectively referred to sometimes herein as the “Parties”.

NOW, THEREFORE, the parties hereto agree as follows:

**1. SERVICES OF LBT**

1.1 Scope of Services. In compliance with all the terms and conditions of this Agreement, the LBT shall perform the work or services set forth in the “Scope of Services” attached hereto as Exhibit “A” and incorporated herein by reference. LBT warrants that it has the experience and ability to perform all work and services required hereunder and that it shall diligently perform such work and services in a professional and satisfactory manner.

1.2 Compliance With Law. All work and services rendered hereunder shall be provide in accordance with all ordinances, resolutions, statutes, rules, and regulations of the City and any Federal, State or local governmental agency of competent jurisdiction.

1.3 Licenses, Permits, Fees and Assessments. LBT shall obtain at its sole cost and expense such licenses, permits, and approvals as may be required by law for the performance of the services required by the Agreement.

**2. COMPENSATION**

2.1 Contract Sum. For the services rendered pursuant to this Agreement, LBT shall be compensated in accordance with the “Schedule of Compensation” attached hereto as Exhibit “B” and incorporated herein by this reference, but not exceeding the maximum contract amount of One Hundred Twelve thousand and Nine Hundred Fifty-Seven Dollars (\$112,957) (“Contract Sum”).

2.2 Invoices. Each quarter LBT shall furnish to City an original invoice for all work performed and expenses incurred during the preceding month in a form approved by City’s Director of Finance. All invoices shall include Ridership Data and reimbursement rate for the installment period.

City shall independently review each invoice submitted by the LBT to determine whether the work performed, and expenses incurred comply with the provisions of this Agreement. Except

as to any charges for work performed or expenses incurred by LBT which are disputed by City. City will use its best efforts to cause LBT to be paid within thirty (30) days of receipt of LBT's correct and undisputed invoice. In the event any charges or expenses are disputed by City, the original invoice shall be returned by City to LBT for correction and resubmission.

2.3 Additional Services. City shall have the right at any time during the performance of the services, without invalidating this Agreement, to order extra work beyond that specified in the Scope of Services or make changes by altering, adding to or deducting from said work. No such extra work may be undertaken unless a written order is first given by the Contract Officer to the LBT, incorporating therein any adjustment in (i) the Contract Sum, and/or (ii) the time to perform this Agreement, which said adjustments are subject to the written approval of the LBT. Any increase in compensation of up to ten percent (10%) of the Contract Sum, but not exceeding a total contract amount of Contract Sum or in the time to perform of up to one hundred eighty (180) days may be approved by the Contract Officer. Any greater increases, taken either separately or cumulatively must be approved by the City.

### **3. PERFORMANCE SCHEDULE**

3.1 Time of Essence. Time is of the essence in the performance of this Agreement.

3.2 Schedule of Performance. LBT shall commence the services pursuant to this Agreement upon receipt of a written notice to proceed and shall perform all services within the time period(s) established in the "Schedule of Performance" attached hereto as Exhibit "C" and incorporated herein by this reference. When requested by the LBT, extensions to the time period(s) specified in the Schedule of Performance may be approved in writing by the Contract Officer but not exceeding one hundred eighty (180) days cumulatively.

3.3 Force Majeure. The time period(s) specified in the Schedule of Performance for performance of the services rendered pursuant to this Agreement shall be extended because of any delays due to unforeseeable causes beyond the control and without the fault or negligence of the LBT, including, but not restricted to, acts of God or of the public enemy, unusually severe weather, fires, earthquakes, floods, pandemics, epidemics, quarantine restrictions, riots, strikes, freight embargoes, wars, litigation, and/or acts of any governmental agency, including the City, if the LBT shall within ten (10) days of the commencement of such delay notify the Contract Officer in writing of the causes of the delay. The Contract Officer shall ascertain the facts and the extent of delay and extend the time for performing the services for the period of the enforced delay when and if in the judgment of the Parties such delay is justified. The Parties' determination shall be final and conclusive upon the Parties to this Agreement. In no event shall any of the Parties, and each of them, be entitled to recover damages against the other for any delay in the performance of this Agreement, however caused. The Parties' sole remedy shall be an extension of the Agreement pursuant to this Section.

3.4 Term. Unless earlier terminated in accordance with Article 7 of this Agreement, this Agreement shall continue in full force and effect until completion of the services but not exceeding 30 days from the date hereof, except as otherwise provided in the Schedule of Performance (Exhibit "C").

#### **4. COORDINATION OF WORK**

4.1 Representative of LBT. Kenneth A. McDonald, or his designee, is hereby designated as being the representative of LBT authorized to act in its behalf with respect to the services specified herein and make all decisions in connection therewith. All personnel of LBT and any authorized agents shall be under the exclusive direction of the representative of LBT. LBT shall make every reasonable effort to maintain the stability and continuity of LBT's staff and subcontractors and shall keep City informed of any changes.

4.2 Contract Officer. Alison Dobay, Parks, Recreation and Library Services Manager is hereby designated as being the representative the City authorized to act in its behalf with respect to the work and services specified herein and make all decisions in connection therewith ("Contract Officer"). The City Manager of City shall have the right to designate another Contract Officer by providing written notice to LBT.

4.3 Prohibition Against Subcontracting or Assignment. LBT shall not contract with any entity to perform in whole or in part the work or services required hereunder without the express written approval of the City. Neither this Agreement nor any interest herein may be assigned or transferred, voluntarily or by operation of law, without the prior written approval of City. Any such prohibited assignment or transfer shall be void.

4.4 Independent LBT. Neither the City nor any of its employees shall have any control over the manner, mode or means by which LBT, its agents or employees, perform the services required herein, except as otherwise set forth. LBT shall perform all services required herein as an independent LBT of City with only such obligations as are consistent with that role. LBT shall not at any time or in any manner represent that it or any of its agents or employees are agents or employees of City, or that it is a member of a joint enterprise with City.

#### **5. INSURANCE AND INDEMNIFICATION**

5.1 Insurance. Prior to the beginning of and throughout the duration of the services or work, LBT will maintain insurance in conformance with the requirements set forth below. LBT will use existing coverage to comply with these requirements. If that existing coverage does not meet the requirements set forth here, LBT agrees to amend, supplement or endorse the existing coverage to do so. LBT acknowledges that the insurance coverage and policy limits set forth in this section constitute the minimum amount of coverage required. Any insurance proceeds available to City in excess of the limits and coverage required in this agreement and which is applicable to a given loss, will be available to City.

LBT shall provide the following types and amounts of insurance:

(a) Commercial General Liability Insurance. Commercial General Liability Insurance using Insurance Services Office "Commercial General Liability" policy form CG 00 01 or the exact equivalent. Defense costs must be paid in addition to limits. There shall be no cross-liability exclusion for claims or suits by one insured against another. Limits are subject to review but in no event less than \$1,000,000 per occurrence.

(b) Worker's Compensation Insurance. A policy of worker's compensation insurance in such amount as will fully comply with the laws of the State of California and which shall indemnify, insure and provide legal defense for both the LBT and the City against any loss, claim or damage arising from any injuries or occupational diseases occurring to any worker employed by or any persons retained by the LBT in the course of carrying out the work or services contemplated in this Agreement. LBT's liability limits shall be no less than \$1,000,000 per accident or disease.

(c) Automotive Insurance. Business Auto Coverage on ISO Business Auto Coverage form CA 00 01 including symbol 1 (Any Auto) or the exact equivalent. Limits are subject to review, but in no event to be less than \$1,000,000 per accident. If LBT owns no vehicles, this requirement may be satisfied by a non-owned auto endorsement to the general liability policy described above. If LBT's employees will use personal autos in any way on this project, LBT shall provide evidence of personal auto liability coverage for each such person.

(d) Excess or Umbrella Liability Insurance (Over Primary). Excess or Umbrella Liability Insurance (Over Primary) if used to meet limit requirements, shall provide coverage at least as broad as specified for the underlying coverages. Any such coverage provided under an umbrella liability policy shall include a drop-down provision providing primary coverage above a maximum \$25,000 self-insured retention for liability not covered by primary but covered by the umbrella. Coverage shall be provided on a "pay on behalf" basis, with defense costs payable in addition to policy limits. Policy shall contain a provision obligating insurer at the time insured's liability is determined, not requiring actual payment by the insured first. There shall be no cross-liability exclusion precluding coverage for claims or suits by one insured against another. Coverage shall be applicable to City for injury to employees of LBT, subcontractors or others involved in the services or work. The scope of coverage provided is subject to approval of City following receipt of proof of insurance as required herein. Limits are subject to review but in no event less than \$10,000,000 per occurrence.

Insurance procured pursuant to these requirements shall be written by insurers that are admitted carriers in the state of California and with an A.M. Bests rating of "A" or better and a minimum financial size VII.

5.2 General Conditions to Insurance Coverage. General conditions pertaining to provision of insurance coverage by LBT. LBT and City agree to the following with respect to insurance provided by LBT:

(a) LBT agrees to have its insurer endorse the third-party general liability coverage required herein to include as additional insureds City, its officials, employees and agents, using standard ISO endorsement No. CG 2010 with an edition prior to 1992. LBT also agrees to require all LBTs, and subcontractors to do likewise.

(b) No liability insurance coverage provided to comply with this Agreement shall prohibit LBT, or LBT's employees, or agents, from waiving the right of subrogation prior to a loss. LBT agrees to waive subrogation rights against City regardless of the applicability of any insurance proceeds, and to require all LBTs and subcontractors to do likewise.

(c) All insurance coverage and limits provided by LBT and available or applicable to this agreement are intended to apply to the full extent of the policies. Nothing contained in this Agreement or any other agreement relating to the City or its operations limits the application of such insurance coverage.

(d) None of the coverages required herein will comply with these requirements if they include any limiting endorsement of any kind that has not been first submitted to City and approved of in writing.

(e) No liability policy shall contain any provision or definition that would serve to eliminate so-called “third party action over” claims, including any exclusion for bodily injury to an employee of the insured or of any LBT or subcontractor.

(f) All coverage types and limits required are subject to approval, modification and additional requirements by the City, as the need arises. LBT shall not make any reductions in scope of coverage (e.g., elimination of contractual liability or reduction of discovery period) that may affect City’s protection without City’s prior written consent.

(g) Proof of compliance with these insurance requirements, consisting of certificates of insurance evidencing all the coverages required and an additional insured endorsement to LBT’s general liability policy, shall be delivered to City at or prior to the execution of this Agreement. In the event such proof of any insurance is not delivered as required, or in the event such insurance is canceled at any time and no replacement coverage is provided, City has the right, but not the duty, to obtain any insurance it deems necessary to protect its interests under this or any other agreement and to pay the premium. Any premium so paid by City shall be charged to and promptly paid by LBT or deducted from sums due LBT, at City option.

(h) Certificate(s) are to reflect that the insurer will provide 30 days written notice to City of any cancellation of coverage. LBT agrees to require its insurer to modify such certificates to delete any exculpatory wording stating that failure of the insurer to mail written notice of cancellation imposes no obligation, or that any party will “endeavor” (as opposed to being required) to comply with the requirements of the certificate.

(i) It is acknowledged by the parties of this agreement that all insurance coverage required to be provided by LBT or any subcontractor, is intended to apply first and on a primary, non-contributing basis in relation to any other insurance or self-insurance available to City.

(j) LBT agrees to ensure that subcontractors, and any other party involved with the project who is brought onto or involved in the project by LBT, provide the same minimum insurance coverage required of LBT. LBT agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this section. LBT agrees that upon request, all agreements with subcontractors and others engaged in the project will be submitted to City for review.

(k) LBT agrees not to self-insure or to use any self-insured retentions or deductibles on any portion of the insurance required herein and further agrees that it will not allow any LBT, subcontractor, Architect, Engineer or other entity or person in any way involved

in the performance of work on the project contemplated by this agreement to self-insure its obligations to City. If LBT's existing coverage includes a deductible or self-insured retention, the deductible or self-insured retention must be declared to the City. At that time the City shall review options with the LBT, which may include reduction or elimination of the deductible or self-insured retention, substitution of other coverage, or other solutions.

(l) The City reserves the right at any time during the term of the contract to change the amounts and types of insurance required by giving the LBT ninety (90) days advance written notice of such change. If such change results in substantial additional cost to the LBT, the City will negotiate additional compensation proportional to the increased benefit to City.

(m) For purposes of applying insurance coverage only, this Agreement will be deemed to have been executed immediately upon any party hereto taking any steps that can be deemed to be in furtherance of or towards performance of this Agreement.

(n) LBT acknowledges and agrees that any actual or alleged failure on the part of City to inform LBT of non-compliance with any insurance requirement in no way imposes any additional obligations on City nor does it waive any rights hereunder in this or any other regard.

(o) LBT will renew the required coverage annually as long as City, or its employees or agents face an exposure from operations of any type pursuant to this agreement. This obligation applies whether the agreement is canceled or terminated for any reason. Termination of this obligation is not effective until City executes a written statement to that effect.

(p) LBT shall provide proof that policies of insurance required herein expiring during the term of this Agreement have been renewed or replaced with other policies providing at least the same coverage. Proof that such coverage has been ordered shall be submitted prior to expiration. A coverage binder or letter from LBT's insurance agent to this effect is acceptable. A certificate of insurance and/or additional insured endorsement as required in these specifications applicable to the renewing or new coverage must be provided to City within five days of the expiration of the coverages.

(q) The provisions of any workers' compensation or similar act will not limit the obligations of LBT under this agreement. LBT expressly agrees not to use any statutory immunity defenses under such laws with respect to City, its employees, officials and agents.

(r) Requirements of specific coverage features, or limits contained in this section are not intended as limitations on coverage, limits or other requirements nor as a waiver of any coverage normally provided by any given policy. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue and is not intended by any party or insured to be limiting or all-inclusive.

(s) These insurance requirements are intended to be separate and distinct from any other provision in this agreement and are intended by the parties here to be interpreted as such.



(t) The requirements in this Section supersede all other sections and provisions of this Agreement to the extent that any other section or provision conflicts with or impairs the provisions of this Section.

(u) LBT agrees to be responsible for ensuring that no contract used by any party involved in any way with the project reserves the right to charge City or LBT for the cost of additional insurance coverage required by this agreement. Any such provisions are to be deleted with reference to City. It is not the intent of City to reimburse any third party for the cost of complying with these requirements. There shall be no recourse against City for payment of premiums or other amounts with respect thereto.

LBT agrees to provide immediate notice to City of any claim or loss against LBT arising out of the work performed under this agreement. City assumes no obligation or liability by such notice but has the right (but not the duty) to monitor the handling of any such claim or claims if they are likely to involve City.

5.3 Indemnification. To the full extent provided by law, LBT agrees to indemnify, defend and hold harmless the City, its officers, employees and agents (“indemnitees”) against, any and all actions, suits, claims, damages to persons or property, losses, costs, penalties, obligations, errors, omissions or liabilities, including paying any legal costs, attorneys fees, or paying any judgment that may be asserted or claimed by any person, firm or entity arising out of or in connection with the negligent performance of the work or services of LBT, its officers, agents, employees, agents, subcontractors, or invitees, provided for herein (“indemnitors”), or arising from indemnitors’ negligent performance of or failure to perform any term, provision, covenant, or condition of this Agreement, except indemnitees agree to indemnify, defend and hold harmless indemnitors against, any and all actions, suits, claims, damages to persons or property, losses, costs, penalties, obligations, errors, omissions or liabilities, including paying any legal costs, attorneys fees, or paying any judgment that may be asserted or claimed by any person, firm or entity arising from indemnitees’ negligent performance of or failure to perform any term, provision, covenant, or condition of this Agreement, or arising out of or in connection with the negligence or willful misconduct of indemnitees.

## **6. RECORDS, REPORTS, AND RELEASE OF INFORMATION**

6.1 Records. LBT shall keep, and require subcontractors to keep, such ledgers books of accounts, invoices, vouchers, canceled checks, reports, studies or other documents relating to the disbursements charged to City and services performed hereunder (the “books and records”), as shall be necessary to perform the services required by this Agreement and enable the Contract Officer to evaluate the performance of such services and shall keep such records for a period of three years following completion of the services hereunder. The Contract Officer shall always have full and free access to such books and records during normal business hours of City, including the right to inspect, copy, audit and make records and transcripts from such records.

6.2 Reports. LBT shall periodically prepare and submit to the Contract Officer such reports concerning the performance of the services required by this Agreement or as the Contract Officer shall require.

## **7. ENFORCEMENT OF AGREEMENT AND TERMINATION**

7.1 California Law. This Agreement shall be interpreted, construed and governed both as to validity and to performance of the parties in accordance with the laws of the State of California. Legal actions concerning any dispute, claim or matter arising out of or in relation to this Agreement shall be instituted in the Superior Court of the County of Los Angeles, State of California.

7.2 Disputes; Default. If LBT is in default under the terms of this Agreement, the City shall not have any obligation or duty to continue compensating LBT for any work performed after the date of default. Instead, the City may give notice to LBT of the default and the reasons for the default. The notice shall include the timeframe in which LBT may cure the default. This timeframe is presumptively thirty (30) days, but may be extended, if circumstances warrant. During the period that LBT is in default, the City shall hold all invoices and shall, when the default is cured, proceed with payment on the invoices. If LBT does not cure the default, the City may take necessary steps to terminate this Agreement under this Article.

7.3 Legal Action. In addition to any other rights or remedies, either party may take legal action, in law or in equity, to cure, correct or remedy any default, to recover damages for any default, to compel specific performance of this Agreement, to obtain declaratory or injunctive relief, or to obtain any other remedy consistent with the purposes of this Agreement. Except with respect to rights and remedies expressly declared to be exclusive in this Agreement, the rights and remedies of the parties are cumulative and the exercise by either party of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by the other party.

7.4 Termination Prior to Expiration of Term. This Section shall govern any termination of this Agreement except as specifically provided in the following Section for termination for cause. The City reserves the right to terminate this Agreement at any time, with or without cause, upon thirty (30) days' written notice to LBT, except that where termination is due to the fault of the LBT, the period of notice may be such shorter time as may be determined by the Contract Officer. In addition, the LBT reserves the right to terminate this Agreement at any time, with or without cause, upon sixty (60) days' written notice to City, except that where termination is due to the fault of the City, the period of notice may be such shorter time as the LBT may determine. Upon receipt of any notice of termination, LBT shall immediately cease all services hereunder except such as may be specifically approved by the Contract Officer. Except where the LBT has initiated termination, the LBT shall be entitled to compensation for all services rendered prior to the effective date of the notice of termination and for any services authorized by the Contract Officer thereafter in accordance with the Schedule of Compensation or such as may be approved by the Contract Officer. In the event the LBT has initiated termination, the LBT shall be entitled to compensation only for the reasonable value of the work product actually produced hereunder, but not exceeding the compensation provided therefore in the Schedule of Compensation Exhibit B. In the event of termination without cause pursuant to this Section, the terminating party need not provide the non-terminating party with the opportunity to cure pursuant to Section 7.2.

7.5 Termination for Default of LBT. If termination is due to the failure of the LBT to fulfill its obligations under this Agreement, City may, after compliance with the provisions of Section 7.2, take over the work and prosecute the same to completion by contract or otherwise, and the LBT shall be liable to the extent that the total cost for completion of the services required hereunder exceeds the compensation herein stipulated (provided that the City shall use reasonable efforts to mitigate such damages), and City may withhold any payments to the LBT for the purpose of set-off or partial payment of the amounts owed the City as previously stated.

## **8. MISCELLANEOUS**

8.1 Covenant Against Discrimination. LBT covenants that, by and for itself, its heirs, executors, assigns and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color creed, religion, sex, marital status, national origin, or ancestry in the performance of this Agreement. LBT shall take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color creed, religion, sex, marital status, national origin, or ancestry.

8.2 Non-liability of City Officers and Employees. No officer or employee of the City shall be personally liable to the LBT, or any successor in interest, in the event of any default or breach by the City or for any amount, which may become due to the LBT or to its successor, or for breach of any obligation of the terms of this Agreement.

8.3 Notice. Any notice, demand, request, document, consent, approval, or communication either party desires or is required to give to the other party or any other shall be in writing and either served personally or sent by prepaid, first-class mail, in the case of the City, to the City Manager and to the attention of the Contract Officer, at 2175 Cherry Avenue, City of Signal Hill, CA 90755, and in the case of the LBT, to the person at the address designated on the execution page of this Agreement.

8.4 Integration; Amendment. It is understood that there are no oral agreements between the parties hereto affecting this Agreement and this Agreement supersedes and cancels all previous negotiations, arrangements, agreements and understandings, if any, between the parties, and none shall be used to interpret this Agreement. This Agreement may be amended at any time by the mutual consent of the parties by an instrument in writing.

8.5 Severability. In the event that part of this Agreement shall be declared invalid or unenforceable by a valid judgment or decree of a court of competent jurisdiction, such invalidity or unenforceability shall not affect any of the remaining portions of this Agreement which are hereby declared as severable and shall be interpreted to carry out the intent of the parties hereunder unless the invalid provision is so material that its invalidity deprives either party of the basic benefit of their bargain or renders this Agreement meaningless.

8.6 Waiver. No delay or omission in the exercise of any right or remedy by non-defaulting party on any default shall impair such right or remedy or be construed as a waiver. A party's consent to or approval of any act by the other party requiring the party's consent or approval shall not be deemed to waive or render unnecessary the other party's consent to or

approval of any subsequent act. Any waiver by either party of any default must be in writing and shall not be a waiver of any other default concerning the same or any other provision of this Agreement.

8.7 Attorneys' Fees. If either party to this Agreement is required to initiate or defend or made a party to any action or proceeding in any way connected with this Agreement, the prevailing party in such action or proceeding, in addition to any other relief which any be granted, whether legal or equitable, shall be entitled to reasonable attorney's fees, whether the matter proceeds to judgment.

8.8 Corporate Authority. The persons executing this Agreement on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said party, (iii) by so executing this Agreement, such party is formally bound to the provisions of this Agreement, and (iv) the entering into this Agreement does not violate any provision of any other Agreement to which said party is bound.

**IN WITNESS WHEREOF**, the parties hereto have executed this Agreement on the date and year first-above written.

[SIGNATURES ON NEXT PAGE]

**CITY OF SIGNAL HILL:**

CITY OF SIGNAL HILL, a municipal  
corporation

---

Carlo Tomaino  
City Manager

**ATTEST:**

---

Tina Knapp  
Assistant City Clerk

**APPROVED AS TO FORM:**

Matthew E. Richardson  
Best Best & Krieger LLP  
City Attorney

**LBT:**

LONG BEACH PUBLIC  
TRANSPORTATION COMPANY

---

Kenneth McDonald, President & CEO

**APPROVED AS TO FORM**

---

Vincent C. Ewing, General Counsel

[END OF SIGNATURES]

## **EXHIBIT "A"**

### **SCOPE OF SERVICES**

#### **I. Fixed Route Public Transit Services**

LBT will perform fixed route public transit services as described in the Long Beach Transit Guide attached to this Exhibit A-1. The level and type of services, fixed route designations, and rates shall be comparable to the level of service received by the City of Signal Hill in years past.

#### **II. Personnel**

LBT represents that it has, or will secure at its own expense, all personnel to perform services under this Agreement. All the services required under this Agreement will be performed by LBT or under its supervision and all personnel engaged in the work shall be qualified to perform such services.

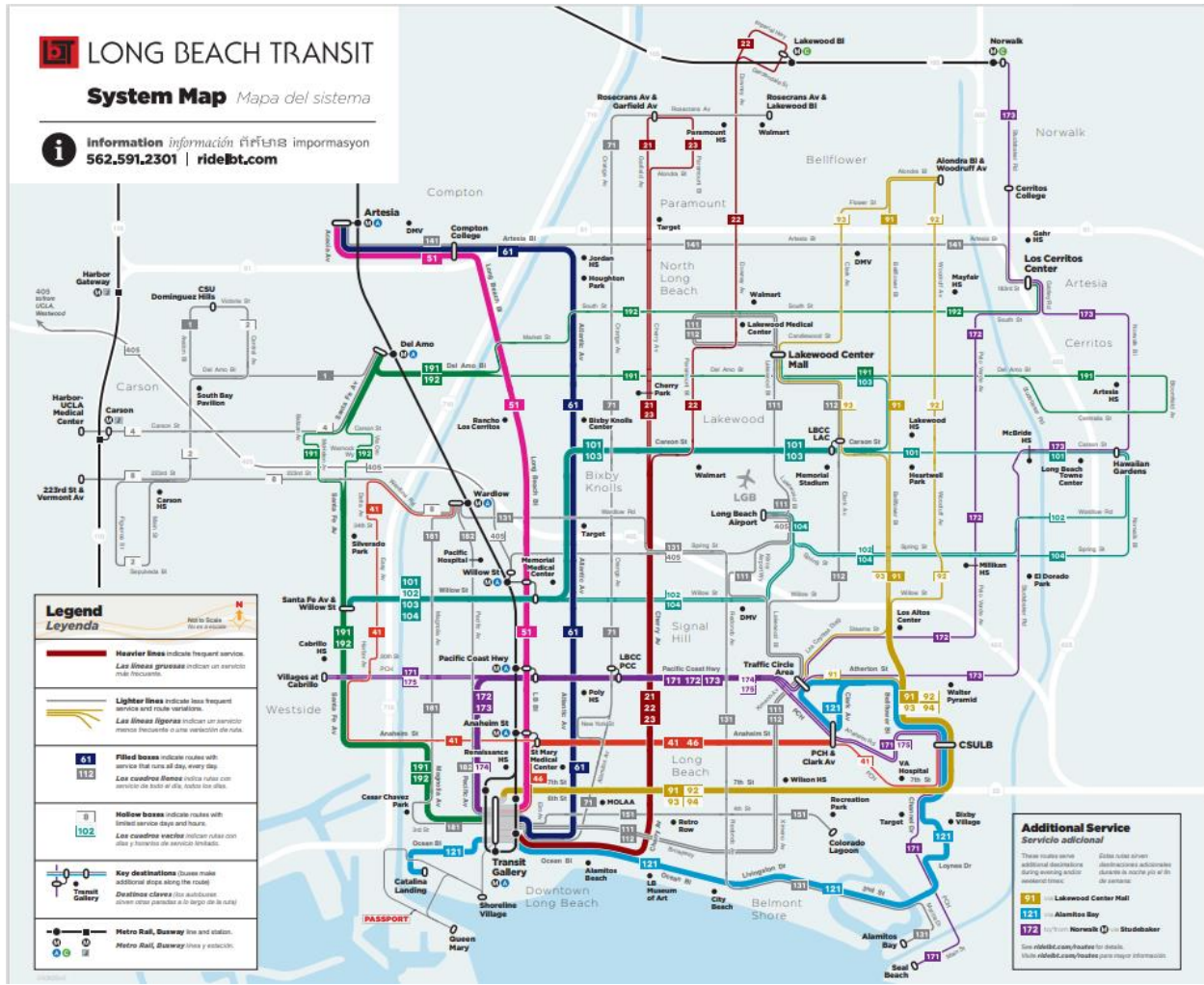
LBT reserves the right to determine the assignment of its own employees to the performance of LBT's services under this Agreement, but City reserves the right, for good cause, to require LBT to exclude any employee from LBT from performing services for City under this Agreement provided such exclusion is not exercised in violation of any federal, state or local law or regulation.

#### **III. No Franchise Rights**

Neither LBT nor City intend by this Agreement to grant to LBT any franchise, right, or agreement to use the streets of the City of Signal Hill, it being further agreed and understood that whether or not LBT has such a franchise or is required to have such a franchise is not the subject of this Agreement, and no term or provision of this Agreement shall be used to prejudice the rights of either party in that regard.

## EXHIBIT A-1

### Long Beach Transit Guide



**NOTE:** To stay up to date on schedule changes and route information, visit LBT website [ridelbt.com/routes](http://ridelbt.com/routes)



**EXHIBIT "B"**  
**SCHEDULE OF COMPENSATION**

- I. LBT shall submit invoice for payment within thirty (30) days of the close of the installment period. All invoices shall include Ridership Data and detail charges for all necessary and actual expenses for the installment period. Installments shall be payable within thirty (30) days of City's receipt of the LBT's invoice.
- II. In the event this Agreement shall be terminated prior to June 30, 2026, said payment shall be pro-rated to the date of termination.
- III. The total compensation for the Services shall not exceed \$112,957, as provided in Section 2.1 of this Agreement.
- IV. The City shall reimburse the LBT with a proportionate share of the City's Proposition A funds in accordance with Section 2 of that certain agreement number 17156, effective February 26, 1984, as amended, between LBT and the City of Long Beach, a municipal corporation, attached hereto as Exhibit "D." Agreement number 17156 shall be incorporated herein and made a condition of this Agreement. If there is any conflict between Agreement number 17156 and this Agreement, the terms of this Agreement shall govern.

**EXHIBIT "C"**  
**SCHEDULE OF PERFORMANCE**

- I. LBT shall perform all services described in Exhibit "A" during the period commencing July 1, 2025 and terminating June 30, 2026, unless extended or terminated pursuant to the terms of this Agreement
- II. The Contract Officer may approve extensions for performance of the services in accordance with Section 3.2.

## EXHIBIT "D"

### ATTACHMENT B

#### A G R E E M E N T 17156

1  
2  
3 THIS AGREEMENT, is entered into, in duplicate, effective as of the 29th day of February, 1984, pursuant to a minute  
4 order adopted by the City Council of the City of Long Beach, at  
5 its meeting held on January 31, 1984, by and between the LONG  
6 BEACH PUBLIC TRANSPORTATION COMPANY, a California non-profit  
7 corporation, with offices located at 1300 Gardenia Avenue, Long  
8 Beach, California 90812, hereinafter referred to as "LONG BEACH  
9 TRANSIT" and the CITY OF LONG BEACH, a municipal corporation,  
10 hereinafter referred to as the "CITY".  
11

12  
13 WHEREAS, the City is a designated recipient of  
14 Proposition A Local Return (hereinafter "Prop. A") funds from  
15 the Los Angeles County Transportation Commission (hereinafter  
16 "LACTC"); and

17 WHEREAS, the applicable laws and regulations require  
18 that the Prop. A Local Return funds be used only for public  
19 transit purposes and projects; and

20 WHEREAS, on August 10, 1982, the City Council approved  
21 a joint report by the City's Director of Public Works and the  
22 Executive Director and General Manager of Long Beach Transit  
23 relating to local administration, accounting control and  
24 expenditure of Prop. A funds; and

25 WHEREAS, Long Beach Transit has submitted a request to  
26 use a portion of these funds for authorized public transit purposes and projects; and  
27

28 WHEREAS, the City desires that Long Beach Transit

Robert W. Parkin  
City Attorney of Long Beach  
333 West Ocean Boulevard  
Long Beach, California 90802  
Telephone 590-0061

**RESOLUTION 2025-06-XXXX**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
SIGNAL HILL, CALIFORNIA, AMENDING THE ADOPTED  
BUDGET AND AUTHORIZING BUDGET  
APPROPRIATIONS FOR FISCAL YEAR 2025-26**

**WHEREAS**, the City Council approves the appropriation of funds for the purpose stated below.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:**

Section 1. To authorize budget adjustment 26-002 of the FY 2025-26 Budget as follows:

Purpose: Increase Budget for Proposition A Expenditures

<b>Fund</b>	<b>Dept</b>	<b>Object</b>	<b>Project No.</b>	<b>Description</b>	<b>Amount</b>
202	40	5400		Contract Services - General	\$80,429.25
202	40	5672		Dial-A-Lift	\$255.75
202	40	5673		Fixed Route Subsidy	\$25,117.00
202	40	5670		Recreational Transit	\$15,000.00

Section 2. To add the above-referenced adjustments to the Budget Adjustment Status Report (Exhibit A).

**PASSED, APPROVED, AND ADOPTED** at a regular meeting of the City Council of the City of Signal Hill, California, on this 24<sup>th</sup> day June, 2025.

---

KEIR JONES  
MAYOR

ATTEST:

---

DARITZA GONZALEZ  
CITY CLERK

STATE OF CALIFORNIA            )  
COUNTY OF LOS ANGELES    ) ss.  
CITY OF SIGNAL HILL         )

I, DARITZA GONZALEZ, City Clerk of the City of Signal Hill, California, hereby certify that Resolution No. 2025-06-XXXX was adopted at a regular meeting of the City Council of the City of Signal Hill held on the 24th day June, 2025. and that the same was adopted by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

DARITZA GONZALEZ  
CITY CLERK

CITY OF SIGNAL HILL - SUMMARY OF BUDGET ADJUSTMENTS - FY 2025-26

Budget Adjustment #	Council Date	Description	Revenues	Expenditures	Capital Outlay	Transfers In	Transfers Out	Net Change
General Fund - 100		Adopted	38,418,037.53	37,735,806.60	682,230.93	1,250,540.00	1,622,770.93	
								-
			38,418,037.53	37,735,806.60	682,230.93	1,250,540.00	1,622,770.93	Total -
Prop A - 202		Adopted	321,190.00	320,375.38	-	-	-	
								-
			321,190.00	320,375.38	-	-	-	Total -
Water Operations Fund - 500		Adopted	8,096,487.00	7,955,525.00	6,837,795.00	79,742.00	-	
								-
			8,096,487.00	7,955,525.00	6,837,795.00	79,742.00	-	Total -

Notes: If the net change is positive, there is an overall increase to the Fund Balance. If negative, there is an overall reduction to the Fund Balance.  
The summary does not include prior year surplus appropriations.



CITY OF SIGNAL HILL  
STAFF REPORT

2175 Cherry Avenue • Signal  
Hill, California 90755-3799

6/24/2025

**AGENDA ITEM**

**TO: HONORABLE MAYOR  
AND MEMBERS OF THE CITY COUNCIL**

**FROM: CARLO TOMAINO  
CITY MANAGER**

**BY: YVETTE E. AGUILAR  
DEPUTY CITY MANAGER/DIRECTOR OF PARKS, RECREATION AND LIBRARY  
SERVICES**

**ALISON DOBAY  
PARKS, RECREATION AND LIBRARY SERVICES MANAGER**

**SUBJECT: PROPOSITION A LOS ANGELES COUNTY METROPOLITAN AUTHORITY  
TRANSPORTATION FUNDING APPROPRIATION**

**Summary:**

The City receives Proposition A revenues each year to be utilized for transportation-related programs. Proposition A is a voter-approved half-cent sales tax in Los Angeles County, generating revenue to cover transit service costs. The Proposition A Funds are restricted to transportation-related uses, such as providing subsidized transit services for Signal Hill residents, seniors, and individuals with disabilities. All new and ongoing projects must be submitted for approval to the Los Angeles County Metropolitan Transportation Authority (LACMTA). Any remaining unexpended allocation would be budgeted and spent within the three-year cycle. The City is estimated to receive approximately \$296,132 in FY 2025-26; however, the entire allocation has a three-year life span and does not need to be expended within the first fiscal year. The total proposed expenditures, including prior rollover fund balances, are \$441,177. The City Council will consider authorizing the planned expenditures of Proposition A funds and proposed Contract Service Agreements with the Long Beach Public Transportation Company (Long Beach Transit) to provide Dial-A-Lift and Fixed Route Bus services for FY 2025-26.

**Strategic Plan Goal(s):**

Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.

Goal No. 5 High-Functioning Government: Strengthen internal communication, recruitment, retention, systems, and processes to increase the effectiveness and efficiency of City services.



Recommendations:

1. Authorize the City Manager to submit a request to LACMTA for FY 2025-26 Proposition A Transportation Programs based upon the estimated funding allocation of \$296,132.
2. Authorize the City Manager to execute a Contract Services Agreement between the City, Global Paratransit, Incorporated, and Long Beach Transit, for a one-year term, not to exceed \$9,627, for the Dial-A-Lift service, in a form approved by the City Attorney.
3. Authorize the City Manager to execute a Contract Services Agreement between the City and Long Beach Transit for a one-year term, not to exceed \$112,957, with a contingency total of 10% of the base compensation for the Fixed Route Bus Services, in a form approved by the City Attorney.
4. Adopt a resolution to adopt a budget adjustment appropriating \$120,802 to support expanded recreational transit services and additional bus shelter enhancements, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA,  
AMENDING THE ADOPTED BUDGET AND AUTHORIZING BUDGET APPROPRIATIONS FOR  
FISCAL YEAR 2025-26.

Fiscal Impact:

For Fiscal Year 2025-26, the City anticipates receiving approximately \$296,132 in Proposition A funds, with estimated expenditures totaling \$441,177, which include rollover funding from prior allocations. To maximize cost recovery and prevent any unspent funds from lapsing, staff is requesting an appropriation of \$120,802. This expenditure would utilize the existing Proposition A fund balance to support expanded recreational transit services and additional bus shelter enhancements. Staff has provided detailed information regarding the revised Proposition A revenue and program totals for FY 2025-26 (Attachment A).

Background:

Proposition A is a voter-approved half-cent sales tax that generates revenue to offset the costs of transit services in Los Angeles County; the funds are allocated on a per-capita basis. Signal Hill is estimated to receive approximately \$296,132 in FY 2025-26. Proposition A funds are restricted to transportation-related uses only. The City receives Proposition A funds for transportation-related uses, including providing subsidies to seniors and residents with disabilities for the use of various forms of transportation. A written request for funding approval must be submitted to the LACMTA for all new and ongoing projects.

Analysis:

The City's transportation services are provided via contract to efficiently and effectively comply with the requirements outlined in Proposition A. Staff recommends the City Council authorize the City Manager to execute contract service agreements with the proposed contractors to comply with

Proposition A and provide adequate transportation services. The Proposition A Worksheet includes eight program categories, projected revenues, and a proposed budget; the categories are further described below:

### *Staff Administration*

A maximum of 20% of the total Proposition A program budget may be utilized for staff administration. Staff recommends an allocation of \$88,235 based upon staff salaries and benefit costs to administer the transportation programs. Staff will ensure compliance with LACMTA guidelines to utilize the maximum amount of funding for staff administration.

### *Dues and Memberships: I-710 Environmental Impact Report/Environmental Impact Statement Gateway Cities Oversight Committee*

The City is part of a multi-jurisdictional entity, Gateway Cities Council of Governments (COG), that participates in the coordination of the development of the Environmental Impact Report/Environmental Impact Statement for the improvements to the I-710 Freeway. This is the fifth year the City has participated in this effort and the recommended annual contribution amount is \$10,000 for ongoing membership.

### *Bus Shelter and Bus Stop Maintenance*

The Public Works Department has existing contract service agreements with ShelterClean Services and the Conservation Corps of Long Beach to maintain the City's bus shelters and bus stops on a weekly basis. The scope of services includes, but is not limited to refuse collection, disinfection of bus benches, steam cleaning of sidewalks, benches and shelters weekly, and graffiti removal as needed. The FY 2025-26 Operating Budget includes funding in the amount of \$120,108 for these continued services.

### *Recreational Transit Program*

The Parks, Library, and Recreation Services Department contracts with companies to coordinate transportation for active adult, youth, and event shuttles to the City's special events, as well as to provide public transportation for local schools within the established parameters of the program. In November 2024, the City Council approved a Contract Services Agreement with TLC Luxury Transport to provide bus transportation for all Recreational Transit adult and youth excursions. For FY 2025-26, funding in the amount not to exceed \$85,000 for these proposed services.

### *Dial-A-Lift*

Global Paratransit, Incorporated and Long Beach Transit provide a curb-to-curb, demand-responsive paratransit van service within a designated area for mobility-impaired residents older than age 18. In 2023, there were a total of 172 customers at the subsidy rate. Staff proposes a Contract Services Agreement with a one-year term, with a not-to-exceed amount of \$9,627, in a form approved by the City Attorney (Attachment B). The proposed amount will be based on estimates from Long Beach Transit providers.

### *Fixed Route Subsidy*

The City, through an agreement with Long Beach Transit, provides fixed route bus services to Signal Hill residents. The City's Proposition A subsidy for the fixed route bus services is based on the estimated ridership numbers anticipated for FY 2025-26 at 275,934 riders. Staff proposes a Contract Services Agreement with a one-year term, with a total not-to-exceed amount of \$112,957, with a contingency total of 10% of the base compensation for this service, in a form approved by the City Attorney (Attachment C).

#### *Dial-A-Taxi*

Administrative Services Cooperative, Incorporated provides curb-to-curb, demand-responsive sedan transportation services for residents who are disabled and age 18 or older, or seniors 50 years or older who have no other means of transportation. Approximately eight residents of Signal Hill utilize the Dial-A-Taxi service on an annual basis. In 2024, City Council approved a two-year Contract Services Agreement with a total not-to-exceed amount of \$15,000 per year for this service.

#### *Bus Fare Subsidy*

Passes are distributed to seniors and residents with disabilities upon verification of residency, age, and income criteria. The City only pays for the actual number of bus passes sold each month. The FY 2025-26 Operating Budget includes funding in the amount of \$250 for these continued services.

#### Recommendation:

Staff recommends utilizing \$441,177 of the total FY 2025-26 allocation. Funds not assigned or utilized during FY 2025-26 are eligible to be reallocated and reassigned within the next three fiscal years, ensuring the City's continued access to transportation funds for residents. Staff also recommends the City Council adopt a resolution to approve a budget adjustment appropriating \$120,802 to support expanded recreational transit services and additional bus shelter enhancements (Attachment D).

Reviewed for Fiscal Impact:

---

Siamlu Cox

#### Attachments:

- A. Proposition A Worksheet
- B. Contract Services Agreement with Long Beach Transit for Dial-A-Lift Services
- C. Contract Services Agreement with Long Beach Transit for Fixed Route Services
- D. Resolution Adopting Budget Appropriation



CITY OF SIGNAL HILL  
STAFF REPORT

2175 Cherry Avenue • Signal  
Hill, California 90755-3799

6/24/2025

**AGENDA ITEM**

**TO: HONORABLE MAYOR  
AND MEMBERS OF THE CITY COUNCIL**

**FROM: CARLO TOMAINO  
CITY MANAGER**

**BY: THOMAS BEKELE  
PUBLIC WORKS DIRECTOR/CITY ENGINEER**

**SUBJECT: CONTRACT AMENDMENT REGISTER DATED JUNE 24, 2025**

**Summary:**

The attached Contract Amendment Register is a listing of proposed contract amendments and project change orders eligible for streamlined processing based upon the following criteria as documented in the City's Purchasing Policy:

- The City Council authorized funds with the adopted fiscal year Operating Budget.
- Staff are satisfied with the goods/services received to date.
- The City Manager reviewed and approved each amendment for streamlined processing.

There are five contract amendments for City Council consideration as follows:

1. Ron's Maintenance, Incorporated, First Amendment for Catch Basin and Storm Facilities Cleaning and Maintenance Services extending the term through June 30, 2026, and increase the contract amount by \$57,580 for a new not-to-exceed amount of \$106,760.
2. T.E. Roberts, Incorporated, Second Amendment for on-Call Water Infrastructure Maintenance and Repair Services, extending the term through June 30, 2026.
3. W.A. Rasic Construction Company, Incorporated, Second Amendment for on-Call Water Infrastructure Maintenance and Repair Services extending the term through June 30, 2026.
4. Michael Baker International, Incorporated, Third Amendment for Community Development Block Grant and Permanent Local Housing Allocation Consulting Services, extending the term through June 30, 2026 and increasing the contract amount by \$25,000, for a new not-to-exceed amount of \$137,500.
5. CLIPA, LLC DBA Celebration Holiday Studio, Second Amendment for outdoor Holiday Lights

---

6/24/2025

---

Decoration Services extending the term through June 30, 2026, and increasing the contract amount by \$70,000 for a new not-to-exceed amount of \$161,000.

Strategic Plan Goal(s):

Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.

Recommendation:

Authorize the Contract Amendment Register dated June 24, 2025.

Fiscal Impact:

The City Council has authorized funding as part of the adopted Fiscal Year 2025-2026 Operating Budget related to the proposed contract amendments.

Reviewed for Fiscal Impact:

---

Siamlu Cox

Attachments:

- A. Contract Amendment Register
- B. First Amendment Ron's Maintenance, Inc.
- C. Second Amendment T.E. Roberts, Inc.
- D. Second Amendment W.A. Rasic Construction Company, Inc.
- E. Third Amendment Michael Baker International, Inc.
- F. Second Amendment CLIPA, LLC

CONTRACT AMENDMENT REGISTER

Contract No.	Dept.	Service	Vendor	RFP (Y/N) & Council Approval Date	Cooperative Purchasing (Y/N) & Source	Current Term and Expiration Date	Current Not-to-Exceed	Amendment / Change Order No.	Additional Term and Date	Additional Comp & CPI	New Not-to-Exceed	Funding Source	Adopted Budget
TERM AND COMPENSATION													
1	Public Works Department	Catch Basin and Storm Facilities Cleaning	Ron's Maintenance	N Agreement Date: 10/22/24	Y GWMA	8 Months 6/30/25	\$49,180	1	1 year 6/30/26	\$57,580	\$106,760	100-93-5400/ 239-99-7900	Yes
4	Parks, Recreation & Library Servcies/Community Development Department	CDBG and PLHA Consultant Services	Michael Baker International	N Agreement Date: 9/21/2021	N	1 Year 6/30/2025	\$110,000	2	1 year 6/30/26	\$27,500	\$137,500	100-82-5400/ 100-61-5400	Yes
5	Parks, Recreation & Library Servcies Department	Outdoor Holiday Light and Decoration Services	CLIPA, LLC DBA Celebration Holiday Studio	Y Date: 7/23/2024	N	6 Months 7/31/2025	\$91,000	2	1 year 6/30/26	\$70,000	\$161,000	100-82-5400	Yes
COMPENSATION ONLY													
TERM ONLY													
2	Public Works Department	On-Call Water Infrastructure Maintenance and Repair Services	T.E. Roberts	Y 10/10/23	N	2 Years & 8 Months 6/30/25	\$200,000	2	1 Year 6/30/26	N/A	N/A	500-40-5560	Yes
3	Public Works Department	On-Call Water Infrastructure Maintenance and Repair Services	W.A. Rasic	Y 10/10/23	N	2 Years & 8 Months 6/30/25	\$200,000	2	1 Year 6/30/26	N/A	N/A	500-40-5560	Yes
CHANGE ORDERS													

N/A: Not applicable

**CITY OF SIGNAL HILL**  
**FIRST AMENDMENT TO**  
**AGREEMENT FOR CATCH BASIN AND STORM FACILITIES CLEANING AND**  
**MAINTENANCE SERVICES**

**1. PARTIES AND DATE.**

This First Amendment to the Agreement for Catch Basin and Storm Facilities Cleaning and Maintenance Services ("First Amendment") is entered into on the 1<sup>st</sup> day of July, 2025, by and between the City of Signal Hill, a municipal corporation, organized under the laws of the State of California, with its principal place of business at 2175 Cherry Avenue Signal Hill, CA 90755 ("City") and **Ron's Maintenance, Inc.**, a California Corporation, with its principal place of business at 5428 S. Broadway St., Los Angeles, CA 90037 ("Contractor"). City and "Contractor" are sometimes individually referred to herein as "Party" and collectively as "Parties."

**2. RECITALS.**

2.1 Agreement. The Parties entered into that certain Agreement for Catch Basin and Storm Facilities Cleaning and Maintenance Services dated October 22, 2024 with a term expiring on June 30, 2025, and total compensation not to exceed \$49,801 ("Agreement").

2.2 First Amendment. The Parties now desire to amend the Agreement in order to extend the term of the Agreement to expire on June 30, 2026, increase the rates of compensation, increase the total compensation not to exceed \$106,760 and expand the Scope of Services under the Agreement.

**3. TERMS.**

3.1 Term. Section 3.1.2 of the Agreement is hereby amended in its entirety to read as follows:

"The term of this Agreement shall be from October 22, 2024, to June 30, 2026, unless earlier terminated as provided therein. The City shall have the unilateral option, at its sole discretion, to renew this Agreement automatically for no more than two additional one-year terms. Contractor shall complete the Services within the term of this Agreement, and shall meet any other established schedules and deadlines."

3.2 Compensation. Section 3.3.1 of the Agreement is hereby amended in its entirety to read as follows:

"Contractor shall receive compensation, including authorized reimbursements, for all Services rendered under this Agreement at the rates set forth in Exhibit "C" attached hereto and incorporated herein by reference. The total compensation shall not exceed **One Hundred Six Thousand Seven Hundred Sixty Dollars (\$106,760.00)** over the term of the Agreement without written approval of the City Council or City Manager as applicable. Extra Work may be authorized, as described below, and if authorized, will be compensated at the rates and manner set forth in this Agreement."



3.3 Scope of Services. Exhibit "A" of the Agreement is hereby amended to include the Services set forth in Attachment "1" to this First Amendment, attached hereto and incorporated herein by reference.

3.4 Rates of Compensation. Exhibit "C" of the Agreement is hereby amended in its entirety and replaced in the form Attachment "2" to this First Amendment, attached hereto and incorporated herein by reference.

3.5 Remaining Provisions of Agreement. Except as otherwise specifically set forth in this First Amendment, the remaining provisions of the Agreement shall remain in full force and effect.

**CITY OF SIGNAL HILL**

**RON'S MAINTENANCE, INC.**

By: \_\_\_\_\_  
Carlo Tomaino  
City Manager

By: \_\_\_\_\_  
Ron Norman  
President

**ATTEST:**

By: \_\_\_\_\_  
Tina Knapp  
Assistant City Clerk

By: \_\_\_\_\_  
Ron Norman  
Secretary

**APPROVED AS TO FORM:**

By: \_\_\_\_\_  
Matthew E. Richardson  
City Attorney

**ATTACHMENT "1" TO FIRST AMENDMENT TO  
AGREEMENT FOR CATCH BASIN AND STORM FACILITIES CLEANING AND  
MAINTENANCE SERVICES**

**Exhibit "A"  
Scope of Maintenance Services**

**1. Contractor will perform catch basin cleaning services.**

- a. **Catch Basin Cleaning:** Contractor shall clean out all of the City's retrofitted, non-retrofitted catch basins, and two Filterra Units (tree wells) (collectively, "Catch Basins") and remove all debris from each Catch Basin. Contractor will be responsible for the collection and disposal of all debris from the City's Catch Basins.
  - i. A list of the Catch Basins that Contractor is required to clean is attached hereto as **Exhibit "A-1"**.
  - ii. The Catch Basins shall be cleaned at least one time during the dry weather months, between May 1 and September 30 every year. Contractor shall also perform inspection and cleaning of all Catch Basins during each of the following months, October, January, and April.
  - iii. At the request of the City, the Contractor shall clean and remove debris from all Catch Basins following any major rainstorm.
  - iv. The Contractor shall report evidence of rodents and/or vectors breeding / living in the storm drain system to the City within 24 hours of discovery.
- b. **Storm Water Facility Cleaning:** Contractor shall perform cleaning and maintenance services at the following storm water facilities:
  - i. One 32' deep dry well located at Signal Hill Library once a year.
  - ii. One 30' deep dry well located Signal Hill Dog Park once a year.
  - iii. Two underground detention chambers located at Signal Hill Library once a year.
  - iv. Two underground detention chambers located at Hillbrook Park twice a year.

**2. In addition to the requirements of Section 3.1.2, during performance of the Services, Contractor will keep the City apprised of the status of performance by delivering the following status reports:**

- a. After each request from the City to the Contractor to clean out all Catch Basins covered under this Agreement, the Contractor will notify the City of any defective or malfunctioning Catch Basin screens or inserts or other related equipment by indicating the location of the defective catch basin and the defect on the logbook

which shall be submitted to the City after the Catch Basin cleaning request is completed.

3. **All work product is subject to review and acceptance by the City and must be revised by the Contractor without additional charge to the City until found satisfactory and accepted by City.**
4. **Contractor will utilize the following personnel to accomplish the Services:**
  - a. Contractor shall utilize its own employees to perform the Catch Basin cleaning services under this Agreement. No third party shall be utilized without the written approval of the City Representative.

**ATTACHMENT “2” TO FIRST AMENDMENT TO  
AGREEMENT FOR CATCH BASIN AND STORM FACILITIES CLEANING AND  
MAINTENANCE SERVICES**

**Exhibit “C”  
Compensation**

1. Contractor shall perform the following Tasks at the following rates:

<b>Task</b>	<b>Rate</b>	<b>Number of Units</b>	<b>Frequency per Year</b>	<b>10/22/24 to 6/30/25 NTE**</b>	<b>7/1/25 to 6/30/26 NTE**</b>
Catch Basin Inspection & Cleaning – with retrofits (screens)	\$30.00	270	4*	\$32,400	\$32,400
Catch Basin Inspection & Cleaning non-retrofitted	\$30.00	49	4*	\$5,880	\$5,880
Filterra Units (tree wells)	\$50.00	2	4*	\$400	\$400
Dry Well at Signal Hill Park	\$2,100	1	1	\$2,100	\$2,100
Dry Well at Signal Hill Dog Park	\$2,100	1	1	\$2,100	\$2,100
Dry Well at Heritage Point Park	\$2,100	1	1	\$2,100	\$2,100
Detention Chambers (SH Library)	\$2,100	2	1	\$4,200	\$4,200
Hillbrook Park Contech Chambers	\$2,100	2	2	0	\$8,400
<b>Total</b>				<b>\$49,180</b>	<b>\$57,580</b>

\*Frequency of 4 inspections and cleanings, additional inspections and cleanings may take place per City request.

\*\* Not to Exceed

2. Within the budgeted amounts for each Task, and with the approval of the City, funds may be shifted from one Task sub budget to another so long as the Contract Sum is not exceeded per Section 3.3.1.
3. The City will compensate Contractor for the Services performed upon submission of a valid invoice. Each invoice is to include:
- Contractor to provide photo documenting the before and after conditions of all debris cleaning, from the same vantage points. All photos shall be labeled such that it is easy to identify each catch basin location.
  - With each Catch Basins cleaning, Contractor shall provide the City Representative a logbook of all Catch Basins cleaned and indicate on the log sheet any operational or mechanical defects or other issues that may impede optimal effectiveness of Catch Basins and their specific devices (i.e. screens) therein.
  - Contractor shall submit an invoice to the City Representative within thirty days of services performed specifying the type of Catch Basin cleaned (i.e. retrofitted or non-retrofitted or tree well), the quantity of each type, and the unit cost for each.

4. In the event that this Agreement is renewed pursuant to Section 3.1.2, the rates set forth above may be increased or reduced each year at the time of renewal, but any increase shall not exceed the Consumer Price Index, All Urban Consumers, Los Angeles-Riverside-Orange Counties.

**CITY OF SIGNAL HILL**  
**SECOND AMENDMENT TO**  
**AGREEMENT FOR ON-CALL WATER INFRASTRUCTURE MAINTENANCE AND REPAIR**  
**SERVICES**

**1. PARTIES AND DATE.**

This Second Amendment to the Agreement for On-Call Water Infrastructure Maintenance and Repair Services ("Second Amendment") is entered into on the 10<sup>th</sup> day of June, 2025, by and between the City of Signal Hill, a municipal corporation, organized under the laws of the State of California, with its principal place of business at 2175 Cherry Avenue Signal Hill, CA 90755 ("City") and **T.E. Roberts, Inc.**, a California Corporation, with its principal place of business at 17771 Mitchell North, Irvine, California 92614 ("Contractor"). City and Contractor are sometimes individually referred to herein as "Party" and collectively as "Parties."

**2. RECITALS.**

2.1 Agreement. The Parties entered into that certain Agreement for On-Call Water Infrastructure Maintenance and Repair Services dated October 10, 2023 and expiring on October 10, 2024 ("Agreement").

2.2 First Amendment. The Parties entered into the First Amendment in order to extend the term of the Agreement to expire at the end of the fiscal year thereby exercising the first of three optional term extensions available under the Agreement, and to clarify that compensation under the Agreement refers to the total annual compensation paid to Contractor each year over the term of the Agreement.

2.3 Second Amendment. The Parties now desire to amend the Agreement in order to extend the term of the Agreement to expire on June 30, 2026 exercising the second of three optional one-year term extensions available under the Agreement.

**3. TERMS.**

3.1 Term. Section 3.1.2 of the Agreement is hereby amended in its entirety to read as follows:

"The term of this Agreement shall be from October 10, 2023, to June 30, 2026, unless earlier terminated as provided herein. The City shall have the unilateral option, at its sole discretion, to renew this Agreement annually for no more than one additional one-year terms. Contractor shall complete the Services within the term of this Agreement and shall meet any other established schedules and deadlines. Contractor shall perform its services in a prompt and timely manner and shall commence performance upon the effective date established in City's notice to proceed."

3.2 Remaining Provisions of Agreement. Except as otherwise specifically set forth in this Second Amendment, the remaining provisions of the Agreement shall remain in full force and effect.

**CITY OF SIGNAL HILL**

**T.E. ROBERTS, INC.**

By: \_\_\_\_\_  
Carlo Tomaino  
City Manager

By: \_\_\_\_\_  
Tim Roberts  
President

**ATTEST:**

By: \_\_\_\_\_  
Tina Knapp  
Assistant City Clerk

By: \_\_\_\_\_  
Justin Roberts  
Vice President

**APPROVED AS TO FORM:**

By: \_\_\_\_\_  
Matthew E. Richardson  
City Attorney



**CITY OF SIGNAL HILL**  
**SECOND AMENDMENT TO**  
**AGREEMENT FOR ON-CALL WATER INFRASTRUCTURE MAINTENANCE AND REPAIR**  
**SERVICES**

**1. PARTIES AND DATE.**

This Second Amendment to the Agreement for On-Call Water Infrastructure Maintenance and Repair Services ("First Amendment") is entered into on the 10<sup>th</sup> day of June, 2025, by and between the City of Signal Hill, a municipal corporation, organized under the laws of the State of California, with its principal place of business at 2175 Cherry Avenue Signal Hill, CA 90755 ("City") and **W.A. Rasic Construction Company, Inc.**, a California Corporation, with its principal place of business at 4150 Long Beach Blvd., Long Beach, California 90807 ("Contractor"). City and Contractor are sometimes individually referred to herein as "Party" and collectively as "Parties."

**2. RECITALS.**

2.1 Agreement. The Parties entered into that certain Agreement for On-Call Water Infrastructure Maintenance and Repair Services dated October 10, 2023, and expiring on October 10, 2024 ("Agreement").

2.2 First Amendment. The Parties entered into the First Amendment on September 24, 2024 in order to extend the term of the Agreement to expire on June 30, 2025, thereby exercising the first of three optional term extensions available under the Agreement, to adjust the rates of compensation, and to clarify that compensation under the Agreement refers to the total annual compensation paid to Contractor each year over the term of the Agreement.

2.3 Second Amendment. The Parties now desire to amend the Agreement in order to extend the term of the Agreement to June 30, 2026 exercising the second of three optional term extensions available under the Agreement.

**3. TERMS.**

3.1 Time for Performance. Section 3.1.2 of the Agreement is hereby amended in its entirety to read as follows:

"The term of this Agreement shall be from October 10, 2023, to June 30, 2026, unless earlier terminated as provided herein. The City shall have the unilateral option, at its sole discretion, to renew this Agreement annually for no more than two additional one-year terms. Contractor shall complete the Services within the term of this Agreement and shall meet any other established schedules and deadlines. Contractor shall perform its services in a prompt and timely manner and shall commence performance upon the effective date established in City's notice to proceed."

3.2 Remaining Provisions of Agreement. Except as otherwise specifically set forth in this First Amendment, the remaining provisions of the Agreement shall remain in full force and effect.

**CITY OF SIGNAL HILL**

**W.A. RASIC CONSTRUCTION COMPANY,  
INC.**

By: Carlo Tomaino  
City Manager

By: Peter L. Rasic, President

**ATTEST:**

By: Tina Knapp  
Assistant City Clerk

By: Walter Rasic, Jr., Vice President

**APPROVED AS TO FORM:**

By: Matthew E. Richardson  
City Attorney

**CITY OF SIGNAL HILL**  
**THIRD AMENDMENT TO**  
**AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES**

**1. PARTIES AND DATE.**

This Third Amendment to the Agreement for Community Development Block Grant Program Consulting Services ("Third Amendment") is entered into on the \_\_\_\_ day of \_\_\_\_, 2025, by and between the City of Signal Hill, a municipal corporation, organized under the laws of the State of California, with its principal place of business at 2175 Cherry Avenue Signal Hill, CA 90755 ("City") and MICHAEL BAKER INTERNATIONAL, INC., a Pennsylvania corporation, with its principal place of business at 500 Grant Street, Suite 5400, Pittsburgh, PA 15219 ("Consultant"). City and Consultant are sometimes individually referred to herein as "Party" and collectively as "Parties."

**2. RECITALS.**

2.1 Agreement. The Parties entered into that certain Agreement for Community Development Block Grant Program Consulting Services for the CDBG and PLHA programs dated September 29, 2021 with an initial term beginning September 29, 2021 and expiring on June 30, 2023 ("Agreement").

2.2 First Amendment. The Parties entered into that certain First Amendment to Agreement for Community Development Block Grant Program Consulting Services for the CDBG and PLHA programs dated June 27, 2023, in order to exercise the first of three optional one-year term extensions available under the Agreement extending the term of the Agreement to expire on June 30, 2024, and to increase the total amount of compensation under the Agreement.

2.3 Term Contingency Extension. On June 24, 2024, in accordance with the Term Contingency pursuant to Section 3.1.2 of the Agreement, the City elected to extend the term of the Agreement from June 30, 2024, to December 27, 2024.

2.4 Second Amendment. The Parties entered into that certain Second Amendment to Agreement for Community Development Block Grant Program Consulting Services for the CDBG and PLHA programs dated August 27, 2024, in order to exercise the second of three optional one-year term extensions available under the Agreement, extending the term of the Agreement to expire on June 30, 2025, and to increase the total amount of compensation under the Agreement.

2.5 Third Amendment. On March 31, 2025, the Parties consented in writing to renew the Agreement to expire on June 30, 2026, thereby exercising the City's authority pursuant to Section 3.1.2, with mutual approval of Consultant, to extend the term of the Agreement for the third of three optional one-year term extensions.

2.6 The Parties now desire to amend the Agreement in order to extend the term of the Agreement and increase the total amount of compensation under the Agreement.

### **3. TERMS.**

3.1 Term. Section 3.1.2 of the Agreement is hereby amended in its entirety to read as follows:

“The term of this Agreement shall be from September 29, 2021, to June 30, 2026, unless earlier terminated as provided herein. The Agreement shall not be automatically renewed. Consultant shall complete the Services within the term of this Agreement, and shall meet any other established schedules and deadlines.”

3.2 Compensation. Section 2.1 of the Agreement is hereby amended in its entirety to read as follows:

“Consultant shall receive compensation, including authorized reimbursements, for all Services rendered under this Agreement at the rates set forth in Exhibit "C" attached hereto and incorporated herein by reference. The total compensation shall not exceed One Hundred Thirty-Seven Thousand, Five Hundred Dollars (\$137,500.00), which includes a contingency equal to 10% of the base compensation in the amount of Twelve Thousand, Five Hundred Dollars (\$12,500.00) (the “Compensation Contingency”) without written approval of the City Council or City Manager as applicable. Extra Work may be authorized, as described below, and if authorized, will be compensated at the rates and manner set forth in this Agreement.”

3.3 Exhibit C. The Schedule of Compensation as set forth in Exhibit “C” of the Agreement is hereby amended in its entirety as set forth in Attachment 1 to this Second Amendment, attached hereto and incorporated herein.

3.4 Remaining Provisions of Agreement. Except as otherwise specifically set forth in this Second Amendment, the remaining provisions of the Agreement shall remain in full force and effect.

**CITY OF SIGNAL HILL**

**MICHAEL BAKER INTERNATIONAL, INC.**

By: \_\_\_\_\_  
Carlo Tomaino  
City Manager

By: \_\_\_\_\_  
William Hoose, Vice President

**ATTEST:**

By: \_\_\_\_\_  
Tina Knapp  
Assistant City Clerk

By: \_\_\_\_\_  
Fareeha Kibriya, Vice President

**APPROVED AS TO FORM:**

By: \_\_\_\_\_  
Best Best & Krieger LLP  
City Attorney

**ATTACHMENT “1” TO THIRD AMENDMENT TO  
AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES**

**EXHIBIT "C"  
COMPENSATION**

The total compensation shall not exceed One Hundred Thirty-Seven Thousand, Five Hundred Dollars (\$137,500.00), which includes a contingency equal to 10% of the base compensation in the amount of Twelve Thousand, Five Hundred Dollars (\$12,500.00) (the “Compensation Contingency”) without written approval of the City Council or City Manager as applicable for the initial term as shown below.

Annual Rates of Compensation

CDBG Program Management	\$7,500
Labor Compliance Services	\$10,000
PLHA Program Management	\$7,500
10% Contingency	\$2,500

Total Compensation over Term

CDBG Program Management	\$37,500
Labor Compliance Services	\$50,000
PLHA Program Management	\$37,500
10% Contingency	\$12,500

**CITY OF SIGNAL HILL**  
**SECOND AMENDMENT TO AGREEMENT FOR GENERAL SERVICES**  
**FOR OUTDOOR HOLIDAY LIGHTS AND DECORATION SERVICES**

**1. PARTIES AND DATE**

This Second Amendment to Agreement for Outdoor Holiday Lights and Decoration Services ("Second Amendment") is made effective this \_\_\_ day of \_\_\_\_ 2025 by and between the City of Signal Hill, a municipal corporation organized under the laws of the State of California with its principal place of business at 2175 Cherry Avenue Signal Hill, CA 90755 ("City") and CLIPA, LLC DBA Celebration Holiday Studio, a Limited Liability Company with its principal place of business at 8 Holland, Irvine, CA 92618 ("Contractor"). City and Contractor are sometimes individually referred to as "Party" and collectively as "Parties" in this Agreement.

**2. RECITALS**

2.1 Agreement. The Parties entered into that certain Agreement for Outdoor Holiday Lights and Decoration Services effective July 23, 2024, providing for a total compensation of \$91,000 and an initial term expiring on January 30, 2025 ("Agreement").

2.2 Term. Section 3.1.2 ("Term") of the Agreement, provides in relevant part that, the City, in its sole discretion may extend the term of the Agreement for no more than three (3) additional consecutive one (1) year terms. It further provides that, the term may be extended up to 180 calendar days ("Term Contingency") at the sole discretion of the City, and with approval of the City Manager.

2.3 Amendment; Modification. Section 3.5.13 ("Amendment; Modification") of the Agreement, provides that the Agreement may be supplemented, modified, or amended pursuant to a writing signed by both Parties.

2.4 Compensation. Section 3.3.1 ("Compensation") of the Agreement provides in relevant part, that the Contractor shall be compensated for services performed under the Agreement in a not to exceed amount of ninety-one thousand dollars (\$91,000.00) without prior written approval of the City Manager.

2.5 First Amendment. Pursuant to Section 3.1.2, the Parties entered into a First Amendment of the Agreement on January 14, 2025, extending the term of the Agreement by six (6) months to expire on July 31, 2025. No other changes were made via the First Amendment. Accordingly, the Agreement shall expire on July 31, 2025.

2.6 Second Amendment. The Parties desire to amend the Agreement to: (1) extend its duration by one year to June 30, 2026; and (2) increase the amount of compensation by an additional seventy-thousand dollars \$70,000.00, making the not to exceed amount one hundred sixty-one thousand dollars (\$161,000.00).

**3. TERMS**

3.1 Term. Section 3.1.2 of the Agreement is hereby amended in its entirety to read as follows:



3.1.2 The term of this Agreement shall be from **July 24, 2024 to June 30, 2026**, unless earlier terminated as provided herein. The City shall have the unilateral option at its sole discretion to extend the term of this Agreement for no more than two (2) additional consecutive one (1) year terms. Additionally, the term may be extended up to 180 calendar days ("Term Contingency") at the sole discretion of the City, and with approval of the City Manager. Contractor shall complete the Services within the term of this Agreement, and shall meet any other established schedules and deadlines.

3.2 Compensation. Section 3.3.1 of the Agreement is hereby amended in its entirety to read as follows:

3.3.1. Contractor shall receive compensation, including authorized reimbursements, for all Services rendered under this Agreement at the rates set forth in Exhibit "C" attached hereto and incorporated herein by reference. The total compensation shall not exceed one hundred sixty-one thousand dollars (\$161,000.00), without prior written approval of the City Manager. Extra Work may be authorized, as described below, and if authorized, will be compensated at the rates and manner set forth in this Agreement. If the term of this Agreement is extended pursuant to Section 3.1.2 of this Agreement, the total compensation may, at the City's sole discretion be increased by ten (10) percent each one-year extension period. Contractor shall submit to City a monthly itemized statement which indicates work completed and hours of Services rendered by Contractor. The statement shall describe the amount of Services and supplies provided since the initial commencement date, or since the start of the subsequent billing periods, as appropriate, through the date of the statement. City shall, within forty-five (45) days of receiving such statement, review the statement and pay all approved charges thereon.

3.3 Remaining Provisions. Except as specifically set forth in this Second Amendment, the remaining provisions of the Agreement shall continue in full force and effect.

**SIGNATURE PAGE FOR SECOND AMENDMENT TO AGREEMENT  
FOR GENERAL SERVICES  
BETWEEN THE CITY OF SIGNAL HILL  
AND CLIPA, LLC DBA CELEBRATION HOLIDAY STUDIO**

IN WITNESS WHEREOF, each of the Parties has caused this Contract to be executed on the day and year first above written.

**CITY OF SIGNAL HILL**

**CLIPA, LLC DBA  
CELEBRATION HOLIDAY STUDIO**

By: \_\_\_\_\_  
Carlo Tomaino,  
City Manager

By: \_\_\_\_\_  
David Hyden  
Managing Member

**ATTEST:**

By: \_\_\_\_\_  
Brook Hyden  
Managing Member

By: \_\_\_\_\_  
Tina Knapp,  
Assistant City Clerk

**APPROVED AS TO FORM:**

By: \_\_\_\_\_  
Matthew E. Richardson,  
Best Best & Krieger LLP  
City Attorney



STAFF REPORT

---

6/24/2025

---

**AGENDA ITEM**

**TO: HONORABLE MAYOR  
AND MEMBERS OF THE CITY COUNCIL**

**FROM: CARLO TOMAINO  
CITY MANAGER**

**BY: THOMAS BEKELE  
PUBLIC WORKS DIRECTOR/CITY ENGINEER**

**SUBJECT: CONTRACT AMENDMENT REGISTER DATED JUNE 24, 2025**

**Summary:**

The attached Contract Amendment Register is a listing of proposed contract amendments and project change orders eligible for streamlined processing based upon the following criteria as documented in the City's Purchasing Policy:

- The City Council authorized funds with the adopted fiscal year Operating Budget.
- Staff are satisfied with the goods/services received to date.
- The City Manager reviewed and approved each amendment for streamlined processing.

There are five contract amendments for City Council consideration as follows:

1. Ron's Maintenance, Incorporated, First Amendment for Catch Basin and Storm Facilities Cleaning and Maintenance Services extending the term through June 30, 2026, and increase the contract amount by \$57,580 for a new not-to-exceed amount of \$106,760.
2. T.E. Roberts, Incorporated, Second Amendment for on-Call Water Infrastructure Maintenance and Repair Services, extending the term through June 30, 2026.
3. W.A. Rasic Construction Company, Incorporated, Second Amendment for on-Call Water Infrastructure Maintenance and Repair Services extending the term through June 30, 2026.
4. Michael Baker International, Incorporated, Third Amendment for Community Development Block Grant and Permanent Local Housing Allocation Consulting Services, extending the term through June 30, 2026 and increasing the contract amount by \$25,000, for a new not-to-exceed amount of \$137,500.
5. CLIPA, LLC DBA Celebration Holiday Studio, Second Amendment for outdoor Holiday Lights

---

6/24/2025

---

Decoration Services extending the term through June 30, 2026, and increasing the contract amount by \$70,000 for a new not-to-exceed amount of \$161,000.

Strategic Plan Goal(s):

Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.

Recommendation:

Authorize the Contract Amendment Register dated June 24, 2025.

Fiscal Impact:

The City Council has authorized funding as part of the adopted Fiscal Year 2025-2026 Operating Budget related to the proposed contract amendments.

Reviewed for Fiscal Impact:

---

Siamlu Cox

Attachments:

- A. Contract Amendment Register
- B. First Amendment Ron's Maintenance, Inc.
- C. Second Amendment T.E. Roberts, Inc.
- D. Second Amendment W.A. Rasic Construction Company, Inc.
- E. Third Amendment Michael Baker International, Inc.
- F. Second Amendment CLIPA, LLC



CITY OF SIGNAL HILL  
STAFF REPORT

2175 Cherry Avenue • Signal  
Hill, California 90755-3799

---

6/24/2025

---

**AGENDA ITEM**

**TO: HONORABLE MAYOR  
AND MEMBERS OF THE CITY COUNCIL**

**FROM: CARLO TOMAINO  
CITY MANAGER**

**SUBJECT: APPROVAL OF MEETING MINUTES**

Summary:

Regular Meeting of June 10, 2025 and Special Meeting of June 18, 2025.

Strategic Plan Goal(s):

Goal No. 5. High-Functioning Government: Strengthen internal communication, recruitment, retention, systems, and processes to increase the effectiveness and efficiency of City services.

Recommendation:

Approve the meeting minutes.



## CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

### MINUTES OF A REGULAR MEETING SIGNAL HILL CITY COUNCIL June 10, 2025

A Regular Meeting of the Signal Hill City Council was held in-person in the Council Chamber on June 10, 2025.

(1) **CALL TO ORDER – 6:04 P.M.**

(2) **ROLL CALL**

PRESENT: MAYOR KEIR JONES  
VICE MAYOR TINA HANSEN  
COUNCIL MEMBER ROBERT COPELAND  
COUNCIL MEMBER CHARLIE HONEYCUTT  
COUNCIL MEMBER LORI WOODS

ABSENT: NONE

(3) **CLOSED SESSION**

- a. A CLOSED SESSION WILL BE HELD PURSUANT TO GOVERNMENT CODE SECTION 54957(B)(1) TO CONDUCT A PUBLIC EMPLOYEE PERFORMANCE EVALUATION.

TITLE: CITY MANAGER

(4) **PUBLIC BUSINESS FROM THE FLOOR ON CLOSED SESSION ITEMS**

There was no public business from the floor.

(5) **RECESSED TO CLOSED SESSION**

It was moved by VICE MAYOR HANSEN and seconded by COUNCIL MEMBER WOODS to recess to Closed Session.

**(6) RECONVENED REGULAR MEETING – 7:05 P.M.**

Mayor Jones and Student Mayor Ariella Chhou reconvened the meeting and led the audience in the Pledge of Allegiance.

**(7) PLEDGE OF ALLEGIANCE**

**(8) CLOSED SESSION REPORT**

The City Attorney reported on the closed session item; there was no reportable action taken.

**(9) PUBLIC BUSINESS FROM THE FLOOR ON ITEMS NOT LISTED ON THE AGENDA**

Local Historian Joe Holliday addressed the City Council and provided information about the Walking Tour of Historic Signal Hill Hilltop being held on Saturday, June 14, 2025.

**(10) PRESENTATIONS**

- a. A STUDENT REPRESENTATIVE FROM SIGNAL HILL ELEMENTARY SCHOOL WILL PARTICIPATE IN THE CITY COUNCIL MEETING BY LEADING THE PLEDGE OF ALLEGIANCE AND CEREMONIOUSLY PRESIDING OVER THE MEETING WITH THE GAVEL. MAYOR JONES WILL THEN RECOGNIZE THE STUDENT.

Mayor Jones presented agenda item 10a.

- b. POLICE CHIEF BRAD KENNEALLY WILL INTRODUCE CRIME ANALYST CYNTHIA HAEBE FROM INSIGHT ANALYTICS, WHO WILL PRESENT A BRIEF OVERVIEW OF CRIME ANALYSIS AND DATA REPORTING TECHNOLOGY AND SERVICES.

Chief of Police Brad Kenneally presented agenda item 10b.

**(11) PUBLIC HEARINGS**

- a. PUBLIC HEARING - A RESOLUTION APPROVING AND ADOPTING THE UNIFORM SCHEDULE OF SERVICE FEES AND CHARGES

Accounting Manager Debbie Pacheco provided a presentation that gave an overview of the Uniform Schedule of Service Fees and Charges.

The public hearing was opened at 7:33 p.m.

There were no comments from the floor.

The public hearing was closed at 7:34 p.m.

Ms. Pacheco answered questions from the City Council regarding the implementation of the fees and charges and staying consistent with the recommendations of the consultant.



It was moved by COUNCIL MEMBER COPELAND and seconded by VICE MAYOR HANSEN to approve and adopt the Uniform Schedule of Service Fees and Charges.

Adopt Resolution No. 2025-05-6878, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING AND ADOPTING THE UNIFORM SCHEDULE OF SERVICE FEES AND CHARGES.

The following vote resulted:

AYES: MAYOR JONES  
VICE MAYOR HANSEN  
COUNCIL MEMBER COPELAND  
COUNCIL MEMBER HONEYCUTT  
COUNCIL MEMBER WOODS

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

## **(12) CITY MANAGER REPORTS**

- a. RESOLUTION ADOPTING THE ANNUAL OPERATING AND CAPITAL BUDGET FOR FISCAL YEAR 2025-26 (YEAR 2) AND RESOLUTION ESTABLISHING THE ANNUAL APPROPRIATIONS LIMIT FOR FISCAL YEAR 2025-26

Acting Administrative Services Officer/Finance Director Siamlu Cox and Accounting Manager Pacheco provided a presentation on this item. The City Council expressed its appreciation for a smooth budget review and adoption process. It was moved by COUNCIL MEMBER COPELAND and seconded by COUNCIL MEMBER WOODS to adopt the annual operating and capital budget for Fiscal Year 2025-26 and approve and adopt the annual appropriations limit for Fiscal Year 2025.26.

Adopt Resolution No. 2025-05-6879, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, ADOPTING THE ANNUAL OPERATING AND CAPITAL BUDGET FOR FISCAL YEAR 2025-26.

Adopt Resolution No. 2025-05-6880, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING AND ADOPTING THE ANNUAL APPROPRIATIONS LIMIT FOR FISCAL YEAR 2025-26.

The following vote resulted:

AYES: MAYOR JONES  
VICE MAYOR HANSEN  
COUNCIL MEMBER COPELAND  
COUNCIL MEMBER HONEYCUTT  
COUNCIL MEMBER WOODS

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

b. RESOLUTIONS ADOPTING A CITY-WIDE PAY SCHEDULE, MANAGEMENT SALARY RANGES, PART-TIME SALARY SCHEDULE, AMENDMENTS TO THE CITY'S CLASSIFICATION PLAN, AND SHEA SIDE LETTER

Human Resources Manager Patricia Ahumada provided a presentation on this item. It was moved by COUNCIL MEMBER WOODS and seconded by COUNCIL MEMBER COPELAND to adopt a City-Wide Pay Schedule, Management Salary Ranges, Part-Time Salary Schedule, Amendments to the City's Classification Plan, and SHEA Side Letter.

Adopt Resolution No. 2025-05-6881, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING AND ADOPTING A CITY-WIDE PAY SCHEDULE AS REQUIRED BY THE CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM (CALPERS), AND REPEALING ALL PRIOR RESOLUTIONS.

Adopt Resolution No. 2025-05-6882, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING AND ADOPTING REVISED SALARY RANGES AND BENEFITS FOR MANAGEMENT PERSONNEL, AND REPEALING ALL PRIOR RESOLUTIONS.

Adopt Resolution No. 2025-05-6883, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING AND ADOPTING SALARY RANGES FOR HOURLY, PART-TIME EMPLOYEES, AND REPEALING ALL PRIOR RESOLUTIONS.

Adopt Resolution No. 2025-05-6884, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, AMENDING THE CLASSIFICATION AND COMPENSATION PLAN TO INCLUDE REVISIONS TO THE CLASS SPECIFICATIONS FOR

COMMUNITY SERVICES MANAGER, PUBLIC WORKS DIRECTOR, SENIOR BUILDING INSPECTOR, SENIOR PUBLIC WORKS INSPECTOR, SENIOR WATER MAINTENANCE WORKER, WATER MAINTENANCE WORKER.

Adopt Resolution No. 2025-05-6885, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING AND ADOPTING A SIDE LETTER OF AGREEMENT BETWEEN THE CITY OF SIGNAL HILL AND THE SIGNAL HILL EMPLOYEES' ASSOCIATION.

The following vote resulted:

AYES: MAYOR JONES  
VICE MAYOR HANSEN  
COUNCIL MEMBER COPELAND  
COUNCIL MEMBER HONEYCUTT  
COUNCIL MEMBER WOODS

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

c. APPROVAL & ADOPTION OF CITYWIDE EMERGENCY OPERATIONS PLAN

Emergency Management Coordinator Rebecca Lopez provided a presentation on this item. The City Council expressed interest in being invited to the upcoming tabletop exercise and asked that social media be used to advertise the Community Emergency Response Team (CERT) opportunity. It was moved by COUNCIL MEMBER COPELAND and seconded by COUNCIL MEMBER WOODS to approve and adopt the City Emergency Operations Plans.

The following vote resulted:

AYES: MAYOR JONES  
VICE MAYOR HANSEN  
COUNCIL MEMBER COPELAND  
COUNCIL MEMBER HONEYCUTT  
COUNCIL MEMBER WOODS

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

d. VERIFICATION OF QUORUM/SCHEDULE OF MEETINGS - JULY & AUGUST 2025

Assistant City Clerk Tina Knapp gave a presentation on this item, outlining meeting dates in July and August and possible summer holiday conflicts and verifying attendance. The City Council directed staff to cancel the meetings on

July 22, 2025 and August 26, 2025.

**(13) CONSENT CALENDAR**

- b. FOURTH AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH ALL CITY MANAGEMENT SERVICES FOR CROSSING GUARD SERVICES
- c. SERVICE AGREEMENT WITH KRUGER TOW AND MR. C'S TOWING FOR TOW SERVICES
- d. CONTRACT AMENDMENT REGISTER DATED JUNE 10, 2025
- e. APPROVAL OF MEETING MINUTES
- f. WARRANT REGISTER PRESENTED JUNE 10, 2025

Council Member Honeycutt requested that item 13a be pulled from the Consent Calendar.

It was moved by COUNCIL MEMBER COPELAND and seconded by VICE MAYOR HANSEN to approve the balance of the Consent Calendar.

The following vote resulted:

AYES: MAYOR JONES  
VICE MAYOR HANSEN  
COUNCIL MEMBER COPELAND  
COUNCIL MEMBER HONEYCUTT  
COUNCIL MEMBER WOODS

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

- a. PUBLIC WORKS CONTRACT WITH SOUTHLAND ROOFING INCORPORATED FOR THE CITYWIDE ROOF REPLACEMENT PROJECT

Public Works Director/City Engineer Thomas Bekele provided a brief overview of item 13a in response to Council Member Honeycutt's interest in public awareness of the Contract.

It was moved by COUNCIL MEMBER WOODS and seconded by COUNCIL MEMBER HONEYCUTT to approve item 13a.

The following vote resulted:

AYES: MAYOR JONES  
VICE MAYOR HANSEN  
COUNCIL MEMBER COPELAND  
COUNCIL MEMBER HONEYCUTT  
COUNCIL MEMBER WOODS

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

**(14) COUNCIL AGENDA--NEW BUSINESS**

Council Member Woods asked that staff ensure the public is alerted and reminded that fireworks are illegal in the City of Signal Hill through social media and other means, as budget and resources might allow.

Council Member Honeycutt recognized Juan from the Public Works staff for his extra special customer service and assistance he gave to a woman climbing the stairs at a recent event.

Mayor Jones reminded all of the Walking Tour of Historical Signal Hill Hilltop on Saturday, Pride Month activities, the upcoming Concerts in the Park on Wednesdays in July featuring amazing artists, and the upcoming Long Beach Chamber of Commerce Dine on Pine evening on June 23, 2025. He further reminded all that the City Views publication was recently distributed and thanked everyone involved for the recent Diversity Coalition Committee and Ron Settles remembrance breakfast and recognized the Conservation Corps of Long Beach for their recent grant award and related recognition event.

**(15) ADJOURNMENT**

It was moved by COUNCIL MEMBER WOODS and seconded by VICE MAYOR HANSEN to adjourn tonight's meeting to the next Regular meeting of the City Council on June 24, 2025 at 7:00 p.m.

MAYOR JONES adjourned the meeting at 8:24 p.m.

---

KEIR JONES  
MAYOR

Attest:

---

DARITZA GONZALEZ  
CITY CLERK



## CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

### MINUTES OF A SPECIAL MEETING SIGNAL HILL CITY COUNCIL June 18, 2025

A Special Meeting of the Signal Hill City Council was held in-person in the Signal Hill Public Library on June 18, 2025.

(1) **CALL TO ORDER – 6:06 P.M.**

(2) **PLEDGE OF ALLEGIANCE**

Mayor Jones led the Pledge of Allegiance.

(3) **ROLL CALL**

PRESENT: MAYOR KEIR JONES  
VICE MAYOR TINA HANSEN  
COUNCIL MEMBER CHARLIE HONEYCUTT  
COUNCIL MEMBER LORI WOODS

ABSENT: COUNCIL MEMBER ROBERT COPELAND

(4) **CLOSED SESSION**

- a. A CLOSED SESSION WILL BE HELD PURSUANT TO GOVERNMENT CODE SECTION 54957(B)(1) REGARDING THE APPOINTMENT OF ONE (1) PUBLIC EMPLOYEE.

TITLE: ADMINISTRATIVE SERVICES OFFICER/FINANCE DIRECTOR

(5) **PUBLIC BUSINESS FROM THE FLOOR ON CLOSED SESSION ITEMS**

There was no public business from the floor.



(6) **RECESS TO CLOSED SESSION**

It was moved by COUNCIL MEMBER WOODS and seconded by COUNCIL MEMBER HONEYCUTT to recess to Closed Session.

(7) **RECONVENED MEETING - 7:33 P.M.**

(8) **CLOSED SESSION REPORT**

The City Attorney reported on the closed session item; there was no reportable action taken.

(9) **ADJOURNMENT**

It was moved by VICE MAYOR HANSEN and seconded by COUNCIL MEMBER WOODS to adjourn tonight's meeting to the next Regular meeting of the City Council on June 24, 2025 at 7:00 p.m.

MAYOR JONES adjourned the meeting at 7:34 p.m.

---

KEIR JONES  
MAYOR

Attest:

---

DARITZA GONZALEZ  
CITY CLERK



CITY OF SIGNAL HILL  
STAFF REPORT

2175 Cherry Avenue • Signal  
Hill, California 90755-3799

---

6/24/2025

---

**AGENDA ITEM**

**TO: HONORABLE MAYOR  
AND MEMBERS OF THE CITY COUNCIL**

**FROM: CARLO TOMAINO  
CITY MANAGER**

**SUBJECT: APPROVAL OF MEETING MINUTES**

Summary:

Regular Meeting of June 10, 2025 and Special Meeting of June 18, 2025.

Strategic Plan Goal(s):

Goal No. 5. High-Functioning Government: Strengthen internal communication, recruitment, retention, systems, and processes to increase the effectiveness and efficiency of City services.

Recommendation:

Approve the meeting minutes.



CITY OF SIGNAL HILL  
STAFF REPORT

2175 Cherry Avenue • Signal  
Hill, California 90755-3799

---

6/24/2025

---

**AGENDA ITEM**

**TO: HONORABLE MAYOR  
AND MEMBERS OF THE CITY COUNCIL**

**FROM: CARLO TOMAINO  
CITY MANAGER**

**BY: SIAMLU COX  
ACTING ADMINISTRATIVE SERVICES OFFICER/FINANCE DIRECTOR**

**SUBJECT: SCHEDULE OF INVESTMENTS AND MONTHLY TRANSACTION REPORT**

Summary:

The Schedule of Investments is a listing of funds invested for both the City and the Successor Agency to the former Signal Hill Redevelopment Agency as of the date shown in the report. The monthly transaction report provides a list of the changes in investments for the prior month.

Strategic Goal(s):

Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.

Recommendation:

Receive and file.

Fiscal Impact:

There is no fiscal impact associated with the recommended action.

Background:

The Schedule of Investments, dated May 31, 2025, shows the distribution of the City and its former Redevelopment Agency's invested surplus funds and the annualized interest for each investment listed. Staff has also provided the monthly transaction report detailing changes within the investment account.

Analysis:

In accordance with California Government Code Section 53646, all listed investments comply with

---

6/24/2025

---

the City's adopted Investment Policy. Funds are available to meet anticipated expenditure requirements for the next six months.

Attachments:

- A. Investments Transaction Report
- B. Schedule of Investments

# Investments Transaction Report

## 5/31/25

<b>Total Investments Beginning Balance (PAR Value):</b>	<b>111,425,484.51</b>
<b>Receipts</b>	
Interest	206,194.76
Transfer To LAIF from Checking	-
Transfer To CAMP from Checking	-
Transfer To CLASS from Checking	-
Bond Contributions to Fiscal Agent	94,843.90
Investment Purchases	-
Money Market	250,000.00
<b>Total Receipts</b>	<b>551,038.66</b>
<b>Disbursements</b>	
Transfer To Checking from LAIF	-
Transfer To Checking from CAMP	-
Transfer To Checking from CLASS	-
Bond Debt Service Payments by Fiscal Agent	(10,900.00)
Bond Draw Down from Fiscal Agent	-
Investment Maturities/Calls	(250,000.00)
Money Market	-
<b>Total Disbursements</b>	<b>(260,900.00)</b>
<b>Total Investments Ending Balance (PAR Value):</b>	<b>111,715,623.17</b>

Schedule of Investments  
(Includes City of Signal Hill and Signal Hill Successor Agency)  
May 31, 2025

	Investment	CUSIP #	PURCHASE Date	MATURITY Date**	COUPON	YIELD@	V A L U E		Annual Projected Interest	
							COST #	PAR	MARKET*	
Local Agency Investment Fund (LAIF):	City of Signal Hill		Various	Demand	N/A	4.270%	39,644,333.49	39,644,333.49	39,644,333.49	
	Successor Agency		Various	Demand	N/A	4.270%	529,044.34	529,044.34	529,044.34	
							40,173,377.83	40,173,377.83	40,173,377.83	
									1,743,763.11	
California Asset Management Program (CAMP):	a City of Signal Hill		Various	Demand	N/A	4.420%	17,338,825.52	17,338,825.52	17,338,825.52	
							17,338,825.52	17,338,825.52	17,338,825.52	
									595,861.51	
California Cooperative Liquid Assets Securities System (California CLASS):	b City of Signal Hill		Various	Demand	N/A	4.350%	5,925,365.10	5,925,365.10	5,925,365.10	
							5,925,365.10	5,925,365.10	5,925,365.10	
									224,258.73	
Government Securities:	FREDDIE MAC (FHLMC)	3134GWXE1	10/13/2020	6/30/2025	0.500%	0.396%	500,000.00	500,000.00	498,478.34	
	FEDERAL FARM CREDIT BANK	3133EMBJ0	9/29/2020	9/29/2025	0.530%	0.530%	1,000,000.00	1,000,000.00	987,298.72	
	FANNIE MAE	3135G0G63	8/7/2023	11/7/2025	0.500%	4.720%	500,000.00	500,000.00	491,795.03	
	INTL FINANCE CORP (IFC)	4595VSG2	8/8/2023	1/7/2026	4.550%	4.690%	500,000.00	500,000.00	500,055.14	
	FREDDIE MAC (FHLB)	3130AKZ25	2/26/2021	2/26/2026	0.650%	0.750%	500,000.00	500,000.00	486,763.81	
	FEDERAL HOME LOAN BANK	3130AXB31	4/3/2024	3/13/2026	4.875%	4.677%	500,000.00	500,000.00	502,378.08	
	FEDERAL HOME LOAN BANK	3130AP4X4	10/29/2021	4/29/2026	1.100%	1.100%	500,000.00	500,000.00	485,941.65	
	INTER-AMERICAN DEVEL BANK (IADB)	4581X0E30	7/6/2023	5/15/2026	4.500%	4.840%	500,000.00	500,000.00	501,342.77	
	FEDERAL HOME LOAN BANK	3130ALJH0	10/18/2021	5/19/2026	0.920%	0.985%	500,000.00	500,000.00	484,365.90	
	FEDERAL HOME LOAN BANK	3130ANSV3	9/16/2021	6/16/2026	0.800%	0.730%	500,000.00	500,000.00	483,431.52	
	FEDERAL FARM CREDIT BANK	3133EM3T7	9/1/2021	9/1/2026	0.870%	0.810%	500,000.00	500,000.00	480,599.36	
	FEDERAL HOME LOAN BANK	3130AP4N2	10/18/2021	9/30/2026	0.950%	1.054%	500,000.00	500,000.00	479,445.09	
	FEDERAL HOME LOAN BANK	3130APCD5	10/21/2021	10/21/2026	1.000%	1.000%	500,000.00	500,000.00	479,672.60	
	FEDERAL HOME LOAN BANK	3130APRT5	10/26/2021	10/26/2026	1.200%	1.210%	500,000.00	500,000.00	480,107.75	
	FEDERAL HOME LOAN BANK	3130APXM2	12/15/2021	12/15/2026	1.500%	1.500%	500,000.00	500,000.00	480,201.84	
	FEDERAL HOME LOAN BANK	3130AQHB2	1/27/2022	1/27/2027	1.500%	1.500%	500,000.00	500,000.00	479,252.30	
	FEDERAL HOME LOAN BANK	3130AQHS5	1/28/2022	1/28/2027	1.700%	1.700%	500,000.00	500,000.00	480,804.02	
	FEDERAL HOME LOAN BANK	3130ALSA8	7/13/2022	2/26/2027	0.900%	3.150%	500,000.00	500,000.00	473,400.61	
	INTER-AMERICAN DEVEL BANK (IADB)	4581BWED4	10/7/2022	6/10/2027	2.980%	4.080%	500,000.00	500,000.00	489,133.52	
	FEDERAL HOME LOAN BANK	3130AT4T1	9/22/2022	9/22/2027	4.000%	4.000%	500,000.00	500,000.00	500,045.24	
	INTER-AMERICAN DEVEL BANK (IADB)	4581X0EH7	2/7/2023	1/12/2028	4.000%	3.690%	500,000.00	500,000.00	500,693.79	
	INTL BK RECON & DEVELOPMENT (IBRD)	45906M3R0	2/7/2023	2/3/2028	3.625%	3.660%	500,000.00	500,000.00	495,782.43	
	FEDERAL FARM CREDIT BANK	3133EPJ08	5/8/2023	5/9/2028	3.600%	3.504%	500,000.00	500,000.00	495,585.57	
	INTL BK RECON & DEVELOPMENT (IBRD)	45906MAE8	6/26/2023	6/26/2028	4.500%	4.500%	500,000.00	500,000.00	498,491.51	
	INTL BK RECON & DEVELOPMENT (IBRD)	459058T9	8/8/2023	7/1/2028	3.500%	4.269%	500,000.00	500,000.00	493,409.02	
	INTL FINANCE CORP (IFC)	4595VSM9	12/12/2023	11/27/2028	4.500%	4.284%	500,000.00	500,000.00	509,400.16	
	INTER-AMERICAN DEVEL BANK (IADB)	4581BWV2	1/16/2024	1/11/2029	4.010%	3.985%	500,000.00	500,000.00	499,364.35	
	FEDERAL FARM CREDIT BANK	3133EP9B9	2/15/2024	2/13/2029	4.125%	4.210%	500,000.00	500,000.00	500,315.79	
	FEDERAL HOME LOAN BANK	3130AVBD3	4/16/2024	3/9/2029	4.500%	4.660%	500,000.00	500,000.00	509,158.19	
	INTL FINANCE CORP (IFC)	4595VSD20	4/2/2024	3/27/2029	4.375%	4.376%	1,000,000.00	1,000,000.00	1,014,366.85	
	FEDERAL HOME LOAN BANK	31305H55	5/30/2024	5/29/2029	4.780%	4.741%	500,000.00	500,000.00	505,208.04	
	INTER-AMERICAN DEVEL BANK (IADB)	4581BWV3	9/18/2024	8/15/2029	3.900%	3.444%	1,000,000.00	1,000,000.00	998,867.63	
	FEDERAL HOME LOAN BANK	3130B2NF8	9/18/2024	9/4/2029	4.250%	4.210%	300,000.00	300,000.00	298,542.68	
	INTL BK RECON & DEVELOPMENT (IBRD)	459058LN1	10/16/2024	10/16/2029	3.875%	3.942%	1,000,000.00	1,000,000.00	994,675.38	
	FANNIE MAE	3135GAX55	10/22/2024	10/22/2029	4.250%	4.205%	500,000.00	500,000.00	498,348.95	
								19,300,000.00	19,300,000.00	19,056,743.69
										541,475.00
	Municipal Bonds	SAN JOSE CA TXBL-SER B	798135F20	10/12/2022	9/1/2027	2.600%	4.600%	500,000.00	500,000.00	483,699.85
		CALIFORNIA STATE UNIV REVENUE	1307D0F2	2/16/2024	11/11/2027	1.361%	4.380%	500,000.00	500,000.00	467,874.50
		CALIFORNIA STATE TXBL VAR CONSTRUCT	13063DC48	4/18/2024	2/1/2028	1.700%	4.829%	500,000.00	500,000.00	469,725.00
		CALIFORNIA STATE TXBL VAR BID GROUP	13063DMB1	4/18/2024	4/1/2029	3.050%	4.768%	1,000,000.00	1,000,000.00	959,503.50
								2,500,000.00	2,500,000.00	2,380,802.85
										58,805.00
	Money Market Funds + (Cash on Hand)	c Goldman FS Gov 1237	38142Y716	Various	Demand	N/A	4.170%	\$9,529,578.46	9,529,578.46	9,529,578.46
		JPMorgan FedMMF Inst 836	4812AZ785	Various	Demand	N/A	4.110%	1,572,944.61	1,572,944.61	1,572,944.61
		Wells Fargo Gov 1751	94975P405	Various	Demand	N/A	4.170%	103,372.36	103,372.36	103,372.36
								\$11,205,895.43	11,205,895.43	11,205,895.43
										399,776.75
	Certificate of Deposit- Negotiable	STATE BANK INDIA	856283P26	7/10/2020	7/10/2025	0.950%	0.950%	247,000.00	247,000.00	246,039.86
SALLIE MAE BANK		7954506W0	7/29/2020	7/29/2025	0.650%	0.650%	247,000.00	247,000.00	245,476.10	
MEDALLION BANK UTAH		58404DHQ2	7/30/2020	7/30/2025	0.550%	0.550%	247,000.00	247,000.00	245,427.82	
BARCLAYS BANK		06740KRZ2	8/16/2023	8/18/2025	5.000%	5.000%	250,000.00	250,000.00	250,496.60	
TOYOTA FINANCIAL SGS BK		89235MKF7	8/21/2020	8/21/2025	0.650%	0.650%	247,000.00	247,000.00	244,897.09	
BMW BANK NORTH AMERICA		05580AXF6	9/25/2020	9/25/2025	0.500%	0.500%	250,000.00	250,000.00	246,875.85	
FIRST CHOICE BANK		319461DB2	9/30/2020	9/30/2025	0.400%	0.400%	250,000.00	250,000.00	246,732.22	
PACIFIC WESTERN BANK		69506YSA8	9/30/2020	9/30/2025	0.450%	0.450%	250,000.00	250,000.00	246,708.97	
HIWATHA NATIONAL BANK		428548AT8	10/9/2020	10/9/2025	0.450%	0.450%	250,000.00	250,000.00	246,511.55	
CITI BANK NATIONAL ASSOCIATION		17312QAD8	10/30/2023	10/30/2025	5.350%	5.350%	250,000.00	250,000.00	251,054.50	
BANKUNITED NA		066519Q3	3/19/2021	3/19/2026	0.800%	0.800%	250,000.00	250,000.00	243,094.92	
UBS BANK USA		90346JUN4	6/23/2021	6/23/2026	0.750%	0.750%	247,000.00	247,000.00	237,893.80	
NEW YORK COMMUNITY BANK		649447U20	6/30/2021	7/1/2026	0.700%	0.700%	247,000.00	247,000.00	237,670.63	
GOLDMAN SACHS BANK USA		38149MWX7	7/28/2021	7/28/2026	0.850%	0.850%	250,000.00	250,000.00	240,367.57	
MERIDIAN BANK		58958PJ09	7/28/2021	7/28/2026	0.700%	0.700%	250,000.00	250,000.00	239,862.92	
FIRST NATL BK OF AMERICA		32110YUC7	7/30/2021	7/30/2026	0.600%	0.600%	250,000.00	250,000.00	239,846.50	
SAUK VALLEY BANK & TRUST		804375DV2	7/30/2021	7/30/2026	0.650%	0.650%	250,000.00	250,000.00	239,704.47	
AMERICAN NATL BANK MN CD		02769QEW5	11/10/2023	11/10/2026	5.050%	5.050%	250,000.00	250,000.00	252,828.25	
CAPITAL ONE		14042RQG9	11/24/2021	11/24/2026	1.150%	1.150%	250,000.00	250,000.00	238,940.47	
CAPITAL ONE BANK USA		14042TEB9	11/24/2021	11/24/2026	1.150%	1.150%	250,000.00	250,000.00	238,940.47	
BANK HAPOLIM		06251A3M0	1/7/2022	1/7/2027	1.500%	1.500%	250,000.00	250,000.00	239,578.32	
NELNET BANK INC		6403AKAJ0	2/2/2022	2/2/2027	1.450%	1.450%	250,000.00	250,000.00	238,966.75	
CFBANK		15721UEW5	2/2/2022	2/17/2027	1.400%	1.400%	250,000.00	250,000.00	239,446.55	
AMERICAN EXPR NATL BK		02589AC42	4/6/2022	4/6/2027	2.650%	2.650%	250,000.00	250,000.00	243,200.57	
JP MORGAN CHASE BANK		48128WNO4	4/19/2022	4/19/2027	2.500%	2.500%	250,000.00	250,000.00	242,799.02	
FORBRIGHT BK POTOMAC MD CD		34520LAY9	12/15/2022	12/15/2027	4.000%	4.000%	250,000.00	250,000.00	249,067.82	
COMMUNITY WEST BK GOLETA CD		20415QHW2	12/16/2022	12/16/2027	4.000%	4.000%	250,000.00	250,000.00	249,066.90	
UNIVERSITY BK ANN ARBOR MICH		91408DMF7	12/19/2022	12/18/2027	4.050%	4.050%	250,000.00	250,000.00	249,366.33	
WELLS FARGO BANK NA CD		94976JLV7	12/19/2023	12/20/2027	4.550%	4.550%	250,000.00	250,000.00	252,392.05	
COMMUNITY BANKERS BK VZ CD		20361LCS1	12/21/2022	12/21/2027	4.000%	4.000%	250,000.00	250,000.00	249,062.30	
WINTER HILL BANK		975875BN4	1/11/2023	1/11/2028	4.700%	4.700%	250,000.00	250,000.00	250,056.25	
SOUTHERN MICHIGAN BK & T CD		843355BW7	2/15/2024	2/15/2028	4.100%	4.100%	250,000.00	250,000.00	249,651.17	
PROVIDENCE BANK		743738CV6	8/21/2023	8/21/2028	4.400%	4.400%	250,000.00	250,000.00	251,680.02	
CELTIC BANK CD		1511BRK25	9/26/2024	9/26/2028	3.650%	3.650%	250,000.00	250,000.00	245,846.50	
OPTUM BANK INC		68405VB5E	10/30/2023	10/30/2028	4.800%	4.800%	250,000.00	250,000.00	254,775.77	
BNY MELLON NA CD		05584CKC9	11/8/2023	11/8/2028	4.800%	4.800%	250,000.00</			



CITY OF SIGNAL HILL  
STAFF REPORT

2175 Cherry Avenue • Signal  
Hill, California 90755-3799

---

6/24/2025

---

**AGENDA ITEM**

**TO: HONORABLE MAYOR  
AND MEMBERS OF THE CITY COUNCIL**

**FROM: CARLO TOMAINO  
CITY MANAGER**

**BY: SIAMLU COX  
ACTING ADMINISTRATIVE SERVICES OFFICER/FINANCE DIRECTOR**

**SUBJECT: SCHEDULE OF INVESTMENTS AND MONTHLY TRANSACTION REPORT**

Summary:

The Schedule of Investments is a listing of funds invested for both the City and the Successor Agency to the former Signal Hill Redevelopment Agency as of the date shown in the report. The monthly transaction report provides a list of the changes in investments for the prior month.

Strategic Goal(s):

Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.

Recommendation:

Receive and file.

Fiscal Impact:

There is no fiscal impact associated with the recommended action.

Background:

The Schedule of Investments, dated May 31, 2025, shows the distribution of the City and its former Redevelopment Agency's invested surplus funds and the annualized interest for each investment listed. Staff has also provided the monthly transaction report detailing changes within the investment account.

Analysis:

In accordance with California Government Code Section 53646, all listed investments comply with



---

6/24/2025

---

the City's adopted Investment Policy. Funds are available to meet anticipated expenditure requirements for the next six months.

Attachments:

- A. Investments Transaction Report
- B. Schedule of Investments



CITY OF SIGNAL HILL  
STAFF REPORT

2175 Cherry Avenue • Signal  
Hill, California 90755-3799

---

6/24/2025

---

**AGENDA ITEM**

**TO: HONORABLE MAYOR  
AND MEMBERS OF THE CITY COUNCIL**

**FROM: CARLO TOMAINO  
CITY MANAGER**

**BY: DAVID HOPPER  
CITY TREASURER**

**SIAMLU COX  
ACTING ADMINISTRATIVE SERVICES OFFICER/FINANCE DIRECTOR**

**SUBJECT: WARRANT REGISTER DATED JUNE 24, 2025**

Summary:

The Warrant Register is a listing of all general disbursements issued since the prior warrant register and warrants to be approved by the City Council.

Strategic Plan Goal(s):

Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.

Recommendation:

Authorize payment of the Warrant Register dated June 24, 2025.

Fiscal Impact:

The City has sufficient funds budgeted and available for payment.

Analysis:

### Warrant Register for Council Meeting

Payment Type	Payment Date	Payment Numbers	Total
Regular Check	6/12/2025	120126 THRU 120173	\$ 229,569.35
Regular EFT	6/13/2025	104641 THRU 104671	\$ 142,622.45
Subtotal			\$ 372,191.80
Manual Draft*	5/13/2025	DFT0014656	\$ 5,000.00
Manual Draft*	5/28/2025	VARIOUS	\$ 237,484.09
Utility Billing Refund	5/30/2025	120116 THRU 120125	\$ 1,846.26
Manual Draft*	6/3/2025	DFT0014582 THRU DFT0014583	\$ 4,309.04
Manual Draft*	6/5/2025	VARIOUS	\$ 166,685.33
Manual Draft*	6/6/2025	104641 THRU 104646	\$ 11,773.48
Manual Draft*	6/12/2025	DTF0014657	\$ 2,619,520.60
Subtotal			\$ 3,046,618.80
Payroll**	5/22/2025	VARIOUS	\$ 337,152.09
Grand Total			\$ 3,755,962.69

\* EFT/Draft - Electronic/Draft Funds Transfer

\*\* Represents the total net payroll direct deposit on pay

Staff is submitting all warrants for approval; invoices and supporting documentation are available for review in the Finance Department.

#### Attachment:

A. Warrant Register



City of Signal Hill

# Warrant Register

By Vendor Name

Payment Dates 6/12/2025 - 6/13/2025

Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
<b>Vendor: 9541 - 1ST JON INC</b>							
120126	06/12/2025	131869	05/20/2025	CALIFORNIA AVE IMPROVEMENT: FENCE INSTALLATION	400-40-5894	Street Capital Improvements	470.29
<b>Vendor 9541 - 1ST JON INC Total:</b>							<b>470.29</b>
<b>Vendor: 0007 - ABC PRESS</b>							
120127	06/12/2025	250082	02/26/2025	BUSINESS CARDS - L. WOODS	100-41-5740	General Supplies	77.18
120127	06/12/2025	250085	03/05/2025	PRINTING SVCS: BUSINESS CARDS (2)	100-91-5740	General Supplies	51.27
120127	06/12/2025	250085	03/05/2025	PRINTING SVCS: BUSINESS CARDS (2)	100-92-5740	General Supplies	51.26
<b>Vendor 0007 - ABC PRESS Total:</b>							<b>179.71</b>
<b>Vendor: 4695 - ADMINISTRATIVE SERVICE CO-OP</b>							
104647	06/13/2025	250421	04/30/2025	DIAL-A-TAXI SVCS: APR 2025	202-40-5674	Dial-A-Taxi	1,384.93
<b>Vendor 4695 - ADMINISTRATIVE SERVICE CO-OP Total:</b>							<b>1,384.93</b>
<b>Vendor: 5568 - AKM CONSULTING ENGINEERS INC.</b>							
104648	06/13/2025	0013215	01/07/2025	ON-CALL SVCS: 12/2 - 12/27/24	500-40-5423	Engineering Services	3,763.00
104648	06/13/2025	0013246	02/05/2025	ON-CALL SVCS: 12/30/24 - 1/31/25	500-40-5423	Engineering Services	4,544.00
<b>Vendor 5568 - AKM CONSULTING ENGINEERS INC. Total:</b>							<b>8,307.00</b>
<b>Vendor: 8241 - ALLIED UNIVERSAL SECURITY SERVICES</b>							
104649	06/13/2025	17105423	05/22/2025	SECURITY SVCS: 5/9 - 5/22/25	100-72-5400	Contract Services - General	3,858.40
<b>Vendor 8241 - ALLIED UNIVERSAL SECURITY SERVICES Total:</b>							<b>3,858.40</b>
<b>Vendor: 9832 - ALYSSA CHRISTENSON</b>							
120128	06/12/2025	05222025	05/22/2025	REIMBURSEMENT: CPRS CONFERENCE 2025	100-83-5320	Travel & Training	480.26
<b>Vendor 9832 - ALYSSA CHRISTENSON Total:</b>							<b>480.26</b>
<b>Vendor: 9819 - AMERICAN TRAINCO LLC</b>							
120129	06/12/2025	ORD-13252	05/12/2025	TRAINING: BASIC ELECTRICITY FOR NON-ELECTRICIANS	100-92-5320	Travel & Training	2,990.00
<b>Vendor 9819 - AMERICAN TRAINCO LLC Total:</b>							<b>2,990.00</b>
<b>Vendor: 8951 - ARDURRA GROUP, INC.</b>							
104650	06/13/2025	165808	05/22/2025	DESIGN SVCS: GUNDRY RESERVOIR IMPROVEMENTS	500-40-5840	Capital Outlay	7,100.00
<b>Vendor 8951 - ARDURRA GROUP, INC. Total:</b>							<b>7,100.00</b>

Warrant Register						Payment Dates: 6/12/2025 - 6/13/2025	
Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
<b>Vendor: 9821 - AWE ACQUISITION, INC</b>							
104651	06/13/2025	06012025	06/01/2025	LIBRARY LEARNING STATION COMPUTER	100-81-5570	Software Licensing & Support	5,601.91
<b>Vendor 9821 - AWE ACQUISITION, INC Total:</b>							<b>5,601.91</b>
<b>Vendor: 1567 - BAKER &amp; TAYLOR</b>							
120130	06/12/2025	2039072959	05/14/2025	LIBRARY: VOX AUDIO-ENABLED BOOKS	100-81-5721	Special Department Supplies	471.32
<b>Vendor 1567 - BAKER &amp; TAYLOR Total:</b>							<b>471.32</b>
<b>Vendor: 9833 - BRIANNA QUINTANILLA</b>							
120131	06/12/2025	05082025	05/09/2025	REIMBURSEMENT: BOOST CONFERENCE 2025	100-83-5320	Travel & Training	154.19
<b>Vendor 9833 - BRIANNA QUINTANILLA Total:</b>							<b>154.19</b>
<b>Vendor: 0065 - CHAMP'S DELI</b>							
120132	06/12/2025	21323-1	06/03/2025	DCC DIVERSITY BREAKFAST	100-44-5330	Meetings	1,232.74
<b>Vendor 0065 - CHAMP'S DELI Total:</b>							<b>1,232.74</b>
<b>Vendor: 5431 - CINTAS CORPORATION</b>							
120133	06/12/2025	4230241528	05/13/2025	UNIFORMS	100-92-5730	Uniforms	40.85
120133	06/12/2025	4230241528	05/13/2025	UNIFORMS	100-94-5730	Uniforms	13.86
120133	06/12/2025	4230241528	05/13/2025	UNIFORMS	100-95-5730	Uniforms	50.61
120133	06/12/2025	4230241528	05/13/2025	UNIFORMS	500-40-5730	Uniforms	32.60
120133	06/12/2025	4230241528	05/13/2025	UNIFORMS	601-40-5730	Uniforms	7.70
120133	06/12/2025	4231006604	05/20/2025	UNIFORMS	100-92-5730	Uniforms	40.85
120133	06/12/2025	4231006604	05/20/2025	UNIFORMS	100-94-5730	Uniforms	13.86
120133	06/12/2025	4231006604	05/20/2025	UNIFORMS	100-95-5730	Uniforms	50.61
120133	06/12/2025	4231006604	05/20/2025	UNIFORMS	500-40-5730	Uniforms	66.15
120133	06/12/2025	4231006604	05/20/2025	UNIFORMS	601-40-5730	Uniforms	7.70
<b>Vendor 5431 - CINTAS CORPORATION Total:</b>							<b>324.79</b>
<b>Vendor: 9822 - COMPLETE TABLET SOLUTIONS, LTD</b>							
120134	06/12/2025	SO170817	04/23/2025	SURFACE PRO TABLET PURCHASE	100-61-5740	General Supplies	5,124.94
<b>Vendor 9822 - COMPLETE TABLET SOLUTIONS, LTD Total:</b>							<b>5,124.94</b>
<b>Vendor: 1202 - DISPENSING TECHNOLOGY CORP</b>							
120135	06/12/2025	17264	05/09/2025	PUBLIC WORKS SUPPLIES	100-95-5740	General Supplies	1,320.47
<b>Vendor 1202 - DISPENSING TECHNOLOGY CORP Total:</b>							<b>1,320.47</b>
<b>Vendor: 8781 - DONALD MOREAU</b>							
120136	06/12/2025	05202025	05/20/2025	TRNG/TRVL REIMBURSEMENT	100-74-5320	Travel & Training	31.00
<b>Vendor 8781 - DONALD MOREAU Total:</b>							<b>31.00</b>
<b>Vendor: 5024 - EVERBRIDGE INC</b>							
104652	06/13/2025	M87677	05/11/2025	NIXEL COMMUNITY ALERT SYSTEM	100-74-5400	Contract Services - General	6,283.00
<b>Vendor 5024 - EVERBRIDGE INC Total:</b>							<b>6,283.00</b>

Warrant Register						Payment Dates: 6/12/2025 - 6/13/2025	
Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
<b>Vendor: 1121 - EWING IRRIGATION PRODUCTS INC.</b>							
120137	06/12/2025	26200410	05/28/2025	PUBLIC WORKS SUPPLIES	100-95-5740	General Supplies	16.66
120137	06/12/2025	26213918	05/29/2025	PUBLIC WORKS SUPPLIES	100-95-5740	General Supplies	30.71
						<b>Vendor 1121 - EWING IRRIGATION PRODUCTS INC. Total:</b>	<b>47.37</b>
<b>Vendor: 5121 - FERGUSON ENTERPRISES INC. #1350</b>							
104653	06/13/2025	5094592	01/22/2025	WATER DEPT SUPPLIES	500-40-5740	General Supplies	37.44
104653	06/13/2025	5424841	05/19/2025	PUBLIC WORKS SUPPLIES	100-95-5740	General Supplies	218.62
104653	06/13/2025	5430664	05/21/2025	WATER DEPT SUPPLIES	500-40-5740	General Supplies	15.85
						<b>Vendor 5121 - FERGUSON ENTERPRISES INC. #1350 Total:</b>	<b>271.91</b>
<b>Vendor: 9295 - FOLSOM LAKE FORD</b>							
120138	06/12/2025	FL3732	03/10/2025	EMERGENCY VEHICLE REPLACEMENT: PD UNIT #733	601-40-5842	Vehicles & Large Equipment	1.00
120138	06/12/2025	FL3732	03/10/2025	EMERGENCY VEHICLE REPLACEMENT: PD UNIT #733	601-40-5842	Vehicles & Large Equipment	59,245.88
						<b>Vendor 9295 - FOLSOM LAKE FORD Total:</b>	<b>59,246.88</b>
<b>Vendor: 4864 - FORENSIC NURSE SPECIALISTS INC</b>							
120139	06/12/2025	6202	04/01/2025	PROFESSIONAL SVCS - MAR 2025	100-73-5400	Contract Services - General	1,300.00
						<b>Vendor 4864 - FORENSIC NURSE SPECIALISTS INC Total:</b>	<b>1,300.00</b>
<b>Vendor: 8894 - FULL SPECTRUM EDUCATIONAL SERVICES</b>							
120140	06/12/2025	341374	06/02/2025	LIBRARY PROGRAM: MR ELECTRIC - 6/14/25	100-81-5723	Event/Program Costs	450.00
						<b>Vendor 8894 - FULL SPECTRUM EDUCATIONAL SERVICES Total:</b>	<b>450.00</b>
<b>Vendor: 1194 - GRAINGER</b>							
104654	06/13/2025	9510412001	05/16/2025	WATER DEPT SUPPLIES	500-40-5740	General Supplies	160.21
						<b>Vendor 1194 - GRAINGER Total:</b>	<b>160.21</b>
<b>Vendor: 0225 - HACH COMPANY</b>							
104655	06/13/2025	14506085	05/20/2025	WATER DEPT SUPPLIES	500-40-5721	Special Department Supplies	1,355.67
						<b>Vendor 0225 - HACH COMPANY Total:</b>	<b>1,355.67</b>
<b>Vendor: 9414 - IMPERIAL COUNTY OFFICE OF EDUCATION</b>							
120141	06/12/2025	INV25-00881	06/03/2025	LIBRARY HIGHSPEED BROADBAND INTERNET	100-81-5400	Contract Services - General	4,747.00
						<b>Vendor 9414 - IMPERIAL COUNTY OFFICE OF EDUCATION Total:</b>	<b>4,747.00</b>
<b>Vendor: 8818 - INFINITY TECHNOLOGIES</b>							
104656	06/13/2025	3932	06/05/2025	IT SVCS: MAY 2025	100-52-5440	Technology Technical Services	9,250.00
104656	06/13/2025	3932	06/05/2025	IT SVCS: MAY 2025	100-74-5440	IT Services	9,250.00
104656	06/13/2025	3933	06/05/2025	OFFICE 365 BACKUP: MAY 2025	100-52-5570	Software Licensing & Support	288.00
						<b>Vendor 8818 - INFINITY TECHNOLOGIES Total:</b>	<b>18,788.00</b>

Warrant Register						Payment Dates: 6/12/2025 - 6/13/2025	
Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
<b>Vendor: 7311 - INLAND EMPIRE STAGES, LTD</b>							
120142	06/12/2025	64079	05/19/2025	SENIOR EXCURSION: STRAWBERRY FESTIVAL - 5/17/25	202-40-5670	Recreational Transit	2,365.50
<b>Vendor 7311 - INLAND EMPIRE STAGES, LTD Total:</b>							<b>2,365.50</b>
<b>Vendor: 1246 - INTERWEST CONSULTING GROUP INC</b>							
104657	06/13/2025	1690513	05/13/2025	CONTRACT PLAN CHECK AND ON-CALL STAFFING: APR 2025	100-63-5421	Plan Check Professional Servi...	240.00
<b>Vendor 1246 - INTERWEST CONSULTING GROUP INC Total:</b>							<b>240.00</b>
<b>Vendor: 0548 - JOHN HUNTER &amp; ASSOCS. INC.</b>							
120143	06/12/2025	SH1VPO12412	04/04/2025	PROFESSIONAL SVCS: VPO INSPECTIONS	100-23530	Deposits-Community Develo...	112.00
120143	06/12/2025	SH1VPO12412	04/04/2025	PROFESSIONAL SVCS: VPO INSPECTIONS	100-23530	Deposits-Community Develo...	70.00
120143	06/12/2025	SH1VPO12412	04/04/2025	PROFESSIONAL SVCS: VPO INSPECTIONS	100-23530	Deposits-Community Develo...	14.00
120143	06/12/2025	SH1VPO12412	04/04/2025	PROFESSIONAL SVCS: VPO INSPECTIONS	100-23530	Deposits-Community Develo...	560.00
120143	06/12/2025	SH1VPO12412	04/04/2025	PROFESSIONAL SVCS: VPO INSPECTIONS	100-23530	Deposits-Community Develo...	140.00
120143	06/12/2025	SH1VPO12412	04/04/2025	PROFESSIONAL SVCS: VPO INSPECTIONS	100-23530	Deposits-Community Develo...	28.00
120143	06/12/2025	SH1VPO12412	04/04/2025	PROFESSIONAL SVCS: VPO INSPECTIONS	100-34-4600	Administrative Fee (CD)	-154.00
120143	06/12/2025	SH1VPO12501	04/04/2025	STORMWATER & WATERSHED MANAGEMENT: JAN 2025	100-23530	Deposits-Community Develo...	210.00
120143	06/12/2025	SH1VPO12501	04/04/2025	STORMWATER & WATERSHED MANAGEMENT: JAN 2025	100-23530	Deposits-Community Develo...	42.00
120143	06/12/2025	SH1VPO12501	04/04/2025	STORMWATER & WATERSHED MANAGEMENT: JAN 2025	100-23530	Deposits-Community Develo...	210.00
120143	06/12/2025	SH1VPO12501	04/04/2025	STORMWATER & WATERSHED MANAGEMENT: JAN 2025	100-23530	Deposits-Community Develo...	42.00
120143	06/12/2025	SH1VPO12501	04/04/2025	STORMWATER & WATERSHED MANAGEMENT: JAN 2025	100-34-4600	Administrative Fee (CD)	-84.00
120143	06/12/2025	SH1VPO12501	04/04/2025	STORMWATER & WATERSHED MANAGEMENT: JAN 2025	100-93-5400	Contract Services - General	70.00
<b>Vendor 0548 - JOHN HUNTER &amp; ASSOCS. INC. Total:</b>							<b>1,260.00</b>
<b>Vendor: 9470 - JUAN CRUZ</b>							
120144	06/12/2025	05122025	05/12/2025	TRNG/TRVL REIMBURSEMENT	100-72-5320	Travel & Training	182.00
<b>Vendor 9470 - JUAN CRUZ Total:</b>							<b>182.00</b>
<b>Vendor: 0655 - LA COUNTY SHERIFF'S DEPARTMENT</b>							
120145	06/12/2025	252971BL	05/14/2025	INMATE MEAL SVCS: 4/1- 4/30/25	100-75-5721	Special Department Supplies	293.40
<b>Vendor 0655 - LA COUNTY SHERIFF'S DEPARTMENT Total:</b>							<b>293.40</b>



Warrant Register						Payment Dates: 6/12/2025 - 6/13/2025	
Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
<b>Vendor: 5588 - LACEY MARSAC</b>							
120146	06/12/2025	118	04/21/2025	LIBRARY PROGRAM: YOGA IN THE PARK - 5/24/25	100-81-5723	Event/Program Costs	100.00
<b>Vendor 5588 - LACEY MARSAC Total:</b>							<b>100.00</b>
<b>Vendor: 0496 - LINDE GAS &amp; EQUIPMENT INC</b>							
120147	06/12/2025	49871946	05/22/2025	WATER DEPT RENTAL: 04/20 - 05/20/25	500-40-5552	Rental/Lease of Equipment	172.63
<b>Vendor 0496 - LINDE GAS &amp; EQUIPMENT INC Total:</b>							<b>172.63</b>
<b>Vendor: 3583 - LONG BEACH POLICE DEPARTMENT</b>							
120148	06/12/2025	SHPD-2506	05/28/2025	BOOKING COSTS: MAR 2025	100-72-5400	Contract Services - General	1,400.00
120148	06/12/2025	SHPD-2507	05/28/2025	BOOKING COSTS: APR 2025	100-72-5400	Contract Services - General	1,750.00
<b>Vendor 3583 - LONG BEACH POLICE DEPARTMENT Total:</b>							<b>3,150.00</b>
<b>Vendor: 1423 - LONG BEACH PRESS TELEGRAM</b>							
120149	06/12/2025	05132025	05/13/2025	PRINT & DIGITAL SUBSCRIPTION: 13 WEEKS	100-81-5721	Special Department Supplies	262.51
<b>Vendor 1423 - LONG BEACH PRESS TELEGRAM Total:</b>							<b>262.51</b>
<b>Vendor: 2902 - LONG BEACH WATER DEPARTMENT</b>							
120150	06/12/2025	53198	04/30/2025	RESERVOIR PARK RECLAIMED WATER: 03/18 - 04/15/25	100-94-5512	Utility Services	763.22
<b>Vendor 2902 - LONG BEACH WATER DEPARTMENT Total:</b>							<b>763.22</b>
<b>Vendor: 1545 - LOOMIS</b>							
120151	06/12/2025	13733966	05/31/2025	ARMORED CAR SVCS: JUN 2025	100-51-5435	Banking Services	194.24
120151	06/12/2025	13733966	05/31/2025	ARMORED CAR SVCS: JUN 2025	100-51-5435	Banking Services	20.18
120151	06/12/2025	13733966	05/31/2025	ARMORED CAR SVCS: JUN 2025	500-45-5420	Professional Services	194.24
120151	06/12/2025	13733966	05/31/2025	ARMORED CAR SVCS: JUN 2025	500-45-5420	Professional Services	20.19
<b>Vendor 1545 - LOOMIS Total:</b>							<b>428.85</b>
<b>Vendor: 9820 - MANHATTAN STITCHING COMPANY, INC</b>							
120152	06/12/2025	108386	05/13/2025	STAFF TRAINING MATERIALS	100-83-5320	Travel & Training	1,077.15
<b>Vendor 9820 - MANHATTAN STITCHING COMPANY, INC Total:</b>							<b>1,077.15</b>
<b>Vendor: 8821 - MARIPOSA LANDSCAPES, INC.</b>							
104658	06/13/2025	112906R	03/31/2025	CITYWIDE LANDSCAPE MAINT SVCS: MAR 2025	100-47-5400	Contract Services - General	3,230.10
104658	06/13/2025	112906R	03/31/2025	CITYWIDE LANDSCAPE MAINT SVCS: MAR 2025	100-94-5530	Lawn Care Services	41,765.19
<b>Vendor 8821 - MARIPOSA LANDSCAPES, INC. Total:</b>							<b>44,995.29</b>

Warrant Register						Payment Dates: 6/12/2025 - 6/13/2025	
Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
<b>Vendor: 0498 - MEARN'S CONSULTING CORP</b>							
104659	06/13/2025	2367-1910-1912 ST LOUIS	04/18/2025	PROFESSIONAL SVCS: ENVIRONMENTAL CONSULTING	100-23530	Deposits-Community Develo...	152.50
104659	06/13/2025	2367-1910-1912 ST LOUIS	04/18/2025	PROFESSIONAL SVCS: ENVIRONMENTAL CONSULTING	100-23530	Deposits-Community Develo...	30.50
104659	06/13/2025	2367-1910-1912 ST LOUIS	04/18/2025	PROFESSIONAL SVCS: ENVIRONMENTAL CONSULTING	100-34-4600	Administrative Fee (CD)	-30.50
104659	06/13/2025	24185-3314 LEMON	04/18/2025	PROFESSIONAL SVCS: ENVIRONMENTAL CONSULTING	100-23530	Deposits-Community Develo...	610.00
104659	06/13/2025	24185-3314 LEMON	04/18/2025	PROFESSIONAL SVCS: ENVIRONMENTAL CONSULTING	100-23530	Deposits-Community Develo...	122.00
104659	06/13/2025	24185-3314 LEMON	04/18/2025	PROFESSIONAL SVCS: ENVIRONMENTAL CONSULTING	100-34-4600	Administrative Fee (CD)	-122.00
104659	06/13/2025	40-2020 WALNUT	05/14/2025	PROFESSIONAL SVCS: ENVIRONMENTAL CONSULTING	100-23530	Deposits-Community Develo...	3,660.00
104659	06/13/2025	40-2020 WALNUT	05/14/2025	PROFESSIONAL SVCS: ENVIRONMENTAL CONSULTING	100-23530	Deposits-Community Develo...	732.00
104659	06/13/2025	40-2020 WALNUT	05/14/2025	PROFESSIONAL SVCS: ENVIRONMENTAL CONSULTING	100-34-4600	Administrative Fee (CD)	-732.00
<b>Vendor 0498 - MEARN'S CONSULTING CORP Total:</b>							<b>4,422.50</b>
<b>Vendor: 5673 - MEDICO PROFESSIONAL LINEN SERVICE</b>							
104660	06/13/2025	21234039	05/21/2025	SHPD SUPPLIES	100-75-5721	Special Department Supplies	118.93
<b>Vendor 5673 - MEDICO PROFESSIONAL LINEN SERVICE Total:</b>							<b>118.93</b>
<b>Vendor: 9186 - MEGAN COVARUBIAS</b>							
120153	06/12/2025	04282025	04/28/2025	TRNG/TRVL REIMBURSEMENT	100-75-5320	Travel & Training	36.44
<b>Vendor 9186 - MEGAN COVARUBIAS Total:</b>							<b>36.44</b>
<b>Vendor: 9652 - MODEL 1 COMMERCIAL VEHICLES INC</b>							
120154	06/12/2025	VA101004370	05/19/2025	2023 FORD E-TRANSIT	601-40-5842	Vehicles & Large Equipment	148.22
120154	06/12/2025	VA101004370	05/19/2025	2023 FORD E-TRANSIT	601-40-5842	Vehicles & Large Equipment	66,004.99
<b>Vendor 9652 - MODEL 1 COMMERCIAL VEHICLES INC Total:</b>							<b>66,153.21</b>
<b>Vendor: 5672 - NORTHSTAR CHEMICAL</b>							
104661	06/13/2025	310972	05/20/2025	WATER DEPT SUPPLIES: SODIUM HYPOCHLORITE	500-40-5721	Special Department Supplies	2,681.70
<b>Vendor 5672 - NORTHSTAR CHEMICAL Total:</b>							<b>2,681.70</b>

Warrant Register						Payment Dates: 6/12/2025 - 6/13/2025	
Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
<b>Vendor: 1702 - NOTIFICATION MAPS.COM LLC</b>							
120155	06/12/2025	27836883	05/12/2025	MAILING SERVICES	100-23530	Deposits-Community Develo...	1,591.74
120155	06/12/2025	27836883	05/12/2025	MAILING SERVICES	100-23530	Deposits-Community Develo...	318.35
120155	06/12/2025	27836883	05/12/2025	MAILING SERVICES	100-34-4600	Administrative Fee (CD)	-318.35
<b>Vendor 1702 - NOTIFICATION MAPS.COM LLC Total:</b>							<b>1,591.74</b>
<b>Vendor: 0170 - OFFICE DEPOT</b>							
104662	06/13/2025	409513519001	02/05/2025	OFFICE SUPPLIES	100-51-5710	Office Supplies	129.51
104662	06/13/2025	413657701001	02/28/2025	OFFICE SUPPLIES: FINANCE	100-53-5740	General Supplies	-28.64
104662	06/13/2025	417067801001	03/23/2025	OFFICE SUPPLIES: ADMIN	100-44-5740	General Supplies	344.97
104662	06/13/2025	423851082001	05/27/2025	OFFICE SUPPLIES - PD	100-77-5740	General Supplies	86.08
104662	06/13/2025	425121153001	05/21/2025	OFFICE SUPPLIES - PD	100-76-5740	General Supplies	10.92
104662	06/13/2025	425148863001	05/22/2025	OFFICE SUPPLIES - PD	100-76-5740	General Supplies	169.10
104662	06/13/2025	425148865001	05/22/2025	OFFICE SUPPLIES - PD	100-76-5740	General Supplies	11.90
104662	06/13/2025	425148868001	05/23/2025	OFFICE SUPPLIES - PD	100-76-5740	General Supplies	11.04
<b>Vendor 0170 - OFFICE DEPOT Total:</b>							<b>734.88</b>
<b>Vendor: 6527 - R&amp;S OVERHEAD DOORS OF SOUTH BAY, INC</b>							
120156	06/12/2025	32309	05/19/2025	DOOR REMOVAL/INSTALL: HILLTOP PARK	100-94-5400	Contract Services - General	4,191.04
<b>Vendor 6527 - R&amp;S OVERHEAD DOORS OF SOUTH BAY, INC Total:</b>							<b>4,191.04</b>
<b>Vendor: 1866 - RCS INVESTIGATIONS &amp; CONSULTING LLC</b>							
120157	06/12/2025	7157	05/19/2025	INVESTIGATIVE SVCS	100-74-5400	Contract Services - General	3,900.00
<b>Vendor 1866 - RCS INVESTIGATIONS &amp; CONSULTING LLC Total:</b>							<b>3,900.00</b>
<b>Vendor: 5033 - RIO HONDO COLLEGE</b>							
120158	06/12/2025	S25-205ZSGH	05/21/2025	ENROLLMENT FEES	100-74-5400	Contract Services - General	100.00
<b>Vendor 5033 - RIO HONDO COLLEGE Total:</b>							<b>100.00</b>
<b>Vendor: 1377 - ROADLINE PRODUCTS</b>							
120159	06/12/2025	21379	05/22/2025	PUBLIC WORKS SUPPLIES	100-95-5740	General Supplies	2,061.10
<b>Vendor 1377 - ROADLINE PRODUCTS Total:</b>							<b>2,061.10</b>
<b>Vendor: 3019 - RPW SERVICES</b>							
120160	06/12/2025	44395	04/23/2025	RODENT CONTROL: 1925 E 21ST ST - APR 2025	100-94-5400	Contract Services - General	230.00
<b>Vendor 3019 - RPW SERVICES Total:</b>							<b>230.00</b>
<b>Vendor: 1816 - RUIZ CONCRETE AND PAVING, INC.</b>							
120161	06/12/2025	10526-02_Rev03	06/02/2025	BURNETT ALLEY WALL CONSTRUCTION	100-21150	Retention Payable	-347.47
120161	06/12/2025	10526-02_Rev03	06/02/2025	BURNETT ALLEY WALL CONSTRUCTION	100-95-5582	Public Right of Way Maintan...	5,959.37
120161	06/12/2025	10526-02_Rev03	06/02/2025	BURNETT ALLEY WALL CONSTRUCTION	100-95-5582	Public Right of Way Maintan...	990.00
<b>Vendor 1816 - RUIZ CONCRETE AND PAVING, INC. Total:</b>							<b>6,601.90</b>
<b>Vendor: 3508 - S &amp; J SUPPLY CO INC</b>							
104663	06/13/2025	S100250215.001	05/22/2025	WATER DEPT SUPPLIES	500-40-5740	General Supplies	428.74

Warrant Register						Payment Dates: 6/12/2025 - 6/13/2025	
Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
104663	06/13/2025	S100251056.001	05/19/2025	WATER DEPT SUPPLIES	500-40-5740	General Supplies	403.88
104663	06/13/2025	S100251318.001	05/22/2025	WATER DEPT SUPPLIES	500-40-5740	General Supplies	1,496.88
Vendor 3508 - S & J SUPPLY CO INC Total:							2,329.50
Vendor: 1606 - SAFETY MANAGEMENT SYSTEMS							
120162	06/12/2025	8567	03/19/2025	TRAINING - 24 HR HAZWOPER, DOT HAZMAT, & FORKLIFT	100-95-5320	Travel & Training	470.00
120162	06/12/2025	8567	03/19/2025	TRAINING - 24 HR HAZWOPER, DOT HAZMAT, & FORKLIFT	601-40-5320	Travel & Training	470.00
120162	06/12/2025	8620	04/08/2025	TRAINING - 24 HR HAZWOPER	500-40-5320	Travel & Training	825.00
Vendor 1606 - SAFETY MANAGEMENT SYSTEMS Total:							1,765.00
Vendor: 0118 - SHELTERCLEAN SERVICES INC							
104664	06/13/2025	SI-000322	04/30/2025	SHELTER/BUS STOP MAINT: APR 2025	202-40-5400	Contract Services - General	939.96
Vendor 0118 - SHELTERCLEAN SERVICES INC Total:							939.96
Vendor: 0460 - SMITH PAINT							
104665	06/13/2025	951948	05/14/2025	PUBLIC WORKS SUPPLIES	100-92-5740	General Supplies	138.98
Vendor 0460 - SMITH PAINT Total:							138.98
Vendor: 0686 - SOUTH COAST AQMD							
120163	06/12/2025	4537489	05/02/2025	AQMD EMISSIONS FEES: FY 24-25	500-40-5400	Contract Services - General	167.47
120163	06/12/2025	4540048	05/02/2025	AQMD EMISSIONS FEES: FY24-25	500-40-5400	Contract Services - General	167.47
Vendor 0686 - SOUTH COAST AQMD Total:							334.94
Vendor: 8695 - SWA GROUP INC							
120164	06/12/2025	204764	05/21/2025	PROFESSIONAL SVCS: STREET TREE PLANTING - APR 2025	400-40-5894	Street Capital Improvements	5,150.00
Vendor 8695 - SWA GROUP INC Total:							5,150.00
Vendor: 5424 - TAYLOR BYRD							
120165	06/12/2025	05212025	05/21/2025	TRNG/TRVL REIMBURSEMENT	100-73-5320	Travel & Training	8.00
Vendor 5424 - TAYLOR BYRD Total:							8.00
Vendor: 9784 - TEMPORARY STAFFING PROFESSIONALS INC.							
120166	06/12/2025	001031	05/23/2025	TEMP STAFFING SVCS: 5/19 - 5/25/25	100-53-5420	Professional Services	1,888.00
120166	06/12/2025	001057	06/02/2025	TEMP STAFFING SVCS: 5/26 - 6/1/25	100-53-5420	Professional Services	1,829.00
Vendor 9784 - TEMPORARY STAFFING PROFESSIONALS INC. Total:							3,717.00
Vendor: 8859 - TLC LUXURY TRANSPORTATION							
104666	06/13/2025	124561	05/27/2025	TRANSPORT: LB ANIMAL CARE SVCS FACILITY - 5/23/25	202-40-5670	Recreational Transit	1,110.00

Warrant Register						Payment Dates: 6/12/2025 - 6/13/2025	
Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
104666	06/13/2025	124748	06/02/2025	YOUTH EXCURSIONS: TWEEN TRIP - 5/30/25	202-40-5670	Recreational Transit	925.00
Vendor 8859 - TLC LUXURY TRANSPORTATION Total:							2,035.00
Vendor: 1723 - TRAFFIC MANAGEMENT INC							
120167	06/12/2025	06-115544	05/19/2025	PUBLIC WORKS SUPPLIES	100-95-5740	General Supplies	139.24
120167	06/12/2025	06-115549	05/19/2025	PUBLIC WORKS SUPPLIES	100-95-5740	General Supplies	303.88
Vendor 1723 - TRAFFIC MANAGEMENT INC Total:							443.12
Vendor: 9545 - TRANSTECH ENGINEERS, INC							
104667	06/13/2025	20253023	04/30/2025	ON CALL SVCS: APR 2025	100-91-5400	Contract Services - General	4,426.50
Vendor 9545 - TRANSTECH ENGINEERS, INC Total:							4,426.50
Vendor: 0122 - ULINE							
120168	06/12/2025	193348133	05/27/2025	BUS SHELTER TRASH CANS	202-40-5400	Contract Services - General	2.36
120168	06/12/2025	193348133	05/27/2025	BUS SHELTER TRASH CANS	202-40-5400	Contract Services - General	5,949.48
Vendor 0122 - ULINE Total:							5,951.84
Vendor: 0237 - UNIVERSITY TROPHIES							
104668	06/13/2025	71135	05/19/2025	ENGRAVING SVCS: YOUTH SPORTS AWARDS	100-83-5723	Event/Program Costs	262.99
Vendor 0237 - UNIVERSITY TROPHIES Total:							262.99
Vendor: 4842 - USA BLUEBOOK							
120169	06/12/2025	INV00713676	05/16/2025	WATER DEPT SUPPLIES	500-40-5740	General Supplies	95.13
120169	06/12/2025	INV00715204	05/20/2025	WATER DEPT SUPPLIES	500-40-5740	General Supplies	201.82
120169	06/12/2025	INV00718127	05/22/2025	WATER DEPT SUPPLIES	500-40-5740	General Supplies	33.92
Vendor 4842 - USA BLUEBOOK Total:							330.87
Vendor: 8896 - VITAL RECORDS CONTROL							
104669	06/13/2025	4869001	04/30/2025	SHREDDING SVCS: MAY 2025	100-76-5400	Contract Services - General	588.21
Vendor 8896 - VITAL RECORDS CONTROL Total:							588.21
Vendor: 1393 - VORTEX INDUSTRIES INC							
120170	06/12/2025	07-2049635	05/14/2025	PROFESSIONAL SVCS: REPAIRS	100-92-5400	Contract Services - General	2,940.26
Vendor 1393 - VORTEX INDUSTRIES INC Total:							2,940.26
Vendor: 8327 - W. A. RASIC COMPANY, INC.							
120171	06/12/2025	345656	03/03/2025	PROFESSIONAL SVCS: REPAIR WORK	500-40-5560	Repair & Maintenance Servic...	22,556.18
120171	06/12/2025	345687	03/14/2025	PROFESSIONAL SVCS: REPAIR WORK	500-40-5560	Repair & Maintenance Servic...	7,600.55
120171	06/12/2025	345693	03/17/2025	PROFESSIONAL SVCS: REPAIR WORK	500-40-5560	Repair & Maintenance Servic...	4,793.57
Vendor 8327 - W. A. RASIC COMPANY, INC. Total:							34,950.30
Vendor: 1316 - WATER REPLENISHMENT DISTRICT							
104670	06/13/2025	CBWM25-0103	05/22/2025	WATERMASTER SVC: FY 25-26	500-40-5780	Water Supply Costs	3,119.28
Vendor 1316 - WATER REPLENISHMENT DISTRICT Total:							3,119.28

Warrant Register						Payment Dates: 6/12/2025 - 6/13/2025	
Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
<b>Vendor: 5161 - WECK LABORATORIES</b>							
120172	06/12/2025	W5E1366	05/22/2025	WATER ANALYSIS	500-40-5400	Contract Services - General	345.00
<b>Vendor 5161 - WECK LABORATORIES Total:</b>							<b>345.00</b>
<b>Vendor: 0010 - WEST COAST ARBORISTS INC</b>							
104671	06/13/2025	225849	02/15/2025	TREE TRIMMING: 02/01 - 02/15/25	100-95-5531	Arborist Services	16,381.10
104671	06/13/2025	229235	05/15/2025	TREE TRIMMING: 05/01 - 05/15/25	100-95-5531	Arborist Services	389.40
104671	06/13/2025	229236	05/15/2025	TREE TRIMMING: 05/01 - 05/15/25	100-95-5531	Arborist Services	5,707.20
<b>Vendor 0010 - WEST COAST ARBORISTS INC Total:</b>							<b>22,477.70</b>
<b>Vendor: 9290 - WESTON INDUSTRIES INC</b>							
120173	06/12/2025	65615	03/24/2025	VINYL PATCHES	100-45-5740	General Supplies	65.48
120173	06/12/2025	65671	03/31/2025	VINYL PATCHES	100-45-5740	General Supplies	75.89
<b>Vendor 9290 - WESTON INDUSTRIES INC Total:</b>							<b>141.37</b>
<b>Grand Total:</b>							<b>372,191.80</b>

## Report Summary

## Fund Summary

Fund	Payment Amount
100 - General Fund	165,630.22
202 - Transportation	12,677.23
400 - Capital Improvement	5,620.29
500 - Water Operations Fund	62,378.57
601 - Vehicle and Equipment	125,885.49
<b>Grand Total:</b>	<b>372,191.80</b>

## Account Summary

Account Number	Account Name	Payment Amount
100-21150	Retention Payable	-347.47
100-23530	Deposits-Community De...	8,645.09
100-34-4600	Administrative Fee (CD)	-1,440.85
100-41-5740	General Supplies	77.18
100-44-5330	Meetings	1,232.74
100-44-5740	General Supplies	344.97
100-45-5740	General Supplies	141.37
100-47-5400	Contract Services - Gene...	3,230.10
100-51-5435	Banking Services	214.42
100-51-5710	Office Supplies	129.51
100-52-5440	Technology Technical Se...	9,250.00
100-52-5570	Software Licensing & Su...	288.00
100-53-5420	Professional Services	3,717.00
100-53-5740	General Supplies	-28.64
100-61-5740	General Supplies	5,124.94
100-63-5421	Plan Check Professional ...	240.00
100-72-5320	Travel & Training	182.00
100-72-5400	Contract Services - Gene...	7,008.40
100-73-5320	Travel & Training	8.00
100-73-5400	Contract Services - Gene...	1,300.00
100-74-5320	Travel & Training	31.00
100-74-5400	Contract Services - Gene...	10,283.00
100-74-5440	IT Services	9,250.00
100-75-5320	Travel & Training	36.44
100-75-5721	Special Department Supp..	412.33
100-76-5400	Contract Services - Gene...	588.21
100-76-5740	General Supplies	202.96
100-77-5740	General Supplies	86.08
100-81-5400	Contract Services - Gene...	4,747.00
100-81-5570	Software Licensing & Su...	5,601.91
100-81-5721	Special Department Supp..	733.83



## Account Summary

Account Number	Account Name	Payment Amount
100-81-5723	Event/Program Costs	550.00
100-83-5320	Travel & Training	1,711.60
100-83-5723	Event/Program Costs	262.99
100-91-5400	Contract Services - Gene...	4,426.50
100-91-5740	General Supplies	51.27
100-92-5320	Travel & Training	2,990.00
100-92-5400	Contract Services - Gene...	2,940.26
100-92-5730	Uniforms	81.70
100-92-5740	General Supplies	190.24
100-93-5400	Contract Services - Gene...	70.00
100-94-5400	Contract Services - Gene...	4,421.04
100-94-5512	Utility Services	763.22
100-94-5530	Lawn Care Services	41,765.19
100-94-5730	Uniforms	27.72
100-95-5320	Travel & Training	470.00
100-95-5531	Arborist Services	22,477.70
100-95-5582	Public Right of Way Main...	6,949.37
100-95-5730	Uniforms	101.22
100-95-5740	General Supplies	4,090.68
202-40-5400	Contract Services - Gene...	6,891.80
202-40-5670	Recreational Transit	4,400.50
202-40-5674	Dial-A-Taxi	1,384.93
400-40-5894	Street Capital Improvem...	5,620.29
500-40-5320	Travel & Training	825.00
500-40-5400	Contract Services - Gene...	679.94
500-40-5423	Engineering Services	8,307.00
500-40-5552	Rental/Lease of Equipm...	172.63
500-40-5560	Repair & Maintenance S...	34,950.30
500-40-5721	Special Department Supp...	4,037.37
500-40-5730	Uniforms	98.75
500-40-5740	General Supplies	2,873.87
500-40-5780	Water Supply Costs	3,119.28
500-40-5840	Capital Outlay	7,100.00
500-45-5420	Professional Services	214.43
601-40-5320	Travel & Training	470.00
601-40-5730	Uniforms	15.40
601-40-5842	Vehicles & Large Equipm...	125,400.09
	<b>Grand Total:</b>	<b>372,191.80</b>

Project Account Summary

Project Account Key	Payment Amount
**None**	350,563.43
6064	924.00
6069	336.00
6173	183.00
6174	1,910.09
6175	168.00
6215	732.00
6223	4,392.00
806	262.99
90.25010.CIPR.113	470.29
90.25012.CIPG.240	5,150.00
95.23001	7,100.00
Grand Total:	372,191.80

Authorization Signatures

STAFF REPORT

Verify accuracy of the Warrant Register.

\_\_\_\_\_

Dated

\_\_\_\_\_

Finance Director

\_\_\_\_\_

City Manager



City of Signal Hill

# Warrant Register

By Vendor Name

Payment Dates 5/13/2025 - 5/13/2025

Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
Vendor: 9836 - HARBOR LIGHTS ESCROW, INC. DFT0014656	05/13/2025	05132025	05/13/2025	BUYER DEPOSIT - ESCROW NO. 023567-ER	400-40-5805	Capital Outlay	5,000.00
Vendor 9836 - HARBOR LIGHTS ESCROW, INC. Total:							5,000.00
Grand Total:							5,000.00

Report Summary

Fund Summary		Payment Amount
Fund		
400 - Capital Improvement		<u>5,000.00</u>
Grand Total:		5,000.00

Account Summary		Payment Amount
Account Number	Account Name	
400-40-5805	Capital Outlay	<u>5,000.00</u>
Grand Total:		5,000.00

Project Account Summary		Payment Amount
Project Account Key		
90.25017.LBR,111		<u>5,000.00</u>
Grand Total:		5,000.00

Authorization Signatures

STAFF REPORT

Verify accuracy of the Warrant Register.

\_\_\_\_\_

Dated

\_\_\_\_\_

Finance Director

\_\_\_\_\_

City Manager



City of Signal Hill

# Warrant Register

By Vendor Name

Payment Dates 5/28/2025 - 5/28/2025

Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
<b>Vendor: 0388 - AFLAC</b>							
DFT0014403	05/28/2025	INV0014481	05/08/2025	Aflac - After Tax	100-21536	AFLAC Payable	144.67
DFT0014404	05/28/2025	INV0014482	05/08/2025	Aflac Benefit - After Tax	100-21536	AFLAC Payable	21.13
DFT0014405	05/28/2025	INV0014483	05/08/2025	Aflac Benefit - Pre Tax	100-21536	AFLAC Payable	60.69
DFT0014406	05/28/2025	INV0014484	05/08/2025	Aflac - Pre Tax	100-21536	AFLAC Payable	96.85
DFT0014518	05/28/2025	INV0014578	05/22/2025	Aflac - After Tax	100-21536	AFLAC Payable	144.67
DFT0014518	05/28/2025	INV0014578	05/22/2025	Aflac - After Tax	100-51-5273	Health Benefits	-0.05
DFT0014519	05/28/2025	INV0014579	05/22/2025	Aflac Benefit - After Tax	100-21536	AFLAC Payable	21.13
DFT0014520	05/28/2025	INV0014580	05/22/2025	Aflac Benefit - Pre Tax	100-21536	AFLAC Payable	60.69
DFT0014521	05/28/2025	INV0014581	05/22/2025	Aflac - Pre Tax	100-21536	AFLAC Payable	96.85
<b>Vendor 0388 - AFLAC Total:</b>							<b>646.63</b>
<b>Vendor: 0407 - CALPERS</b>							
DFT0014407	05/28/2025	INV0014485	05/08/2025	Anthem HMO Select	100-21531	Health Insurance Payable	916.88
DFT0014408	05/28/2025	INV0014486	05/08/2025	Anthem HMO Select - 2 Party	100-21531	Health Insurance Payable	1,833.76
DFT0014409	05/28/2025	INV0014487	05/08/2025	Anthem HMO Select - Family	100-21531	Health Insurance Payable	2,383.90
DFT0014410	05/28/2025	INV0014488	05/08/2025	Anthem HMO Traditional - Single	100-21531	Health Insurance Payable	1,620.95
DFT0014411	05/28/2025	INV0014489	05/08/2025	Anthem HMO Traditional - 2 Party	100-21531	Health Insurance Payable	1,065.46
DFT0014412	05/28/2025	INV0014490	05/08/2025	Blue Shield Access+ - Single	100-21531	Health Insurance Payable	1,656.96
DFT0014413	05/28/2025	INV0014491	05/08/2025	Blue Shield Access+ -2 Party	100-21531	Health Insurance Payable	2,485.44
DFT0014414	05/28/2025	INV0014492	05/08/2025	Blue Shield Access+ - Family	100-21531	Health Insurance Payable	3,231.09
DFT0014415	05/28/2025	INV0014493	05/08/2025	Blue Shield Net Value - Single	100-21531	Health Insurance Payable	369.06
DFT0014416	05/28/2025	INV0014494	05/08/2025	Blue Shield Net Value - Family	100-21531	Health Insurance Payable	959.55
DFT0014428	05/28/2025	INV0014510	05/08/2025	Health Net Salud y Mas - Family	100-21531	Health Insurance Payable	928.72
DFT0014429	05/28/2025	INV0014511	05/08/2025	Kaiser CA - Single	100-21531	Health Insurance Payable	8,801.94
DFT0014430	05/28/2025	INV0014512	05/08/2025	Kaiser CA - 2 Party	100-21531	Health Insurance Payable	6,503.46
DFT0014431	05/28/2025	INV0014513	05/08/2025	Kaiser CA - Family	100-21531	Health Insurance Payable	7,226.88
DFT0014445	05/28/2025	INV0014532	05/08/2025	PERS Gold - Single	100-21531	Health Insurance Payable	1,736.32
DFT0014446	05/28/2025	INV0014533	05/08/2025	PERS Gold - Family	100-21531	Health Insurance Payable	5,638.58
DFT0014447	05/28/2025	INV0014534	05/08/2025	PERS Platinum - Single	100-21531	Health Insurance Payable	1,895.61
DFT0014448	05/28/2025	INV0014535	05/08/2025	PERS Platinum - 2 Party	100-21531	Health Insurance Payable	5,054.92
DFT0014449	05/28/2025	INV0014536	05/08/2025	PERS Platinum - Family	100-21531	Health Insurance Payable	1,642.85
DFT0014450	05/28/2025	INV0014538	05/08/2025	PORAC - Single	100-21531	Health Insurance Payable	485.00
DFT0014451	05/28/2025	INV0014541	05/08/2025	United Health Care SH - Family	100-21531	Health Insurance Payable	1,966.32
DFT0014522	05/28/2025	INV0014582	05/22/2025	Anthem HMO Select	100-21531	Health Insurance Payable	916.88



**Warrant Register**
**Payment Dates: 5/28/2025 - 5/28/2025**

Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
DFT0014523	05/28/2025	INV0014583	05/22/2025	Anthem HMO Select - 2 Party	100-21531	Health Insurance Payable	1,833.76
DFT0014524	05/28/2025	INV0014584	05/22/2025	Anthem HMO Select - Family	100-21531	Health Insurance Payable	2,383.90
DFT0014525	05/28/2025	INV0014585	05/22/2025	Anthem HMO Traditional - Single	100-21531	Health Insurance Payable	1,620.95
DFT0014526	05/28/2025	INV0014586	05/22/2025	Anthem HMO Traditional - 2 Party	100-21531	Health Insurance Payable	1,065.46
DFT0014527	05/28/2025	INV0014587	05/22/2025	Blue Shield Access+ - Single	100-21531	Health Insurance Payable	4,142.40
DFT0014528	05/28/2025	INV0014588	05/22/2025	Blue Shield Access+ -2 Party	100-21531	Health Insurance Payable	2,485.44
DFT0014529	05/28/2025	INV0014589	05/22/2025	Blue Shield Access+ - Family	100-21531	Health Insurance Payable	3,231.09
DFT0014530	05/28/2025	INV0014590	05/22/2025	Blue Shield Net Value - Single	100-21531	Health Insurance Payable	2,583.42
DFT0014531	05/28/2025	INV0014591	05/22/2025	Blue Shield Net Value - Family	100-21531	Health Insurance Payable	959.55
DFT0014543	05/28/2025	INV0014607	05/22/2025	Health Net Salud y Mas - Family	100-21531	Health Insurance Payable	928.72
DFT0014544	05/28/2025	INV0014608	05/22/2025	Kaiser CA - Single	100-21531	Health Insurance Payable	-1,476.25
DFT0014544	05/28/2025	INV0014608	05/22/2025	Kaiser CA - Single	100-21531	Health Insurance Payable	-3,938.41
DFT0014544	05/28/2025	INV0014608	05/22/2025	Kaiser CA - Single	100-21531	Health Insurance Payable	926.52
DFT0014544	05/28/2025	INV0014608	05/22/2025	Kaiser CA - Single	100-21531	Health Insurance Payable	1,853.04
DFT0014544	05/28/2025	INV0014608	05/22/2025	Kaiser CA - Single	100-21531	Health Insurance Payable	3,667.52
DFT0014544	05/28/2025	INV0014608	05/22/2025	Kaiser CA - Single	100-21531	Health Insurance Payable	11,581.50
DFT0014544	05/28/2025	INV0014608	05/22/2025	Kaiser CA - Single	100-21531	Health Insurance Payable	-1,656.96
DFT0014544	05/28/2025	INV0014608	05/22/2025	Kaiser CA - Single	100-21531	Health Insurance Payable	-1,853.04
DFT0014544	05/28/2025	INV0014608	05/22/2025	Kaiser CA - Single	100-21531	Health Insurance Payable	-3,957.38
DFT0014544	05/28/2025	INV0014608	05/22/2025	Kaiser CA - Single	100-51-5273	Health Benefits	-0.24
DFT0014545	05/28/2025	INV0014609	05/22/2025	Kaiser CA - 2 Party	100-21531	Health Insurance Payable	6,503.46
DFT0014546	05/28/2025	INV0014610	05/22/2025	Kaiser CA - Family	100-21531	Health Insurance Payable	13,593.21
DFT0014547	05/28/2025	INV0014616	05/22/2025	PERS Survivor Benefit	100-21520	PERS - City Paid	24.18
DFT0014548	05/28/2025	INV0014617	05/22/2025	PERS 25143	100-21520	PERS - City Paid	11,952.80
DFT0014548	05/28/2025	INV0014617	05/22/2025	PERS 25143	100-51-5230	Retirement Contributions	-0.08
DFT0014549	05/28/2025	INV0014618	05/22/2025	PERS 25143	100-21520	PERS - City Paid	12,134.15
DFT0014550	05/28/2025	INV0014619	05/22/2025	PERS 26091	100-21520	PERS - City Paid	13,628.00
DFT0014551	05/28/2025	INV0014620	05/22/2025	PERS 26091	100-21520	PERS - City Paid	13,839.03
DFT0014552	05/28/2025	INV0014621	05/22/2025	PERS 8703	100-21520	PERS - City Paid	1,587.06
DFT0014553	05/28/2025	INV0014622	05/22/2025	PERS 8703	100-21520	PERS - City Paid	2,838.59
DFT0014554	05/28/2025	INV0014623	05/22/2025	PERS 8704	100-21520	PERS - City Paid	4,899.75
DFT0014555	05/28/2025	INV0014624	05/22/2025	PERS 8704	100-21520	PERS - City Paid	7,496.58
DFT0014556	05/28/2025	INV0014625	05/22/2025	PERS 9063	100-21520	PERS - City Paid	6,044.72
DFT0014557	05/28/2025	INV0014626	05/22/2025	PERS 9063 Management	100-21520	PERS - City Paid	679.97
DFT0014558	05/28/2025	INV0014627	05/22/2025	PERS 9063	100-21520	PERS - City Paid	13,248.01
DFT0014559	05/28/2025	INV0014628	05/22/2025	PERS 9063 Management	100-21520	PERS - City Paid	2,213.69
DFT0014560	05/28/2025	INV0014629	05/22/2025	PERS Gold - Single	100-21531	Health Insurance Payable	1,736.32
DFT0014561	05/28/2025	INV0014630	05/22/2025	PERS Gold - Family	100-21531	Health Insurance Payable	11,834.18
DFT0014562	05/28/2025	INV0014631	05/22/2025	PERS Platinum - Single	100-21531	Health Insurance Payable	1,895.61
DFT0014563	05/28/2025	INV0014632	05/22/2025	PERS Platinum - 2 Party	100-21531	Health Insurance Payable	5,054.92
DFT0014564	05/28/2025	INV0014633	05/22/2025	PERS Platinum - Family	100-21531	Health Insurance Payable	1,642.85

Warrant Register						Payment Dates: 5/28/2025 - 5/28/2025	
Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
DFT0014565	05/28/2025	INV0014635	05/22/2025	PORAC - Single	100-21531	Health Insurance Payable	485.00
DFT0014566	05/28/2025	INV0014638	05/22/2025	United Health Care SH - Family	100-21531	Health Insurance Payable	1,966.32
DFT0014580	05/28/2025	INV0014646	05/28/2025	Retirees Medical June 2025	100-51-5273	Health Benefits	312.99
DFT0014580	05/28/2025	INV0014646	05/28/2025	Retirees Medical June 2025	100-51-5290	Retiree Medical Benefit	14,536.00
DFT0014580	05/28/2025	INV0014646	05/28/2025	Retirees Medical June 2025	100-51-5290	Retiree Medical Benefit	192.27
						<b>Vendor 0407 - CALPERS Total:</b>	<b>236,041.10</b>
<b>Vendor: 5702 - COLONIAL</b>							
DFT0014417	05/28/2025	INV0014496	05/08/2025	Colonial - After Tax	100-21537	Colonial Payable	109.08
DFT0014418	05/28/2025	INV0014497	05/08/2025	Colonial - Pre Tax	100-21537	Colonial Payable	103.39
DFT0014419	05/28/2025	INV0014498	05/08/2025	Colonial Benefit - After Tax	100-21537	Colonial Payable	141.10
DFT0014420	05/28/2025	INV0014499	05/08/2025	Colonial Benefit - PreTax	100-21537	Colonial Payable	44.61
DFT0014532	05/28/2025	INV0014593	05/22/2025	Colonial - After Tax	100-21537	Colonial Payable	109.08
DFT0014533	05/28/2025	INV0014594	05/22/2025	Colonial - Pre Tax	100-21537	Colonial Payable	103.39
DFT0014534	05/28/2025	INV0014595	05/22/2025	Colonial Benefit - After Tax	100-21537	Colonial Payable	141.10
DFT0014535	05/28/2025	INV0014596	05/22/2025	Colonial Benefit - PreTax	100-21537	Colonial Payable	44.61
						<b>Vendor 5702 - COLONIAL Total:</b>	<b>796.36</b>
						<b>Grand Total:</b>	<b>237,484.09</b>

Report Summary

Fund Summary		
Fund		Payment Amount
100 - General Fund		237,484.09
Grand Total:		237,484.09

Account Summary		
Account Number	Account Name	Payment Amount
100-21520	PERS - City Paid	90,586.53
100-21531	Health Insurance Payable	130,413.63
100-21536	AFLAC Payable	646.68
100-21537	Colonial Payable	796.36
100-51-5230	Retirement Contributions	-0.08
100-51-5273	Health Benefits	312.70
100-51-5290	Retiree Medical Benefit	14,728.27
Grand Total:		237,484.09

Project Account Summary		
Project Account Key		Payment Amount
**None**		237,484.09
Grand Total:		237,484.09

Authorization Signatures

STAFF REPORT

Verify accuracy of the Warrant Register.

\_\_\_\_\_

Dated

\_\_\_\_\_

Finance Director

\_\_\_\_\_

City Manager



UBPKT02782 - Refunds 6/1/25 1 UBPKT02779 Regular

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
	Free Conferencing Corporation	5/30/2025	120116	61.63			61.63	Generated From Billing
	Corporation, Free Conferencing	5/30/2025	120117	86.29			86.29	Generated From Billing
	Perelmuter, Levi	5/30/2025	120118	27.67			27.67	Generated From Billing
	Shellito, Kristina & David	5/30/2025	120119	66.03			66.03	Generated From Billing
	Nakai, Keiichi	5/30/2025	120120	20.82			20.82	Generated From Billing
	Lindquist, Ed	5/30/2025	120121	12.54			12.54	Generated From Billing
	United Health Group Inc (TPIRC)	5/30/2025	120122	16.75			16.75	Generated From Billing
	Inc, United Health Group	5/30/2025	120123	6.29			6.29	Generated From Billing
	Phelps, Seth	5/30/2025	120124	60.82			60.82	Generated From Billing
	PTM Engineering Services, Inc	5/30/2025	120125	1,487.42			1487.42	Generated From Billing
Total Refunds: 10				Total Refunded Amount:	1,846.26			

Revenue Code Summary

Revenue Code	Amount
996 - UNAPPLIED CREDITS / REFUNDS	1846.26
Revenue Total:	1846.26

General Ledger Distribution  
Posting Date: 05/30/2025

Account Number	Account Name	Posting Amount	IFT
Fund: 500 - Water Operations Fund			
500-10100	Cash - Combined Fund	-1,846.26	Yes
500-13001	Customer Accounts Receivable	1,846.26	
500 Total:		0.00	
Fund: 990 - Combined Cash Fund			
990-10201	Wells Fargo - General Account	-1,846.26	
990-24100	Due To Other Funds	1,846.26	Yes
990 Total:		0.00	
Distribution Total:		0.00	



City of Signal Hill

# Warrant Register

By Vendor Name

Payment Dates 6/3/2025 - 6/3/2025

Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
<b>Vendor: 0474 - STANDARD INSURANCE COMPANY</b>							
DFT0014582	06/03/2025	INV0014660	06/02/2025	STD/LTD/EAP	100-41-5270	Other Employee Benefits	1.25
DFT0014582	06/03/2025	INV0014660	06/02/2025	STD/LTD/EAP	100-44-5270	Other Employee Benefits	249.18
DFT0014582	06/03/2025	INV0014660	06/02/2025	STD/LTD/EAP	100-45-5270	Other Employee Benefits	45.40
DFT0014582	06/03/2025	INV0014660	06/02/2025	STD/LTD/EAP	100-53-5270	Other Employee Benefits	245.69
DFT0014582	06/03/2025	INV0014660	06/02/2025	STD/LTD/EAP	100-53-5270	Other Employee Benefits	-0.09
DFT0014582	06/03/2025	INV0014660	06/02/2025	STD/LTD/EAP	100-61-5270	Other Employee Benefits	259.02
DFT0014582	06/03/2025	INV0014660	06/02/2025	STD/LTD/EAP	100-72-5270	Other Employee Benefits	37.14
DFT0014582	06/03/2025	INV0014660	06/02/2025	STD/LTD/EAP	100-73-5270	Other Employee Benefits	35.36
DFT0014582	06/03/2025	INV0014660	06/02/2025	STD/LTD/EAP	100-74-5270	Other Employee Benefits	173.70
DFT0014582	06/03/2025	INV0014660	06/02/2025	STD/LTD/EAP	100-75-5270	Other Employee Benefits	45.40
DFT0014582	06/03/2025	INV0014660	06/02/2025	STD/LTD/EAP	100-75-5270	Other Employee Benefits	147.42
DFT0014582	06/03/2025	INV0014660	06/02/2025	STD/LTD/EAP	100-76-5270	Other Employee Benefits	97.57
DFT0014582	06/03/2025	INV0014660	06/02/2025	STD/LTD/EAP	100-81-5270	Other Employee Benefits	79.44
DFT0014582	06/03/2025	INV0014660	06/02/2025	STD/LTD/EAP	100-82-5270	Other Employee Benefits	231.18
DFT0014582	06/03/2025	INV0014660	06/02/2025	STD/LTD/EAP	100-83-5270	Other Employee Benefits	90.28
DFT0014582	06/03/2025	INV0014660	06/02/2025	STD/LTD/EAP	100-91-5270	Other Employee Benefits	305.65
DFT0014582	06/03/2025	INV0014660	06/02/2025	STD/LTD/EAP	100-92-5270	Other Employee Benefits	117.70
DFT0014582	06/03/2025	INV0014660	06/02/2025	STD/LTD/EAP	100-95-5270	Other Employee Benefits	263.49
DFT0014582	06/03/2025	INV0014660	06/02/2025	STD/LTD/EAP	500-40-5270	Other Employee Benefits	233.73
DFT0014582	06/03/2025	INV0014660	06/02/2025	STD/LTD/EAP	601-40-5270	Other Employee Benefits	45.40
DFT0014583	06/03/2025	INV0014661	06/02/2025	Life and AD&D Insurance	100-41-5276	Life Insurance Benefit	12.10
DFT0014583	06/03/2025	INV0014661	06/02/2025	Life and AD&D Insurance	100-44-5276	Life Insurance Benefit	209.30
DFT0014583	06/03/2025	INV0014661	06/02/2025	Life and AD&D Insurance	100-45-5276	Life Insurance Benefit	48.30
DFT0014583	06/03/2025	INV0014661	06/02/2025	Life and AD&D Insurance	100-53-5276	Life Insurance Benefit	-0.07
DFT0014583	06/03/2025	INV0014661	06/02/2025	Life and AD&D Insurance	100-53-5276	Life Insurance Benefit	196.55
DFT0014583	06/03/2025	INV0014661	06/02/2025	Life and AD&D Insurance	100-61-5276	Life Insurance Benefit	128.80
DFT0014583	06/03/2025	INV0014661	06/02/2025	Life and AD&D Insurance	100-72-5276	Life Insurance Benefit	161.00
DFT0014583	06/03/2025	INV0014661	06/02/2025	Life and AD&D Insurance	100-73-5276	Life Insurance Benefit	40.25
DFT0014583	06/03/2025	INV0014661	06/02/2025	Life and AD&D Insurance	100-74-5276	Life Insurance Benefit	161.00
DFT0014583	06/03/2025	INV0014661	06/02/2025	Life and AD&D Insurance	100-75-5276	Life Insurance Benefit	8.05
DFT0014583	06/03/2025	INV0014661	06/02/2025	Life and AD&D Insurance	100-75-5276	Life Insurance Benefit	32.20
DFT0014583	06/03/2025	INV0014661	06/02/2025	Life and AD&D Insurance	100-76-5276	Life Insurance Benefit	24.15
DFT0014583	06/03/2025	INV0014661	06/02/2025	Life and AD&D Insurance	100-81-5276	Life Insurance Benefit	16.10
DFT0014583	06/03/2025	INV0014661	06/02/2025	Life and AD&D Insurance	100-82-5276	Life Insurance Benefit	128.80
DFT0014583	06/03/2025	INV0014661	06/02/2025	Life and AD&D Insurance	100-83-5276	Life Insurance Benefit	24.15
DFT0014583	06/03/2025	INV0014661	06/02/2025	Life and AD&D Insurance	100-91-5276	Life Insurance Benefit	213.20
DFT0014583	06/03/2025	INV0014661	06/02/2025	Life and AD&D Insurance	100-92-5276	Life Insurance Benefit	64.40

Warrant Register						Payment Dates: 6/3/2025 - 6/3/2025	
Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
DFT0014583	06/03/2025	INV0014661	06/02/2025	Life and AD&D Insurance	100-95-5276	Life Insurance Benefit	72.45
DFT0014583	06/03/2025	INV0014661	06/02/2025	Life and AD&D Insurance	500-40-5276	Life Insurance Benefit	56.35
DFT0014583	06/03/2025	INV0014661	06/02/2025	Life and AD&D Insurance	601-40-5276	Life Insurance Benefit	8.05
						Vendor 0474 - STANDARD INSURANCE COMPANY Total:	4,309.04
						Grand Total:	4,309.04



## Report Summary

## Fund Summary

Fund	Payment Amount
100 - General Fund	3,965.51
500 - Water Operations Fund	290.08
601 - Vehicle and Equipment	53.45
<b>Grand Total:</b>	<b>4,309.04</b>

## Account Summary

Account Number	Account Name	Payment Amount
100-41-5270	Other Employee Benefits	1.25
100-41-5276	Life Insurance Benefit	12.10
100-44-5270	Other Employee Benefits	249.18
100-44-5276	Life Insurance Benefit	209.30
100-45-5270	Other Employee Benefits	45.40
100-45-5276	Life Insurance Benefit	48.30
100-53-5270	Other Employee Benefits	245.60
100-53-5276	Life Insurance Benefit	196.48
100-61-5270	Other Employee Benefits	259.02
100-61-5276	Life Insurance Benefit	128.80
100-72-5270	Other Employee Benefits	37.14
100-72-5276	Life Insurance Benefit	161.00
100-73-5270	Other Employee Benefits	35.36
100-73-5276	Life Insurance Benefit	40.25
100-74-5270	Other Employee Benefits	173.70
100-74-5276	Life Insurance Benefit	161.00
100-75-5270	Other Employee Benefits	192.82
100-75-5276	Life Insurance Benefit	40.25
100-76-5270	Other Employee Benefits	97.57
100-76-5276	Life Insurance Benefit	24.15
100-81-5270	Other Employee Benefits	79.44
100-81-5276	Life Insurance Benefit	16.10
100-82-5270	Other Employee Benefits	231.18
100-82-5276	Life Insurance Benefit	128.80
100-83-5270	Other Employee Benefits	90.28
100-83-5276	Life Insurance Benefit	24.15
100-91-5270	Other Employee Benefits	305.65
100-91-5276	Life Insurance Benefit	213.20
100-92-5270	Other Employee Benefits	117.70
100-92-5276	Life Insurance Benefit	64.40
100-95-5270	Other Employee Benefits	263.49
100-95-5276	Life Insurance Benefit	72.45
500-40-5270	Other Employee Benefits	233.73

Account Summary		
Account Number	Account Name	Payment Amount
500-40-5276	Life Insurance Benefit	56.35
601-40-5270	Other Employee Benefits	45.40
601-40-5276	Life Insurance Benefit	8.05
Grand Total:		4,309.04

Project Account Summary		Payment Amount
Project Account Key		
**None**		4,309.04
Grand Total:		4,309.04

Authorization Signatures

STAFF REPORT

Verify accuracy of the Warrant Register.

\_\_\_\_\_

Dated

\_\_\_\_\_

Finance Director

\_\_\_\_\_

City Manager



City of Signal Hill

# Warrant Register

By Vendor Name

Payment Dates 6/5/2025 - 6/5/2025

Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
<b>Vendor: 1450 - CALIFORNIA DEPARTMENT OF TAX AND FEE ADMINISTRATION</b>							
DFT0014651	06/05/2025	INV0014683	06/05/2025	Garnishment ID: 524720	100-21590	Other Deductions Payable	94.02
<b>Vendor 1450 - CALIFORNIA DEPARTMENT OF TAX AND FEE ADMINISTRATION Total:</b>							<b>94.02</b>
<b>Vendor: 0203 - CALIFORNIA,STATE OF</b>							
DFT0014645	06/05/2025	INV0014735	06/05/2025	State Income Tax Withholding	100-21513	State Withholding Taxes Pay...	23,028.70
DFT0014649	06/05/2025	INV0014739	06/05/2025	State Income Tax Withholding	100-21513	State Withholding Taxes Pay...	95.88
<b>Vendor 0203 - CALIFORNIA,STATE OF Total:</b>							<b>23,124.58</b>
<b>Vendor: 0618 - DELTA DENTAL INSURANCE CO</b>							
DFT0014422	06/05/2025	INV0014501	05/08/2025	Acct#05-R10222400000 Dental Care - Employee Only	100-21532	Dental Insurance Payable	145.92
DFT0014423	06/05/2025	INV0014502	05/08/2025	Acct#05-R10222400000 Dental Care - Employee + 1	100-21532	Dental Insurance Payable	75.25
DFT0014424	06/05/2025	INV0014503	05/08/2025	Acct#05-R10222400000 Dental Care - Family	100-21532	Dental Insurance Payable	133.56
DFT0014537	06/05/2025	INV0014598	05/22/2025	Acct#05-R10222400000 Dental Care - Employee Only	100-21532	Dental Insurance Payable	145.92
DFT0014537	06/05/2025	INV0014598	05/22/2025	Acct#05-R10222400000 Dental Care - Employee Only	100-21532	Dental Insurance Payable	18.24
DFT0014538	06/05/2025	INV0014599	05/22/2025	Acct#05-R10222400000 Dental Care - Employee + 1	100-21532	Dental Insurance Payable	75.25
DFT0014539	06/05/2025	INV0014600	05/22/2025	Acct#05-R10222400000 Dental Care - Family	100-21532	Dental Insurance Payable	133.56
DFT0014653	06/05/2025	INV0014742	06/05/2025	Dental Retirees HMO June 2025	100-21560	Retiree Dental Insurance Pay...	72.96
<b>Vendor 0618 - DELTA DENTAL INSURANCE CO Total:</b>							<b>800.66</b>
<b>Vendor: 5701 - DELTA DENTAL OF CALIFORNIA</b>							
DFT0014421	06/05/2025	INV0014500	05/08/2025	Acct#05-00077000000 Safety	100-21532	Dental Insurance Payable	177.10
DFT0014425	06/05/2025	INV0014504	05/08/2025	Acct#05-00077000000 DPO - Employee Only	100-21532	Dental Insurance Payable	552.72
DFT0014426	06/05/2025	INV0014505	05/08/2025	Acct#05-00077000000 DPO - Employee + 1	100-21532	Dental Insurance Payable	892.86
DFT0014427	06/05/2025	INV0014506	05/08/2025	Acct#05-00077000000 DPO - Family	100-21532	Dental Insurance Payable	1,470.25
DFT0014536	06/05/2025	INV0014597	05/22/2025	Acct#05-00077000000 Safety	100-21532	Dental Insurance Payable	177.10
DFT0014540	06/05/2025	INV0014601	05/22/2025	Acct#05-00077000000 DPO - Employee Only	100-21532	Dental Insurance Payable	1,026.48

Warrant Register						Payment Dates: 6/5/2025 - 6/5/2025	
Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
DFT0014541	06/05/2025	INV0014602	05/22/2025	Acct#05-0007700000 Dental DPO - Employee + 1	100-21532	Dental Insurance Payable	892.86
DFT0014542	06/05/2025	INV0014603	05/22/2025	Acct#05-0007700000 Dental DPO - Family	100-21532	Dental Insurance Payable	-151.37
DFT0014542	06/05/2025	INV0014603	05/22/2025	Acct#05-0007700000 Dental DPO - Family	100-21532	Dental Insurance Payable	-105.29
DFT0014542	06/05/2025	INV0014603	05/22/2025	Acct#05-0007700000 Dental DPO - Family	100-21532	Dental Insurance Payable	105.26
DFT0014542	06/05/2025	INV0014603	05/22/2025	Acct#05-0007700000 Dental DPO - Family	100-21532	Dental Insurance Payable	170.51
DFT0014542	06/05/2025	INV0014603	05/22/2025	Acct#05-0007700000 Dental DPO - Family	100-21532	Dental Insurance Payable	2,094.87
DFT0014542	06/05/2025	INV0014603	05/22/2025	Acct#05-0007700000 Dental DPO - Family	100-51-5273	Health Benefits	-0.46
DFT0014655	06/05/2025	INV0014741	06/10/2025	Dental Retirees PPO June 2025	100-21560	Retiree Dental Insurance Pay...	1,011.91
						<b>Vendor 5701 - DELTA DENTAL OF CALIFORNIA Total:</b>	<b>8,314.80</b>
<b>Vendor: 5718 - State of California Franchise Tax Board</b>							
DFT0014652	06/05/2025	INV0014695	06/05/2025	CASE#604053007 Franchise Tax Board	100-21590	Other Deductions Payable	150.00
						<b>Vendor 5718 - State of California Franchise Tax Board Total:</b>	<b>150.00</b>
<b>Vendor: 5452 - US TREASURY</b>							
DFT0014643	06/05/2025	INV0014733	06/05/2025	Social Security	100-21510	FICA Taxes Payable	34,270.40
DFT0014644	06/05/2025	INV0014734	06/05/2025	Medicare	100-21511	Medicare Taxes Payable	14,783.00
DFT0014646	06/05/2025	INV0014736	06/05/2025	Federal Income Tax Withholding	100-21512	US Withholding Taxes Payable	56,942.14
DFT0014647	06/05/2025	INV0014737	06/05/2025	Social Security	100-21510	FICA Taxes Payable	339.58
DFT0014648	06/05/2025	INV0014738	06/05/2025	Medicare	100-21511	Medicare Taxes Payable	79.42
DFT0014650	06/05/2025	INV0014740	06/05/2025	Federal Income Tax Withholding	100-21512	US Withholding Taxes Payable	203.03
						<b>Vendor 5452 - US TREASURY Total:</b>	<b>106,617.57</b>
<b>Vendor: 1632 - VISION SERVICE PLAN-CA</b>							
DFT0014452	06/05/2025	INV0014542	05/08/2025	Vision Ins - Employee Only	100-21533	Vision Insurance Payable	314.33
DFT0014453	06/05/2025	INV0014543	05/08/2025	Vision Ins - Employee + 1	100-21533	Vision Insurance Payable	283.75
DFT0014454	06/05/2025	INV0014544	05/08/2025	Vision Ins - Family	100-21533	Vision Insurance Payable	324.10
DFT0014567	06/05/2025	INV0014639	05/22/2025	Vision Ins - Employee Only	100-21533	Vision Insurance Payable	-29.25
DFT0014567	06/05/2025	INV0014639	05/22/2025	Vision Ins - Employee Only	100-21533	Vision Insurance Payable	-31.94
DFT0014567	06/05/2025	INV0014639	05/22/2025	Vision Ins - Employee Only	100-21533	Vision Insurance Payable	-31.94
DFT0014567	06/05/2025	INV0014639	05/22/2025	Vision Ins - Employee Only	100-21533	Vision Insurance Payable	445.85
DFT0014567	06/05/2025	INV0014639	05/22/2025	Vision Ins - Employee Only	100-21533	Vision Insurance Payable	72.00
DFT0014567	06/05/2025	INV0014639	05/22/2025	Vision Ins - Employee Only	100-21533	Vision Insurance Payable	29.22
DFT0014567	06/05/2025	INV0014639	05/22/2025	Vision Ins - Employee Only	100-21533	Vision Insurance Payable	-29.25
DFT0014567	06/05/2025	INV0014639	05/22/2025	Vision Ins - Employee Only	100-21533	Vision Insurance Payable	14.61
DFT0014567	06/05/2025	INV0014639	05/22/2025	Vision Ins - Employee Only	100-21533	Vision Insurance Payable	-29.25

Warrant Register						Payment Dates: 6/5/2025 - 6/5/2025	
Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
DFT0014567	06/05/2025	INV0014639	05/22/2025	Vision Ins - Employee Only	100-51-5273	Health Benefits	-0.71
DFT0014568	06/05/2025	INV0014640	05/22/2025	Vision Ins - Employee + 1	100-21533	Vision Insurance Payable	283.73
DFT0014569	06/05/2025	INV0014641	05/22/2025	Vision Ins - Family	100-21533	Vision Insurance Payable	459.89
DFT0014654	06/05/2025	INV0014743	06/10/2025	Vision Retirees June 2025	100-21561	Retiree Vision Insurance Pay...	349.01
DFT0014654	06/05/2025	INV0014743	06/10/2025	Vision Retirees June 2025	100-21561	Retiree Vision Insurance Pay...	-58.44
DFT0014654	06/05/2025	INV0014743	06/10/2025	Vision Retirees June 2025	100-21561	Retiree Vision Insurance Pay...	-87.66
						<b>Vendor 1632 - VISION SERVICE PLAN-CA Total:</b>	<b>2,278.05</b>
<b>Vendor: 5703 - VOYA 401A PLAN 664281</b>							
DFT0014584	06/05/2025	INV0014662	06/05/2025	401A	100-21570	Deferred Compensation Ded...	1,373.61
DFT0014585	06/05/2025	INV0014663	06/05/2025	401A%	100-21570	Deferred Compensation Ded...	996.67
						<b>Vendor 5703 - VOYA 401A PLAN 664281 Total:</b>	<b>2,370.28</b>
<b>Vendor: 5704 - VOYA 457 PLAN 664280</b>							
DFT0014586	06/05/2025	INV0014664	06/05/2025	457	100-21570	Deferred Compensation Ded...	2,168.76
DFT0014587	06/05/2025	INV0014665	06/05/2025	457	100-21570	Deferred Compensation Ded...	9,238.61
DFT0014588	06/05/2025	INV0014666	06/05/2025	457 Benefit	100-21570	Deferred Compensation Ded...	9,623.00
DFT0014589	06/05/2025	INV0014667	06/05/2025	457	100-21570	Deferred Compensation Ded...	500.00
DFT0014590	06/05/2025	INV0014668	06/05/2025	457 ROTH	100-21570	Deferred Compensation Ded...	1,405.00
						<b>Vendor 5704 - VOYA 457 PLAN 664280 Total:</b>	<b>22,935.37</b>
						<b>Grand Total:</b>	<b>166,685.33</b>

Report Summary

Fund Summary	
Fund	Payment Amount
100 - General Fund	166,685.33
Grand Total:	166,685.33

Account Summary		
Account Number	Account Name	Payment Amount
100-21510	FICA Taxes Payable	34,609.98
100-21511	Medicare Taxes Payable	14,862.42
100-21512	US Withholding Taxes Pa...	57,145.17
100-21513	State Withholding Taxes...	23,124.58
100-21532	Dental Insurance Payable	8,031.05
100-21533	Vision Insurance Payable	2,075.85
100-21560	Retiree Dental Insurance...	1,084.87
100-21561	Retiree Vision Insurance...	202.91
100-21570	Deferred Compensation...	25,305.65
100-21590	Other Deductions Payab...	244.02
100-51-5273	Health Benefits	-1.17
Grand Total:		166,685.33

Project Account Summary	
Project Account Key	Payment Amount
**None**	166,685.33
Grand Total:	166,685.33



Authorization Signatures

STAFF REPORT

Verify accuracy of the Warrant Register.

\_\_\_\_\_

Dated

\_\_\_\_\_

Finance Director

\_\_\_\_\_

City Manager



City of Signal Hill

# Warrant Register

By Vendor Name

Payment Dates 6/6/2025 - 6/6/2025

Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
<b>Vendor: 8740 - BANK OF AMERICA - OPEB</b>							
104641	06/06/2025	INV0014702	06/05/2025	110156 CITY OF SIGNAL HILL OPEB INV TRUST ACCT -EE	100-21525	OPEB Employee Paid W/ Wa...	625.04
104641	06/06/2025	INV0014703	06/05/2025	110156 CITY OF SIGNAL HILL OPEB INV TRUST ACCT -ER	100-21525	OPEB Employee Paid W/ Wa...	674.96
104641	06/06/2025	INV0014704	06/05/2025	110156 CITY OF SIGNAL HILL OPEB INV TRUST ACCT -EE	100-21525	OPEB Employee Paid W/ Wa...	2,621.13
104641	06/06/2025	INV0014705	06/05/2025	110156 CITY OF SIGNAL HILL OPEB INV TRUST ACCT -ER	100-21525	OPEB Employee Paid W/ Wa...	2,621.13
<b>Vendor 8740 - BANK OF AMERICA - OPEB Total:</b>							<b>6,542.26</b>
<b>Vendor: 5780 - CITY EMPLOYEES ASSOCIATES LLC</b>							
104642	06/06/2025	INV0014727	06/05/2025	PT Employee Association	100-21050	Accrued Liabilities Payable	15.00
<b>Vendor 5780 - CITY EMPLOYEES ASSOCIATES LLC Total:</b>							<b>15.00</b>
<b>Vendor: 0446 - SIGNAL HILL EMPLOYEES ASSOC</b>							
104643	06/06/2025	INV0014728	06/05/2025	Signal Hill Employees Assn	100-21555	SHEA Union Dues Deductions...	600.00
<b>Vendor 0446 - SIGNAL HILL EMPLOYEES ASSOC Total:</b>							<b>600.00</b>
<b>Vendor: 0447 - SIGNAL HILL POLICE OFFICERS</b>							
104644	06/06/2025	INV0014725	06/05/2025	Police Officer Assn Dues	100-21550	POA Union Dues Deductions ...	1,728.00
<b>Vendor 0447 - SIGNAL HILL POLICE OFFICERS Total:</b>							<b>1,728.00</b>
<b>Vendor: 4432 - SIGNAL HILL,CITY OF</b>							
104645	06/06/2025	INV0014696	06/05/2025	Child Care	100-21538	Flex Spending Payable	312.50
104645	06/06/2025	INV0014697	06/05/2025	Flex Spending	100-21538	Flex Spending Payable	1,052.48
<b>Vendor 4432 - SIGNAL HILL,CITY OF Total:</b>							<b>1,364.98</b>
<b>Vendor: 0801 - U.S. BANK - PARS</b>							
104646	06/06/2025	INV0014706	06/05/2025	PARS Contributions	100-21514	Part-time Employee PARS Pa...	1,523.24
<b>Vendor 0801 - U.S. BANK - PARS Total:</b>							<b>1,523.24</b>
<b>Grand Total:</b>							<b>11,773.48</b>

Report Summary

Fund Summary		Payment Amount
Fund		
100 - General Fund		11,773.48
Grand Total:		11,773.48

Account Summary			Payment Amount
Account Number	Account Name		
100-21050	Accrued Liabilities Payab...		15.00
100-21514	Part-time Employee PAR...		1,523.24
100-21525	OPEB Employee Paid W/...		6,542.26
100-21538	Flex Spending Payable		1,364.98
100-21550	POA Union Dues Deduct...		1,728.00
100-21555	SHEA Union Dues Deduct..		600.00
Grand Total:			11,773.48

Project Account Summary		Payment Amount
Project Account Key		
**None**		11,773.48
Grand Total:		11,773.48

Authorization Signatures

STAFF REPORT

Verify accuracy of the Warrant Register.

\_\_\_\_\_

Dated

\_\_\_\_\_

Finance Director

\_\_\_\_\_

City Manager



City of Signal Hill

# Warrant Register

By Vendor Name

Payment Dates 6/12/2025 - 6/12/2025

Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
Vendor: 6826 - U.S. BANK - INVESTMENTS							
DFT0014657	06/12/2025	06112025	06/11/2025	FY25-26A ROPS DEBT SVC PYMT: US BANK - 2017 SERIES	801-11903	Cash & Invest with Fiscal Age...	2,619,520.60
Vendor 6826 - U.S. BANK - INVESTMENTS Total:							2,619,520.60
Grand Total:							2,619,520.60

Report Summary

Fund Summary		Payment Amount
Fund		
801 - RDA Obligation Retirement Fund		<u>2,619,520.60</u>
Grand Total:		2,619,520.60

Account Summary			Payment Amount
Account Number	Account Name		
801-11903	Cash & Invest with Fiscal...		<u>2,619,520.60</u>
Grand Total:			2,619,520.60

Project Account Summary		Payment Amount
Project Account Key		
**None**		<u>2,619,520.60</u>
Grand Total:		2,619,520.60

Authorization Signatures

STAFF REPORT

Verify accuracy of the Warrant Register.

\_\_\_\_\_

Dated

\_\_\_\_\_

Finance Director

\_\_\_\_\_

City Manager





CITY OF SIGNAL HILL  
STAFF REPORT

2175 Cherry Avenue • Signal  
Hill, California 90755-3799

---

6/24/2025

---

**AGENDA ITEM**

**TO: HONORABLE MAYOR  
AND MEMBERS OF THE CITY COUNCIL**

**FROM: CARLO TOMAINO  
CITY MANAGER**

**BY: DAVID HOPPER  
CITY TREASURER**

**SIAMLU COX  
ACTING ADMINISTRATIVE SERVICES OFFICER/FINANCE DIRECTOR**

**SUBJECT: WARRANT REGISTER DATED JUNE 24, 2025**

Summary:

The Warrant Register is a listing of all general disbursements issued since the prior warrant register and warrants to be approved by the City Council.

Strategic Plan Goal(s):

Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.

Recommendation:

Authorize payment of the Warrant Register dated June 24, 2025.

Fiscal Impact:

The City has sufficient funds budgeted and available for payment.

Analysis:

## Warrant Register for Council Meeting

Payment Type	Payment Date	Payment Numbers	Total
Regular Check	6/12/2025	120126 THRU 120173	\$ 229,569.35
Regular EFT	6/13/2025	104641 THRU 104671	\$ 142,622.45
<b>Subtotal</b>			<b>\$ 372,191.80</b>
Manual Draft*	5/13/2025	DFT0014656	\$ 5,000.00
Manual Draft*	5/28/2025	VARIOUS	\$ 237,484.09
Utility Billing Refund	5/30/2025	120116 THRU 120125	\$ 1,846.26
Manual Draft*	6/3/2025	DFT0014582 THRU DFT0014583	\$ 4,309.04
Manual Draft*	6/5/2025	VARIOUS	\$ 166,685.33
Manual Draft*	6/6/2025	104641 THRU 104646	\$ 11,773.48
Manual Draft*	6/12/2025	DTF0014657	\$ 2,619,520.60
<b>Subtotal</b>			<b>\$ 3,046,618.80</b>
Payroll**	5/22/2025	VARIOUS	\$ 337,152.09
<b>Grand Total</b>			<b>\$ 3,755,962.69</b>

\* EFT/Draft - Electronic/Draft Funds Transfer

\*\* Represents the total net payroll direct deposit on pay

Staff is submitting all warrants for approval; invoices and supporting documentation are available for review in the Finance Department.

Attachment:

A. Warrant Register