Regular Meeting Agenda
March 19, 2024

Placentia City Council
Placentia City Council Acting as Successor Agency to the Placentia Redevelopment Agency
Placentia Industrial Commercial Development Authority
Placentia Public Financing Authority

Mayor Jeremy B. Yamaguchi
District 3

Mayor Pro Tem Kevin Kirwin
District 2

Rhonda Shader
Councilmember
District 1

Ward L. Smith
Councilmember
District 5

Chad P. Wanke
Councilmember
District 4

Robert S. McKinnell
City Clerk

Kevin A. Larson
City Treasurer

Damien R. Arrula
City Administrator

Christian L. Bettenhausen
City Attorney

City of Placentia
401 E. Chapman Avenue
Placentia, CA 92870

Phone: (714) 993-8117
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administration@placentia.org
Website: www.placentia.org

Mission Statement

The City Council is committed to keeping Placentia a pleasant place by providing a safe family atmosphere, superior public services and policies that promote the highest standards of community life.

Vision Statement

The City of Placentia will maintain an open, honest, responsive, and innovative government that delivers quality services in a fair and equitable manner while optimizing available resources.

Copies of all agenda materials are available for public review in the Office of the City Clerk, online at www.placentia.org, and at the Placentia Library Reference Desk. Persons who have questions concerning any agenda item may call the City Clerk's Office, (714) 993-8231, to make inquiry concerning the nature of the item described on the agenda.

Procedures for Addressing the Council/Board Members

Any person who wishes to speak regarding an item on the agenda or on a subject within the City's jurisdiction during the "**Oral Communications**" portion of the agenda should fill out a "**Speaker Request Form**" and give it to the City Clerk BEFORE that portion of the agenda is called. Testimony for Public Hearings will only be taken at the time of the hearing. Any person who wishes to speak on a Public Hearing item should fill out a "**Speaker Request Form**" and give it to the City Clerk BEFORE the item is called.

The Council and Board members encourage free expression of all points of view. To allow all persons the opportunity to speak, please keep your remarks brief. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of an entire group. To encourage all views, the Council and Board discourage clapping, booing or shouts of approval or disagreement from the audience.

PLEASE SILENCE ALL PAGERS, CELL PHONES, AND OTHER ELECTRONIC EQUIPMENT WHILE COUNCIL AND BOARD MEMBERS ARE IN SESSION.

Special Accommodations

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (714) 993-8231. Notification 48 hours prior to the meeting will generally enable City Staff to make reasonable arrangements to ensure accessibility.
(28 CFR 35.102.35.104 ADA Title II)

In compliance with California Government Code § 54957.5, any writings or documents provided to a majority of the City Council regarding any item on this agenda that are not exempt from disclosure under the Public Records Act will be made available for public inspection at the City Clerk's Office at City Hall, 401 East Chapman Avenue, Placentia, during normal business hours.

Study Sessions are open to the public and held in the City Council Chambers or City Hall Community Room. Executive Sessions are held in the Council Caucus Room. While the public may be in attendance during oral announcements preceding Executive Sessions, Executive Sessions are not open to the public.

PLACENTIA CITY COUNCIL
PLACENTIA CITY COUNCIL ACTING AS SUCCESSOR AGENCY TO THE PLACENTIA REDEVELOPMENT AGENCY
PLACENTIA INDUSTRIAL COMMERCIAL DEVELOPMENT AUTHORITY
PLACENTIA PUBLIC FINANCING AUTHORITY

STUDY SESSION

March 19, 2024
4:30 p.m. – City Council Chambers
401 E. Chapman Avenue, Placentia, CA

CALL TO ORDER:

ROLL CALL: Councilmember/Board Member Shader
Councilmember/Board Member Smith
Councilmember/Board Member Wanke
Mayor Pro Tem/Board Vice Chair Kirwin
Mayor/Board Chair Yamaguchi

ORAL COMMUNICATIONS:
At this time, the public may address the City Council and Boards of Directors concerning any items on the Closed Session Agenda only. There is a five (5) minute time limit for each individual addressing the City Council and Boards of Directors.

1. REGULAR AGENDA:

1.a. **Study Session: Facility Condition Assessment and 10-year Strategic Asset Management Plan**
Fiscal Impact: None
Recommended Action: It is recommended that the City Council:
1) Receive and file the Staff report and Presentation; and
2) Ask any questions of Staff; and
3) Review and discuss the next steps to complete the Asset Management Program.

RECESS: The City Council and Boards of Directors will recess to their 5:30 p.m. Regular Meeting.

PLACENTIA CITY COUNCIL
PLACENTIA CITY COUNCIL ACTING AS SUCCESSOR AGENCY TO THE PLACENTIA REDEVELOPMENT AGENCY
PLACENTIA INDUSTRIAL COMMERCIAL DEVELOPMENT AUTHORITY
PLACENTIA PUBLIC FINANCING AUTHORITY
REGULAR MEETING AGENDA - CLOSED SESSION
March 19, 2024
5:30 p.m. – City Council Chambers
401 E. Chapman Avenue, Placentia, CA

CALL TO ORDER:

ROLL CALL: Councilmember/Board Member Shader
Councilmember/Board Member Smith
Councilmember/Board Member Wanke
Mayor Pro Tem/Board Vice Chair Kirwin
Mayor/Board Chair Yamaguchi

ORAL COMMUNICATIONS:
At this time, the public may address the City Council and Boards of Directors concerning any items on the Closed Session Agenda only. There is a five (5) minute time limit for each individual addressing the City Council and Boards of Directors.

PRESENTATION:

a. **Recognition of Larry de Graaf for 37 years of Service on Historical Committee**
Recipient: Larry de Graaf
Presenters: Mayor Yamaguchi and City Councilmembers

The City Council and Boards of Directors will recess to the City Council Caucus Room for the purpose of conducting their Closed Session proceedings.

1. Pursuant to Government Code Section 54957(b)(1):
PUBLIC EMPLOYEE PERFORMANCE EVALUATION
Title: City Administrator

RECESS: The City Council and Boards of Directors will recess to their 7:00 p.m. Regular Meeting.

PLACENTIA CITY COUNCIL
PLACENTIA CITY COUNCIL ACTING AS SUCCESSOR AGENCY TO THE PLACENTIA REDEVELOPMENT AGENCY
PLACENTIA INDUSTRIAL COMMERCIAL DEVELOPMENT AUTHORITY
PLACENTIA PUBLIC FINANCING AUTHORITY
REGULAR MEETING AGENDA
March 19, 2024
7:00 p.m. – City Council Chambers
401 E. Chapman Avenue, Placentia, CA

CALL TO ORDER:

ROLL CALL: Councilmember/Board Member Shader
Councilmember/Board Member Smith
Councilmember/Board Member Wanke
Mayor Pro Tem/Board Vice Chair Kirwin
Mayor/Board Chair Yamaguchi

INVOCATION: Chaplain Charles Frost

PLEDGE OF ALLEGIANCE: Captain Branden Smith

PRESENTATIONS:

a. **Recognition of 2024 Miss Placentia and Miss Placentia's Outstanding Teen Titleholders**
Recipients: Miss Placentia 2024 Maddie Smith and Miss Placentia Outstanding Teen 2024 Julieann Rocke
Presenters: Mayor Yamaguchi and City Councilmembers

CLOSED SESSION REPORT:

CITY ADMINISTRATOR REPORT:

ORAL COMMUNICATIONS:
At this time, the public may address the City Council and Boards of Directors concerning any agenda item, which is not a public hearing item, or on matters within the jurisdiction of the City Council and Boards of Directors. There is a five (5) minute time limit for each individual addressing the City Council and Boards of Directors.

CITY COUNCIL/BOARD MEMBER COMMENTS:

1. CONSENT CALENDAR (Items 1.a. through 1.m):
All items on the Consent Calendar are considered routine and are enacted by one motion approving the recommended action listed on the Agenda. Any Member of the City Council and Boards of Directors or City Administrator may request an item be removed from the Consent Calendar for discussion. All items removed shall be considered immediately following action on the remaining items.

1.a. **Consideration to Waive Reading in Full of all Ordinances and Resolutions**
Fiscal Impact: None
Recommended Action: Approve

1.b. **Minutes**
City Council/Successor/ICDA/PPFA Regular Meetings of: June 6, 2023 and June 20, 2023
Recommended Action: Approve

1.c. **City Fiscal Year 2023-24 Registers for March 19, 2024**
Check Register
Fiscal Impact: $1,883,133.29
Electronic Disbursement Register
Fiscal Impact: $1,235,496.01
Recommended Action: It is recommended that the City Council:
1) Receive and file

1.d. **Second Reading and Adoption of Ordinance No. O-2024-02, an Ordinance of the City Council of the City of Placentia, Amending Chapter 13.52 "Restricted Parking Zones" And Chapter 14.10 "Traffic and Parking Regulations" to the Placentia Municipal Code**
Fiscal Impact: None
Recommended Action: It is recommended that the City Council:
1) Adopt Ordinance No. O-2024-02, an Ordinance of the City Council of the City of Placentia, California, amending Chapter 13.52 "Restricted Parking Zones" and Chapter 14.10 "Traffic and Parking Regulations" to the Placentia Municipal Code.

1.e. **Second Reading and Adoption of Ordinance No. O-2023-03, an Ordinance of the City Council of the City of Placentia, Levying special taxes within the City of Placentia Community Facilities District No. 2024-01 (Old Town Maintenance Services).**
Fiscal Impact: None
Recommended Action: It is recommended that the City Council:
1) Adopt Ordinance No. O-2024-03, an Ordinance of the City Council of the City of Placentia, California, levying special taxes within the City of Placentia Community Facilities District No. 2024-01 (Old Town Maintenance Services).

1.f. **Approval of Final Parcel Map No. 2023-113 Pertaining to the Subdivision of an +/- 0.47 Acre Lot into Two Parcels Located Adjacent to 1278 Vina Del Mar Avenue Within The R-1 (Single Family Residential) Zoning District**
Fiscal Impact: Approximately $46,798 of total Development Impact fee revenue prior to construction of two new single-family residences.
Recommended Action: It is recommended that the City Council:
1) Approve Final Parcel Map No. 2023-113, subject to final review and approval by the County Surveyor; and
2) Authorize the City Clerk to sign Final Parcel Map No. 2023-113.

1.g. **Amendment No. 1 to Professional Services Agreement with Fountainhead Consulting Corporation, for On-Call Construction Management and Inspection Services for the FY 2022-2023 Street Rehabilitation Project, City Project No. 1301**
Fiscal Impact:
Expense: $27,700 Amendment No. 1 to the Professional Services Agreement
Funding Source: $27,700 FY 2023-24 CIP Budget (799800-6740 J/L 791301-6740)
Recommended Action: It is recommended that the City Council:
1) Approve Amendment No. 1 to Professional Services Agreement with Fountainhead Consulting Corporation for an additional $27,700 to continue providing inspection services for the FY 2022-2023 Street Rehabilitation Project for a cumulative contract not-to-exceed amount of $277,700; and
2) Authorize the City Administrator to approve contract amendments up to 10% of the cumulative contract amount, or $27,770; and
3) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

1.h. **Amendment No. 1 to Professional Services Agreement with Epic Land Solutions, Inc., for Easement Appraisal and Acquisition Services for the Golden Avenue Bridge Replacement Project**

Fiscal Impact:

Expense:	$ 30,895.00	Amendment No. 1 to Professional Services Agreement
Available Budget:	$2,446,099.16	Total Available Project Budget
	$2,300,000.00	Federal Earmark (331801-6740 J/L 331801-6740
	$ 246,099.16	General Fund Developer Fee (331801-6740 J/L 331801-6740)

Recommended Action: It is recommended that the City Council:

1) Approve Amendment No. 1 to the Professional Services Agreement with Epic Land Solutions, Inc. to increase the contract not-to-exceed amount by an additional $30,895; and
2) Authorize the City Administrator to approve contract amendments up to 10% of the cumulative contract amount, or $7,064.34; and
3) Authorize the City Administrator and/or his designee to execute all the necessary documents, in a form approved by the City Attorney.

1.i. **2023 Annual Housing Report**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

Receive and file the 2023 Housing Element Annual Progress Report

1.J. **Update to Old Town Façade Improvement Program**

Fiscal Impact: CDBG Funds not-to exceed $180,778 for Fiscal Year 2024-25
No General Fund money will be used for this program

Recommended Action: It is recommended that the City Council:

1) Approve the revised Old Town Façade Improvement Program Guidelines and Application; and
2) Authorize the City Administrator to execute all necessary documents, in a form approved by the City Attorney.

1.k. **Renewal and Upgrade of Microsoft Office 365 Licenses to include Device Management through Insight Public Sector**

Fiscal Impact:

Expense:	$ 79,777.03	Annually for three (3) years
Budgeted:	$500,000.00	(101523-6136) for Software Maintenance

Recommended Action: It is recommended that the City Council:

1) Approve the agreement to upgrade and renew the Microsoft Enterprise Agreement with Insight Public Sector utilizing the County of Riverside Microsoft Enterprise Master Agreement, for a three-year period, beginning March 1, 2024, through February 27, 2027 in the amount not-to-exceed $239,331.09; and
2) Authorize the City Administrator and/or his designee to execute all necessary documents in a form approved by the City Attorney.

1.l. **Amendment No. 2 to Professional Services Agreement with People Assisting the Homeless (PATH) for the operation of four months of the Year-Round Navigation Center/Emergency Shelter located at 731 S. Melrose Street.**

Fiscal Impact:

Expense:	$ 916,495	Placentia Regional Navigation Center Fund
Revenue:	$ 916,465	North Service Planning Area Cities MOU

Recommended Action: It is recommended that the City Council:

1) Approve Amendment No. 2 to the Professional Services Agreement with People Assisting the Homeless (PATH) for the operation and management services of the Placentia Navigation Center for an additional four (4) month term ending on July 31, 2024, in the amount not to exceed of $916,495; and

2) Authorize the City Administrator to approve eligible contract term extensions for two (2) month extensions up to six (6) months in an amount not to exceed $458,255, based upon contractor performance and at the discretion of the City; and
3) Adopt Resolution No. R- 2024-19, A Resolution of the City Council of the City of Placentia, California authorizing a budget amendment in Fiscal Year 2023-24 in compliance with City Charter of the City of Placentia §§1206 and 1209 pertaining to appropriations for actual expenditures; and
4) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

1.m. **Award of Construction Contract to Big Ben Engineering for Sewer Repair Work in Old Town Placentia**

Fiscal Impact:

Expense:	$135,000	Construction Contract
	$ 13,500	Contingency Amount
	$148,500	Total Construction Cost
Budgeted:	$148,500	Total Budget
	$148,500	FY 23-24 CIP Budget (799800-6750 J/L 243301-6750)

Recommended Action: It is recommended that the City Council:
1) Approve a Public Works Agreement for Project No. 3301 with Big Ben Engineering for an amount not-to-exceed $135,000; and
2) Authorize the City Administrator to approve contract change orders up to 10% of the contract not-to-exceed amount, or $13,500; and
3) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

2. PUBLIC HEARINGS: None

3. REGULAR AGENDA:

3.a. **Streetscape Design Options for the 100 Block of Santa Fe Avenue**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:
1) Conduct the study session and receive and file this report and proceed with designing and constructing the streetscape improvements for the 100 block of Santa Fe Avenue as designed in the adopted streetscape master plan.

CITY COUNCIL/BOARD MEMBERS REQUESTS:

Council/Board Members may make requests or ask questions of Staff. If a Council/Board Member would like to have formal action taken on a requested matter, it will be placed on a future Council or Board Agenda.

ADJOURNMENT:

The City Council/Successor Agency/ICDA/PPFA Board of Directors will adjourn to a regular City Council meeting on Tuesday, April 2, 2024 at 5:30 p.m.

TENTATIVE AGENDA FORECAST

The Tentative Agenda Forecast is subject to change up until the posting of the Agenda for the Council Meeting listed below:

- PSAs: On-Call Construction Management and Inspection Services
- Amend PSA with PBK Architects for the Public Safety Building
- MOU with PYLUSD for Fleet Fueling
- Contract Change Order #1 with McMurray Stern for PSB Evidence Storage Equipment
- Recap of 2023 Heritage Festival and Approval of 2024 Event
- City Treasurer Investment Report Update
- Study Session: Communications and Marketing Study

CERTIFICATION OF POSTING

I, Carole M. Wayman, Deputy City Clerk of the City of Placentia and Assistant Secretary of the Industrial Commercial Development Authority, the Successor Agency, and the Placentia Public Financing Authority hereby certify that the Agenda for the March 19, 2024 meetings of the City Council, Successor Agency, Industrial Commercial Development Authority, and the Placentia Public Financing Authority was posted on March 14, 2024.

_____
Carole M. Wayman
Deputy City Clerk

Placentia City Council
AGENDA REPORT

TO: CITY COUNCIL

VIA: CITY ADMINISTRATOR

FROM: DEPUTY CITY ADMINISTRATOR / PUBLIC SERVICES & INFRASTRUCTURE

DATE: MARCH 19, 2024

SUBJECT: **STUDY SESSION: FACILITY CONDITION ASSESSMENT AND 10-YEAR STRATEGIC ASSET MANAGEMENT PLAN**

FISCAL IMPACT: There is no direct fiscal impact associated with the recommended actions.

SUMMARY:

Pursuant to City Council policy direction, Staff solicited competitive proposals to create a Strategic Asset Management Plan. The heart of the program consists of a facility condition assessment, a 10-year capital improvement program, and a strategic asset management program that provides for preventative maintenance activities and schedules, asset management registry, and implementation of a new work order software system. Implementing and actively managing this asset management program will allow the City to shift from reactive maintenance to a proactive preventative maintenance posture as well as better plan for near- and long-term capital maintenance and replacement costs. This Study Session will provide the City Council with the results of the citywide facility condition assessment and associated 10-year capital improvement program (CIP). Based upon City Council direction, the final 10-year CIP and facility condition assessment will be included within the overall Strategic Asset Management Plan along with a summary of the remaining elements of the program and associated schedule to be completed, which are all designed to ensure proactive maintenance and/or replacement of citywide assets.

RECOMMENDATION:

It is recommended that the City Council take the following actions:

1. Receive and file the Staff report and Presentation; and
2. Ask any questions of Staff; and
3. Review and discuss the next steps to complete the Strategic Asset Management Plan.

STRATEGIC PLAN STATEMENT

There is no specific strategic planning goal or objective associated with this agenda item.

DISCUSSION:

Pursuant to City Council policy direction, Staff solicited competitive proposals to create a Strategic Asset Management Plan. Subsequently, on November 21, 2023, the City Council awarded a contract to Bureau Veritas (BV) to prepare a Strategic Asset Management Plan. The heart of the program consists of a facility condition assessment and 10-year capital improvement program (CIP), an asset management plan that provides for preventative maintenance activities and schedules, asset management registry, and implementation of a new work order software system. BV conducted physical site inspections of all City buildings, facilities, and parks. This Study Session presentation provides a detailed summary of the results of the assessments along with a 10-year CIP as well as longer term capital improvements and associated costs.

The asset management program is a long-term strategic plan that will be treated as a living document based upon input provided by the City Council. Every year, an internal multi-departmental facility review committee will meet ahead of the annual budget preparation process to review progress made on completing the previous year's scheduled facility capital improvements, discuss changes in facility conditions, reprioritize projects as needed, evaluate project delivery processes while reinforcing the need to apply a high ("Disneyland") attention to detail and quality control, and evaluate the following year's scheduled capital repairs and improvements against available funding. All completed projects included within the 10-year CIP will be tracked to ensure a historical record is maintained to memorialize the City's progress in addressing long-term capital needs, and all safety concerns have been addressed.

The next steps needed to complete the Asset Management Program is to finalize scheduled preventative maintenance activities for all assets in the City's new registry, transition that data to the City's new asset and work order management software system and train Public Works and Community Services staff on the new software system with a funding roll-out by July 1, 2024 in accordance with the FY 24-25 budget.

Prepared by:

Luis Estevez for

Samantha Byfield
Public Works Manager

Reviewed and approved:

Luis Estevez

Luis Estevez
Deputy City Administrator

Reviewed and approved:

Damien R. Arrula
City Administrator

Attachment:

1. Presentation
2. Draft Facility Condition Reports
3. 10-Year Facility Capital Improvement Plan

CITY OF
PLACENTIA

Study Session:

Facility Condition Assessment and 10-Year Strategic Asset Management Plan

March 19, 2024

Presentation Outline

- Bureau Veritas Background and Qualifications
- Project Scope of Work
- Facility Condition Assessment Process and Reporting
- Facility Condition Analysis
- 10-Year Strategic Asset CIP Plan, Longer Term Capital Needs
- Next Steps

BUREAU VERITAS NORTH AMERICA

GLOBALLY AND NORTH AMERICA

$5
Billion in Revenue

75,000
Employees

140
Countries

$900
Million In Revenue US

8,000
NA Building Professionals

120
Offices and Laboratories
In all 50 States

- Oil & Gas
- Building & Infrastructure
- Power & Utilities

- Building Assessment & Project Mgmt.
  - Project Management
  - Transactional
  - Asset Management
- Elevators & Escalators
- Commissioning
- Pressure Vessel Jurisdiction
- Construction Compliance

FOUNDED IN 1828

Facility Conditions Assessment Findings

Strategic Asset Management Plan

- Facility Condition Assessment
- 10-Year Capital Improvement Program
- Strategic Asset Management Program
  - Preventative Maintenance Activities and Schedules
  - Asset Management Registry
  - Implementation of new Work Order System
- Will allow the City to shift from reactive to proactive maintenance
- Better plan for near and long-term capital maintenance/replacement

SCOPE OF WORK

Kick-Off Phase

- Kickoff Meeting
- Review Documents
- Scheduling
- Interviews and Questionnaires

Field Phase

- Building Inspections
- Record Assets & Condition
- Apply Barcode Tags to Equipment
- Identify Deficiencies

Reporting Phase

- Deliver Draft Facility Reports
- Cost Estimates
- Expenditure Forecasts
- FCI – Facility Condition Index
- Equipment Inventory
- Deliver 10-Year CIP
- Present Findings
- Risk Analysis
- Needs Analysis

Final Deliverables

- Deliver Final Reports
- Transition Assets to Asset Essentials
- AssetCALC Database Delivery
- Preventive Maintenance Schedules and Activities

Facility Condition Assessment Purpose

- Record condition of facilities and major components
- Identify immediate and long-term needs
- Provide risk and needs analysis
- Estimate replacement costs for upcoming years

Sample Facility Condition Report

FACILITY CONDITION ASSESSMENT

prepared for

City of Placentia, Citywide Asset Management Program
401 E Chapman Ave
Placentia, CA 92870
Samantha Byfield

City Hall (with Police Station)
401 East Chapman Avenue
Placentia, CA 92870

PREPARED BY:
Bureau Veritas
6021 University Boulevard, Suite 200
Ellicott City, MD 21043
800.733.0660
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BV PROJECT #:
165429.23R000-001.468

DATE OF REPORT:
March 5, 2024

ON SITE DATE:
February 5, 2024

Asset and Condition Summaries

Significant/Systemic Findings and Deficiencies

Historical Summary

The City Hall with Police Station facility was originally constructed in 1974, with a limited renovation performed in recent years. The Police Station department shares this building with the City Hall.

Architectural

The exterior walls are a combination of CMU block and painted stucco. The roof coverings include sloped concrete tiles and a flat modified bitumen roof. In general, the structures appear to be sound, with no significant areas of settlement or structural-related deficiencies observed. Interior finishes vary in age and have been well maintained throughout the facility. Other finishes have been replaced as needed and are anticipated for lifecycle replacement based on useful life and normal wear. However, the building is scheduled to undergo major renovation with several additions in the next few years. This should improve the performance of most components of the building. Some of these components, such as HVAC, electrical, plumbing and roofing, are reaching or have reached the end of their lifecycle.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The heating and cooling system is provided by a central system including air handlers, cooling tower, chiller, and boiler. Some rooftop package units and ductless split system units provide additional heating and cooling capacity to the building. The HVAC system is in fair condition. The client reported that the heating and cooling capacity of the existing system is inadequate. Some of the electrical systems and equipment were replaced in 2019, with much of the equipment being original construction. The plumbing system was reported to be primarily in fair condition, with drainage issues in the custodial room that back up into the administrative area of the police department. The building is not protected by a fire suppression system. For the remaining MEPF systems, typical lifecycle replacements are expected.

Site

In general, the site has been well maintained. The site contains limited landscaping, which is served by in-ground irrigation systems. The asphalt parking lot is in fair condition with some isolated areas of cracks and potholes that need repair. A water fountain monument is located at the main entrance. The concrete sidewalks are also in fair condition.

Recommended Additional Studies

None

Facility Condition Index Summary & Cost Impacts

Facility Condition Index (FCI)

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

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

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

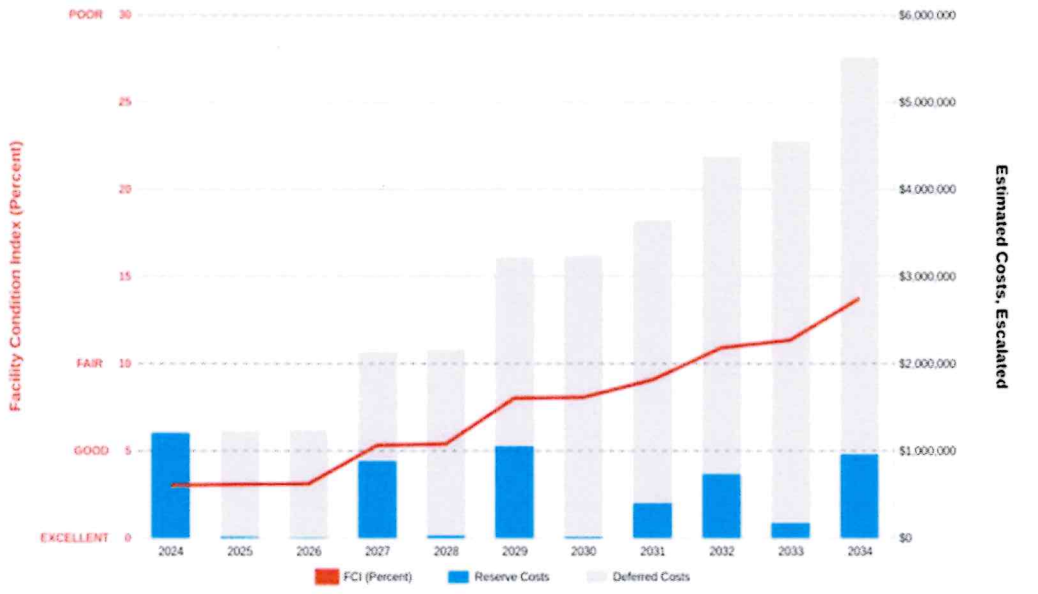
FCI Analysis

Replacement Value	*Total SF*	*Cost/SF*
$40,108,200	*36,462*	*$1,100*

	Est Reserve Cost	FCI
Current	$1,241,800	3.0 %
3-Year	$2,300,900	5.3 %
5-Year	$3,388,200	8.0 %
10-Year	$6,528,300	13.8 %

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $40,108,200.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $501,464.00**



Building System Summaries

2. Building Systems & Site Elements

Building Systems Summary		
Address	401 East Chapman Avenue, Placentia, CA 92870	
Constructed/Renovated	1974 Renovated 2000	
Building Area	36,462 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Concrete beams & columns with cast-in-place floors	Good
Facade	Primary Wall Finish : Brick Secondary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish roofing Secondary: Gable construction with clay/concrete tiles roofing	Poor
Interiors	Walls: Painted gypsum board, wood paneling, fabric, ceramic tile and Unfinished Floors: Carpet, ceramic tile and unfinished concrete Ceilings: Painted gypsum board, ACT, hard tiles, wood paneling and Unfinished/exposed	Fair

Risk and Needs Analysis

Include/Exclude

Roofing in **Poor** condition.

Modified Bitumen (Uniformat Code: B3010)

City Hall (with Police Station) Roof

Recommendation: **Replace** in 2024.

Roof leaks were reported at multiple locations
AssetCalc ID: 7364471

Plan Type: Performance/Integrity

Cost Estimate: $ 672,000

$$$$

Include/Exclude

Switchboard in **Poor** condition.

Zinsco Illegible (Uniformat Code: D5020)

City Hall (with Police Station) Electrical room

Recommendation: **Replace** in 2024.

Plan Type: Performance/Integrity

Cost Estimate: $ 166,700

$$$$

This switchboard is original construction and twenty years beyond its expected useful life. In addition, Zinsco electrical equipment have known safety issues in some of their equipment.
AssetCalc ID: 7364365

Include/Exclude

Secondary Transformer in **Poor** condition.

Zinsco 303-415-3 (Uniformat Code: D5020)

City Hall (with Police Station) Electrical room

Recommendation: **Replace** in 2024.

Plan Type: Performance/Integrity

Cost Estimate: $ 96,000

$$$$

This transformer is original construction and twenty years beyond its expected useful life. In addition, Zinsco electrical equipment have known safety issues in some of their equipment.
AssetCalc ID: 7364463

Photographic Documentation

Photographic Overview

7 - SHADE STRUCTURE

8 - PATIO AREA

9 - ANCILLARY BUILDING

10 - VEHICULAR ACCESS DEVICES

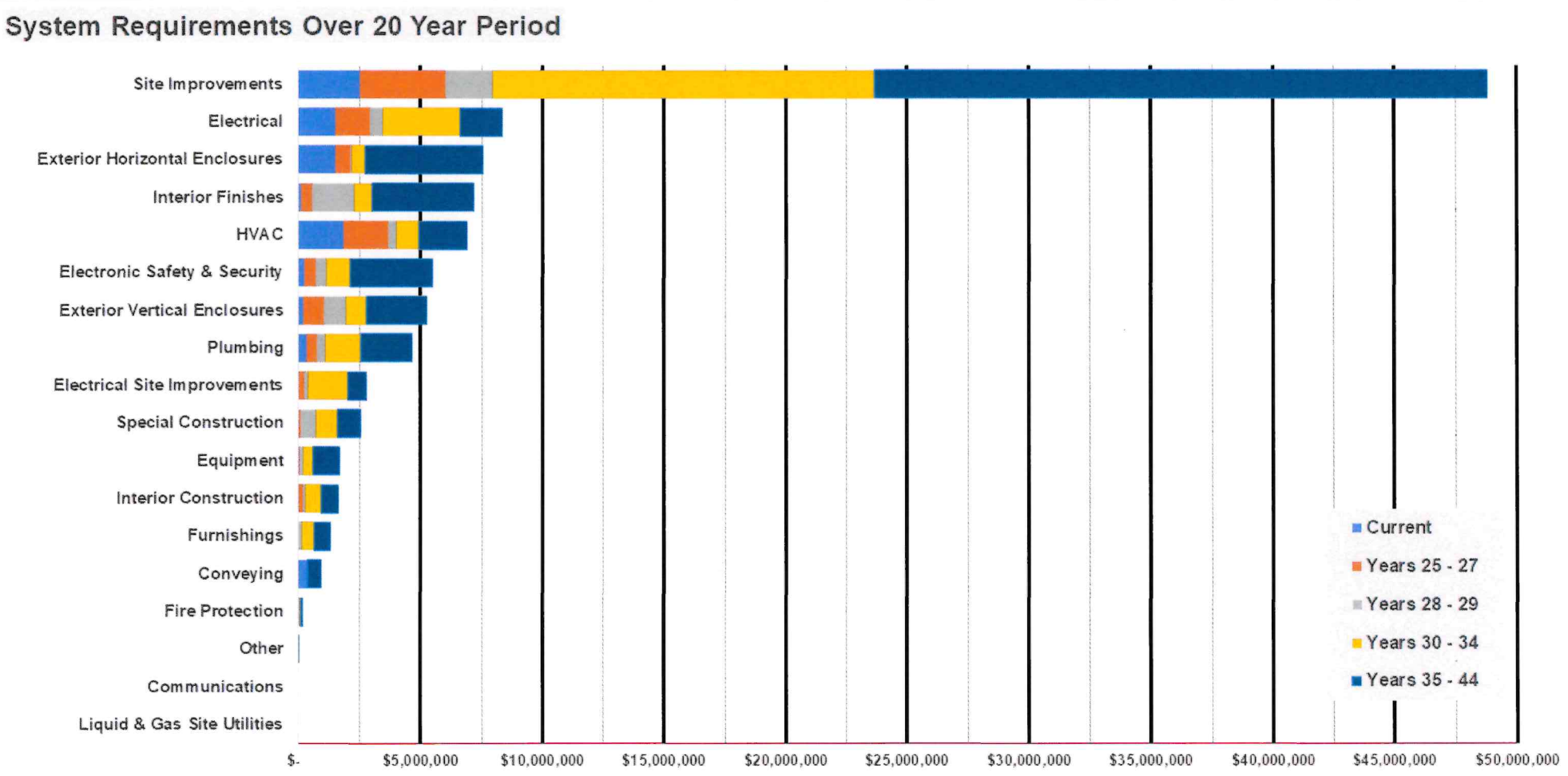
11 - EXTERIOR DOOR

12 - CURTAIN WALL

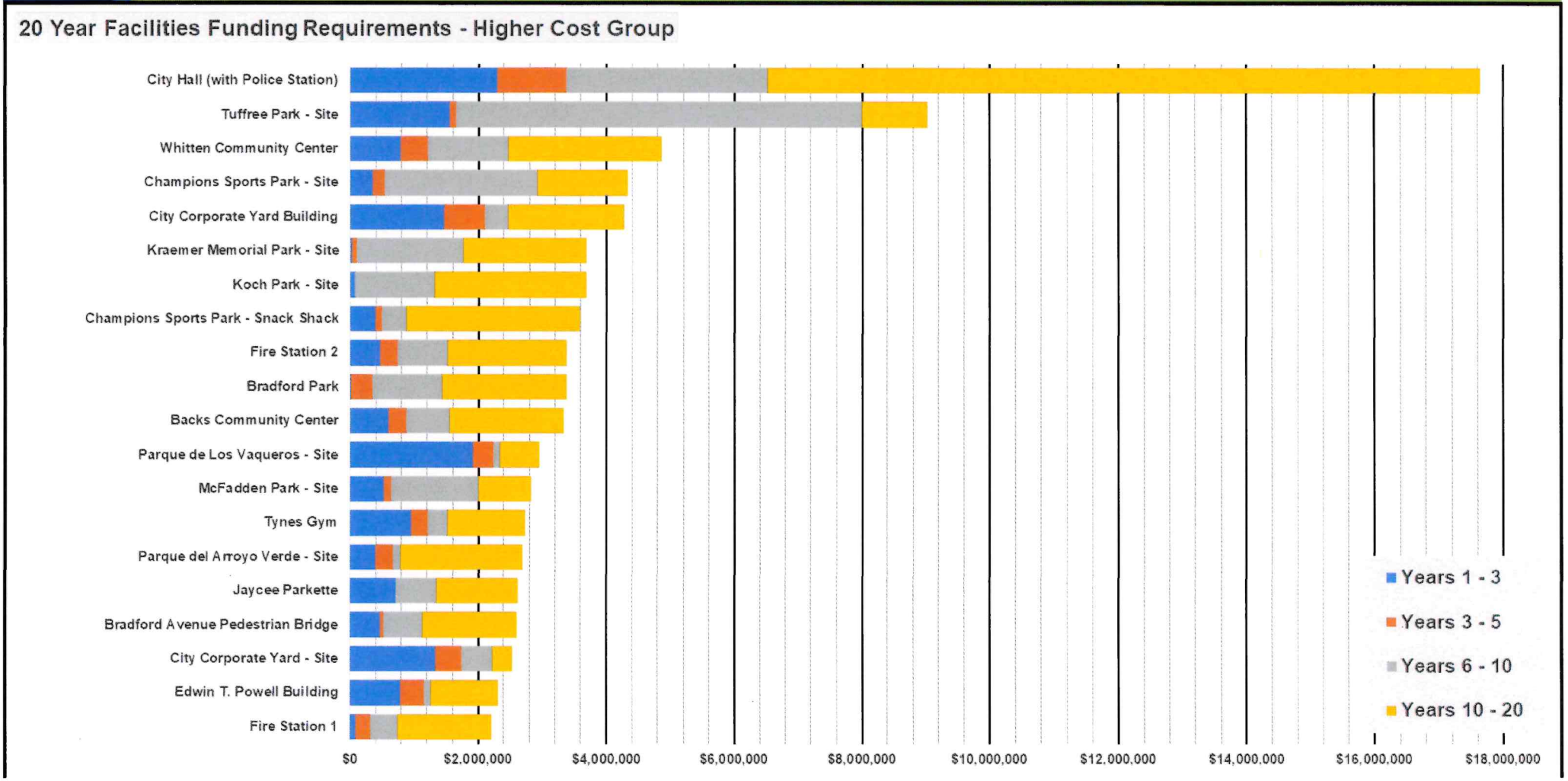
Facility Condition Index (FCI)

- The FCI provides a theoretical 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
- Extended FCI's have been developed to provide the City the information needed to plan and budget for "keep-up costs" of facilities.
- 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by the CRV
- The FCI's ultimately provide more value when used to relatively compare facilities across a portfolio
- FCI calculations tend be less dependable for small buildings

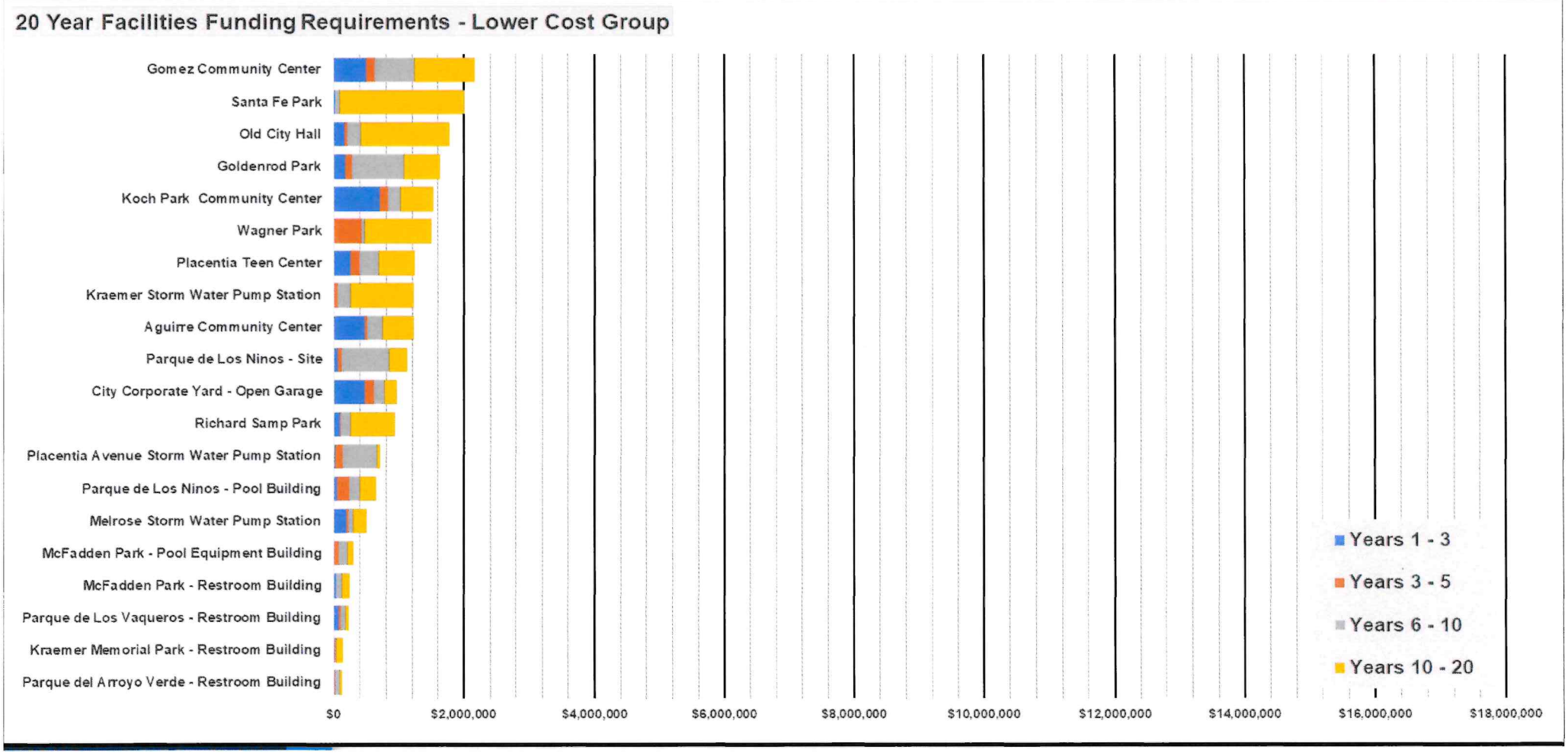
Facility System Requirements over 20 Years



20 Year Facility Funding Requirements



20 Year Facility Funding Requirements, cont.



10-Year Capital Improvement Plan and Costs

- Uses data collected from the Facility Condition Reports as a starting point
- Projects are prioritized based upon a priority score
- Priority score takes into consideration factors such as safety, remaining useful life, critical systems, and assessed condition
- Costs for Years 2 through 10 are compounded at 3% annually
- The first several years include assets with safety issues, poor or failed condition ratings, and limited remaining useful life

FCA Funding Requirements Over 20 Years

Year	Facility Condition Assessment Year 1 - 10 Costs		Year	Facility Condition Assessment Year 11 - 20 Costs	
2024	$	9,024,164	2035	$	2,005,804
2025	$	792,643	2036	$	4,510,797
2026	$	3,518,028	2037	$	4,721,224
2027	$	5,895,524	2038	$	2,300,934
2028	$	1,173,475	2039	$	9,593,565
2029	$	6,130,845	2040	$	1,978,107
2030	$	2,089,668	2041	$	723,836
2031	$	2,219,939	2042	$	9,327,520
2032	$	5,466,447	2043	$	3,567,277
2033	$	1,442,424	2044	$	11,901,098
2034	$	17,259,919	**Total:**	**$**	**50,630,162**
Total:	**$**	**55,013,076**			
			Grand Total:	**$**	**105,643,238**

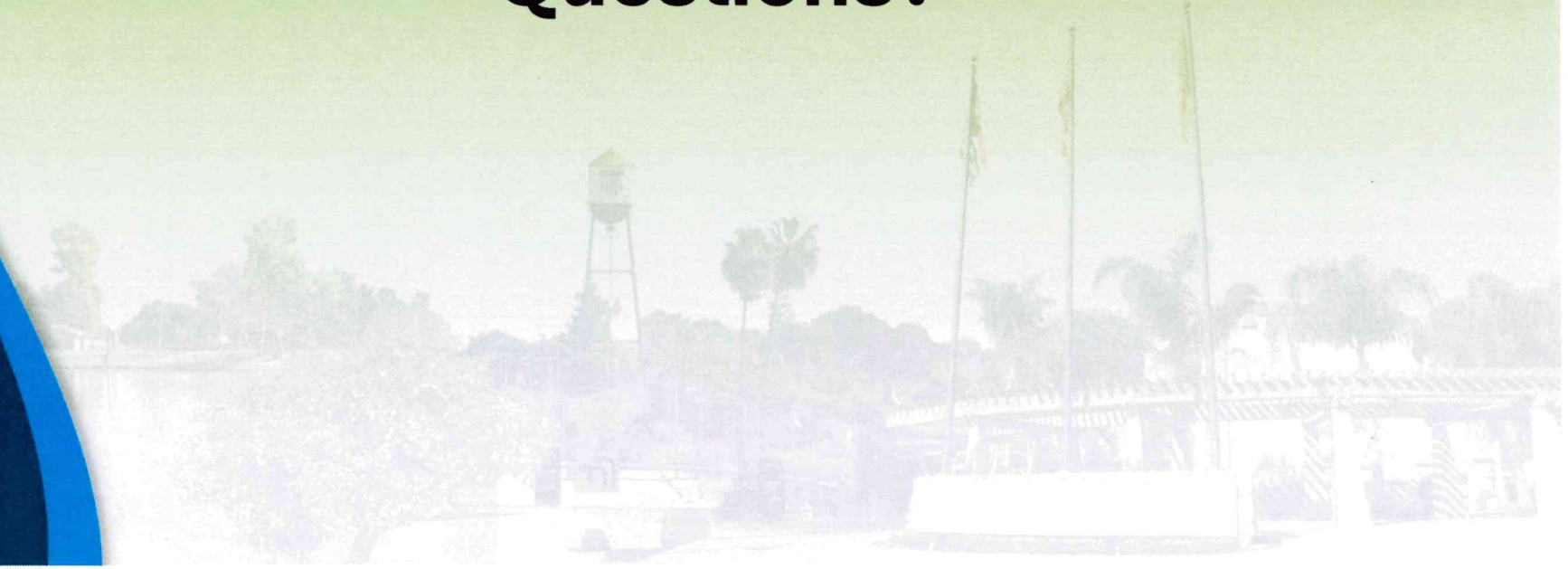
Next Steps

Scheduled Completion Date	Task
April 9, 2024	Develop Preventive Maintenance Schedules for Public Works Review
April 23, 2024	Public Works Comments Received, Preventive Maintenance Schedules Completed
May 15, 2024	Data Transition to Asset Essentials
May 22, 2024	Grant Access to the BV Data Repository - AssetCalc
May 29, 2024	AssetCalc Training Provided to Public Works by BV
June 14, 2024	Transition of Data Management in AssetCalc from BV to Public Works
July 1, 2024	Asset Essentials Put In Use By Public Works Staff and Technicians

Staff Recommendation

- Receive and file the Staff Report and Presentation
- Ask any questions of Staff and/or provide any policy direction
- Review and discuss the next steps to complete the Strategic Asset Management Plan

Questions?



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FACILITY CONDITION ASSESSMENT

prepared for

City of Placentia
401 East Chapman Avenue
Placentia, CA 92870
Luis Estevez

Bradford Park
136 East Palm Circle
Placentia, CA 92870

PREPARED BY:
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BV PROJECT #:
165429.23R000-014.468

DATE OF REPORT:
March 11, 2024

ON SITE DATE:
February 13, 2024

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Park
Number of Buildings	None
Main Address	136 East Palm Circle, Placentia, CA 92870
Site Developed	1902/1973
Outside Occupants / Leased Spaces	None
Date(s) of Visit	February 13, 2024
Management Point of Contact	City of Placentia, Samantha Byfield, Public Works Manager 714-993-8212 sbyfield@placentia.org
On-site Point of Contact (POC)	Jon Munoz 714.305.9794
Assessment & Report Prepared By	Kylan Boyd
Reviewed By	James Bryant, Technical Report Reviewer for Michael Chaney Program Manager 800.733.0660 x7297980 michael.chaney@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

Located at the Northern tip of Placentia, Bradford Park is a small, local 1.7-acre park situated within a residential neighborhood that offers walkways, a small courtyard, and views of the historic Bradford House that has was built in 1902. In 1973, Mr. Bradford's descendants gifted the house and surrounding 1.7 acres to the City of Placentia for the community's use and enjoyment.

Architectural

The architectural design for the small open park includes concrete walkways leading through the area, with a central courtyard featuring a flagpole surrounded by brick pavers. Concrete seating walls are strategically positioned around the courtyard, providing functional seating for visitors. Additionally, a couple of benches are placed within the park to offer supplementary seating and resting areas. This layout ensures both functionality and aesthetic appeal, creating a welcoming outdoor space for the community to enjoy.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The site plumbing components are aged, but they remain functional despite visible signs of wear. The electrical and irrigation components are in fair condition, while the plumbing components show signs of corrosion. Despite these limitations, the systems are operational and adequately support the park's amenities. Ongoing maintenance and periodic inspections are recommended to ensure continued functionality and safety.

Site

Concrete walkways show limited signs of major wear, with only light surface cracking found throughout. Lawn maintenance is excellent, and furnishings show very limited signs of damage or wear.

Recommended Additional Studies

No additional studies recommended at this time.

Immediate Needs

There are no immediate needs to report.

Key Findings

Trash Receptacle in Poor condition.

Medium-Duty Metal or Precast
014.468 - Bradford Park
Site

Uniformat Code: G2060
Recommendation: **Replace in 2026**

Plan Type: Performance/Integrity

Cost Estimate: $3,400

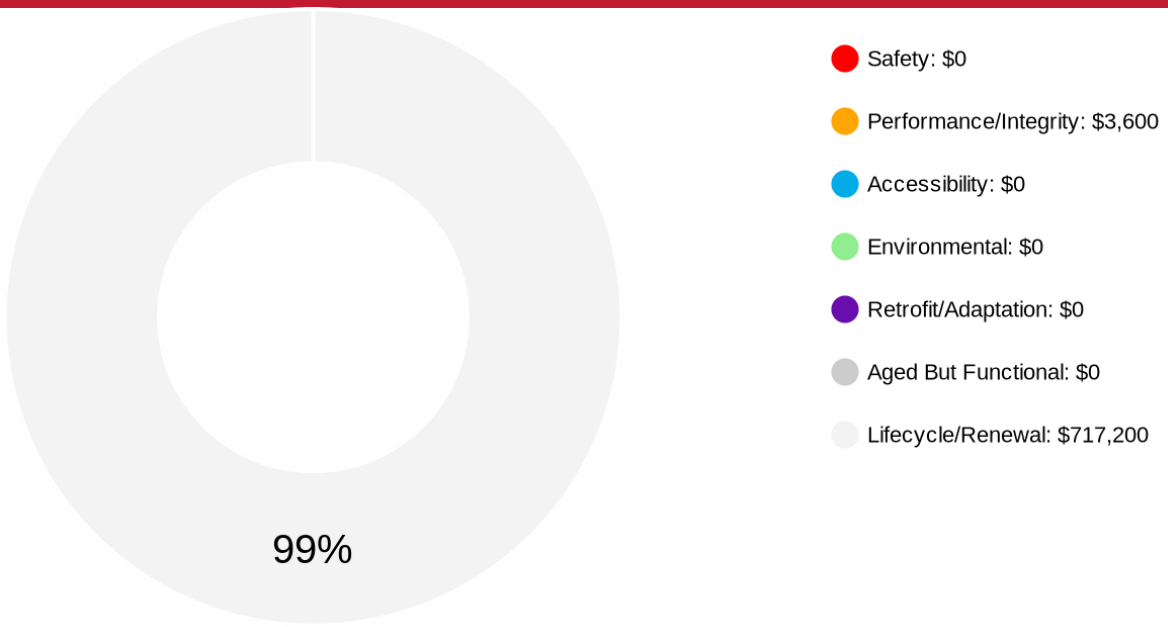
Very rusted metal containers - AssetCALC ID: 7393453

Plan Types

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

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

Plan Type Distribution (by Cost)



10-Year Total: $720,800

2. Site Summary

Site Information		
Site Area	1.7 acres (estimated)	
Parking Spaces	None	
System	*Description*	*Condition*
Site Pavement	Areas of concrete aprons and pavement and adjacent concrete sidewalks	Fair
Site Development	Chain link fencing Very limited park benches, picnic tables, trash receptacles	Good
Landscaping & Topography	Significant landscaping features including lawns, trees, and bushes Irrigation present Low to moderate site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric	Excellent
Site Lighting	Pedestrian walkway lighting	Fair
Ancillary Structures	None	--

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 exterior site areas.
Site Areas Observed	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.

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

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
Plumbing	$0	$0	$6,294	$3,010	$9,806	$19,110
Site work	$0	$3,564	$166,935	$540,986	$957,252	$1,668,737
TOTALS	**$0**	**$3,600**	**$173,300**	**$544,000**	**$967,100**	**$1,688,000**

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 not included in the dataset
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance

4. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

5. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

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

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system or component replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

6. Certification

City of Placentia (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Bradford Park, 136 East Palm Circle, Placentia, CA 92870, 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.

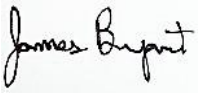
This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

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:

Kylan Boyd
Project Assessor

Reviewed by:



James Bryant, Technical Report Reviewer *for*
Michael Chaney,
Program Manager
800.733.0660 ext. 7297980
michael.chaney@bureauveritas.com

7. Appendices

Appendix A: Photographic Record
Appendix B: Site 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

Draft - For Discussion Purposes Only

Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

4 - RIGHT ELEVATION

5 - ELECTRICAL SERVICE METER

6 - BACKFLOW PREVENTER

Draft - For Discussion Purposes Only

Photographic Overview

7 - FURNISHINGS

8 - BRADFORD HOUSE MONUMENT

9 - DRINKING FOUNTAIN

10 - SIDEWALKS AND LANDSCAPING

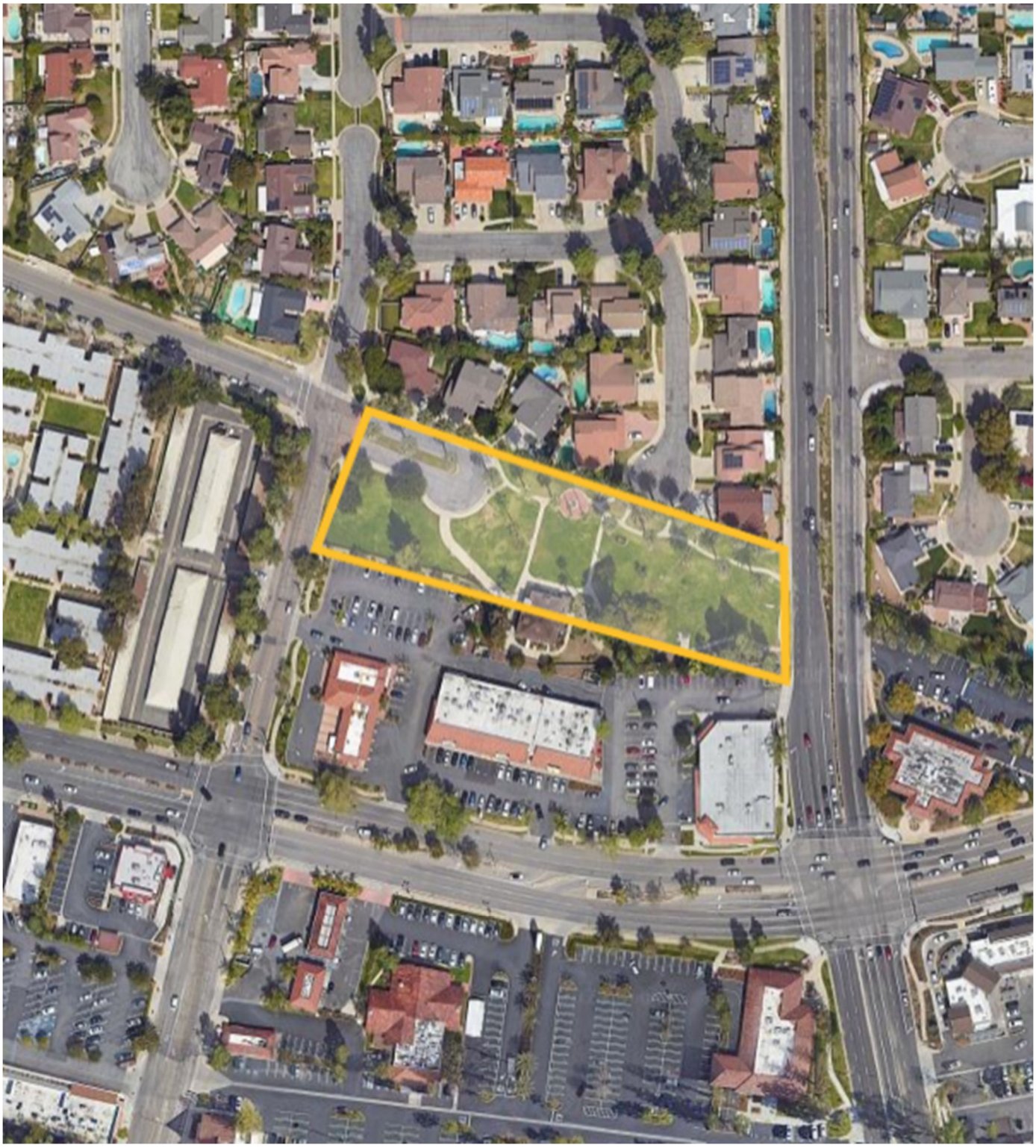
11 - FLAGPOLE

12 - COURTYARD

Appendix B:
Site Plan(s)

Draft - For Discussion Purposes Only

Site Plan



Project Number	Project Name
165429.23R000-014.468	Bradford Park
Source	**On-Site Date**
Google Earth	February 13, 2024

BUREAU VERITAS 1828

N

Appendix C:
Pre-Survey Questionnaire(s)

Draft - For Discussion Purposes Only

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: Bradford Park

Name of person completing form: Joey Ruiz

Title / Association with property: Public Works Supervisor

Length of time associated w/ property:

Date Completed:

Phone Number: (714) 329-4912

Method of Completion: PRIOR: fully completed by client in advance

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	NA		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	UNK	
		Roof	UNK	
		Interiors	UNK	
		HVAC	UNK	
		Electrical	UNK	
		Site Pavement	UNK	
		Accessibility	UNK	

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.	

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

Appendix D:
Component Condition Report

Draft - For Discussion Purposes Only

Component Condition Report | Bradford Park

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Fair	Drinking Fountain, Exterior/Site, Precast Pedestal	1	3	7393450
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	10	7393459
Pedestrian Plazas & Walkways						
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	10,000 SF	30	7393463
G2030	Site	Fair	Sidewalk, Brick/Masonry Pavers	890 SF	8	7393458
Sitework						
G2060	Site	Good	Signage, Property, Monument, Replace/Install	1	17	7393447
G2060	Site	Good	Flagpole, Metal	1	20	7393457
G2060	Site	Good	Park Bench, Wood/Composite/Fiberglass	4	15	7393448
G2060	Site	Good	Outdoor Spectator Seating, Amphitheater, Concrete	67 LF	40	7393449
G2060	Site	Poor	Trash Receptacle, Medium-Duty Metal or Precast	3	2	7393453
G2060	Site	Good	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install	1	15	7393446
G2080	Site	Good	Landscaping, Mature Trees, Removal/Trimming, Repair	40	5	7393462
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	75,000 SF	12	7393461
G2080	Site	Good	Landscaping, Ground Cover, Repair	74,000 SF	8	7393456
G2080	Site	Fair	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	75,000 SF	5	7393451
G4050	Site	Good	Site Walkway Fixture, Bollard Style, Concrete-Based, Replace/Install	2	15	7393454
G4050	Site	Fair	Site Walkway Fixture w/ Lamp, Bollard Style, Replace/Install	1	10	7393452
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	4	12	7393460
G4050	Site	Fair	Site Light Pole, Concrete Base Only, Replace/Install	4	30	7393455

Appendix E:
Replacement Reserves

Draft - For Discussion Purposes Only

Replacement Reserves Report

Bradford Park

3/11/2024

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
Bradford Park	$0	$0	$7,129	$12,588	$0	$333,871	$0	$0	$1,078,964	$0	$9,031	$0	$415,182	$0	$0	$178,979	$0	$15,867	$1,309,648	$0	$14,449	**$3,375,708**
Grand Total	**$0**	**$0**	**$7,129**	**$12,588**	**$0**	**$333,871**	**$0**	**$0**	**$1,078,964**	**$0**	**$9,031**	**$0**	**$415,182**	**$0**	**$0**	**$178,979**	**$0**	**$15,867**	**$1,309,648**	**$0**	**$14,449**	**$3,375,708**

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	Site	7393459	Backflow Preventer, Domestic Water, Replace	30	20	10	1	EA	$4,480.00	$4,480											$4,480											**$4,480**
D2010	Site	7393450	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	15	12	3	1	EA	$11,520.00	$11,520				$11,520															$11,520			**$23,040**
G2030	Site	7393458	Sidewalk, Brick/Masonry Pavers, Replace	30	22	8	890	SF	$105.60	$93,984									$93,984													**$93,984**
G2060	Site	7393453	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	18	2	3	EA	$2,240.00	$6,720			$6,720																			**$6,720**
G2060	Site	7393448	Park Bench, Wood/Composite/Fiberglass, Replace	20	5	15	4	EA	$1,920.00	$7,680																$7,680						**$7,680**
G2060	Site	7393446	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install	20	5	15	1	EA	$1,600.00	$1,600																$1,600						**$1,600**
G2060	Site	7393447	Signage, Property, Monument, Replace/Install	20	3	17	1	EA	$9,600.00	$9,600																		$9,600				**$9,600**
G2060	Site	7393457	Flagpole, Metal, Replace	30	10	20	1	EA	$8,000.00	$8,000																					$8,000	**$8,000**
G2080	Site	7393451	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	10	5	5	75000	SF	$1.28	$96,000						$96,000										$96,000						**$192,000**
G2080	Site	7393461	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	8	12	75000	SF	$3.20	$240,000													$240,000									**$240,000**
G2080	Site	7393462	Landscaping, Mature Trees, Removal/Trimming, Repair	0	-5	5	40	EA	$4,800.00	$192,000						$192,000																**$192,000**
G2080	Site	7393456	Landscaping, Ground Cover, Repair	10	2	8	74000	SF	$10.24	$757,760									$757,760										$757,760			**$1,515,520**
G4050	Site	7393452	Site Walkway Fixture w/ Lamp, Bollard Style, Replace/Install	20	10	10	1	EA	$2,240.00	$2,240											$2,240											**$2,240**
G4050	Site	7393460	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	8	12	4	EA	$12,800.00	$51,200													$51,200									**$51,200**
G4050	Site	7393454	Site Walkway Fixture, Bollard Style, Concrete-Based, Replace/Install	20	5	15	2	EA	$4,800.00	$9,600																$9,600						**$9,600**
Totals, Unescalated											**$0**	**$0**	**$6,720**	**$11,520**	**$0**	**$288,000**	**$0**	**$0**	**$851,744**	**$0**	**$6,720**	**$0**	**$291,200**	**$0**	**$0**	**$114,880**	**$0**	**$9,600**	**$769,280**	**$0**	**$8,000**	**$2,357,664**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$7,129**	**$12,588**	**$0**	**$333,871**	**$0**	**$0**	**$1,078,964**	**$0**	**$9,031**	**$0**	**$415,182**	**$0**	**$0**	**$178,979**	**$0**	**$15,867**	**$1,309,648**	**$0**	**$14,449**	**$3,375,708**

Appendix F:
Equipment Inventory List

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D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7393459	D2010	**Backflow Preventer**	Domestic Water	1 IN	Bradford Park	Site	Wilkins Zurn	975XL	823836			

FACILITY CONDITION ASSESSMENT

DRAFT

prepared for

City of Placentia, Citywide Asset Management Program
401 E Chapman Ave
Placentia, CA 92870
Samantha Byfield

Bradford Avenue Pedestrian Bridge
Santa Fe Avenue at Bradford Avenue
Placentia, CA 92870

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BV PROJECT #:
165429.23R000-010.468

DATE OF REPORT:
to be filled in by CD

ON SITE DATE:
February 19, 2024

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Pedestrian Bridge
Number of Buildings	1
Main Address	Santa Fe Avenue at Bradford Avenue, Placentia, CA 92870
Site Developed	2010
Outside Occupants / Leased Spaces	None
Date(s) of Visit	February 19, 2024
Management Point of Contact	Samantha Byfield Samantha Byfield, Public Works Manager 714-993-8212 sbyfield@placentia.org
On-site Point of Contact (POC)	Samantha Byfield
Assessment & Report Prepared By	Ishaq Ameen
Reviewed By	Michael Chaney Program Manager 800.733.0660 x7297980 michael.chaney@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The Bradford Avenue Pedestrian Bridge was constructed in 2010 by the City of Placentia to facilitate safe pedestrian access across the railroad tracks to and from Placentia's historic Old Towne district. Inaugurated to the public in 2010, the bridge played a key role in the revitalization of Placentia's downtown area. Since its original construction, no major renovations have been noted for this bridge.

Architectural

The 100-foot-long steel bridge, featuring towers on either side, appears to be in good structural condition. The roofing is a pyramid-style design with clay tile finish. Overall, the roof, exterior walls, ceilings, and doors are all in good condition and would require typical lifecycle renewals in the coming years. The interior floor finish of the elevator appears to shows signs of wear and damage. Replacement costs have been included in the immediate budget.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The passenger elevators are hydraulic and almost halfway through their expected useful life. The cab finishes are in poor condition, with damaged flooring and damaged or missing light fixtures. The South Tower elevator was operational during our assessment, but the North Tower elevator was not in operation.

The HVAC system consists of two rooftop exhaust fans, both in fair condition. There is no plumbing system for the facility.

The electrical system appears to be adequately supporting the facility, with typical lifecycle replacements recommended as needed. Immediate replacements are recommended for a few missing interior lighting fixtures.

The facility's fire protection and security measures are limited to fire extinguishers, smoke detectors, and a security system, all of which are currently in fair condition.

Site

The asphalt parking lot is in fair condition, requiring typical lifecycle mill & overlay and seal & stripe replacements. The concrete sidewalks, walkways, and curbs are in good shape. Site furnishings, limited to trash receptacles and a bike rack, are in fair to good condition. Landscaping and fencing have been well-maintained.

Recommended Additional Studies

No additional studies are currently recommended for this location.

Facility Condition Index (FCI)

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

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

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

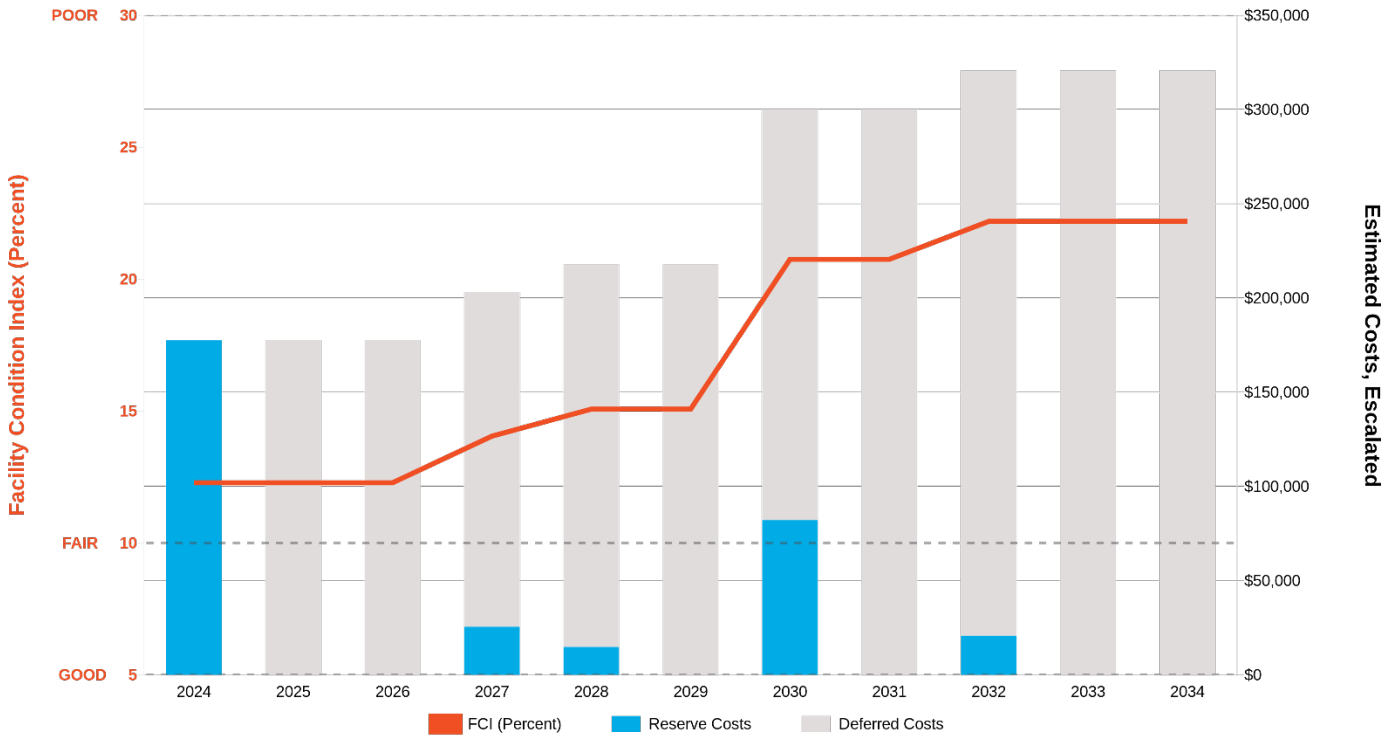
FCI Analysis		
Replacement Value *$1,445,850*	*Total SF* *4,950*	*Cost/SF* *$850*

	Est Reserve Cost	FCI
Current	$177,600	12.3 **%**
3-Year	$224,400	15.5 **%**
5-Year	$239,200	16.5 **%**
10-Year	$502,000	34.7 **%**

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: $1,445,850.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $29,163.00**



Immediate Needs

Location	UF	Description	Cond	Plan Type	Cost
Bradford Avenue Pedestrian Bridge	D1011	Passenger Elevator, Hydraulic, 3 Floors, 1500 to 2500 LB, Renovate	Poor	Performance/Integrity	$112,000
Bradford Avenue Pedestrian Bridge	D1011	Elevator Controls, Automatic, 1 Car, Replace	Poor	Performance/Integrity	$8,000
Bradford Avenue Pedestrian Bridge	D1011	Elevator Cab Finishes, Standard, Replace	Poor	Performance/Integrity	$57,600
TOTAL (3 items)					**$177,600**

Key Findings

Elevator Cab Finishes in Poor condition.

Standard
Bradford Avenue Pedestrian Bridge
Elevator

Uniformat Code: D1010
Recommendation: **Replace in 2024**

Plan Type: Performance/Integrity

Cost Estimate: $57,600

The rubber tile flooring in the elevators are in poor condition, with damages and slipping concerns. Interior lighting is also damaged or missing. - AssetCALC ID: 7398012

Elevator Controls in Poor condition.

Automatic, 1 Car
Bradford Avenue Pedestrian Bridge
Mechanical Room North

Uniformat Code: D1010
Recommendation: **Replace in 2024**

Plan Type: Performance/Integrity

Cost Estimate: $8,000

The North Tower elevator was found to be inoperable during the assessment. It's assumed this is a maintenance issue but we've assigned it as a poor rating to bring attention to the issue. - AssetCALC ID: 7398018

Passenger Elevator in Poor condition.

Hydraulic, 3 Floors, 1500 to 2500 LB
Bradford Avenue Pedestrian Bridge
North Tower

Uniformat Code: D1010
Recommendation: **Renovate in 2024**

Plan Type: Performance/Integrity

Cost Estimate: $112,000

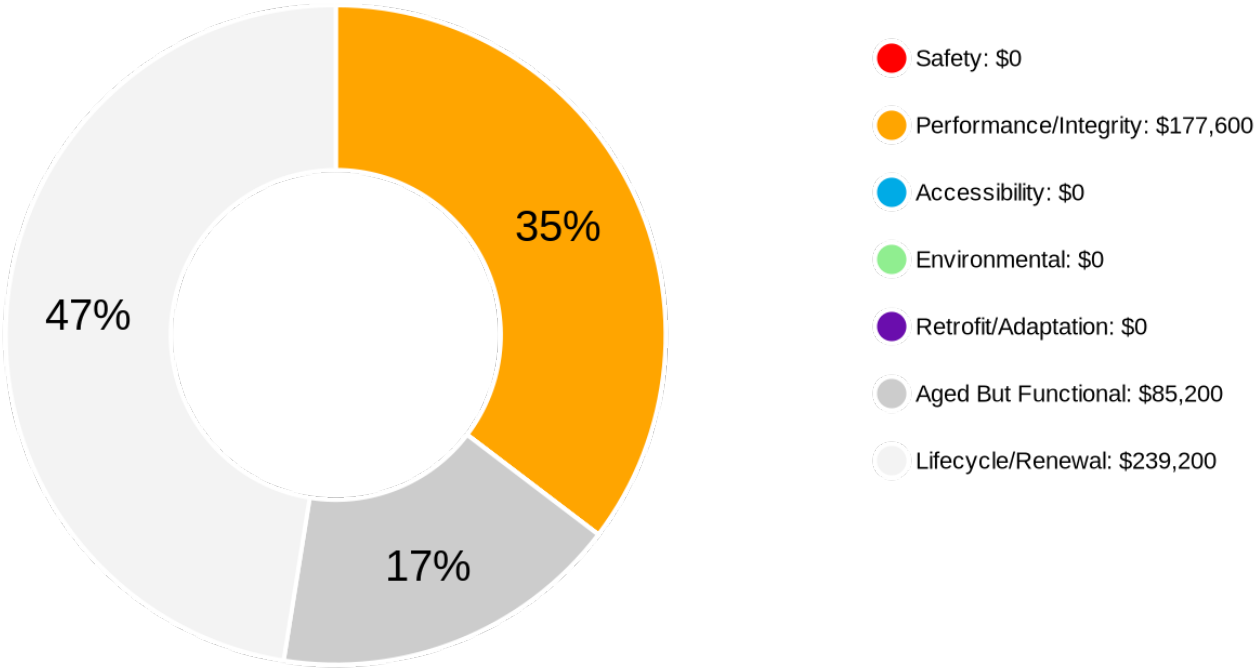
The North Tower elevator was found to be inoperable during the assessment. It's assumed this is a maintenance issue but we've assigned it as a poor rating to bring attention to the issue. - AssetCALC ID: 7398014

Plan Types

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

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

Plan Type Distribution (by Cost)



10-Year Total: $501,900

2. Building Systems & Site Elements

Building Systems Summary		
Address	Santa Fe Avenue at Bradford Avenue, Placentia, CA 92870	
Constructed/Renovated	2010	
Building Area	4,950 SF	
Number of Stories	3 above grade	
System	*Description*	*Condition*
Structure	Concrete beams & columns with precast deck planks and concrete pile and grade beam foundation system for elevator towers. Steel Structure bridge.	Good
Facade	Primary Wall Finish : Painted concrete Windows: None	Fair
Roof	Primary: Pyramid construction with clay/concrete tiles	Good
Interiors	Walls: Painted concrete Floors: unfinished concrete Ceilings: Painted concrete	Good
Elevators	Passenger: 2 hydraulic cars serving all three floors	Poor

Building Systems Summary

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

Site Information		
Site Area	1.24 acres	
Parking Spaces	54 total spaces all in open lot; 3 of which are accessible.	
System	*Description*	*Condition*
Site Pavement	Asphalt lot with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, and stairs	Fair
Site Development	Chain link fencing; Limited trash receptacles and bike rack	Good
Landscaping & Topography	Limited landscaping features including trees, bushes, and planters Irrigation present Low to moderate site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric	Good
Site Lighting	Pole-mounted: LED Building-mounted: LED	Good
Ancillary Structures	None	-
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas.	
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.

Bradford Avenue Pedestrian Bridge: System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	$0	$0	$0	$0	$0	$0
Facade	$0	$0	$14,816	$0	$19,911	$34,727
Roofing	$0	$0	$0	$0	$6,201	$6,201
Interiors	$0	$0	$0	$20,750	$27,887	$48,637
Conveying	$177,600	$0	$0	$9,552	$283,913	$471,065
Plumbing	$0	$0	$9,090	$0	$30,596	$39,686
HVAC	$0	$0	$0	$4,584	$0	$4,584
Fire Protection	$0	$0	$1,049	$0	$1,409	$2,458
Electrical	$0	$0	$0	$55,365	$0	$55,365
Fire Alarm & Electronic Systems	$0	$0	$15,384	$12,609	$23,970	$51,963
Sitework	$0	$0	$21,242	$159,886	$277,140	$458,268
TOTALS	**$177,600**	**$0**	**$61,600**	**$262,800**	**$671,100**	**$1,173,100**

3. ADA Accessibility

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

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

However, this does not:

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

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

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

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

4. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

5. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

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

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system or component replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

6. Certification

City of Placentia, Citywide Asset Management Program (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Bradford Avenue Pedestrian Bridge, Santa Fe Avenue at Bradford Avenue, Placentia, CA 92870, 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
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7. Appendices

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

Appendix A:
Photographic Record

Photographic Overview

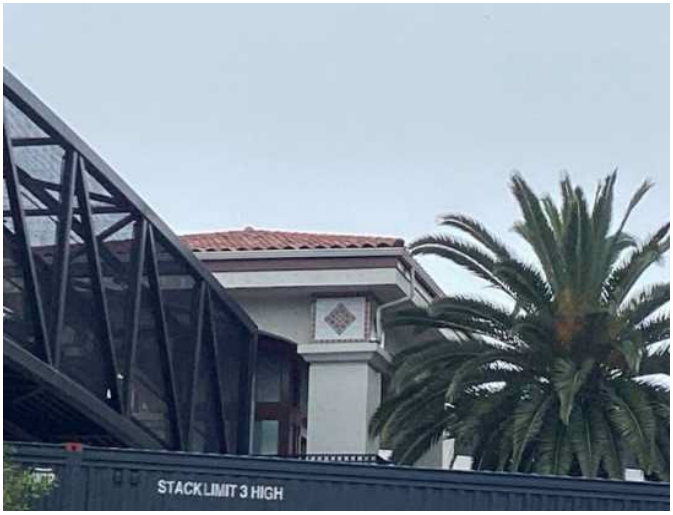
1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - RIGHT ELEVATION

4 - REAR ELEVATION

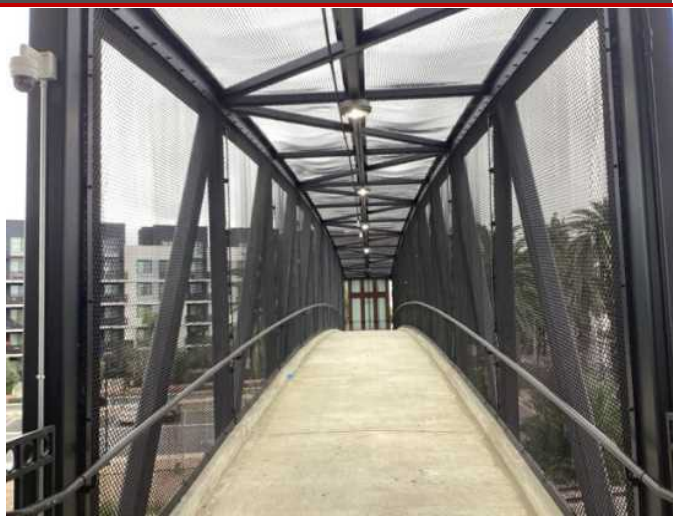
5 - PEDESTRIAN BRIDGE EXTERIOR



6 - TOWER ROOFING

Photographic Overview

7 - STAIRS



8 - PEDESTRIAN BRIDGE

9 - PASSENGER ELEVATOR

10 - PASSENGER ELEVATOR INTERIOR

11 - MACHINE ROOM OVERVIEW

12 - EXHAUST FAN

Photographic Overview

13 - EXHAUST FAN

14 - MAIN SWITCHBOARD

15 - SWITCHBOARD

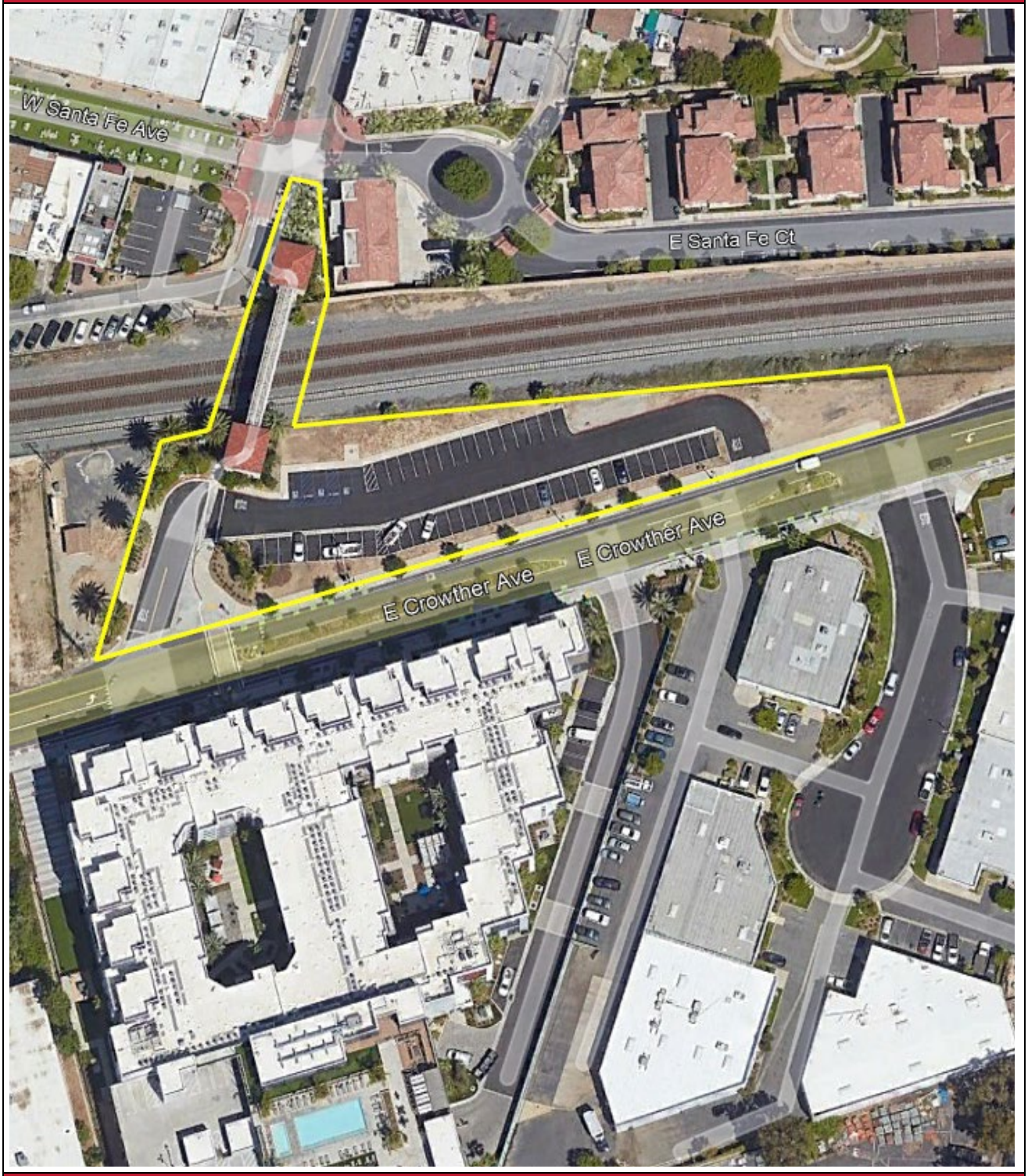
16 - SECURITY/SURVEILLANCE SYSTEM

17 - PARKING LOT

18 - SIDEWALK AND LANDSCAPE

Appendix B:
Site and Floor Plan(s)

Site Plan



Project Number	Project Name
165429.23R000-010.468	Bradford Avenue Pedestrian Bridge The City of Placentia
Source	**On-Site Date**
Google	February 19, 2024

BUREAU VERITAS

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Appendix C:
Pre-Survey Questionnaire(s)

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name:	**Bradford Ave Pedestrian Bridge**
Name of person completing form:	**Joey Ruiz**
Title / Association with property:	**Public Works Supervisor**
Length of time associated w/ property:	
Date Completed:	
Phone Number:	**(714) 329-4912**
Method of Completion:	**PRIOR: fully completed by client in advance**

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.

<table>
<tr><th colspan="2">Data Overview</th><th colspan="3">Response</th></tr>
<tr><td>1</td><td>Year/s constructed / renovated</td><td colspan="3"></td></tr>
<tr><td>2</td><td>Building size in SF</td><td colspan="3">ft.</td></tr>
<tr><td rowspan="8">3</td><td rowspan="8">Major Renovation/Rehabilitation</td><td></td><td>Year</td><td>Additional Detail</td></tr>
<tr><td>Façade</td><td>UNK</td><td></td></tr>
<tr><td>Roof</td><td>UNK</td><td></td></tr>
<tr><td>Interiors</td><td>UNK</td><td></td></tr>
<tr><td>HVAC</td><td>UNK</td><td></td></tr>
<tr><td>Electrical</td><td>UNK</td><td></td></tr>
<tr><td>Site Pavement</td><td>UNK</td><td></td></tr>
<tr><td>Accessibility</td><td>UNK</td><td></td></tr>
<tr><th colspan="2">Question</th><th colspan="3">Response</th></tr>
<tr><td>4</td><td>List other significant capital improvements (focus on recent years; provide approximate date).</td><td colspan="3">New tile throughout both buildings in 2023 and paint in 2022</td></tr>
<tr><td>5</td><td>List any major capital expenditures planned/requested for the next few years. Have they been budgeted?</td><td colspan="3"></td></tr>
<tr><td>6</td><td>Describe any on-going extremely problematic, historically chronic, or immediate facility needs.</td><td colspan="3"></td></tr>
</table>

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

Appendix D:
Component Condition Report

Component Condition Report | Bradford Avenue Pedestrian Bridge

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Towers	Good	Stairs, Concrete, Interior	1,000 SF	36	7398019
Facade						
B2010	Tower Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	3,400 SF	4	7398024
B2050	Building Exterior	Good	Exterior Door, Steel, Fire-Rated at 90 Minutes or Over	2	26	7398016
Roofing						
B3010	Machine Rooms Roof	Good	Roofing, Built-Up	200 SF	11	7398042
B3010	Tower Roofs	Fair	Roofing, Clay/Concrete Tile	1,675 SF	33	7398045
Interiors						
C2010	Throughout	Good	Wall Finishes, any surface, Prep & Paint	2,550 SF	8	7398044
C2010	Building Exterior	Excellent	Wall Finishes, Ceramic Tile	700 SF	39	7398020
C2050	Throughout	Good	Ceiling Finishes, any flat surface, Prep & Paint	4,400 SF	8	7398036
Conveying						
D1010	North Tower	Poor	Passenger Elevator, Hydraulic, 3 Floors, 1500 to 2500 LB, Renovate	1	0	7398014
D1010	Mechanical Room North	Poor	Elevator Controls, Automatic, 1 Car	1	0	7398018
D1010	South Tower	Good	Passenger Elevator, Hydraulic, 3 Floors, 1500 to 2500 LB, Renovate	1	16	7411715
D1010	Mechanical Room South	Fair	Elevator Controls, Automatic, 1 Car	1	6	7398039
D1010	Elevator	Poor	Elevator Cab Finishes, Standard	2	0	7398012
Plumbing						
D2010	Site - South Tower	Good	Backflow Preventer, Domestic Water	1	16	7398011
D2010	Site - North Tower	Good	Backflow Preventer, Domestic Water	1	16	7398032
D2010	Site - North Tower	Fair	Pump, Circulation, Domestic Water	1	3	7398025
D2010	Site - South Tower	Fair	Pump, Circulation, Domestic Water	1	3	7398034
HVAC						
D3060	Machine Room South Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	6	7398033
D3060	Machine Room North Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	6	7398028
Fire Protection						
D4030	Mechanical Rooms	Fair	Fire Extinguisher, Wet Chemical/CO2	2	3	7398021
Electrical						
D5020	Mechanical Room South	Good	Switchboard, 120/208 V	1	26	7398031
D5020	Site - South Tower	Good	Switchboard, 120/208 V	1	26	7398041
D5040	Mechanical Room South	Fair	Lighting Controls, Dimming Panel, Digital Time Control Clock & Photosensor	1	6	7398035
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,400 SF	6	7398043

Component Condition Report | Bradford Avenue Pedestrian Bridge

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Pedestrian Bridge	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,000 SF	6	7409381
Fire Alarm & Electronic Systems						
D7030	South Tower	Fair	Security/Surveillance System, Full System Upgrade, Average Density	2,200 SF	3	7398008
D7030	North Tower	Fair	Security/Surveillance System, Full System Upgrade, Average Density	2,200 SF	3	7398022
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Install	4,400 SF	6	7409380
Pedestrian Plazas & Walkways						
G2020	Site	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	27,000 SF	3	7398040
G2020	Site	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	27,000 SF	11	7398027
Sitework						
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	2	6	7398037
G2060	Site	Good	Bike Rack, Fixed 1-5 Bikes	2	6	7398017
G2060	Site	Good	Trash Receptacle, Heavy-Duty Fixed Concrete	2	11	7398023
G2060	Pedestrian Bridge	Good	Pedestrian Bridge, Steel or Concrete Construction, 120' Span	1,000 SF	33	7398013
G2060	Site	Good	Fences & Gates, Fence, Chain Link 4'	750 LF	23	7409477
G2080		Fair	Irrigation System, Pop-Up Spray Heads, Commercial	25,000 SF	6	7409422
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	9	6	7398010
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	8	6	7398026
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	6	7398006

Appendix E:
Replacement Reserves

Replacement Reserves Report

Bradford Avenue Pedestrian Bridge

3/4/2024

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
Bradford Avenue Pedestrian Bridge	$177,600	$0	$0	$46,769	$14,817	$0	$217,375	$0	$45,379	$0	$0	$221,699	$0	$29,958	$19,913	$89,739	$196,159	$0	$99,120	$0	$14,449	**$1,172,976**
Grand Total	**$177,600**	**$0**	**$0**	**$46,769**	**$14,817**	**$0**	**$217,375**	**$0**	**$45,379**	**$0**	**$0**	**$221,699**	**$0**	**$29,958**	**$19,913**	**$89,739**	**$196,159**	**$0**	**$99,120**	**$0**	**$14,449**	**$1,172,976**

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	7398024	Exterior Walls, any painted surface, Prep & Paint	10	6	4	3400	SF	$3.87	$13,165					$13,165										$13,165							**$26,330**
B3010	7398042	Roofing, Built-Up, Replace	25	14	11	200	SF	$22.40	$4,480												$4,480										**$4,480**
C2010	7398044	Wall Finishes, any surface, Prep & Paint	10	2	8	2550	SF	$1.95	$4,978									$4,978										$4,978			**$9,955**
C2050	7398036	Ceiling Finishes, any flat surface, Prep & Paint	10	2	8	4400	SF	$2.59	$11,405									$11,405										$11,405			**$22,810**
D1010	7398012	Elevator Cab Finishes, Standard, Replace	15	15	0	2	EA	$28,800.00	$57,600	$57,600															$57,600						**$115,200**
D1010	7398014	Passenger Elevator, Hydraulic, 3 Floors, 1500 to 2500 LB, Renovate	30	30	0	1	EA	$112,000.00	$112,000	$112,000																					**$112,000**
D1010	7398018	Elevator Controls, Automatic, 1 Car, Replace	20	20	0	1	EA	$8,000.00	$8,000	$8,000																				$8,000	**$16,000**
D1010	7398039	Elevator Controls, Automatic, 1 Car, Replace	20	14	6	1	EA	$8,000.00	$8,000							$8,000															**$8,000**
D1010	7411715	Passenger Elevator, Hydraulic, 3 Floors, 1500 to 2500 LB, Renovate	30	14	16	1	EA	$112,000.00	$112,000																	$112,000					**$112,000**
D2010	7398034	Pump, Circulation, Domestic Water, Replace	15	12	3	1	EA	$4,160.00	$4,160				$4,160															$4,160			**$8,320**
D2010	7398025	Pump, Circulation, Domestic Water, Replace	15	12	3	1	EA	$4,160.00	$4,160				$4,160															$4,160			**$8,320**
D2010	7398032	Backflow Preventer, Domestic Water, Replace	30	14	16	1	EA	$5,120.00	$5,120																	$5,120					**$5,120**
D2010	7398011	Backflow Preventer, Domestic Water, Replace	30	14	16	1	EA	$5,120.00	$5,120																	$5,120					**$5,120**
D3060	7398033	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	14	6	1	EA	$1,920.00	$1,920							$1,920															**$1,920**
D3060	7398028	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	14	6	1	EA	$1,920.00	$1,920							$1,920															**$1,920**
D4030	7398021	Fire Extinguisher, Wet Chemical/CO2, Replace	10	7	3	2	EA	$480.00	$960				$960										$960								**$1,920**
D5040	7398035	Lighting Controls, Dimming Panel, Digital Time Control Clock & Photosensor, Replace	20	14	6	1	EA	$7,488.00	$7,488							$7,488															**$7,488**
D5040	7398043	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	14	6	4400	SF	$7.20	$31,680							$31,680															**$31,680**
D5040	7409381	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	14	6	1000	SF	$7.20	$7,200							$7,200															**$7,200**
D7030	7398008	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	12	3	2200	SF	$3.20	$7,040				$7,040															$7,040			**$14,080**
D7030	7398022	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	12	3	2200	SF	$3.20	$7,040				$7,040															$7,040			**$14,080**
D7050	7409380	Fire Alarm System, Full System Upgrade, Basic/Zoned, Install	20	14	6	4400	SF	$2.40	$10,560							$10,560															**$10,560**
G2020	7398040	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	27000	SF	$0.72	$19,440				$19,440					$19,440					$19,440					$19,440			**$77,760**
G2020	7398027	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	14	11	27000	SF	$5.60	$151,200												$151,200										**$151,200**
G2060	7398017	Bike Rack, Fixed 1-5 Bikes, Replace	20	14	6	2	EA	$960.00	$1,920							$1,920															**$1,920**
G2060	7398037	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	14	6	2	EA	$1,120.00	$2,240							$2,240															**$2,240**
G2060	7398023	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	14	11	2	EA	$2,240.00	$4,480												$4,480										**$4,480**
G2080	7409422	Irrigation System, Pop-Up Spray Heads, Commercial, Replace	20	14	6	25000	SF	$1.60	$40,000							$40,000															**$40,000**
G4050	7398010	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	14	6	9	EA	$6,400.00	$57,600							$57,600															**$57,600**
G4050	7398026	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	14	6	8	EA	$960.00	$7,680							$7,680															**$7,680**
G4050	7398006	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	14	6	4	EA	$960.00	$3,840							$3,840															**$3,840**
Totals, Unescalated										**$177,600**	**$0**	**$0**	**$42,800**	**$13,165**	**$0**	**$182,048**	**$0**	**$35,822**	**$0**	**$0**	**$160,160**	**$0**	**$20,400**	**$13,165**	**$57,600**	**$122,240**	**$0**	**$58,222**	**$0**	**$8,000**	**$891,222**
Totals, Escalated (3.0% inflation, compounded annually)										**$177,600**	**$0**	**$0**	**$46,769**	**$14,817**	**$0**	**$217,375**	**$0**	**$45,379**	**$0**	**$0**	**$221,699**	**$0**	**$29,958**	**$19,913**	**$89,739**	**$196,159**	**$0**	**$99,120**	**$0**	**$14,449**	**$1,172,976**

Appendix F:
Equipment Inventory List

D10 Conveying

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7398018	D1010	**Elevator Controls**	Automatic, 1 Car		Bradford Avenue Pedestrian Bridge	Mechanical Room North	Elevator Controls	H800	15781	2010	2041598	1
2	7398039	D1010	**Elevator Controls**	Automatic, 1 Car		Bradford Avenue Pedestrian Bridge	Mechanical Room South	Elevator Controls	H800	15782	2010	2041606	1
3	7398014	D1010	**Passenger Elevator**	Hydraulic, 3 Floors, 1500 to 2500 LB	4000 LB	Bradford Avenue Pedestrian Bridge	North Tower				2010		1
4	7411715	D1010	**Passenger Elevator**	Hydraulic, 3 Floors, 1500 to 2500 LB	4000 LB	Bradford Avenue Pedestrian Bridge	South Tower				2010		1

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7398025	D2010	**Pump**	Circulation, Domestic Water	0.5 HP	Bradford Avenue Pedestrian Bridge	Site - North Tower	Inaccessible	Inaccessible	Inaccessible	2010		1
2	7398034	D2010	**Pump**	Circulation, Domestic Water	0.5 HP	Bradford Avenue Pedestrian Bridge	Site - South Tower	Inaccessible	Inaccessible	Inaccessible	2010		1
3	7398011	D2010	**Backflow Preventer**	Domestic Water	2 IN	Bradford Avenue Pedestrian Bridge	Site - South Tower	Inaccessible	Inaccessible	Inaccessible	2010		1
4	7398032	D2010	**Backflow Preventer**	Domestic Water	2 IN	Bradford Avenue Pedestrian Bridge	Site - North Tower	Inaccessible	Inaccessible	Inaccessible	2010		1

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7398033	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper	500 CFM	Bradford Avenue Pedestrian Bridge	Machine Room South Roof	Cook	Inaccessible	Inaccessible	2010		1
2	7398028	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper	500 CFM	Bradford Avenue Pedestrian Bridge	Machine Room North Roof	Cook	Inaccessible	Inaccessible	2010		1

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7398021	D4030	**Fire Extinguisher**	Wet Chemical/CO2		Bradford Avenue Pedestrian Bridge	Mechanical Rooms						2

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7398031	D5020	**Switchboard**	120/208 V	600 AMP	Bradford Avenue Pedestrian Bridge	Mechanical Room South	Eaton Cutler-Hammer	SLA70835	F-253534	2010	2041601	1
2	7398041	D5020	**Switchboard**	120/208 V	600 AMP	Bradford Avenue Pedestrian Bridge	Site - South Tower	Eaton Cutler-Hammer	No dataplate	No dataplate	2010	2041609	1

FACILITY CONDITION ASSESSMENT

DRAFT

prepared for

City of Placentia, Citywide Asset Management Program
401 E Chapman Ave
Placentia, CA 92870
Samantha Byfield

Champions Sports Park and Aguirre Community Center
505 Jefferson Street
Placentia, CA 92870

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BV PROJECT #:
165429.23R000-011.468

DATE OF REPORT:
to be filled in by CD

ON SITE DATE:
February 16, 2024

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Park and Community Center
Number of Buildings	2
Main Address	505 Jefferson Street, Placentia, CA 92870
Site Developed	1995
Outside Occupants / Leased Spaces	None
Date(s) of Visit	February 16, 2024
Management Point of Contact	City of Placentia Samantha Byfield, Public Works Manager 714-993-8212 sbyfield@placentia.org
On-site Point of Contact (POC)	Jonathan Munoz
Assessment & Report Prepared By	Ishaq Ameen
Reviewed By	Michael Chaney Program Manager 800.733.0660 x7297980 michael.chaney@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The Aguirre Community Center, named after Alfred Aguirre, and Champions Sports Park was constructed in 1995 by the city of Placentia. This site is among the largest in the city, offering a wide range of amenities such as play structures and sports fields for baseball, basketball, and football. As essential resources for the community, the center and park not only fulfill practical needs but also contribute to the aesthetic charm of the area.

Architectural

The buildings feature original construction with unfinished CMU walls, wood roof decks supported by wood joists, and concrete foundation slabs. The roofs are covered with clay tiles. It's observed that the exterior roofing structural members are deteriorating, and damaged clay tiles are causing roof leaks and subsequent damage to certain areas of the ceiling, necessitating repair and replacement. The costs for repairs and replacements are accounted for in the immediate budget. A roofing study is recommended to assess existing conditions and structural stability. Additionally, the exterior doors and windows are approaching the end of their expected lifespan and require replacement in the near future.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC system in the Aguirre building is operated by a rooftop packaged unit for heating and cooling. This unit has significantly exceeded its expected useful life and shows clear signs of aging and wear. While currently functional, it is noted as aged and in need of replacement in the immediate future. Additionally, the Snack Shack building has a failed evaporative unit that requires replacement, with the cost included in the immediate budget. The ductwork in both buildings is nearing the end of its useful life and will need typical lifecycle replacement in the coming years.

The electrical switchboards for the buildings are currently in fair condition and would require typical lifecycle replacement. The distribution panels are nearing the end of their useful life and will need replacement in the near future. Overall, the lighting and electrical system are deemed to be in fair condition.

The restroom fixtures in these facilities are in poor condition, showing signs of aging and wear that suggest they have reached the end of their expected useful life. Replacement is needed in the near future. However, the plumbing supply and sanitary lines are in fair condition, with no reported or observed systemic issues.

The facility's fire protection and security measures are limited to fire extinguishers, smoke detectors, exit signs, and security system, all of which are currently in fair condition.

Site

Parking for the site consists of three asphalt lots, which are in fair condition and requiring typical lifecycle mill & overlay and seal & stripe replacements. The concrete sidewalks, walkways, and curbs are in good condition. Playgrounds, sports fields, courts, and other park amenities are also in fair condition and require typical lifecycle replacements. The site furnishings including park benches, tables, landscaping, and fencing have been well-maintained. No other expenditures are anticipated in the near term.

Recommended Additional Studies

See the Systems Summary tables in the latter sections of this report for recommended additional studies associated with roofing at the Aguirre Community Center Building and Snack Shack Building.

Facility Condition Index (FCI)

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

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

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

Facility	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Aguirre Community Center	$650	5,125	$3,331,250	1.8%	4.6%	4.7%	4.7%
Snack Shack	$450	2,310	$1,039,500	4.6%	12.1%	14.5%	14.5%

Immediate Needs

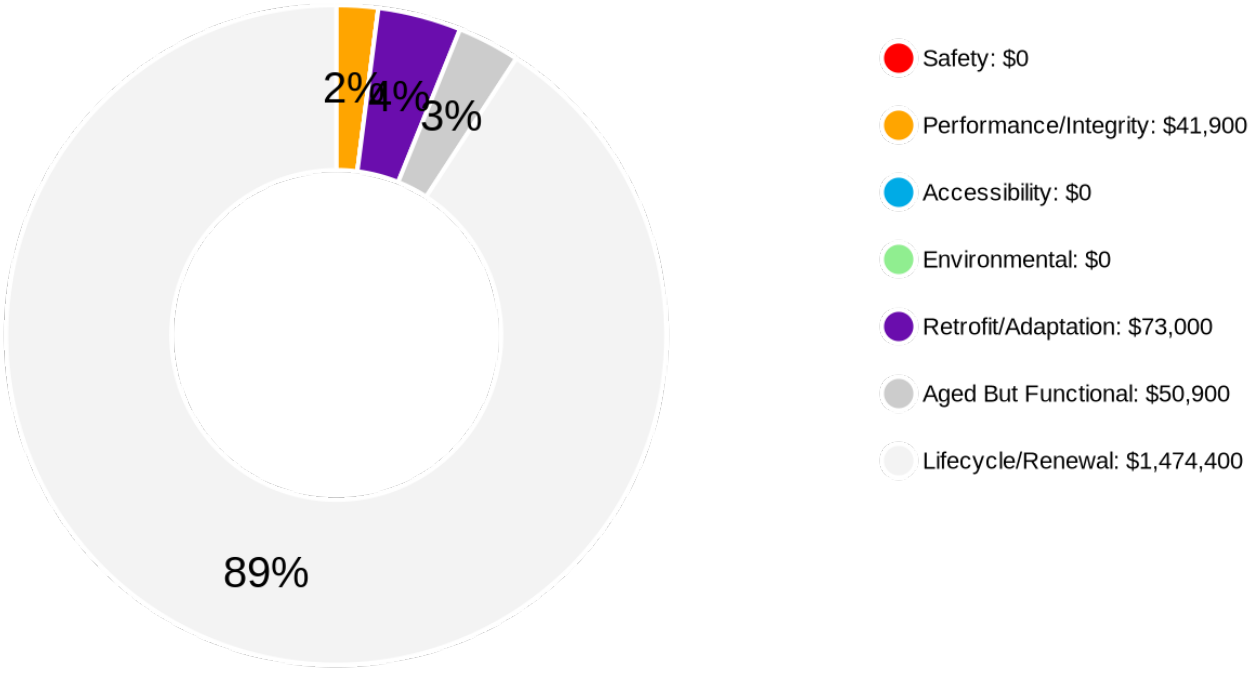
Facility/Building	Total Items	Total Cost
Champions Sports Park and Aguirre Community Center / Aguirre Community Center	11	$61,600
Champions Sports Park and Aguirre Community Center / Snack Shack	11	$47,700
TOTAL	**22**	**$109,300**

Plan Types

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

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

Plan Type Distribution (by Cost)



10-Year Total: $1,640,200

2. Aguirre Community Center

Aguirre Community Center: Building Systems Summary		
Address	505 Jefferson Street, Placentia, CA 92870	
Constructed/Renovated	1995	
Building Area	5,125 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	CMU bearing walls with wood roof deck supported by wood joists and concrete foundation slab	Fair
Facade	Wall Finish: CMU Windows: Wood	Fair
Roof	Primary: Hip construction with clay/concrete tiles	Poor
Interiors	Walls: Painted gypsum board and unfinished CMU Floors: VCT, wood strip, and unfinished concrete Ceilings: ACT and exposed painted	Fair
Elevators	None	-

Aguirre Community Center: Building Systems Summary		
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Electric tankless water heater Fixtures: Toilets, urinals, and sinks in all restrooms and drinking fountains	Fair
HVAC	Non-Central System: Packaged unit	Poor
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard and panels with copper wiring Interior Lighting: LED and linear fluorescent Emergency Power: None	Fair
Fire Alarm	Smoke detectors with exit signs only	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building.	
Additional Studies	The roof is in poor condition. The exterior roofing structural members around building perimeter appear to be deteriorated and roof leaks has also been reported due to tile damage. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to repair and replace the effected roof areas is also included.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

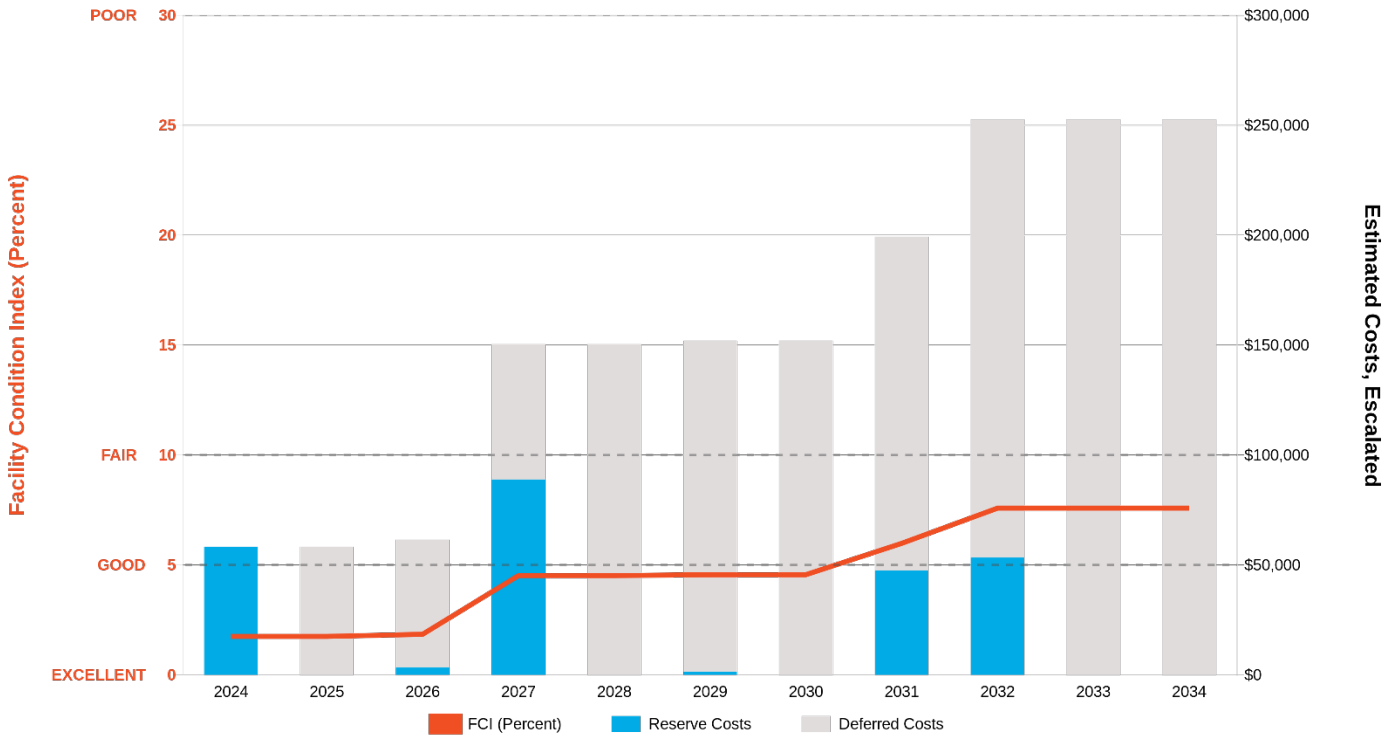
Aguirre Community Center: System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	$3,324	$0	$0	$0	$0	$3,324
Facade	$0	$0	$16,464	$0	$2,760	$19,224
Roofing	$8,954	$0	$4,721	$47,489	$11,769	$72,933
Interiors	$775	$3,276	$21,040	$0	$26,339	$51,430
Plumbing	$15,289	$0	$3,227	$43,461	$3,750	$65,727
HVAC	$22,160	$0	$13,632	$0	$40,023	$75,815
Fire Protection	$0	$0	$725	$0	$975	$1,700
Electrical	$0	$0	$23,665	$9,877	$1,431	$34,973
Fire Alarm & Electronic Systems	$0	$0	$6,816	$0	$10,619	$17,435
Sitework	$3,324	$0	$3,082	$0	$6,003	$12,409
Follow-up Studies	$7,756	$0	$0	$0	$0	$7,756
TOTALS	**$61,600**	**$3,300**	**$93,400**	**$100,900**	**$103,700**	**$362,900**

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $3,331,250.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $22,968.00**



Immediate Needs

Location	UF	Description	Cond	Plan Type	Cost
Champions Sports Park and Aguirre Community Center / Aguirre Community Center	D3055	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	Poor	Retrofit/Adaptation	$22,200
Champions Sports Park and Aguirre Community Center / Aguirre Community Center	D2016	Urinal, Standard, Replace	Poor	Retrofit/Adaptation	$2,400
Champions Sports Park and Aguirre Community Center / Aguirre Community Center	D2016	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	Poor	Retrofit/Adaptation	$5,700
Champions Sports Park and Aguirre Community Center / Aguirre Community Center	C1071	Suspended Ceilings, Acoustical Tile (ACT), Replace	Poor	Performance/Integrity	$800
Champions Sports Park and Aguirre Community Center / Aguirre Community Center	D2016	Toilet, Commercial Water Closet, Replace	Poor	Retrofit/Adaptation	$7,200
Champions Sports Park and Aguirre Community Center / Aguirre Community Center	P2032	Architectural Study, Building Envelope, Roof, Evaluate/Report	NA	Performance/Integrity	$7,800
Champions Sports Park and Aguirre Community Center / Aguirre Community Center	B3015	Roofing, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	$2,400
Champions Sports Park and Aguirre Community Center / Aguirre Community Center	B3015	Roofing, Modified Bitumen, Replace	Poor	Retrofit/Adaptation	$5,300
Champions Sports Park and Aguirre Community Center / Aguirre Community Center	G4055	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	Poor	Retrofit/Adaptation	$3,300
Champions Sports Park and Aguirre Community Center / Aguirre Community Center	B3011	Roofing, Asphalt Shingle, 20-Year Standard, Replace	Poor	Performance/Integrity	$1,200
Champions Sports Park and Aguirre Community Center / Aguirre Community Center	B1022	Roof Sheathing, Plywood, Replace	Poor	Performance/Integrity	$3,300
TOTAL (11 items)					**$61,600**

Key Findings

Roof Sheathing in Poor condition.

Plywood
Aguirre Community Center
Roof

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

Plan Type:
Performance/Integrity

Cost Estimate: $3,300

The roof eave members and roof members at building entrance shed appear to be deteriorating and showing signs of wear. It is recommended to reinforce the damaged areas with wood to ensure stability. - AssetCALC ID: 7408946

Roofing in Poor condition.

Asphalt Shingle, 20-Year Standard
Aguirre Community Center
Roof

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

Plan Type:
Performance/Integrity

Cost Estimate: $1,200

The roof covering is almost 10 years beyond its expected useful life, with most of granules missing from shingles. - AssetCALC ID: 7408939

Roofing in Poor condition.

any type, Repairs per Man-Day
Aguirre Community Center
Roof

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

Plan Type:
Performance/Integrity

Cost Estimate: $2,400

Roof leaks has been reported. Remove and replace any damaged clay tiles and thoroughly clean moss on the roof surface. - AssetCALC ID: 7408956

Recommended Follow-up Study:

Plan Type:
Performance/Integrity

Building Envelope, Roof
Aguirre Community Center
Roof

Cost Estimate: $7,800

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

The exterior roofing structural members around building perimeter appear to be deteriorated and roof leaks has also been reported. A roofing study is recommended to analyze poor existing conditions and structural stability. - AssetCALC ID: 7409239

Suspended Ceilings in Poor condition.

Plan Type:
Performance/Integrity

Acoustical Tile (ACT)
Aguirre Community Center
Meeting Facility West Storage Area

Cost Estimate: $800

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

Water patches and damage have been observed on the ceiling tiles near the west storage area of the meeting facility. Replacement is needed. - AssetCALC ID: 7389730

Roofing in Poor condition.

Plan Type:
Retrofit/Adaptation

Modified Bitumen
Aguirre Community Center
Roof

Cost Estimate: $5,300

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

The modified bitumen roofing membrane appears to be at the end of its expected life and needs replacement soon. - AssetCALC ID: 7408940

Toilet in Poor condition.

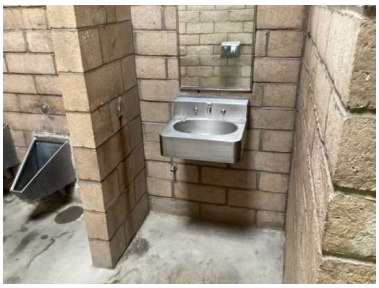
Commercial Water Closet
Aguirre Community Center
Restrooms

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

Plan Type:
Retrofit/Adaptation

Cost Estimate: $7,200

The fixtures appear to have reached the end of their expected useful life and exhibit signs of aging and wear. - AssetCALC ID: 7389726



Sink/Lavatory in Poor condition.

Wall-Hung, Enameled Steel
Aguirre Community Center
Restrooms

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

Plan Type:
Retrofit/Adaptation

Cost Estimate: $5,700

The fixtures appear to have reached the end of their expected useful life and exhibit signs of aging and wear. - AssetCALC ID: 7389721

Urinal in Poor condition.

Standard
Aguirre Community Center
Restrooms

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

Plan Type:
Retrofit/Adaptation

Cost Estimate: $2,400

The fixtures appear to have reached the end of their expected useful life. - AssetCALC ID: 7389707

Exterior Fixture w/ Lamp in Poor condition.

any type, w/ LED Replacement
Aguirre Community Center
Exterior NW Shed Area

Uniformat Code: G4050
Recommendation: **Replace in 2024**

Plan Type:
Retrofit/Adaptation

Cost Estimate: $3,300

The fixtures show signs of wear. - AssetCALC ID: 7389728

Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted
Aguirre Community Center
Roof

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

Plan Type:
Retrofit/Adaptation

Cost Estimate: $22,200

The packaged unit has significantly exceeded its expected useful life and exhibits clear signs of aging and wear. Replacement is required in the immediate future. - AssetCALC ID: 7389662

3. Snack Shack

Snack Shack: Building Systems Summary		
Address	505 Jefferson Street, Placentia, CA 92870	
Constructed/Renovated	1995	
Building Area	2,310 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	CMU bearing walls with wood roof deck supported by wood joists and concrete foundation slab	Fair
Facade	Wall Finish: CMU Windows: Wood	Fair
Roof	Primary: Hip construction with clay/concrete tiles	Poor
Interiors	Walls: Painted gypsum board and unfinished CMU Floors: Wood strip, and sealed concrete Ceilings: ACT and exposed painted	Fair
Elevators	None	-

Snack Shack: Building Systems Summary		
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Electric tankless water heater Fixtures: Toilets, urinals, and sinks in all restrooms and drinking fountains	Fair
HVAC	Non-Central System: Evaporative Cooler	Failed
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard and panels with copper wiring Interior Lighting: LED and linear fluorescent Emergency Power: None	Fair
Fire Alarm	Smoke detectors with exit signs only	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building.	
Additional Studies	The roof is in poor condition. The exterior roofing structural members around the building perimeter appear to be deteriorated and roof leaks have also been reported due to tile damage. A professional consultant 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 repair and replace the effected roof areas is also included.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

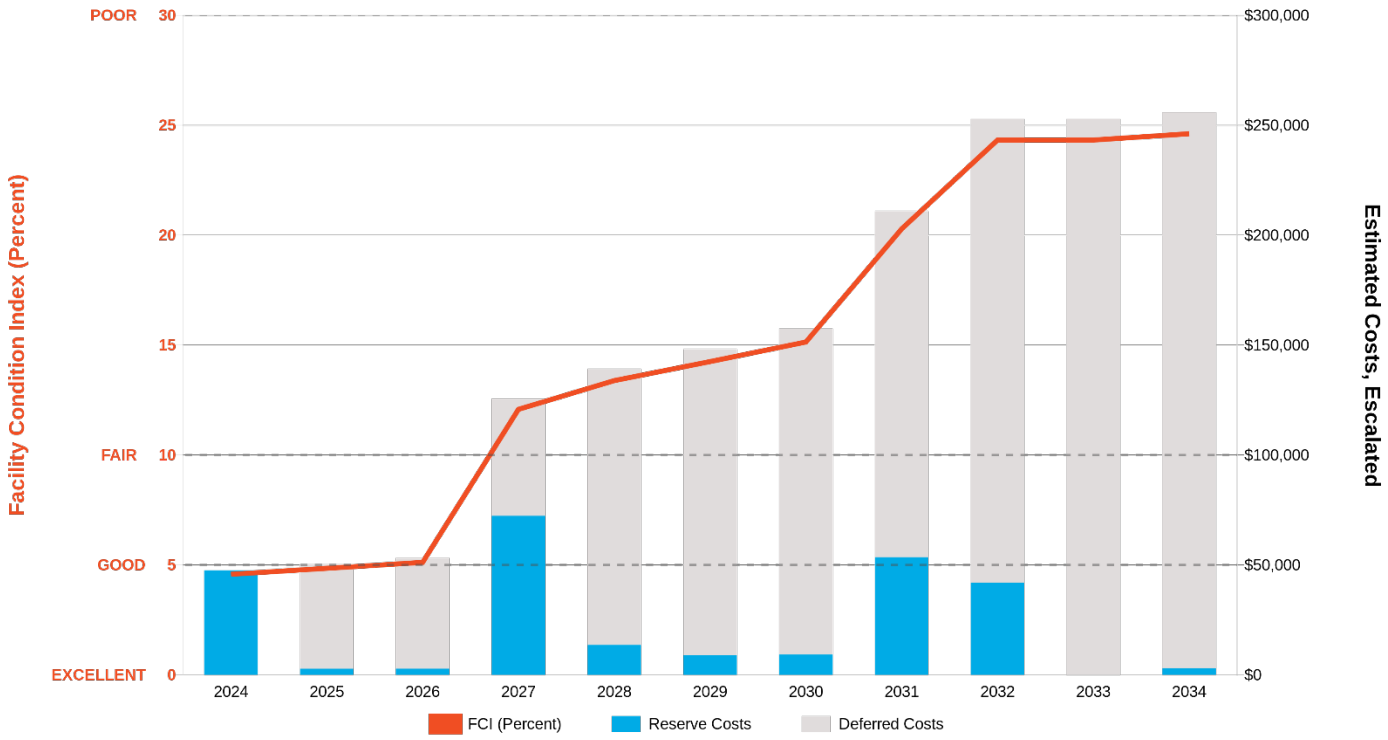
Snack Shack: System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	$2,880	$0	$0	$0	$0	$2,880
Facade	$0	$0	$14,647	$0	$2,760	$17,407
Roofing	$3,656	$0	$6,295	$53,513	$0	$63,464
Interiors	$1,163	$0	$12,477	$6,316	$15,296	$35,252
Plumbing	$20,497	$0	$2,742	$35,664	$5,178	$64,081
HVAC	$5,761	$2,820	$11,186	$0	$8,975	$28,742
Fire Protection	$0	$0	$1,089	$0	$1,464	$2,553
Electrical	$0	$0	$31,905	$0	$71,278	$103,183
Fire Alarm & Electronic Systems	$0	$0	$5,592	$0	$8,713	$14,305
Equipment & Furnishings	$5,872	$2,795	$8,991	$12,239	$39,287	$69,184
Sitework	$0	$0	$2,992	$0	$725,015	$728,007
Follow-up Studies	$7,756	$0	$0	$0	$0	$7,756
TOTALS	**$47,600**	**$5,700**	**$98,000**	**$107,800**	**$878,000**	**$1,137,100**

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: $1,039,500.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $23,259.00**



Immediate Needs

Location	UF	Description	Cond	Plan Type	Cost
Champions Sports Park and Aguirre Community Center / Snack Shack	D2016	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	Poor	Retrofit/Adaptation	$7,500
Champions Sports Park and Aguirre Community Center / Snack Shack	D3033	Evaporative Cooler, 0.75 to 1 HP, 8000 CFM, Replace	Failed	Performance/Integrity	$5,800
Champions Sports Park and Aguirre Community Center / Snack Shack	E1038	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	Poor	Retrofit/Adaptation	$3,700
Champions Sports Park and Aguirre Community Center / Snack Shack	D2016	Urinal, Standard, Replace	Poor	Retrofit/Adaptation	$2,400
Champions Sports Park and Aguirre Community Center / Snack Shack	D2016	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	Poor	Retrofit/Adaptation	$3,300
Champions Sports Park and Aguirre Community Center / Snack Shack	C1071	Suspended Ceilings, Acoustical Tile (ACT), Replace	Poor	Performance/Integrity	$1,200
Champions Sports Park and Aguirre Community Center / Snack Shack	P2032	Architectural Study, Building Envelope, Roof, Evaluate/Report	NA	Performance/Integrity	$7,800
Champions Sports Park and Aguirre Community Center / Snack Shack	B3015	Roofing, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	$3,700
Champions Sports Park and Aguirre Community Center / Snack Shack	D2016	Toilet, Commercial Water Closet, Replace	Poor	Retrofit/Adaptation	$7,200
Champions Sports Park and Aguirre Community Center / Snack Shack	B1022	Roof Sheathing, Plywood, Replace	Poor	Performance/Integrity	$2,900
Champions Sports Park and Aguirre Community Center / Snack Shack	E1038	Foodservice Equipment, Coffee Machine, Replace	Failed	Performance/Integrity	$2,200
TOTAL (11 items)					**$47,700**

Key Findings

Roof Sheathing in Poor condition.

Plywood
Snack Shack
Roof

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

Plan Type:
Performance/Integrity

Cost Estimate: $2,900

The roof eave members and roof exterior wood members around perimeter of the building appear to be deteriorating and showing signs of wear. It is recommended to reinforce the damaged areas with wood to ensure stability. - AssetCALC ID: 7409237

Roofing in Poor condition.

any type, Repairs per Man-Day
Snack Shack
Roof

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

Plan Type:
Performance/Integrity

Cost Estimate: $3,700

Roof leaks have been reported and water leakage is damaging the ceiling. Remove and replace any damaged and missing clay tiles. - AssetCALC ID: 7409236

Recommended Follow-up Study:

Building Envelope, Roof
Snack Shack
Roof

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

Plan Type:
Performance/Integrity

Cost Estimate: $7,800

The exterior roofing structural members around building perimeter appear to be deteriorated and roof leaks has also been reported. A roofing study is recommended to analyze poor existing conditions and structural stability. - AssetCALC ID: 7408955

Foodservice Equipment in Failed condition.

Plan Type: Performance/Integrity

Cost Estimate: $2,200

Coffee Machine
Snack Shack
Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2024**

The out-of-service note suggests that the machine is nonfunctional and needs replacement. This product or part replacement could be covered under warranty if effective. - AssetCALC ID: 7389732

Evaporative Cooler in Failed condition.

Plan Type: Performance/Integrity

Cost Estimate: $5,800

0.75 to 1 HP, 8000 CFM
Snack Shack
Roof

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

The building's evaporative cooler has been noted to be non-operative. Given the age of the building, it is evident that the unit has significantly exceeded its expected useful life. Therefore, immediate replacement is necessary. - AssetCALC ID: 7409252

Suspended Ceilings in Poor condition.

Plan Type: Performance/Integrity

Cost Estimate: $1,200

Acoustical Tile (ACT)
Snack Shack
Office

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

Leakage and water patches observed. Replacement needed. - AssetCALC ID: 7389677

Toilet in Poor condition.

Commercial Water Closet
Snack Shack
Restrooms

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

Plan Type:
Retrofit/Adaptation

Cost Estimate: $7,200

The fixtures appear to have reached the end of their expected useful life and exhibit signs of aging and wear. - AssetCALC ID: 7389683

Drinking Fountain in Poor condition.

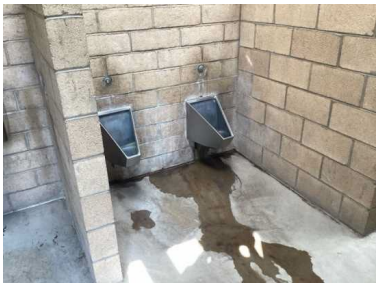
Exterior/Site, Metal Pedestal
Snack Shack
Exterior

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

Plan Type:
Retrofit/Adaptation

Cost Estimate: $3,300

The fixtures are beyond the end of their expected useful life and exhibit signs of aging and wear. - AssetCALC ID: 7389681



Urinal in Poor condition.

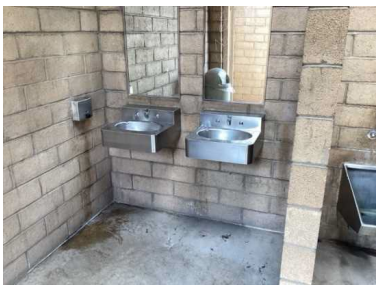
Standard
Snack Shack
Restrooms

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

Plan Type:
Retrofit/Adaptation

Cost Estimate: $2,400

The fixtures appear to have reached the end of their expected useful life and exhibit signs of aging and wear. - AssetCALC ID: 7389676



Sink/Lavatory in Poor condition.

Wall-Hung, Enameled Steel
Snack Shack
Restrooms

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

Plan Type:
Retrofit/Adaptation

Cost Estimate: $7,500

The fixtures appear to have reached the end of their expected useful life and exhibit signs of aging and wear. - AssetCALC ID: 7389671

Foodservice Equipment in Poor condition.

Exhaust Hood, 3 to 6 LF
Snack Shack
Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2024**

Plan Type:
Retrofit/Adaptation

Cost Estimate: $3,700

This range hood is significantly beyond its expected useful life and should be replaced soon. - AssetCALC ID: 7389696

Foodservice Equipment in Poor condition.

Snack Shack
Kitchen

Uniformat Code: E1030
Recommendation: **in 2025**

Plan Type:
Retrofit/Adaptation

Cost Estimate: $2,700

The dispenser unit has significantly exceeded its expected useful life. Replacement is required in the immediate future. - AssetCALC ID: 7389693

4. Site

Site: Site Information		
Site Area	13.19 acres	
Parking Spaces	151 total spaces all in open lots; 5 of which are accessible.	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, and stairs	Fair
Site Development	Property entrance signage; chain link and CMU wall fencing; CMU wall dumpster enclosures Playgrounds and sports fields and courts with bleachers, dugouts, press box, fencing, and site lights Heavily furnished with park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Significant landscaping features including lawns, 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: Site Information		
Site Lighting	Pole-mounted: LED Building-mounted: LED Pedestrian walkway and landscape accent lighting	Fair
Ancillary Structures	Trash enclosure and Shed	Fair
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas.	
Site Additional Studies	No additional studies are currently recommended for the site areas.	
Site Areas Observed	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.	
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.	

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

Site: System Expenditure Forecast						
System	**Immediate**	**Short Term (1-2 yr)**	**Near Term (3-5 yr)**	**Med Term (6-10 yr)**	**Long Term (11-20 yr)**	**TOTAL**
Plumbing	$0	$0	$11,222	$7,742	$17,485	$36,449
Equipment & Furnishings	$0	$0	$0	$80,409	$0	$80,409
Special Construction & Demo	$0	$0	$22,701	$50,226	$0	$72,927
Sitework	$0	$4,353	$258,154	$687,503	$327,461	$1,277,471
TOTALS	**$0**	**$4,400**	**$292,100**	**$825,900**	**$345,000**	**$1,467,400**

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
- 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

6. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

7. Opinions of Probable Costs

Cost estimates are 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.

8. Certification

City of Placentia, Citywide Asset Management Program (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Champions Sports Park and Aguirre Community Center, 505 Jefferson Street, Placentia, CA 92870, the “Property”. It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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9. Appendices

Appendix A: Photographic Record
Appendix B: Site and Floor 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 - AGUIRRE BUILDING FRONT ELEVATION

2 - AGUIRRE BUILDING LEFT ELEVATION

3 - AGUIRRE BUILDING RIGHT ELEVATION

4 - AGUIRRE BUILDING REAR ELEVATION

5 - SNACK SHACK BUILDING FRONT ELEVATION

6 - SNACK SHACK BUILDING LEFT ELEVATION

Photographic Overview

7 - SNACK SHACK BUILDING RIGHT ELEVATION

8 - SNACK SHACK BUILDING REAR ELEVATION

9 - AGUIRRE BUILDING ROOF

10 - SNACK SHACK BUILDING ROOF

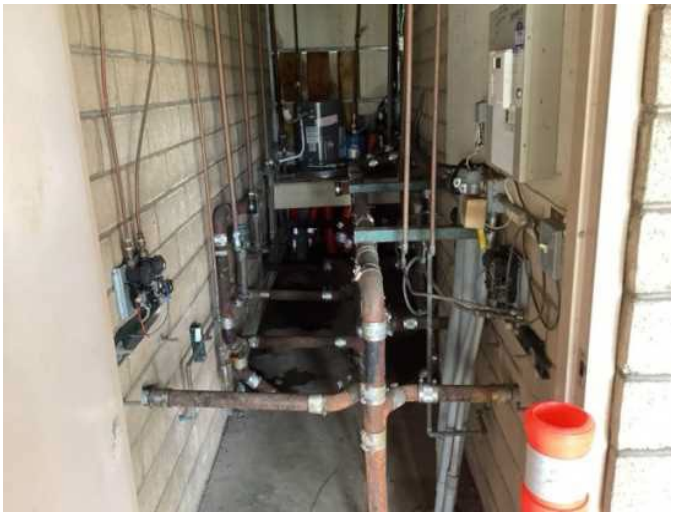
11 - AGUIRRE BUILDING MEETING FACILITY

12 - SNACK SHACK BUILDING OFFICE

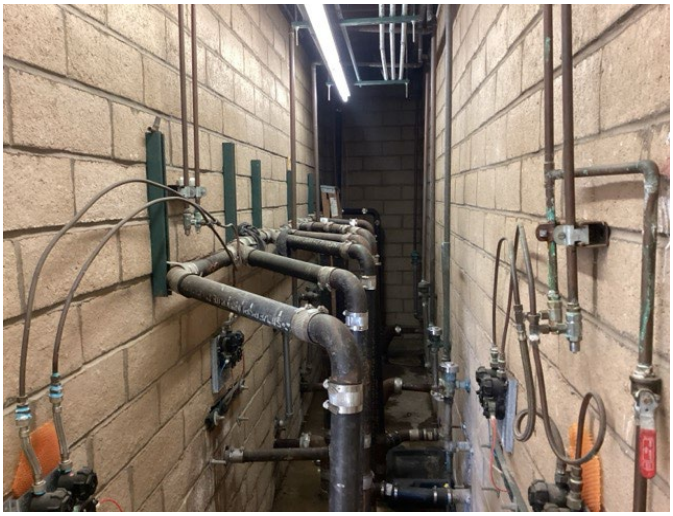
Photographic Overview

13 - SNACK SHACK BUILDING KITCHEN

14 - AGUIRRE BUILDING WATER HEATER



15 - AGUIRRE BUILDING PLUMBING SYSTEM



16 - SNACK SHACK PLUMBING SYSTEM

17 - AGUIRRE BUILDING PACKAGED UNIT

18 - AGUIRRE BUILDING ELECTRICAL ROOM

Photographic Overview

19 - SNACK SHACK BUILDING ELECTRICAL ROOM

20 - AGUIRRE BUILDING SECURITY

21 - SNACK SHACK SECURITY

22 - GAZEBO STRUCTURE

23 - NORTH PARKING LOT

24 - EAST PARKING LOT

Photographic Overview

25 - FOOTBALL FIELD

26 - BASEBALL FIELD

27 - BASEBALL FIELD

28 - BASKETBALL COURT

29 - WALKWAYS AND LANDSCAPING

30 - WALKWAYS AND LANDSCAPING

Appendix B:
Site and Floor Plan(s)

Site Plan

Project Number	Project Name
165429.23R000-011.468	Champions Sports Park and Aguirre Community Center The City of Placentia
Source	**On-Site Date**
Google	February 16, 2024

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Appendix C:
Pre-Survey Questionnaire(s)

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name:	**Champions Sports Park and Aguirre Community Center Park**
Name of person completing form:	**Joey Ruiz**
Title / Association with property:	**Public Works Supervisor**
Length of time associated w/ property:	
Date Completed:	
Phone Number:	**(714) 329-4912**
Method of Completion:	**PRIOR: fully completed by client in advance**

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	5,436		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	UNK	
		Roof	UNK	
		Interiors	UNK	
		HVAC	UNK	
		Electrical	UNK	
		Site Pavement	UNK	
		Accessibility	UNK	
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.	Roof eaves need attention on both buildings.		

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?		NO			
8	Are there any wall, window, basement or roof leaks?	YES				Aguirre leaks due to tile issue.
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?		NO			
10	Are your elevators unreliable, with frequent service calls?				NA	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		NO			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		NO			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?	YES				Snack shack building has a non-functioning swamp cooler.
14	Is the electrical service outdated, undersized, or otherwise problematic?		NO			
15	Are there any problems or inadequacies with exterior lighting?	YES				Constant noise from ballfield light ballast.
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		NO			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		NO			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.			UNK		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			UNK		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?			UNK		

Appendix D:
Component Condition Report

Component Condition Report | Champions Sports Park and Aguirre Community Center / Aguirre Community Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1020	Roof	Poor	Roof Sheathing, Plywood	750 SF	0	7408946
Facade						
B2020	Exterior	Fair	Window, Wood, 16-25 SF	9	3	7389697
B2050	Restrooms Exterior	Fair	Exterior Door, Steel Gate	2	11	7389698
B2050	Exterior	Fair	Exterior Door, Wood, Solid-Core	4	3	7389704
Roofing						
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	2,050 SF	7	7389658
B3010	Roof	Poor	Roofing, any type, Repairs per Man-Day, Repair	2	0	7408956
B3010	Roof	Poor	Roofing, Modified Bitumen	480 SF	0	7408940
B3010	Roof	Poor	Roofing, Asphalt Shingle, 20-Year Standard	285 SF	0	7408939
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	3	3	7389710
Interiors						
C1070	Meeting Facility	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,500 SF	3	7389684
C1070	Meeting Facility West Storage Area	Poor	Suspended Ceilings, Acoustical Tile (ACT)	200 SF	0	7389730
C2010	Meeting Facility	Fair	Wall Finishes, any surface, Prep & Paint	2,975 SF	3	7389717
C2030	Meeting Facility	Fair	Flooring, Vinyl Tile (VCT)	1,700 SF	3	7389702
C2050	Restrooms	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	1,115 SF	2	7389691
Plumbing						
D2010	Restrooms	Poor	Urinal, Standard	2	0	7389707
D2010	Restrooms	Poor	Sink/Lavatory, Wall-Hung, Enameled Steel	3	0	7389721
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	2,815 SF	8	7389708
D2010	Exterior NW	Fair	Drinking Fountain, Exterior/Site, Metal Pedestal	1	3	7389712
D2010	Meeting Facility South	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	1	5	7389680
D2010	Restrooms	Poor	Toilet, Commercial Water Closet	5	0	7389726
D2010	Utility Closet	Excellent	Water Heater, Electric, Residential, 5 to 15 GAL	1	14	7389714
HVAC						
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	1	0	7389662
D3050	Throughout	Fair	HVAC System, Ductwork, Medium Density	2,815 SF	3	7409208
Fire Protection						
D4030	Throughout	Fair	Fire Extinguisher, Wet Chemical/CO2	2	3	7389678
Electrical						
D5020	Electrical Closet	Fair	Distribution Panel, 120/208 V [A]	1	3	7389666

Component Condition Report | Champions Sports Park and Aguirre Community Center / Aguirre Community Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Throughout	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,815 SF	8	7409121
D5040	Throughout	Fair	Emergency & Exit Lighting, Exit Sign, LED	4	3	7389674
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,815 SF	3	7389723
Fire Alarm & Electronic Systems						
D7030	Utility Closet	Fair	Security/Surveillance System, Full System Upgrade, Average Density	2,815 SF	3	7389701
Sitework						
G4050	Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	5	7389699
G4050	Exterior NW Shed Area	Poor	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	5	0	7389728
Follow-up Studies						
P2030	Roof	NA	Architectural Study, Building Envelope, Roof, Evaluate/Report	1	0	7409239

Component Condition Report | Champions Sports Park and Aguirre Community Center / Snack Shack

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1020	Roof	Poor	Roof Sheathing, Plywood	650 SF	0	7409237
Facade						
B2020	Exterior West	Fair	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF	2	3	7409240
B2020	Exterior	Fair	Screens & Shutters, Rolling Shutter, 10 to 50 SF	5	3	7389729
B2050	Restrooms Exterior	Fair	Exterior Door, Steel Gate	2	11	7409243
B2050	Exterior	Fair	Exterior Door, Wood, Solid-Core	3	3	7409242
Roofing						
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	2,310 SF	7	7409235
B3010	Roof	Poor	Roofing, any type, Repairs per Man-Day, Repair	3	0	7409236
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	4	3	7409234
Interiors						
C1030	Throughout	Fair	Interior Door, Wood, Solid-Core	3	11	7409241
C1070	Kitchen	Fair	Suspended Ceilings, Acoustical Tile (ACT)	800 SF	4	7389711
C1070	Office	Poor	Suspended Ceilings, Acoustical Tile (ACT)	300 SF	0	7389677
C2010	Kitchen & Office Areas	Fair	Wall Finishes, any surface, Prep & Paint	2,150 SF	4	7389731
C2030	Kitchen	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	900 SF	3	7389667
C2030	Office	Good	Flooring, Wood, Strip	300 SF	8	7389720
C2050	Restrooms, Electrical Room, & Control Room	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	1,310 SF	4	7389727
Plumbing						
D2010	Restrooms	Poor	Sink/Lavatory, Wall-Hung, Enameled Steel	4	0	7389671

Component Condition Report | Champions Sports Park and Aguirre Community Center / Snack Shack

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Poor	Urinal, Standard	2	0	7389676
D2010	Exterior	Poor	Drinking Fountain, Exterior/Site, Metal Pedestal	2	0	7389681
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	2,310 SF	8	7409244
D2010	Kitchen	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	2	4	7389690
D2010	Restrooms	Poor	Toilet, Commercial Water Closet	5	0	7389683
HVAC						
D3030	Roof	Failed	Evaporative Cooler, 0.75 to 1 HP, 8000 CFM	1	0	7409252
D3050	Throughout	Fair	HVAC System, Ductwork, Medium Density	2,310 SF	3	7409122
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1001 to 2000 CFM	1	2	7409191
Fire Protection						
D4030	Throughout	Fair	Fire Extinguisher, Wet Chemical/CO2	3	3	7389688
Electrical						
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	3	7389686
D5020	Electrical Room	Fair	Switchboard, 277/480 V	1	11	7389719
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V, 400 AMP [BB]	1	3	7389713
D5030	Throughout	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,310 SF	11	7409249
D5040	Throughout	Fair	Emergency & Exit Lighting, Exit Sign, LED	3	3	7409251
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,310 SF	3	7409250
Fire Alarm & Electronic Systems						
D7030	Electrical Room	Fair	Security/Surveillance System, Full System Upgrade, Average Density	2,310 SF	3	7389692
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Griddle	1	6	7389724
E1030	Kitchen	Excellent	Foodservice Equipment, Icemaker, Freestanding	1	14	7389668
E1030	Kitchen	Fair	Foodservice Equipment, Griddle	1	5	7389672
E1030	Kitchen	Poor	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	0	7389696
E1030	Kitchen	Poor	Foodservice Equipment	1	1	7389693
E1030	Kitchen	Failed	Foodservice Equipment, Coffee Machine	1	0	7389732
Sitework						
G2080	Controller Room	Fair	Irrigation System, Pop-Up Spray Heads, Commercial	420,000 SF	15	7409123
G4050	Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	4	7409248
Follow-up Studies						
P2030	Roof	NA	Architectural Study, Building Envelope, Roof, Evaluate/Report	1	0	7408955

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	East Parking Lot Entrance	Fair	Backflow Preventer, Domestic Water, 3 IN	1	10	7409259
D2010	Site	Fair	Drinking Fountain, Exterior/Site, Metal Pedestal	1	4	7389673
D2010	Throughout	Fair	Drinking Fountain, Exterior/Site, Metal Pedestal	5	4	7409262
Equipment & Furnishings						
E2010	Throughout Baseball Fields	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	450	10	7409268
Special Construction & Demo						
F1020	South Picnic Shed	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	750 SF	3	7409270
F1020	Snack Shack Building Trash Enclosure	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	70 SF	6	7389664
F1020	Snack Shack Building Area next to basketball court	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	500 SF	10	7409253
Pedestrian Plazas & Walkways						
G2020	Snack Shack Building Parking Lot	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	36,000 SF	3	7389657
G2020	Parking Lot	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	13,000 SF	3	7389685
G2020	Snack Shack Building Parking Lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	36,000 SF	8	7389660
G2020	Parking Lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	13,000 SF	8	7389703
G2020	Football Field Parking Lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	13,200 SF	8	7409255
G2020	Football Field Parking Lot	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	13,200 SF	3	7409254
Athletic, Recreational & Playfield Areas						
G2050	South Picnic Shed	Fair	Camping/Picnic Accessories, Grill, Pedestal-Style	1	2	7409269
G2050	Throughout Baseball Fields	Fair	Sports Apparatus, Scoreboard, Electronic Basic	3	7	7409272
G2050	East Basketball Court	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	3	3	7409258
G2050	Throughout Baseball Fields	Fair	Sports Apparatus, Player/Dugout Benches, 12' Length	6	5	7409275
G2050	Throughout Sports Fields	Fair	Sports Field and Court Lighting, Light Fixture w/ Lamps	32	10	7409273
G2050	East Basketball Court	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	6,900 SF	10	7409256
G2050	Kids Playground	Fair	Play Structure, Multipurpose, Medium	1	4	7409117
G2050	Kids Playground	Fair	Playfield Surfaces, Rubber, Small Areas	1,900 SF	4	7389700
G2050	Throughout Baseball Fields	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	3	10	7409274
G2050	Kids Playground	Fair	Play Structure, Multipurpose, Small	1	4	7409119
G2050	Kids Playground	Fair	Play Structure, Swing Set, 4 Seats	3	4	7409118
G2050	East Basketball Court	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	6,900 SF	2	7409257
Sitework						
G2060	South Picnic Shed	Fair	Picnic Table, Metal Powder-Coated	8	3	7409271
G2060	Site	Fair	Bike Rack, Fixed 1-5 Bikes	2	3	7389709
G2060	Throughout	Fair	Bike Rack, Fixed 1-5 Bikes	2	4	7409261

Component Condition Report | Champions Sports Park and Aguirre Community Center / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Snack Shack Building Area	Fair	Trash Receptacle, Medium-Duty Metal or Precast	4	3	7409247
G2060	West of Tom Munoz Baseball Field	Good	Fences & Gates, Fence, Chain Link 4'	450 LF	15	7409120
G2060	Site	Fair	Park Bench, Metal Powder-Coated	10	4	7389661
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	3	3	7389682
G2060	Snack Shack Building Area	Fair	Bike Rack, Fixed 1-5 Bikes	2	3	7409245
G2060	Throughout	Fair	Park Bench, Metal Powder-Coated	5	4	7409265
G2060	Throughout	Good	Fences & Gates, Fence, Chain Link 6'	5,000 LF	18	7409277
G2060	Throughout	Fair	Trash Receptacle, Medium-Duty Metal or Precast	10	3	7409264
G2060	East & West Parking Lot	Fair	Fences & Gates, Vehicle Gate, Chain Link Manual	2	10	7409260
G2060	Kids Playground	Fair	Park Bench, Precast Concrete	3	4	7389716
G2060	Site	Fair	Picnic Table, Precast Concrete	2	4	7389669
G2060	Snack Shack Building Area	Fair	Picnic Table, Metal Powder-Coated	2	3	7409246
G4050	West Parking Lot	Fair	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED	5	7	7409267
G4050	East Parking Lot	Fair	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED	5	7	7409266
G4050	Snack Shack Building Area	Fair	Floodlights, Floodlights, 90 W, Replace/Install	10	5	7409276
G4050	Site	Fair	Floodlights, Floodlights, 90 W, Replace/Install	10	5	7389695
G4050	North Parking Lot	Fair	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED	5	7	7389679

Appendix E:
Replacement Reserves

Replacement Reserves Report

3/4/2024

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
Champions Sports Park and Aguirre Community Center / Aguirre Community Center	$61,586	$0	$3,277	$88,889	$0	$4,496	$0	$47,490	$53,340	$0	$0	$2,761	$4,404	$8,314	$922	$0	$0	$0	$29,483	$0	$57,800	**$362,759**
Champions Sports Park and Aguirre Community Center / Site	$0	$0	$4,355	$116,885	$140,918	$34,296	$5,557	$41,024	$344,846	$0	$434,470	$0	$4,905	$45,544	$0	$13,982	$0	$6,785	$250,858	$17,486	$5,403	**$1,467,315**
Champions Sports Park and Aguirre Community Center / Snack Shack	$47,589	$2,796	$2,821	$72,360	$16,583	$8,991	$9,261	$53,513	$41,981	$0	$2,978	$76,188	$0	$4,735	$21,114	$744,867	$4,356	$0	$8,715	$0	$18,011	**$1,136,859**
Grand Total	**$109,175**	**$2,796**	**$10,453**	**$278,134**	**$157,502**	**$47,782**	**$14,818**	**$142,027**	**$440,167**	**$0**	**$437,448**	**$78,949**	**$9,309**	**$58,592**	**$22,035**	**$758,850**	**$4,356**	**$6,785**	**$289,056**	**$17,486**	**$81,214**	**$2,966,934**

Champions Sports Park and Aguirre Community Center / Aguirre Community Center

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B1020	7408946	Roof Sheathing, Plywood, Replace	50	50	0	750	SF	$4.43	$3,324	$3,324																					**$3,324**
B2020	7389697	Window, Wood, 16-25 SF, Replace	30	27	3	9	EA	$1,329.60	$11,966				$11,966																			**$11,966**
B2050	7389704	Exterior Door, Wood, Solid-Core, Replace	25	22	3	4	EA	$775.60	$3,102				$3,102																			**$3,102**
B2050	7389698	Exterior Door, Steel Gate, Replace	40	29	11	2	EA	$997.20	$1,994												$1,994											**$1,994**
B3010	7408939	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	29	0	285	SF	$4.21	$1,200	$1,200																				$1,200		**$2,400**
B3010	7389658	Roofing, Clay/Concrete Tile, Replace	50	43	7	2050	SF	$18.84	$38,614								$38,614															**$38,614**
B3010	7408956	Roofing, any type, Repairs per Man-Day, Repair	0	29	0	2	EA	$1,218.80	$2,438	$2,438																						**$2,438**
B3010	7408940	Roofing, Modified Bitumen, Replace	20	20	0	480	SF	$11.08	$5,318	$5,318																				$5,318		**$10,637**
B3060	7389710	Roof Skylight, per unit, up to 20 SF, Replace	30	27	3	3	EA	$1,440.40	$4,321				$4,321																			**$4,321**
C1070	7389730	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	25	0	200	SF	$3.88	$776	$776																						**$776**
C1070	7389684	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	22	3	1500	SF	$3.88	$5,817				$5,817																			**$5,817**
C2010	7389717	Wall Finishes, any surface, Prep & Paint	10	7	3	2975	SF	$1.35	$4,021				$4,021										$4,021									**$8,043**
C2030	7389702	Flooring, Vinyl Tile (VCT), Replace	15	12	3	1700	SF	$5.54	$9,418				$9,418															$9,418				**$18,836**
C2050	7389691	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	8	2	1115	SF	$2.77	$3,089			$3,089										$3,089										**$6,177**
D2010	7389714	Water Heater, Electric, Residential, 5 to 15 GAL, Replace	15	1	14	1	EA	$609.40	$609															$609								**$609**
D2010	7389708	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	32	8	2815	SF	$12.19	$34,309									$34,309														**$34,309**
D2010	7389721	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	30	0	3	EA	$1,883.60	$5,651	$5,651																						**$5,651**
D2010	7389707	Urinal, Standard, Replace	30	30	0	2	EA	$1,218.80	$2,438	$2,438																						**$2,438**
D2010	7389726	Toilet, Commercial Water Closet, Replace	30	30	0	5	EA	$1,440.40	$7,202	$7,202																						**$7,202**
D2010	7389712	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	15	12	3	1	EA	$1,662.00	$1,662				$1,662															$1,662				**$3,324**
D2010	7389680	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	25	5	1	EA	$1,218.80	$1,219						$1,219																	**$1,219**
D3050	7389662	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	29	0	1	EA	$22,160.00	$22,160	$22,160																				$22,160		**$44,320**
D3050	7409208	HVAC System, Ductwork, Medium Density, Replace	30	27	3	2815	SF	$4.43	$12,476				$12,476																			**$12,476**
D4030	7389678	Fire Extinguisher, Wet Chemical/CO2, Replace	10	7	3	2	EA	$332.40	$665				$665										$665									**$1,330**
D5020	7389666	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	$6,648.00	$6,648				$6,648																			**$6,648**
D5030	7409121	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	32	8	2815	SF	$2.77	$7,798									$7,798														**$7,798**
D5040	7389723	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	17	3	2815	SF	$4.99	$14,036				$14,036																			**$14,036**
D5040	7389674	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	7	3	4	EA	$243.76	$975				$975										$975									**$1,950**
D7030	7389701	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	12	3	2815	SF	$2.22	$6,238				$6,238															$6,238				**$12,476**
G4050	7389728	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	20	0	5	EA	$664.80	$3,324	$3,324																				$3,324		**$6,648**
G4050	7389699	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	4	EA	$664.80	$2,659						$2,659																	**$2,659**
P2030	7409239	Architectural Study, Building Envelope, Roof, Evaluate/Report	0	29	0	1	EA	$7,756.00	$7,756	$7,756																						**$7,756**
Totals, Unescalated										**$61,586**	**$0**	**$3,089**	**$81,346**	**$0**	**$3,878**	**$0**	**$38,614**	**$42,107**	**$0**	**$0**	**$1,994**	**$3,089**	**$5,661**	**$609**	**$0**	**$0**	**$0**	**$17,318**	**$0**	**$32,002**	**$291,293**
Totals, Escalated (3.0% inflation, compounded annually)										**$61,586**	**$0**	**$3,277**	**$88,889**	**$0**	**$4,496**	**$0**	**$47,490**	**$53,340**	**$0**	**$0**	**$2,761**	**$4,404**	**$8,314**	**$922**	**$0**	**$0**	**$0**	**$29,483**	**$0**	**$57,800**	**$362,759**

Champions Sports Park and Aguirre Community Center / 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
D2010	7409259	Backflow Preventer, Domestic Water, 3 IN, Replace	30	20	10	1	EA	$5,761.60	$5,762											$5,762											**$5,762**
D2010	7389673	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	15	11	4	1	EA	$1,662.00	$1,662					$1,662															$1,662		**$3,324**
D2010	7409262	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	15	11	4	5	EA	$1,662.00	$8,310					$8,310															$8,310		**$16,620**
E2010	7409268	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	15	10	450	EA	$132.96	$59,832											$59,832											**$59,832**
F1020	7409270	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	27	3	750	SF	$27.70	$20,775				$20,775																		**$20,775**
F1020	7389664	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace	35	29	6	70	SF	$66.48	$4,654							$4,654															**$4,654**

Replacement Reserves Report

3/4/2024

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
F1020	7409253	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace	35	25	10	500	SF	$66.48	$33,240											$33,240											**$33,240**
G2020	7409254	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	13200	SF	$0.50	$6,582				$6,582					$6,582					$6,582					$6,582			**$26,326**
G2020	7389685	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	13000	SF	$0.50	$6,482				$6,482					$6,482					$6,482					$6,482			**$25,927**
G2020	7389657	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	36000	SF	$0.50	$17,950				$17,950					$17,950					$17,950					$17,950			**$71,798**
G2020	7409255	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	17	8	13200	SF	$3.88	$51,190									$51,190													**$51,190**
G2020	7389703	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	17	8	13000	SF	$3.88	$50,414									$50,414													**$50,414**
G2020	7389660	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	17	8	36000	SF	$3.88	$139,608									$139,608													**$139,608**
G2050	7409257	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	3	2	6900	SF	$0.50	$3,440			$3,440					$3,440					$3,440					$3,440			**$13,761**
G2050	7409258	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	22	3	3	EA	$10,526.00	$31,578				$31,578																	**$31,578**
G2050	7409275	Sports Apparatus, Player/Dugout Benches, 12' Length, Replace	15	10	5	6	EA	$498.60	$2,992						$2,992														$2,992	**$5,983**
G2050	7409272	Sports Apparatus, Scoreboard, Electronic Basic, Replace	25	18	7	3	EA	$3,324.00	$9,972								$9,972													**$9,972**
G2050	7409273	Sports Field and Court Lighting, Light Fixture w/ Lamps, Replace	25	15	10	32	EA	$5,540.00	$177,280											$177,280										**$177,280**
G2050	7409256	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	15	10	6900	SF	$3.88	$26,758											$26,758										**$26,758**
G2050	7409274	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	10	10	3	EA	$5,540.00	$16,620											$16,620										**$16,620**
G2050	7409269	Camping/Picnic Accessories, Grill, Pedestal-Style, Replace	15	13	2	1	EA	$664.80	$665			$665															$665			**$1,330**
G2050	7409119	Play Structure, Multipurpose, Small, Replace	20	16	4	1	EA	$11,080.00	$11,080					$11,080																**$11,080**
G2050	7409118	Play Structure, Swing Set, 4 Seats, Replace	20	16	4	3	EA	$2,770.00	$8,310					$8,310																**$8,310**
G2050	7409117	Play Structure, Multipurpose, Medium, Replace	20	16	4	1	EA	$22,160.00	$22,160					$22,160																**$22,160**
G2050	7389700	Playfield Surfaces, Rubber, Small Areas, Replace	20	16	4	1900	SF	$28.81	$54,735					$54,735																**$54,735**
G2060	7409264	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	17	3	10	EA	$775.60	$7,756				$7,756																	**$7,756**
G2060	7409246	Picnic Table, Metal Powder-Coated, Replace	20	17	3	2	EA	$775.60	$1,551				$1,551																	**$1,551**
G2060	7409271	Picnic Table, Metal Powder-Coated, Replace	20	17	3	8	EA	$775.60	$6,205				$6,205																	**$6,205**
G2060	7389709	Bike Rack, Fixed 1-5 Bikes, Replace	20	17	3	2	EA	$664.80	$1,330				$1,330																	**$1,330**
G2060	7409247	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	17	3	4	EA	$775.60	$3,102				$3,102																	**$3,102**
G2060	7389682	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	17	3	3	EA	$775.60	$2,327				$2,327																	**$2,327**
G2060	7409245	Bike Rack, Fixed 1-5 Bikes, Replace	20	17	3	2	EA	$664.80	$1,330				$1,330																	**$1,330**
G2060	7389669	Picnic Table, Precast Concrete, Replace	25	21	4	2	EA	$1,329.60	$2,659					$2,659																**$2,659**
G2060	7409265	Park Bench, Metal Powder-Coated, Replace	20	16	4	5	EA	$775.60	$3,878					$3,878																**$3,878**
G2060	7389716	Park Bench, Precast Concrete, Replace	25	21	4	3	EA	$1,108.00	$3,324					$3,324																**$3,324**
G2060	7409261	Bike Rack, Fixed 1-5 Bikes, Replace	20	16	4	2	EA	$664.80	$1,330					$1,330																**$1,330**
G2060	7389661	Park Bench, Metal Powder-Coated, Replace	20	16	4	10	EA	$775.60	$7,756					$7,756																**$7,756**
G2060	7409260	Fences & Gates, Vehicle Gate, Chain Link Manual, Replace	25	15	10	2	EA	$1,897.45	$3,795											$3,795										**$3,795**
G2060	7409120	Fences & Gates, Fence, Chain Link 4', Replace	40	25	15	450	LF	$19.94	$8,975																$8,975					**$8,975**
G2060	7409277	Fences & Gates, Fence, Chain Link 6', Replace	40	22	18	5000	LF	$23.27	$116,340																			$116,340		**$116,340**
G4050	7409266	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, Replace	20	13	7	5	EA	$1,329.60	$6,648								$6,648													**$6,648**
G4050	7389679	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, Replace	20	13	7	5	EA	$1,329.60	$6,648								$6,648													**$6,648**
G4050	7409267	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, Replace	20	13	7	5	EA	$1,329.60	$6,648								$6,648													**$6,648**
G4050	7409276	Floodlights, Floodlights, 90 W, Replace/Install	20	15	5	10	EA	$1,329.60	$13,296						$13,296															**$13,296**
G4050	7389695	Floodlights, Floodlights, 90 W, Replace/Install	20	15	5	10	EA	$1,329.60	$13,296						$13,296															**$13,296**
Totals, Unescalated										**$0**	**$0**	**$4,105**	**$106,966**	**$125,204**	**$29,584**	**$4,654**	**$33,356**	**$272,225**	**$0**	**$323,287**	**$0**	**$3,440**	**$31,013**	**$0**	**$8,975**	**$0**	**$4,105**	**$147,353**	**$9,972**	**$2,992**	**$1,107,230**
Totals, Escalated (3.0% inflation, compounded annually)										**$0**	**$0**	**$4,355**	**$116,885**	**$140,918**	**$34,296**	**$5,557**	**$41,024**	**$344,846**	**$0**	**$434,470**	**$0**	**$4,905**	**$45,544**	**$0**	**$13,982**	**$0**	**$6,785**	**$250,858**	**$17,486**	**$5,403**	**$1,467,315**

Champions Sports Park and Aguirre Community Center / Snack Shack

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B1020	7409237	Roof Sheathing, Plywood, Replace	50	50	0	650	SF	$4.43	$2,881	$2,881																					**$2,881**
B2020	7389729	Screens & Shutters, Rolling Shutter, 10 to 50 SF, Replace	20	17	3	5	EA	$1,329.60	$6,648				$6,648																		**$6,648**
B2020	7409240	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF, Replace	20	17	3	2	EA	$2,216.00	$4,432				$4,432																		**$4,432**
B2050	7409242	Exterior Door, Wood, Solid-Core, Replace	25	22	3	3	EA	$775.60	$2,327				$2,327																		**$2,327**
B2050	7409243	Exterior Door, Steel Gate, Replace	40	29	11	2	EA	$997.20	$1,994												$1,994										**$1,994**
B3010	7409235	Roofing, Clay/Concrete Tile, Replace	50	43	7	2310	SF	$18.84	$43,511								$43,511														**$43,511**

Replacement Reserves Report

3/4/2024

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B3010	7409236	Roofing, any type, Repairs per Man-Day, Repair	0	29	0	3	EA	$1,218.80	$3,656	$3,656																					**$3,656**
B3060	7409234	Roof Skylight, per unit, up to 20 SF, Replace	30	27	3	4	EA	$1,440.40	$5,762				$5,762																			**$5,762**
C1030	7409241	Interior Door, Wood, Solid-Core, Replace	40	29	11	3	EA	$775.60	$2,327												$2,327											**$2,327**
C1070	7389677	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	25	0	300	SF	$3.88	$1,163	$1,163																						**$1,163**
C1070	7389711	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	21	4	800	SF	$3.88	$3,102					$3,102																		**$3,102**
C2010	7389731	Wall Finishes, any surface, Prep & Paint	10	6	4	2150	SF	$1.35	$2,906					$2,906										$2,906								**$5,813**
C2030	7389667	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	7	3	900	SF	$1.66	$1,496				$1,496										$1,496									**$2,992**
C2030	7389720	Flooring, Wood, Strip, Replace	30	22	8	300	SF	$16.62	$4,986									$4,986														**$4,986**
C2050	7389727	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	6	4	1310	SF	$2.77	$3,629					$3,629										$3,629								**$7,257**
D2010	7409244	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	32	8	2310	SF	$12.19	$28,154									$28,154														**$28,154**
D2010	7389681	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	15	29	0	2	EA	$1,662.00	$3,324	$3,324															$3,324							**$6,648**
D2010	7389676	Urinal, Standard, Replace	30	30	0	2	EA	$1,218.80	$2,438	$2,438																						**$2,438**
D2010	7389671	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	30	0	4	EA	$1,883.60	$7,534	$7,534																						**$7,534**
D2010	7389683	Toilet, Commercial Water Closet, Replace	30	30	0	5	EA	$1,440.40	$7,202	$7,202																						**$7,202**
D2010	7389690	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	26	4	2	EA	$1,218.80	$2,438					$2,438																		**$2,438**
D3030	7409252	Evaporative Cooler, 0.75 to 1 HP, 8000 CFM, Replace	15	29	0	1	EA	$5,761.60	$5,762	$5,762															$5,762							**$11,523**
D3050	7409122	HVAC System, Ductwork, Medium Density, Replace	30	27	3	2310	SF	$4.43	$10,238				$10,238																			**$10,238**
D3060	7409191	Exhaust Fan, Centrifugal, 16" Damper, 1001 to 2000 CFM, Replace	25	23	2	1	EA	$2,659.20	$2,659			$2,659																				**$2,659**
D4030	7389688	Fire Extinguisher, Wet Chemical/CO2, Replace	10	7	3	3	EA	$332.40	$997				$997										$997									**$1,994**
D5020	7389686	Secondary Transformer, Dry, Stepdown, Replace	30	27	3	1	EA	$11,080.00	$11,080				$11,080																			**$11,080**
D5020	7389719	Switchboard, 277/480 V, Replace	40	29	11	1	EA	$44,320.00	$44,320												$44,320											**$44,320**
D5020	7389713	Distribution Panel, 277/480 V, 400 AMP, Replace	30	27	3	1	EA	$5,872.40	$5,872				$5,872																			**$5,872**
D5030	7409249	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	29	11	2310	SF	$2.77	$6,399												$6,399											**$6,399**
D5040	7409251	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	7	3	3	EA	$243.76	$731				$731										$731									**$1,463**
D5040	7409250	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	17	3	2310	SF	$4.99	$11,518				$11,518																			**$11,518**
D7030	7389692	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	12	3	2310	SF	$2.22	$5,119				$5,119																$5,119			**$10,238**
E1030	7389693	Foodservice Equipment, ,	15	14	1	1	EA	$2,714.60	$2,715		$2,715															$2,715						**$5,429**
E1030	7389696	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	29	0	1	EA	$3,656.40	$3,656	$3,656															$3,656							**$7,313**
E1030	7389732	Foodservice Equipment, Coffee Machine, Replace	10	10	0	1	EA	$2,216.00	$2,216	$2,216										$2,216										$2,216	**$6,648**
E1030	7389672	Foodservice Equipment, Griddle, Replace	15	10	5	1	EA	$7,756.00	$7,756						$7,756															$7,756	**$15,512**
E1030	7389724	Foodservice Equipment, Griddle, Replace	15	9	6	1	EA	$7,756.00	$7,756							$7,756															**$7,756**
E1030	7389668	Foodservice Equipment, Icemaker, Freestanding, Replace	15	1	14	1	EA	$7,423.60	$7,424															$7,424							**$7,424**
G2080	7409123	Irrigation System, Pop-Up Spray Heads, Commercial, Replace	20	5	15	420000	SF	$1.11	$465,360																$465,360						**$465,360**
G4050	7409248	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	16	4	4	EA	$664.80	$2,659					$2,659																	**$2,659**
P2030	7408955	Architectural Study, Building Envelope, Roof, Evaluate/Report	0	29	0	1	EA	$7,756.00	$7,756	$7,756																					**$7,756**
Totals, Unescalated										**$47,589**	**$2,715**	**$2,659**	**$66,220**	**$14,734**	**$7,756**	**$7,756**	**$43,511**	**$33,140**	**$0**	**$2,216**	**$55,040**	**$0**	**$3,224**	**$13,959**	**$478,102**	**$2,715**	**$0**	**$5,119**	**$0**	**$9,972**	**$796,426**
Totals, Escalated (3.0% inflation, compounded annually)										**$47,589**	**$2,796**	**$2,821**	**$72,360**	**$16,583**	**$8,991**	**$9,261**	**$53,513**	**$41,981**	**$0**	**$2,978**	**$76,188**	**$0**	**$4,735**	**$21,114**	**$744,867**	**$4,356**	**$0**	**$8,715**	**$0**	**$18,011**	**$1,136,859**

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	7389714	D2010	**Water Heater**	Electric, Residential, 5 to 15 GAL	10 GAL	Champions Sports Park and Aguirre Community Center / Aguirre Community Center	Utility Closet	Rheem	XE10P06PU20U0	0212318973	2023	2041506	1
2	7409259	D2010	**Backflow Preventer**	Domestic Water, 3 IN		Champions Sports Park and Aguirre Community Center / Site	East Parking Lot Entrance	Zurn	No dataplate	No dataplate			1

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7409252	D3030	**Evaporative Cooler**	0.75 to 1 HP, 8000 CFM		Champions Sports Park and Aguirre Community Center / Snack Shack	Roof	Inaccessible	Inaccessible	Inaccessible	1995		1
2	7389662	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	8 TON	Champions Sports Park and Aguirre Community Center / Aguirre Community Center	Roof	Carrier	Illegible	2195G3046	1995	2041542	1
3	7409191	D3060	**Exhaust Fan**	Centrifugal, 16" Damper, 1001 to 2000 CFM	1500	Champions Sports Park and Aguirre Community Center / Snack Shack	Roof	Inaccessible	Inaccessible	Inaccessible			1

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7389678	D4030	**Fire Extinguisher**	Wet Chemical/CO2		Champions Sports Park and Aguirre Community Center / Aguirre Community Center	Throughout						2
2	7389688	D4030	**Fire Extinguisher**	Wet Chemical/CO2		Champions Sports Park and Aguirre Community Center / Snack Shack	Throughout						3

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7389686	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	Champions Sports Park and Aguirre Community Center / Snack Shack	Electrical Room	Challenger	752-415	J95 C1130	1995	2041576	1
2	7389719	D5020	**Switchboard**	277/480 V	600 AMP	Champions Sports Park and Aguirre Community Center / Snack Shack	Electrical Room	Challenger	No dataplate	VXLA02833	1995	2041503	1
3	7389666	D5020	**Distribution Panel** [A]	120/208 V	225 AMP	Champions Sports Park and Aguirre Community Center / Aguirre Community Center	Electrical Closet	Challenger	YS2042	VXLA02833-002	1995	2041516	1
4	7389713	D5020	**Distribution Panel** [BB]	277/480 V, 400 AMP	400	Champions Sports Park and Aguirre Community Center / Snack Shack	Electrical Room	Challenger	5158C04G16	YS2054	1995	2041575	1
5	7389674	D5040	**Emergency & Exit Lighting**	Exit Sign, LED		Champions Sports Park and Aguirre Community Center / Aguirre Community Center	Throughout						4
6	7409251	D5040	**Emergency & Exit Lighting**	Exit Sign, LED		Champions Sports Park and Aguirre Community Center / Snack Shack	Throughout						3

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7389732	E1030	**Foodservice Equipment**	Coffee Machine		Champions Sports Park and Aguirre Community Center / Snack Shack	Kitchen	Curtis	CAFE2DB10A000	14308575	2021	2041549	1

2	7389696	E1030	**Foodservice Equipment**	Exhaust Hood, 3 to 6 LF	Champions Sports Park and Aguirre Community Center / Snack Shack	Kitchen	General Electric	J V376 V1BB	FM8 051086	1995	2041593	1
3	7389724	E1030	**Foodservice Equipment**	Griddle	Champions Sports Park and Aguirre Community Center / Snack Shack	Kitchen	No dataplate	No dataplate	No dataplate		2041514	1
4	7389672	E1030	**Foodservice Equipment**	Griddle	Champions Sports Park and Aguirre Community Center / Snack Shack	Kitchen	Black Stone	1554	Illegible		2041522	1
5	7389668	E1030	**Foodservice Equipment**	Icemaker, Freestanding	Champions Sports Park and Aguirre Community Center / Snack Shack	Kitchen	Hoshizaki	KM-350MAJ	N04033H	2023	2041553	1

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FACILITY CONDITION ASSESSMENT

prepared for

City of Placentia
401 East Chapman Avenue
Placentia, CA 92870
Luis Estevez

City Corporate Yard
2999 East La Jolla Avenue
Placentia, CA 92870

PREPARED BY:
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BV PROJECT #:
165429.23R000-009.468

DATE OF REPORT:
March 7, 2024

ON SITE DATE:
February 5, 2024

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Office/Warehouse/Garage
Number of Buildings	2
Main Address	2999 East La Jolla Avenue, Placentia, CA 92870
Site Developed	1974
Outside Occupants / Leased Spaces	None
Date(s) of Visit	February 5, 2024
Management Point of Contact	Samantha Byfield, Public Works Manager 714-993-8212 sbyfield@placentia.org
On-site Point of Contact (POC)	Samantha Byfield
Assessment & Report Prepared By	Ishaq Ameen
Reviewed By	Michael Chaney Program Manager 800.733.0660 x7297980 michael.chaney@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

City Corporate Yard Building: The City Corporate Yard Building was constructed in 1974 by The City of Placentia. The Public Works Department provides for the routine maintenance and improvement of public streets, facilities, sewer collection system, and transportation management services. The building has not been substantially renovated since its original construction.

Open Garage: The Open Garage structure was estimated to be constructed in 1985 and serves as open storage for materials and equipment.

Architectural

City Corporate Yard Building: The one-story building is supported by steel beams and features a metal roof over a concrete foundation. The roof features a modified bituminous roof system that is leaking at multiple locations and showing deterioration in sync with age. The skylights are also leaking and should be replaced as a part of a roof replacement project. The building has a canopy for fuel pumps and carport parking. The overall structure of the building and open garage appears aged but remains functional and was assessed to be in fair condition.

Open Garage: The one-story building is a pre-engineered structure with a metal panel roof system, metal wall panels, a CMU rear wall, and an open front to the site. All systems and components are in fair condition.

Mechanical, Electrical, Plumbing and Fire (MEPF)

City Corporate Yard Building: The infrastructure and components for the HVAC, plumbing and electrical systems are functional but beyond their expected useful lives.

The plumbing fixtures throughout the building are generally in fair condition. However, the floor service sink in the utility closet shows signs of wear and is due for replacement. The backflow preventer for the building is currently unavailable on site due to the construction of the new public safety building. It was noted that this will be reinstalled with the new construction. The air compressor appears to be relatively new. However, a few electric motor issues have been identified, potentially qualifying for warranty replacements from both the contractor and the manufacturer. The water heater is well beyond its expected useful life and needs to be replaced soon.

The building's HVAC packaged units have surpassed their expected useful life but remain functional. However, it is advisable to plan for their replacement along with the ductwork in the near future. The unit heaters in the mechanic ‘s space are currently in fair condition but will require typical lifecycle updates.

The electrical switchboards, transformers, and panelboards are all 10 to 20 years beyond their expected useful life and should be replaced soon. One of the panelboards was made by Federal Pacific, who had serious safety issues related to circuit breakers not working during a power surge, resulting in fires at many locations.

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

Open Garage: There is no plumbing system in this building and heating is provided by a suspended unit heater. The electrical infrastructure, panelboard, and transformer are all within five years of the end of their expected useful life.

Site

The parking lots and other site pavements appear to be in fair condition, necessitating life cycle renewal. The site gate and fencing have been disrupted by the new construction but remain in fair condition. No additional expenditures are anticipated in the near term.

It has been reported that the underground unleaded storage tank has leakages, rendering it non-functional. A budget for its replacement in the coming year has been included. Furthermore, the fuel pumps will also require replacement in the near future.

Recommended Additional Studies

See the Systems Summary tables in the latter sections of this report for recommended additional studies associated with accessibility and moisture intrusion.

Facility Condition Index (FCI)

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

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

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

Facility	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
City Corporate Yard Building	$725	11,000	$7,975,000	6.5%	8.9%	13.1%	13.1%
Open Garage	$650	8,120	$5,278,000	0%	4.5%	5.8%	5.8%

Immediate Needs

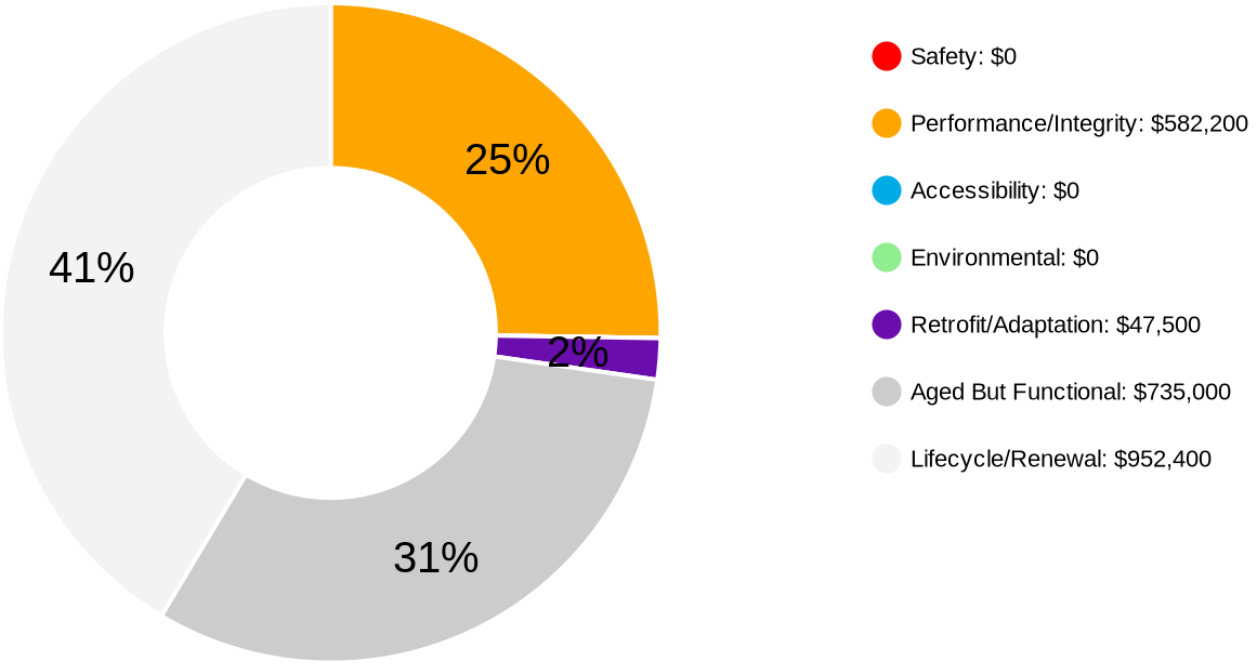
Facility/Building	Total Items	Total Cost
City Corporate Yard / City Corporate Yard Building	15	$518,100
City Corporate Yard / Site	2	$35,800
TOTAL	**17**	**$553,900**

Plan Types

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

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

Plan Type Distribution (by Cost)



10-Year Total: $2,317,100

2. City Corporate Yard Building

City Corporate Yard Building: Building Systems Summary		
Address	2999 East La Jolla Avenue, Placentia, CA 92870	
Constructed/Renovated	1974	
Building Area	11,000 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Wall Finish: Rough textured Stucco Windows: Aluminum	Fair
Facade	Wall Finish: Rough textured Stucco Windows: Aluminum	Fair
Roof	Flat construction with modified bituminous finish	Poor
Interiors	Walls: Painted gypsum board in office areas, ceramic tile in restrooms, and unfinished in garage and shop areas Floors: Carpet and VCT in office areas, ceramic tile in restrooms, and sealed concrete in garage and shop areas Ceilings: Painted gypsum board and ACT in office and restroom areas; exposed in garage and shop areas	Fair

City Corporate Yard Building: Building Systems Summary		
Elevators	None	-
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Suspended unit heaters	Poor
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Poor
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	-
Accessibility	The building does not have any designated ADA compliant entrances, interior accessible route, and/or restrooms. A detailed accessibility study is recommended to meet minimum accessibility requirements.	
Additional Studies	No additional studies are recommended.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed	

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

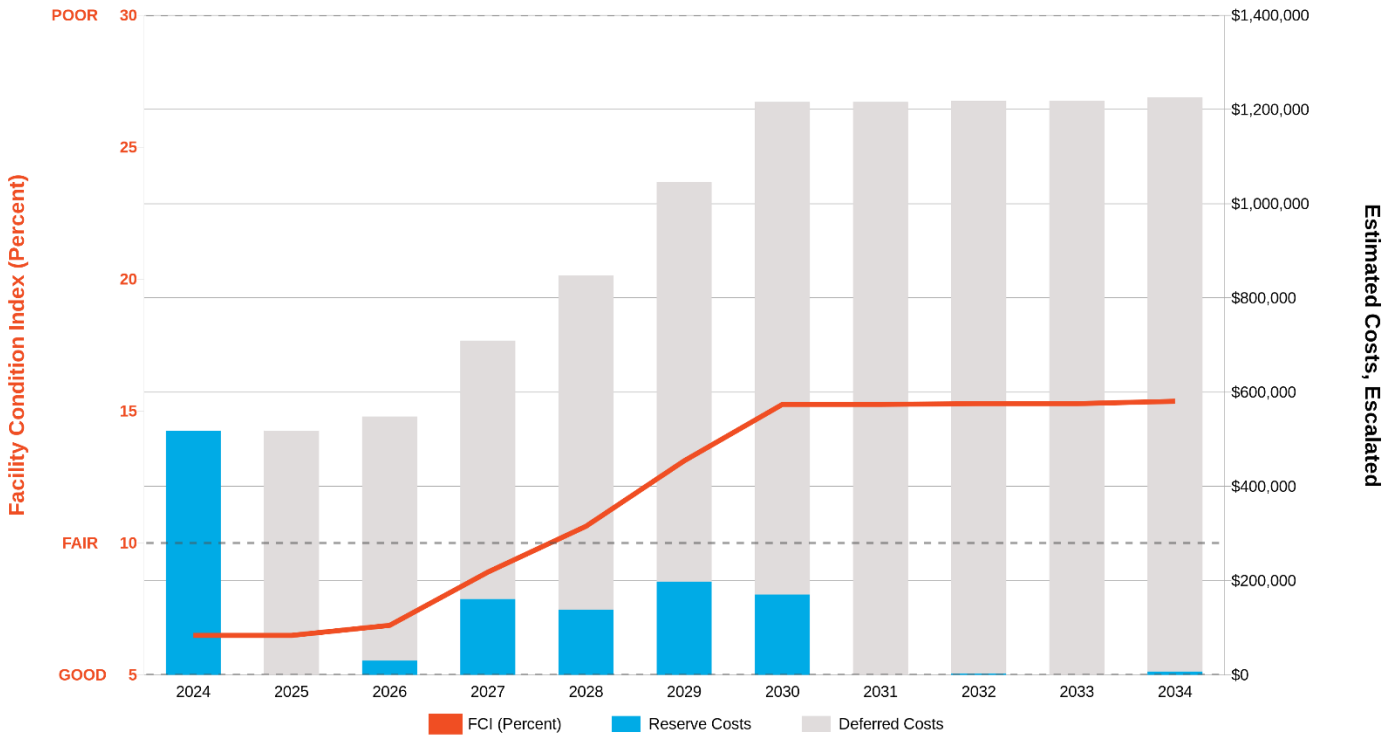
City Corporate Yard Building: System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	$0	$11,711	$217,129	$0	$119,797	$348,637
Roofing	$186,400	$0	$0	$0	$317,875	$504,275
Interiors	$2,240	$15,276	$191,938	$16,550	$209,586	$435,590
Plumbing	$91,360	$0	$9,239	$5,872	$63,411	$169,882
HVAC	$58,720	$3,360	$42,471	$0	$80,914	$185,465
Fire Protection	$0	$0	$2,701	$0	$3,630	$6,331
Electrical	$179,360	$0	$0	$94,568	$0	$273,928
Fire Alarm & Electronic Systems	$0	$0	$7,419	$63,045	$11,559	$82,023
Equipment & Furnishings	$0	$0	$26,413	$0	$41,151	$67,564
TOTALS	**$518,100**	**$30,400**	**$497,400**	**$180,100**	**$848,000**	**$2,074,000**

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: $7,975,000.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $111,433.00**



Immediate Needs

Location	UF	Description	Cond	Plan Type	Cost
009.468 - City Corporate Yard / City Corporate Yard Building	D3055	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	Poor	Performance/Integrity	$8,800
009.468 - City Corporate Yard / City Corporate Yard Building	D3027	Unit Heater, Electric, Replace	Poor	Performance/Integrity	$3,500
009.468 - City Corporate Yard / City Corporate Yard Building	D2016	Sink/Lavatory, Service Sink, Floor, Replace	Poor	Retrofit/Adaptation	$1,300
009.468 - City Corporate Yard / City Corporate Yard Building	C1071	Suspended Ceilings, Acoustical Tile (ACT), Replace	Failed	Retrofit/Adaptation	$2,200
009.468 - City Corporate Yard / City Corporate Yard Building	D5031	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	Poor	Retrofit/Adaptation	$44,000
009.468 - City Corporate Yard / City Corporate Yard Building	D5023	Distribution Panel, 120/208 V, Replace	Poor	Performance/Integrity	$3,200
009.468 - City Corporate Yard / City Corporate Yard Building	D3055	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	Poor	Performance/Integrity	$14,400
009.468 - City Corporate Yard / City Corporate Yard Building	D2012	Water Heater, Gas, Residential, Replace	Poor	Performance/Integrity	$2,100
009.468 - City Corporate Yard / City Corporate Yard Building	D5021	Switchboard, 277/480 V, Replace	Poor	Performance/Integrity	$56,000
009.468 - City Corporate Yard / City Corporate Yard Building	B3061	Roof Skylight, per unit, up to 20 SF, Replace	Poor	Performance/Integrity	$10,400
009.468 - City Corporate Yard / City Corporate Yard Building	D5021	Switchboard, 120/208 V, Replace	Poor	Performance/Integrity	$64,000
009.468 - City Corporate Yard / City Corporate Yard Building	D2014	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	Poor	Performance/Integrity	$88,000
009.468 - City Corporate Yard / City Corporate Yard Building	D3055	HVAC System, Ductwork, Medium Density, Replace	Poor	Performance/Integrity	$32,000
009.468 - City Corporate Yard / City Corporate Yard Building	B3015	Roofing, Modified Bitumen, Replace	Poor	Performance/Integrity	$176,000
009.468 - City Corporate Yard / City Corporate Yard Building	D5021	Secondary Transformer, Dry, Stepdown, Replace	Poor	Performance/Integrity	$12,200
TOTAL (15 items)					**$518,100**

Key Findings

Switchboard in Poor condition.

120/208 V
City Corporate Yard Building
Irrigation control room

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

Plan Type: Performance/Integrity

Cost Estimate: $64,000

This switchboard is 10 years beyond its expected useful life and should be replaced soon. - AssetCALC ID: 7360202

Switchboard in Poor condition.

277/480 V
City Corporate Yard Building
Mechanic Space Exterior Back

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

Plan Type: Performance/Integrity

Cost Estimate: $56,000

This switchboard is 10 years beyond its expected useful life and should be replaced soon. - AssetCALC ID: 7360171

Plumbing System in Poor condition.

Supply & Sanitary, Low Density (excludes fixtures)
City Corporate Yard Building
Throughout building

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

Plan Type: Performance/Integrity

Cost Estimate: $88,000

The plumbing infrastructure is likely original construction and should be replaced soon. - AssetCALC ID: 7368724

Water Heater in Poor condition.

Gas, Residential
City Corporate Yard Building
Utility closet

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

Plan Type:
Performance/Integrity

Cost Estimate: $2,100

This water heater is over 20 years beyond its expected useful life and should be replaced soon. There is no hot water at the kitchen sink. - AssetCALC ID: 7360209

Roof Skylight in Poor condition.

per unit, up to 20 SF
City Corporate Yard Building
Roof - Mechanic Garage Space

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

Plan Type:
Performance/Integrity

Cost Estimate: $10,400

Skylights are leaking water and should be replaced as part of the roof replacement project. - AssetCALC ID: 7360144

Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted
City Corporate Yard Building
Roof North

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

Plan Type:
Performance/Integrity

Cost Estimate: $14,400

This packaged unit is beyond its expected useful life. The client reports there is no heat from this unit with concerns over the capability of this unit to serve the building size. - AssetCALC ID: 7360204

Distribution Panel in Poor condition.

120/208 V
City Corporate Yard Building
Mechanic Space

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

Plan Type:
Performance/Integrity

Cost Estimate: $3,200

This distribution panel is beyond its expected useful life. In addition, Federal Pacific panels have a poor track record of safety and reliability and would not meet today's safety standards. - AssetCALC ID: 7360205

Unit Heater in Poor condition.

Electric
City Corporate Yard Building
Men's Locker Room

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

Plan Type:
Performance/Integrity

Cost Estimate: $3,500

This heater is well beyond its expected useful life and should be replaced soon. - AssetCALC ID: 7360191

Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted
City Corporate Yard Building
Roof North

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

Plan Type:
Performance/Integrity

Cost Estimate: $8,800

This packaged unit is beyond its expected useful life. The client reports there is no heat from this unit with concerns over the capability of this unit to serve the building size. - AssetCALC ID: 7360210

Electrical System in Poor condition.

Wiring & Switches, Average or Low Density/Complexity
City Corporate Yard Building
Throughout

Uniformat Code: D5030
Recommendation: **Replace in 2024**

Plan Type:
Retrofit/Adaptation

Cost Estimate: $44,000

The electrical distribution wiring and components are likely original construction and should be renewed soon. - AssetCALC ID: 7380814

Sink/Lavatory in Poor condition.

Service Sink, Floor
City Corporate Yard Building
Utility closet

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

Plan Type:
Retrofit/Adaptation

Cost Estimate: $1,300

This sink is very old and in poor condition. - AssetCALC ID: 7360218

Suspended Ceilings in Failed condition.

Acoustical Tile (ACT)
City Corporate Yard Building
Offices

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

Plan Type:
Retrofit/Adaptation

Cost Estimate: $2,200

Water leakage observed at certain areas causing damage to the suspended ceiling system. The tiles need to be replaced once the source of the leaks is addressed. - AssetCALC ID: 7360177

3. Open Garage

Open Garage: Building Systems Summary		
Address	2999 East La Jolla Avenue, Placentia, CA 92870	
Constructed/Renovated	1985	
Building Area	8,120 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Pre-engineered steel structure over concrete slab foundation	Good
Facade	Primary Wall Finish: Metal siding Secondary Wall Finish: CMU Windows: None	Fair
Roof	Primary: Flat construction with metal panels Secondary: None	Fair
Interiors	Walls: Unfinished Floors: Unfinished Ceilings: Unfinished/exposed	-
Elevators	None	-

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

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

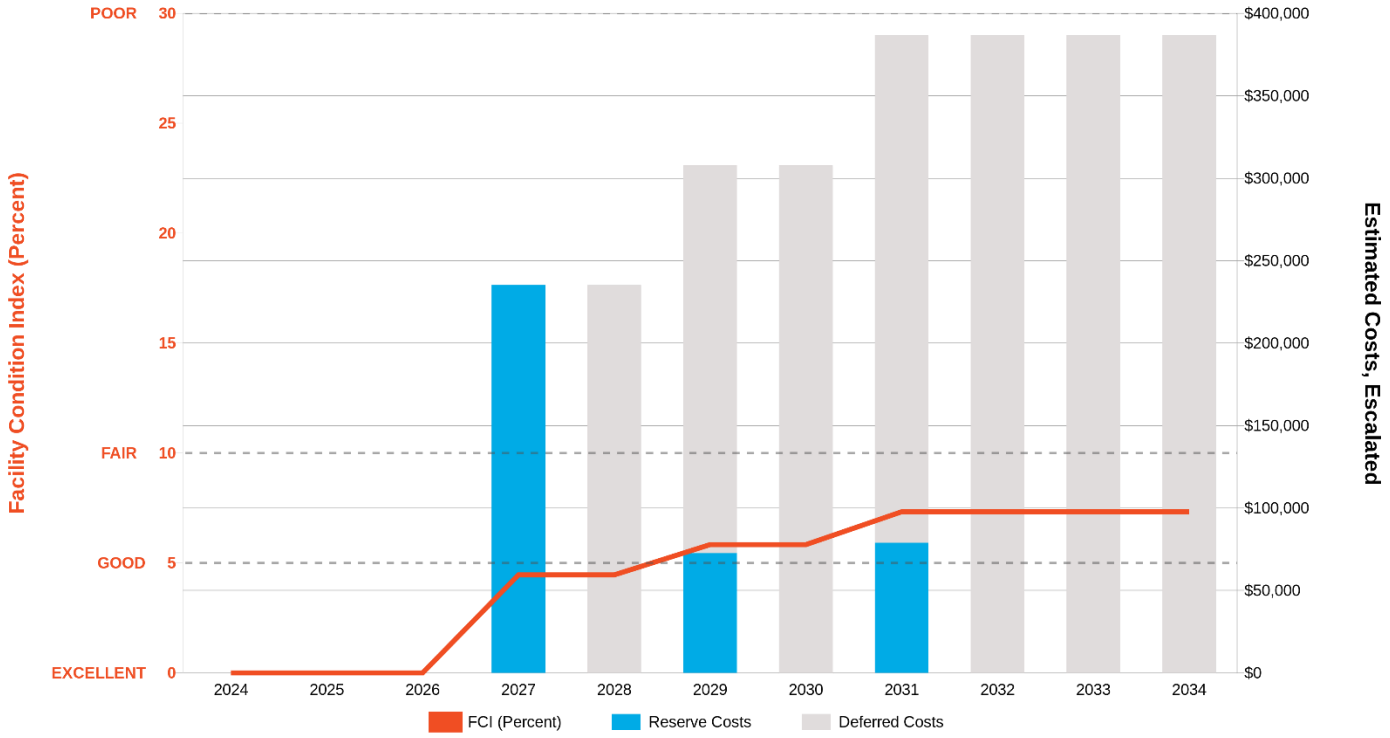
Open Garage: System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	$0	$0	$72,635	$0	$97,450	$170,085
Roofing	$0	$0	$184,557	$0	$0	$184,557
HVAC	$0	$0	$0	$8,067	$0	$8,067
Electrical	$0	$0	$50,701	$70,840	$0	$121,541
TOTALS	**$0**	**$0**	**$307,900**	**$79,000**	**$97,500**	**$484,400**

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $5,278,000.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $35,163.00**



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.

4. Site

Site: Site Information		
Site Area	1.67 acres	
Parking Spaces	36 total spaces all in open lots and carport; None of which are accessible. The adjacent site 'Public Safety Building' is under construction and some of the parking lot area has been occupied.	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement	Fair
Site Development	None	-
Landscaping & Topography	No landscaping features Irrigation not present Low slopes throughout	-
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: None Building-mounted: LED	Fair
Ancillary Structures	Storage buildings	Fair

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

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

Site: System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Fuel Storage Tanks	$0	$75,808	$80,424	$0	$0	$156,232
Special Construction & Demo	$0	$0	$200,322	$0	$0	$200,322
Sitework	$35,840	$24,443	$19,581	$242,310	$157,273	$479,447
TOTALS	**$35,900**	**$100,300**	**$300,400**	**$242,400**	**$157,300**	**$836,300**

Immediate Needs

Location	UF	Description	Cond	Plan Type	Cost
009.468 - City Corporate Yard / Site	G3063	Pump, Gasoline Fuel Dispenser, Replace	Poor	Performance/Integrity	$17,900
009.468 - City Corporate Yard / Site	G3063	Pump, Gasoline Fuel Dispenser, Replace	Poor	Performance/Integrity	$17,900
TOTAL (2 items)					**$35,800**

Key Findings

Storage Tank in Failed condition.

Fuel, Interior
Site
Site Fuel Pump Canopy NW - Underground
Unleaded Fuel Tank

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

Plan Type:
Performance/Integrity

Cost Estimate: $73,600

Currently non functional and not used by facility due to underground leakage. - AssetCALC ID: 7360198

Pump in Poor condition.

Gasoline Fuel Dispenser
Site
Site Canopy Gas Pump

Uniformat Code: G3060
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: $17,900

Due to leakage in unleaded fuel tanks, pumps are shut off. - AssetCALC ID: 7360168

Pump in Poor condition.

Gasoline Fuel Dispenser
Site
Site Canopy Gas Pump

Uniformat Code: G3060
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: $17,900

Due to leakage in unleaded fuel tanks, pumps are shut off. - AssetCALC ID: 7360194

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
- 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

6. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

7. Opinions of Probable Costs

Cost estimates are 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.

8. Certification

City of Placentia, Citywide Asset Management Program (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of City Corporate Yard, 2999 East La Jolla Avenue, Placentia, CA 92870, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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Reviewed by:

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9. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan (s)
Appendix C: Pre-Survey Questionnaire(s)
Appendix D: Component Condition
Appendix E: Report Replacement
Appendix F: Reserves 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 - ROOF OVERVIEW

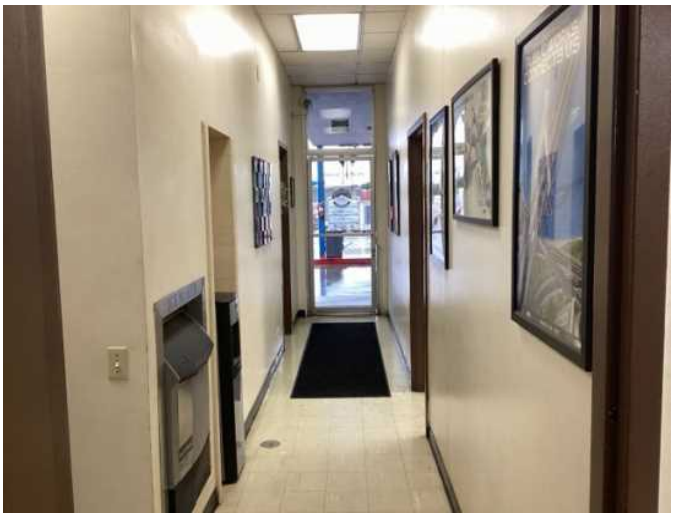
Photographic Overview

7 - MECHANIC SPACE ROOF OVERVIEW

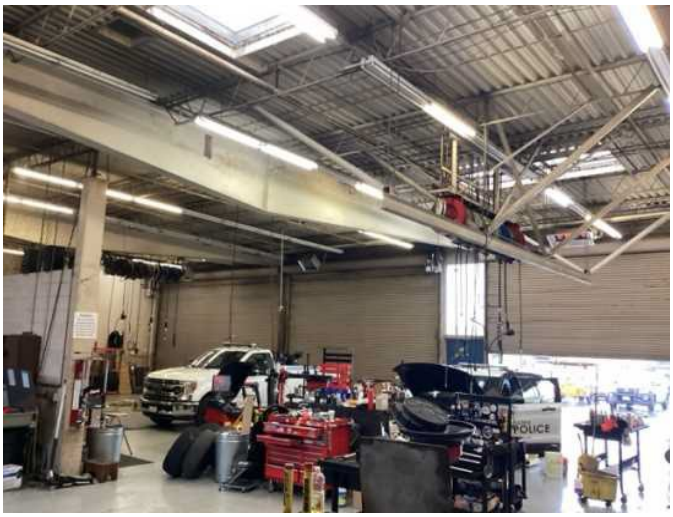
8 - OPEN GARAGE ROOF OVERVIEW

9 - OFFICES

10 - BREAKROOM



11 - HALLWAY



12 - MECHANIC SPACE

Photographic Overview

13 - WATER HEATER

14 - ROOFTOP MECHANICAL EQUIPMENT

15 - ELECTRICAL ROOM

16 - FIRE ALARM PANEL

17 - CANOPY GAS PUMP STATION

18 - OPEN GARAGE

Photographic Overview

19 - PARKING LOT OVERVIEW

20 - SITE ENTRANCE

Appendix B:
Site Plan(s)

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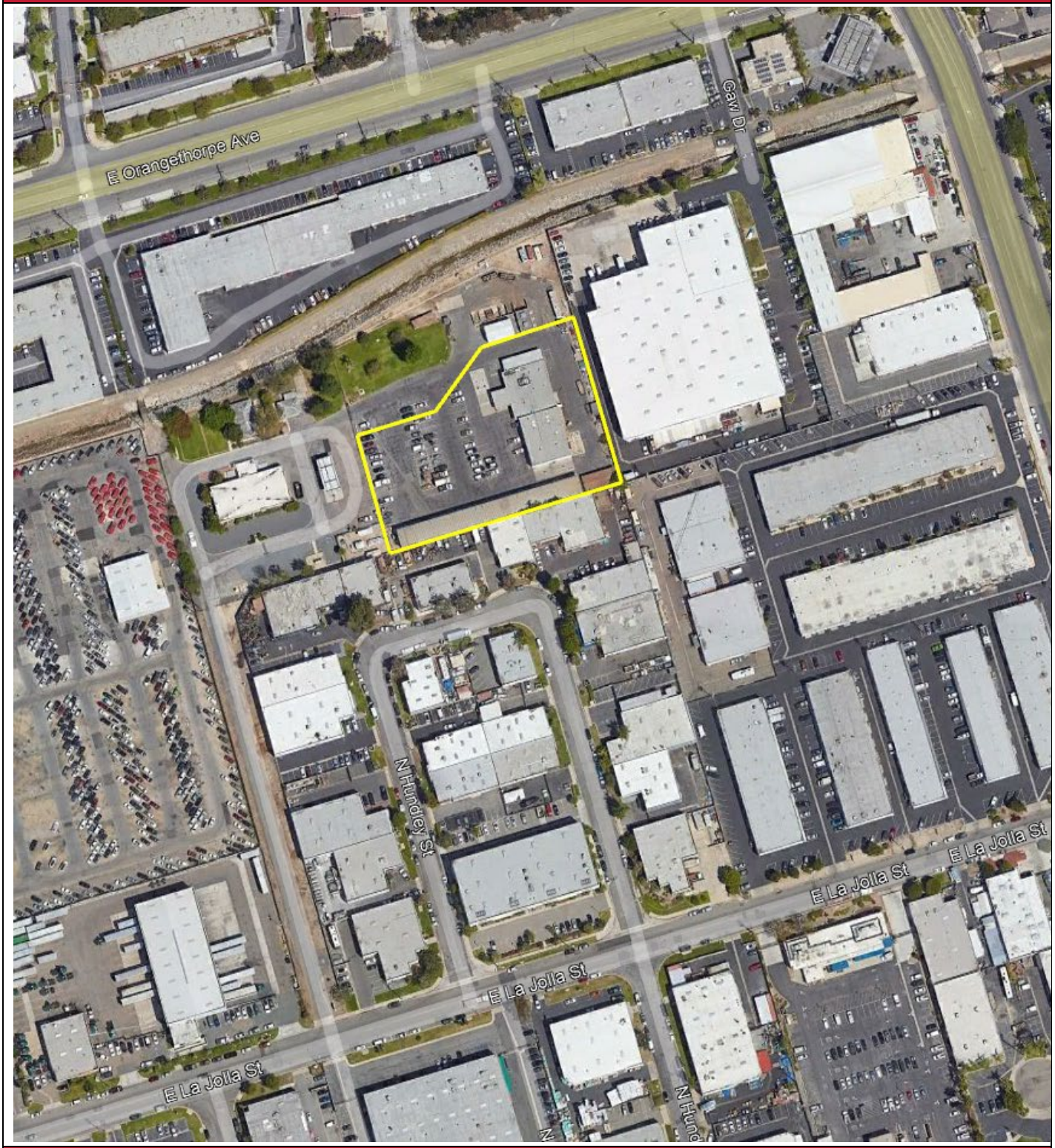
Site Plan



Project Number	Project Name
165429.23R000-009.468	City Corporate Yard
Source	**On-Site Date**
Google	February 05, 2024

N

Appendix C:
Pre-Survey Questionnaire(s)

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BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: City Corporate Yard

Name of person completing form: Joey Ruiz

Title / Association with property: Public Works Supervisor

Length of time associated w/ property:

Date Completed:

Phone Number: (714) 329-4912

Method of Completion: PRIOR: fully completed by client in advance

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	9,750 ft.		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	UNK	
		Roof	UNK	
		Interiors	UNK	
		HVAC	UNK	
		Electrical	UNK	
		Site Pavement	UNK	
		Accessibility	UNK	

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.	New A/C unit and a heater unit.

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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?		NO			
8	Are there any wall, window, basement or roof leaks?	YES				Skylights leaking and roof.
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?		NO			
10	Are your elevators unreliable, with frequent service calls?				NA	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?	YES				No hot water to the kitchen sink
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		NO			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?	YES				No heat at all and A/C unit is not antiquate for the building
14	Is the electrical service outdated, undersized, or otherwise problematic?		NO			
15	Are there any problems or inadequacies with exterior lighting?		NO			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		NO			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		NO			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.			UNK		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			UNK		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		NO			

Appendix D:
Component Condition Report

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Component Condition Report | City Corporate Yard / City Corporate Yard Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	16,500 SF	4	7360153
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	9	4	7368727
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	1	2	7360150
B2050	Building Exterior East	Fair	Exterior Door, Steel, Standard	6	2	7360165
B2050	Building Exterior Sign Shop	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	1	3	7360185
B2050	Building Exterior North West	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	2	2	7368726
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 20'x20' (400 SF)	6	3	7360219
Roofing						
B3010	Roof	Poor	Roofing, Modified Bitumen	11,000 SF	0	7360138
B3060	Roof - Mechanic Garage Space	Poor	Roof Skylight, per unit, up to 20 SF	5	0	7360144
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	12	4	7360147
C1070	Corporate Yard Offices	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,250 SF	3	7360154
C1070	Offices	Failed	Suspended Ceilings, Acoustical Tile (ACT)	400 SF	0	7360177
C1090	Mens Restrooms	Fair	Toilet Partitions, Metal	2	10	7360164
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	850 SF	5	7360156
C2010	Throughout building - City Yard Offices	Fair	Wall Finishes, any surface, Prep & Paint	16,500 SF	5	7360199
C2010	Mechanic Space	Fair	Wall Finishes, any surface, Prep & Paint	6,000 SF	2	7360203
C2030	Restrooms	Fair	Flooring, Ceramic Tile	500 SF	4	7360220
C2030	Electrical and Shop Rooms with Concrete Flooring	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1,160 SF	5	7375438
C2030	Corporate Yard Offices	Fair	Flooring, Vinyl Tile (VCT)	2,300 SF	3	7360146
C2030	Offices	Good	Flooring, Carpet, Commercial Standard	900 SF	6	7360201
C2030	Mechanic Space	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	4,465 SF	5	7360141

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Component Condition Report | City Corporate Yard / City Corporate Yard Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2050	Restrooms, Breakroom, and Canopies	Fair	Ceiling Finishes, any flat surface, Prep & Paint	2,475 SF	5	7360148
C2050	Mechanic space, Electrical, and Shop rooms	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	7,275 SF	5	7375439
Plumbing						
D2010	Mechanic Space	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	5	7360155
D2010	Utility closet	Poor	Sink/Lavatory, Service Sink, Floor	1	0	7360218
D2010	Mechanic Space	Fair	Emergency Plumbing Fixtures, Eye Wash & Shower Station	1	3	7360214
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	15	7360175
D2010	Restrooms	Fair	Shower, Fiberglass	1	10	7360152
D2010	Utility closet	Poor	Water Heater, Gas, Residential	1	0	7360209
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	15	7360169
D2010	Throughout building	Poor	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	11,000 SF	0	7368724
D2010	Mechanic Space	Fair	Drinking Fountain, Exterior/Site, Metal Pedestal	1	3	7360172
D2010	Restrooms	Fair	Urinal, Standard	2	15	7360189
D2010	Office Coffee Area	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	8	7360160
D2060	Mechanic Space Exterior Back	Fair	Air Compressor, Tank-Style [UNIT A]	1	15	7360183
HVAC						
D3010	Mechanic Space - Monitor Room	Fair	Supplemental Components, Tank Monitoring System, Fuel Oil	1	15	7360163
D3020	Mens Locker Room	Poor	Unit Heater, Electric	1	0	7360191
D3020	Mechanic Space SW	Fair	Unit Heater, Natural Gas	1	5	7360197
D3020	Mechanic Space NE	Fair	Unit Heater, Natural Gas	1	5	7360176
D3020	Mechanic Space NE	Fair	Unit Heater, Natural Gas	1	5	7360139
D3020	Mechanic Space NW	Fair	Unit Heater, Natural Gas	1	5	7360149
D3020	Mechanic Space NW	Fair	Unit Heater, Natural Gas	1	5	7360140
D3050	Roof North	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	1	0	7360210
D3050	Roof North	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	1	0	7360204

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Component Condition Report | City Corporate Yard / City Corporate Yard Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Corporate Yard Offices	Poor	HVAC System, Ductwork, Medium Density	5,000 SF	0	7360200
D3050	Roof	Fair	Supplemental Components, Air Separator, HVAC	1	2	7360196
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	5	7360182
Fire Protection						
D4030	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	5	4	7360162
Electrical						
D5020	Mechanic Space	Poor	Distribution Panel, 120/208 V	1	0	7360205
D5020	Mechanic Space Exterior Back	Poor	Switchboard, 277/480 V	1	0	7360171
D5020	Irrigation control room	Poor	Switchboard, 120/208 V	1	0	7360202
D5020	Irrigation control room	Poor	Secondary Transformer, Dry, Stepdown	1	0	7360166
D5030	Throughout	Poor	Electrical System, Wiring & Switches, Average or Low Density/Complexity	11,000 SF	0	7380814
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	11,000 SF	6	7360181
Fire Alarm & Electronic Systems						
D7030	Security and Fire alarm Room	NA	Security/Surveillance System, Operational Costs, Lease	11,000 SF	0	7360178
D7050	Security and Fire alarm Room	Fair	Fire Alarm Panel, Multiplex	1	5	7360190
Equipment & Furnishings						
E1010	Carport Parking	Fair	Charging Station, Electric Vehicle, Single Connection [1]	1	3	7360215
E1010	Carport Parking	Fair	Charging Station, Electric Vehicle, Single Connection [2]	1	3	7360184
E1030	Utility closet - Corridor	Fair	Foodservice Equipment, Icemaker, Freestanding	1	5	7360142
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	20	10	7360207

Component Condition Report | City Corporate Yard / Open Garage

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						

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Component Condition Report | City Corporate Yard / Open Garage

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2010		Fair	Exterior Walls, Metal Siding	3,560 SF	5	7385723
B2010		Fair	Exterior Walls, Concrete Block (CMU)	2,200 SF	11	7385724
Roofing						
B3010		Fair	Roofing, Metal	8,120 SF	3	7385719
HVAC						
D3020	Maintenance Shop	Fair	Unit Heater, Natural Gas	1	7	7360186
Electrical						
D5020	Maintenance Shop	Fair	Secondary Transformer, Dry, Stepdown	1	3	7360145
D5020	Maintenance Shop	Fair	Distribution Panel, 120/208 V	1	3	7360161
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	8,120 SF	3	7385270
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,000 SF	7	7360170

Component Condition Report | City Corporate Yard / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3010	Site Fuel Pump Canopy NW - Underground Diesel Fuel Tank	Fair	Storage Tank, Fuel, Interior	1	3	7360212
D3010	Site Fuel Pump Canopy NW - Underground Unleaded Fuel Tank	Failed	Storage Tank, Fuel, Interior	1	1	7360198
Special Construction & Demo						
F1020		Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	600 SF	5	7385272
F1020		Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	1,200 SF	5	7385271
Pedestrian Plazas & Walkways						
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	32,000 SF	6	7368725
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	32,000 SF	2	7360179
Utilities						
G3060	Site Canopy Gas Pump	Poor	Pump, Gasoline Fuel Dispenser [Pump number 2]	1	0	7360194

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Component Condition Report | City Corporate Yard / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G3060	Site Canopy Gas Pump	Fair	Pump, Gasoline Fuel Dispenser [Pump number 1]	1	3	7360173
G3060	Site Canopy Gas Pump	Poor	Pump, Gasoline Fuel Dispenser [Pump number 3]	1	0	7360168

Appendix E:
Replacement Reserves

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Replacement Reserves Report

3/7/2024

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
City Corporate Yard	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
City Corporate Yard / City Corporate Yard Building	$1,044,960	$9,064	$64,333	$331,577	$252,582	$385,118	$225,437	$10,823	$16,012	$11,482	$77,625	$12,181	$45,944	$12,923	$213,844	$440,292	$48,783	$25,018	$129,385	$15,431	$810,005	**$4,182,818**
City Corporate Yard / Open Garage	$0	$0	$0	$470,520	$0	$145,271	$0	$157,817	$0	$0	$0	$194,900	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$968,508**
City Corporate Yard / Site	$71,680	$151,616	$48,886	$200,013	$0	$400,645	$427,948	$56,673	$0	$0	$0	$0	$65,699	$0	$0	$111,675	$0	$76,163	$61,015	$0	$0	**$1,672,014**
Grand Total	**$1,116,640**	**$160,680**	**$113,219**	**$1,002,109**	**$252,582**	**$931,034**	**$653,385**	**$225,313**	**$16,012**	**$11,482**	**$77,625**	**$207,081**	**$111,643**	**$12,923**	**$213,844**	**$551,967**	**$48,783**	**$101,181**	**$190,400**	**$15,431**	**$810,005**	**$6,823,339**

City Corporate Yard

City Corporate Yard / City Corporate Yard 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	7360153	Exterior Walls, any painted surface, Prep & Paint	10	6	4	16500	SF	$7.74	$127,776					$127,776									$127,776								**$255,552**
B2020	Building Exterior	7368727	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	26	4	9	EA	$3,040.00	$27,360					$27,360																	**$27,360**
B2050	Building Exterior	7360150	Exterior Door, Wood, Solid-Core, Replace	25	23	2	1	EA	$2,240.00	$2,240			$2,240																			**$2,240**
B2050	Building Exterior East	7360165	Exterior Door, Steel, Standard, Replace	40	38	2	6	EA	$1,920.00	$11,520			$11,520																			**$11,520**
B2050	Building Exterior North West	7368726	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	28	2	2	EA	$4,160.00	$8,320			$8,320																			**$8,320**
B2050	Building Exterior Sign Shop	7360185	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	27	3	1	EA	$14,080.00	$14,080				$14,080																		**$14,080**
B2050	Building Exterior	7360219	Overhead/Dock Door, Aluminum, 20'x20' (400 SF), Replace	30	27	3	6	EA	$32,000.00	$192,000				$192,000																		**$192,000**
B3010	Roof	7360138	Roofing, Modified Bitumen, Replace	20	24	0	11000	SF	$32.00	$352,000	$352,000																				$352,000	**$704,000**
B3060	Roof - Mechanic Garage Space	7360144	Roof Skylight, per unit, up to 20 SF, Replace	30	30	0	5	EA	$4,160.00	$20,800	$20,800																					**$20,800**
C1030	Throughout building	7360147	Interior Door, Wood, Solid-Core, Replace	40	36	4	12	EA	$2,240.00	$26,880					$26,880																	**$26,880**
C1070	Offices	7360177	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	25	0	400	SF	$11.20	$4,480	$4,480																					**$4,480**
C1070	Corporate Yard Offices	7360154	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	22	3	1250	SF	$11.20	$14,000				$14,000																		**$14,000**
C1090	Mens Restrooms	7360164	Toilet Partitions, Metal, Replace	20	10	10	2	EA	$2,720.00	$5,440											$5,440											**$5,440**
C2010	Restrooms	7360156	Wall Finishes, Ceramic Tile, Replace	40	35	5	850	SF	$57.60	$48,960						$48,960																**$48,960**
C2010	Mechanic Space	7360203	Wall Finishes, any surface, Prep & Paint	10	8	2	6000	SF	$3.90	$23,424			$23,424										$23,424									**$46,848**
C2010	Throughout building - City Yard Offices	7360199	Wall Finishes, any surface, Prep & Paint	10	5	5	16500	SF	$3.90	$64,416						$64,416									$64,416							**$128,832**
C2030	Electrical and Shop Rooms with Concrete Flooring	7375438	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	5	5	1160	SF	$4.80	$5,568						$5,568									$5,568							**$11,136**
C2030	Mechanic Space	7360141	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	5	5	4465	SF	$4.80	$21,432						$21,432									$21,432							**$42,864**
C2030	Restrooms	7360220	Flooring, Ceramic Tile, Replace	40	36	4	500	SF	$57.60	$28,800					$28,800																	**$28,800**
C2030	Corporate Yard Offices	7360146	Flooring, Vinyl Tile (VCT), Replace	15	12	3	2300	SF	$16.00	$36,800				$36,800														$36,800				**$73,600**
C2030	Offices	7360201	Flooring, Carpet, Commercial Standard, Replace	10	4	6	900	SF	$24.00	$21,600							$21,600									$21,600						**$43,200**
C2050	Restrooms, Breakroom, and Canopies	7360148	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	2475	SF	$5.18	$12,830						$12,830									$12,830							**$25,661**
C2050	Mechanic space, Electrical, and Shop rooms	7375439	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	5	5	7275	SF	$8.00	$58,200						$58,200									$58,200							**$116,400**
D2010	Utility closet	7360209	Water Heater, Gas, Residential, Replace	15	37	0	1	EA	$4,160.00	$4,160	$4,160														$4,160							**$8,320**
D2010	Throughout building	7368724	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	50	0	11000	SF	$16.00	$176,000	$176,000																					**$176,000**
D2010	Utility closet	7360218	Sink/Lavatory, Service Sink, Floor, Replace	35	35	0	1	EA	$2,560.00	$2,560	$2,560																					**$2,560**
D2010	Mechanic Space	7360214	Emergency Plumbing Fixtures, Eye Wash & Shower Station, Replace	20	17	3	1	EA	$7,360.00	$7,360				$7,360																		**$7,360**
D2010	Mechanic Space	7360172	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	15	12	3	1	EA	$4,800.00	$4,800				$4,800																		**$9,600**
D2010	Mechanic Space	7360155	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	30	5	1	EA	$4,480.00	$4,480						$4,480																**$4,480**
D2010	Office Coffee Area	7360160	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	22	8	1	EA	$3,840.00	$3,840									$3,840													**$3,840**
D2010	Restrooms	7360152	Shower, Fiberglass, Replace	20	10	10	1	EA	$5,120.00	$5,120											$5,120											**$5,120**
D2010	Restrooms	7360175	Toilet, Commercial Water Closet, Replace	30	15	15	4	EA	$4,160.00	$16,640															$16,640							**$16,640**
D2010	Restrooms	7360169	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	3	EA	$4,800.00	$14,400															$14,400							**$14,400**
D2010	Restrooms	7360189	Urinal, Standard, Replace	30	15	15	2	EA	$3,520.00	$7,040															$7,040							**$7,040**
D2060	Mechanic Space Exterior Back	7360183	Air Compressor, Tank-Style, Replace	20	5	15	1	EA	$33,920.00	$33,920															$33,920							**$33,920**
D3010	Mechanic Space - Monitor Room	7360163	Supplemental Components, Tank Monitoring System, Fuel Oil, Replace	20	5	15	1	EA	$35,200.00	$35,200															$35,200							**$35,200**
D3020	Mens Locker Room	7360191	Unit Heater, Electric, Replace	20	50	0	1	EA	$7,040.00	$7,040	$7,040																				$7,040	**$14,080**
D3020	Mechanic Space NE	7360176	Unit Heater, Natural Gas, Replace	20	15	5	1	EA	$13,120.00	$13,120						$13,120																**$13,120**
D3020	Mechanic Space NE	7360139	Unit Heater, Natural Gas, Replace	20	15	5	1	EA	$13,120.00	$13,120						$13,120																**$13,120**
D3020	Mechanic Space SW	7360197	Unit Heater, Natural Gas, Replace	20	15	5	1	EA	$13,120.00	$13,120						$13,120																**$13,120**
D3020	Mechanic Space NW	7360149	Unit Heater, Natural Gas, Replace	20	15	5	1	EA	$13,120.00	$13,120						$13,120																**$13,120**
D3020	Mechanic Space NW	7360140	Unit Heater, Natural Gas, Replace	20	15	5	1	EA	$13,120.00	$13,120						$13,120																**$13,120**
D3050	Roof	7360196	Supplemental Components, Air Separator, HVAC, Replace	15	13	2	1	EA	$6,336.00	$6,336			$6,336																	$6,336		**$12,672**
D3050	Corporate Yard Offices	7360200	HVAC System, Ductwork, Medium Density, Replace	30	50	0	5000	SF	$12.80	$64,000	$64,000																					**$64,000**

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Replacement Reserves Report

3/7/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D3050	Roof North	7360210	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	25	0	1	EA	$17,600.00	$17,600	$17,600																				$17,600	**$35,200**
D3050	Roof North	7360204	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	39	0	1	EA	$28,800.00	$28,800	$28,800																				$28,800	**$57,600**
D3060	Roof	7360182	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	20	5	1	EA	$7,680.00	$7,680						$7,680																**$7,680**
D4030	Throughout building	7360162	Fire Extinguisher, Wet Chemical/CO2, Replace	10	6	4	5	EA	$960.00	$4,800					$4,800									$4,800								**$9,600**
D5020	Irrigation control room	7360202	Switchboard, 120/208 V, Replace	40	50	0	1	EA	$128,000.00	$128,000	$128,000																					**$128,000**
D5020	Irrigation control room	7360166	Secondary Transformer, Dry, Stepdown, Replace	30	50	0	1	EA	$24,320.00	$24,320	$24,320																					**$24,320**
D5020	Mechanic Space Exterior Back	7360171	Switchboard, 277/480 V, Replace	40	50	0	1	EA	$112,000.00	$112,000	$112,000																					**$112,000**
D5020	Mechanic Space	7360205	Distribution Panel, 120/208 V, Replace	30	50	0	1	EA	$6,400.00	$6,400	$6,400																					**$6,400**
D5030	Throughout	7380814	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	50	0	11000	SF	$8.00	$88,000	$88,000																					**$88,000**
D5040	Throughout building	7360181	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	14	6	11000	SF	$14.40	$158,400							$158,400															**$158,400**
D7030	Security and Fire alarm Room	7360178	Security/Surveillance System, Operational Costs, Lease	1	1	0	11000	SF	$0.80	$8,800	$8,800	$8,800	$8,800	$8,800	$8,800	$8,800	$8,800	$8,800	$8,800	$8,800	$8,800	$8,800	$8,800	$8,800	$8,800	$8,800	$8,800	$8,800	$8,800	$8,800	$8,800	**$184,800**
D7050	Security and Fire alarm Room	7360190	Fire Alarm Panel, Multiplex, Replace	15	10	5	1	EA	$12,800.00	$12,800						$12,800														$12,800	**$25,600**
E1010	Carport Parking	7360184	Charging Station, Electric Vehicle, Single Connection, Replace	15	12	3	1	EA	$12,800.00	$12,800				$12,800															$12,800			**$25,600**
E1010	Carport Parking	7360215	Charging Station, Electric Vehicle, Single Connection, Replace	15	12	3	1	EA	$12,800.00	$12,800				$12,800															$12,800			**$25,600**
E1030	Utility closet - Corridor	7360142	Foodservice Equipment, Icemaker, Freestanding, Replace	15	10	5	1	EA	$21,440.00	$21,440						$21,440														$21,440	**$42,880**
G4050	Building exterior	7360207	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	20	EA	$1,920.00	$38,400											$38,400											**$38,400**
Totals, Unescalated											**$1,044,960**	**$8,800**	**$60,640**	**$303,440**	**$224,416**	**$332,206**	**$188,800**	**$8,800**	**$12,640**	**$8,800**	**$57,760**	**$8,800**	**$32,224**	**$8,800**	**$141,376**	**$282,606**	**$30,400**	**$15,136**	**$76,000**	**$8,800**	**$448,480**	**$3,303,885**
Totals, Escalated (3,0% inflation, compounded annually)											**$1,044,960**	**$9,064**	**$64,333**	**$331,577**	**$252,582**	**$385,118**	**$225,437**	**$10,823**	**$16,012**	**$11,482**	**$77,625**	**$12,181**	**$45,944**	**$12,923**	**$213,844**	**$440,292**	**$48,783**	**$25,018**	**$129,385**	**$15,431**	**$810,005**	**$4,182,818**

City Corporate Yard / Open Garage

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	Open Garage	7385723	Exterior Walls, Metal Siding, Replace	40	35	5	3560	SF	$35.20	$125,312						$125,312																**$125,312**
B2010	Open Garage	7385724	Exterior Walls, Concrete Block (CMU), Replace	50	39	11	2200	SF	$64.00	$140,800											$140,800											**$140,800**
B3010	Open Garage	7385719	Roofing, Metal, Replace	40	37	3	8120	SF	$41.60	$337,792				$337,792																		**$337,792**
D3020	Maintenance Shop	7360186	Unit Heater, Natural Gas, Replace	20	13	7	1	EA	$13,120.00	$13,120								$13,120														**$13,120**
D5020	Maintenance Shop	7360145	Secondary Transformer, Dry, Stepdown, Replace	30	27	3	1	EA	$21,440.00	$21,440				$21,440																		**$21,440**
D5020	Maintenance Shop	7360161	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	$6,400.00	$6,400				$6,400																		**$6,400**
D5030	Throughout building	7385270	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	37	3	8120	SF	$8.00	$64,960				$64,960																		**$64,960**
D5040	Throughout building	7360170	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	13	7	8000	SF	$14.40	$115,200								$115,200														**$115,200**
Totals, Unescalated											**$0**	**$0**	**$0**	**$430,592**	**$0**	**$125,312**	**$0**	**$128,320**	**$0**	**$0**	**$0**	**$140,800**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$825,024**
Totals, Escalated (3,0% inflation, compounded annually)											**$0**	**$0**	**$0**	**$470,520**	**$0**	**$145,271**	**$0**	**$157,817**	**$0**	**$0**	**$0**	**$194,900**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$968,508**

City Corporate Yard / 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
D3010	Site Fuel Pump Canopy NW - Underground Unleaded Fuel Tank	7360198	Storage Tank, Fuel, Interior, Replace	25	24	1	1	EA	$147,200.00	$147,200		$147,200																				**$147,200**
D3010	Site Fuel Pump Canopy NW - Underground Diesel Fuel Tank	7360212	Storage Tank, Fuel, Interior, Replace	25	22	3	1	EA	$147,200.00	$147,200				$147,200																		**$147,200**
F1020	Site	7385272	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace	35	30	5	600	SF	$192.00	$115,200						$115,200																**$115,200**
F1020	Site	7385271	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace	35	30	5	1200	SF	$192.00	$230,400						$230,400																**$230,400**
G2020	Parking lot	7360179	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	32000	SF	$1.44	$46,080			$46,080					$46,080					$46,080				$46,080					**$184,320**
G2020	Parking lot	7368725	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	19	6	32000	SF	$11.20	$358,400							$358,400															**$358,400**
G3060	Site Canopy Gas Pump	7360168	Pump, Gasoline Fuel Dispenser, Replace	15	15	0	1	EA	$35,840.00	$35,840	$35,840													$35,840								**$71,680**
G3060	Site Canopy Gas Pump	7360194	Pump, Gasoline Fuel Dispenser, Replace	15	15	0	1	EA	$35,840.00	$35,840	$35,840													$35,840								**$71,680**
G3060	Site Canopy Gas Pump	7360173	Pump, Gasoline Fuel Dispenser, Replace	15	12	3	1	EA	$35,840.00	$35,840				$35,840															$35,840			**$71,680**
Totals, Unescalated											**$71,680**	**$147,200**	**$46,080**	**$183,040**	**$0**	**$345,600**	**$358,400**	**$46,080**	**$0**	**$0**	**$0**	**$0**	**$46,080**	**$0**	**$0**	**$71,680**	**$0**	**$46,080**	**$35,840**	**$0**	**$0**	**$1,397,760**
Totals, Escalated (3,0% inflation, compounded annually)											**$71,680**	**$151,616**	**$48,886**	**$200,013**	**$0**	**$400,645**	**$427,948**	**$56,673**	**$0**	**$0**	**$0**	**$0**	**$65,699**	**$0**	**$0**	**$111,675**	**$0**	**$76,163**	**$61,015**	**$0**	**$0**	**$1,672,014**

Appendix F:
Equipment Inventory List

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D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7360209	D2010	**Water Heater**	Gas, Residential	50 GAL	City Corporate Yard / City Corporate Yard Building	Utility closet	Hoyt	N 50 FFHMEV	H87RN01522986	1987	2041597	
2	7360183	D2060	**Air Compressor** [UNIT A]	Tank-Style	5 HP	City Corporate Yard / City Corporate Yard Building	Mechanic Space Exterior Back	Industrial Gold	DCI523E120H-P	070121-1612		2041538	

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7360163	D3010	**Supplemental Components**	Tank Monitoring System, Fuel Oil		City Corporate Yard / City Corporate Yard Building	Mechanic Space - Monitor Room	Veeder-Root	TLS-350	No dataplate	2019		
2	7360212	D3010	**Storage Tank**	Fuel, Interior	12000 GAL	City Corporate Yard / Site	Site Fuel Pump Canopy NW - Underground Diesel Fuel Tank	Inaccessible	Inaccessible	Inaccessible	1974		
3	7360198	D3010	**Storage Tank**	Fuel, Interior	12000 GAL	City Corporate Yard / Site	Site Fuel Pump Canopy NW - Underground Unleaded Fuel Tank	Inaccessible	Inaccessible	Inaccessible	1974		
4	7360191	D3020	**Unit Heater**	Electric	8 KW	City Corporate Yard / City Corporate Yard Building	Mens Locker Room	Chromalox	CUC-RFF-1335	104205	1974	2041537	
5	7360186	D3020	**Unit Heater**	Natural Gas	5 MBH	City Corporate Yard / Open Garage	Maintenance Shop	Inaccessible	Inaccessible	Inaccessible			
6	7360197	D3020	**Unit Heater**	Natural Gas	10 MBH	City Corporate Yard / City Corporate Yard Building	Mechanic Space SW	Inaccessible	Inaccessible	Inaccessible			
7	7360176	D3020	**Unit Heater**	Natural Gas	10 MBH	City Corporate Yard / City Corporate Yard Building	Mechanic Space NE	Inaccessible	Inaccessible	Inaccessible			

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8	7360139	D3020	**Unit Heater**	Natural Gas	10 MBH	City Corporate Yard / City Corporate Yard Building	Mechanic Space NE	American Infra-Red	Inaccessible	Inaccessible		
9	7360149	D3020	**Unit Heater**	Natural Gas	10 MBH	City Corporate Yard / City Corporate Yard Building	Mechanic Space NW	Inaccessible	Inaccessible	Inaccessible		
10	7360140	D3020	**Unit Heater**	Natural Gas	10 MBH	City Corporate Yard / City Corporate Yard Building	Mechanic Space NW	Inaccessible	Inaccessible	Inaccessible		
11	7360210	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	1.5 TON	City Corporate Yard / City Corporate Yard Building	Roof North	Carrier	48GS-018040301--	4099011086	1999	2041524
12	7360204	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	4 TON	City Corporate Yard / City Corporate Yard Building	Roof North	Carrier	48LHD008600	3685G63383	1985	2041595
13	7360182	D3060	**Exhaust Fan**	Centrifugal, 16" Damper	1000 CFM	City Corporate Yard / City Corporate Yard Building	Roof	No dataplate	No dataplate	No dataplate		

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7360162	D4030	**Fire Extinguisher**	Wet Chemical/CO2		City Corporate Yard / City Corporate Yard Building	Throughout building						5

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7360145	D5020	**Secondary Transformer**	Dry, Stepdown	30 KVA	City Corporate Yard / Open Garage	Maintenance Shop	General Electric	9T23B3872	EX	1985	2041566	
2	7360166	D5020	**Secondary Transformer**	Dry, Stepdown	45 KVA	City Corporate Yard / City Corporate Yard Building	Irrigation control room	Federal Pacific Electric	50344 M	No dataplate	1974	2041563	
3	7360202	D5020	**Switchboard**	120/208 V	400 AMP	City Corporate Yard / City Corporate Yard Building	Irrigation control room	Federal Pacific Electric	FDP-BDP-MSP	M-6757-1	1974	2041558	

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4	7360171	D5020	**Switchboard**	277/480 V	400 AMP	City Corporate Yard / City Corporate Yard Building	Mechanic Space Exterior Back	General Electric	75A 105747P101	179-86681 A2	1974	2041560	
5	7360161	D5020	**Distribution Panel**	120/208 V	200 AMP	City Corporate Yard / Open Garage	Maintenance Shop	General Electric	No dataplate	No dataplate	1985	2041547	
6	7360205	D5020	**Distribution Panel**	120/208 V	225 AMP	City Corporate Yard / City Corporate Yard Building	Mechanic Space	Federal Pacific Electric	No dataplate	No dataplate	1974	2041565	

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7360190	D7050	**Fire Alarm Panel**	Multiplex		City Corporate Yard / City Corporate Yard Building	Security and Fire alarm Room	Honeywell	PS-1270 F1			2041534	

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7360215	E1010	**Charging Station** [1]	Electric Vehicle, Single Connection	30 AMP	City Corporate Yard / City Corporate Yard Building	Carport Parking	GE	EVWSWBC-CP01	4210001780 10000001	2012	2041527	
2	7360184	E1010	**Charging Station** [2]	Electric Vehicle, Single Connection	30 AMP	City Corporate Yard / City Corporate Yard Building	Carport Parking	GE	EVWSWBC-CP01	4210001780 10000002	2012	2041562	
3	7360142	E1030	**Foodservice Equipment**	Icemaker, Freestanding		City Corporate Yard / City Corporate Yard Building	Utility closet - Corridor	Ice-O-Matic	ICEU220HA3	14041280012875	2014	2041504	

G30 Liquid & Gas Site Utilities

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7360173	G3060	**Pump** [Pump number 1]	Gasoline Fuel Dispenser		City Corporate Yard / Site	Site Canopy Gas Pump	Gasboy	9153C	426203		2041525	
2	7360194	G3060	**Pump** [Pump number 2]	Gasoline Fuel Dispenser		City Corporate Yard / Site	Site Canopy Gas Pump	Gasboy	31520	426289		2041579	
3	7360168	G3060	**Pump** [Pump number 3]	Gasoline Fuel Dispenser		City Corporate Yard / Site	Site Canopy Gas Pump	Gasboy	9152C	426288		2041532	

FACILITY CONDITION ASSESSMENT

prepared for

DRAFT

City of Placentia
401 East Chapman Avenue
Placentia, CA 92870
Luis Estevez

City Hall (with Police Station)
401 East Chapman Avenue
Placentia, CA 92870

PREPARED BY:
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BV PROJECT #:
165429.23R000-001.468

DATE OF REPORT:
March 15, 2024

ON SITE DATE:
February 5, 2024

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	City Hall/Police Station
Number of Buildings	1
Main Address	City Hall (with Police Station), 401 East Chapman Avenue, Placentia, CA 92870
Site Developed	1974 Renovated 2000
Outside Occupants / Leased Spaces	None
Date(s) of Visit	February 5, 2024
Management Point of Contact	City of Placentia, Samantha Byfield, Public Works Manager (714) 666-0267
On-site Point of Contact (POC)	Samantha Byfield
Assessment & Report Prepared By	Nezar M. Tibi
Reviewed By	Michael Chaney, Program Manager 800.733.0660 ext. 7297980 michael.chaney@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The City Hall with Police Station facility was originally constructed in 1974, with a limited renovation performed in recent years. The Police Station department shares this building with the City Hall.

Architectural

The exterior walls are a combination of CMU block and painted stucco. The roof coverings include sloped concrete tiles and a flat modified bitumen roof. In general, the structures appear to be sound, with no significant areas of settlement or structural-related deficiencies observed. Interior finishes vary in age and have been well maintained throughout the facility. Other finishes have been replaced as needed and are anticipated for lifecycle replacement based on useful life and normal wear. However, the building is scheduled to undergo major renovation with several additions in the next few years. This should improve the performance of most components of the building. Some of these components, such as HVAC, electrical, plumbing and roofing, are reaching or have reached the end of their lifecycle.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The heating and cooling system is provided by a central system including air handlers, cooling tower, chiller, and boiler. Some rooftop package units and ductless split system units provide additional heating and cooling capacity to the building. The HVAC system is in fair condition. The client reported that the heating and cooling capacity of the existing system is inadequate. Some of the electrical systems and equipment were replaced in 2019, with much of the equipment being original construction. The plumbing system was reported to be primarily in fair condition, with drainage issues in the custodial room that back up into the administrative area of the police department. The building is not protected by a fire suppression system. For the remaining MEPF systems, typical lifecycle replacements are expected.

Site

In general, the site has been well maintained. The site contains limited landscaping, which is served by in-ground irrigation systems. The asphalt parking lot is in fair condition with some isolated areas of cracks and potholes that need repair. A water fountain monument is located at the main entrance. The concrete sidewalks are also in fair condition.

Recommended Additional Studies

None

Facility Condition Index (FCI)

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

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

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

FCI Analysis | City Hall (with Police Station)(1974)

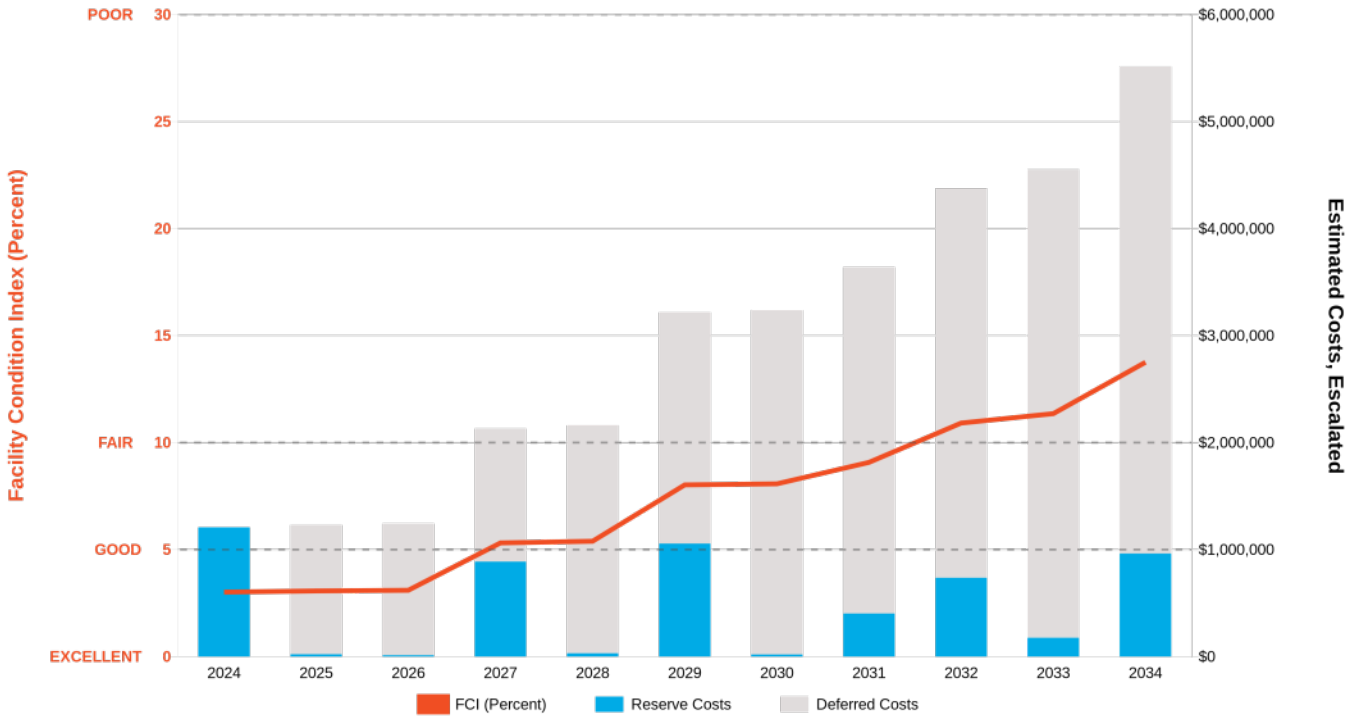
Replacement Value	*Total SF*	*Cost/SF*
$ 40,108,200	*36,462*	*$ 1,100*

	Est Reserve Cost	FCI
Current	$ 1,208,500	**3.0 %**
3-Year	$ 2,132,900	5.3 %
5-Year	$ 3,316,900	8.3 %
10-Year	$ 5,615,100	14.0 %

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: $40,108,200.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $501,464.00**



Immediate Needs

Location	UF	Description	Cond	Plan Type	Cost
City Hall (with Police Station)	D7031	Security/Surveillance System, Lease Costs for Security/Surveillance System, Lease	NA	Safety	$12,000
City Hall (with Police Station)	D5023	Motor Control Center, w/ Main Breaker, Replace	Poor	Performance/Integrity	$48,000
City Hall (with Police Station)	D2016	Sink/Lavatory, Service Sink, Floor, Replace	Poor	Performance/Integrity	$2,600
City Hall (with Police Station)	D5021	Switchboard, 120/208 V, Replace	Poor	Performance/Integrity	$144,000
City Hall (with Police Station)	D5021	Secondary Transformer, Dry, Stepdown, Replace	Poor	Performance/Integrity	$96,000
City Hall (with Police Station)	B3015	Roofing, Modified Bitumen, Replace	Poor	Performance/Integrity	$672,000
City Hall (with Police Station)	D5023	Motor Control Center, w/ Main Breaker, Replace	Poor	Performance/Integrity	$48,000
City Hall (with Police Station)	G2021	Parking Lots, Pavement, Asphalt, Repair	Poor	Performance/Integrity	$33,300
City Hall (with Police Station)	D5021	Switchboard, 120/208 V, Replace	Poor	Performance/Integrity	$166,700
City Hall (with Police Station)	D5023	Distribution Panel, 120/208 V, Replace	Poor	Performance/Integrity	$19,200
TOTAL (10 items)					**$1,241,800**

Key Findings

Security/Surveillance System

Lease Costs for Security/Surveillance System
City Hall (with Police Station) Throughout building

Uniformat Code: D7030
Recommendation: **Lease in 2024**

Plan Type: Safety

Cost Estimate: $12,000

**$$$**$

Operational lease costs (annual) - AssetCALC ID: 7364400

Exterior Walls in Poor condition.

any painted surface
City Hall (with Police Station) Site - pump enclosure

Uniformat Code: B2010
Recommendation: **Prep & Paint in 2025**

Plan Type: Performance/Integrity

Cost Estimate: $11,500

**$$$**$

Surface repairs and fresh paint are required. - AssetCALC ID: 7364422

Roofing in Poor condition.

Modified Bitumen
City Hall (with Police Station) Roof

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

Plan Type: Performance/Integrity

Cost Estimate: $672,000

$$$$

Roof leaks were reported at multiple locations. - AssetCALC ID: 7364471

Switchboard in Poor condition.

120/208 V
City Hall (with Police Station) Electrical room

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

Plan Type: Performance/Integrity

Cost Estimate: $166,700

$$$$

This switchboard is original construction and twenty years beyond its expected useful life. In addition, Zinsco electrical equipment have known safety issues in some of their equipment. - AssetCALC ID: 7364365

Secondary Transformer in Poor condition.

Dry, Stepdown
City Hall (with Police Station) Electrical room

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

Plan Type: Performance/Integrity

Cost Estimate: $96,000

$$$$

This transformer is original construction and twenty years beyond its expected useful life. In addition, Zinsco electrical equipment have known safety issues in some of their equipment. - AssetCALC ID: 7364463

Switchboard in Poor condition.

120/208 V
City Hall (with Police Station) Electrical room

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

Plan Type: Performance/Integrity

Cost Estimate: $144,000

$$$$

This switchboard is original construction and twenty years beyond its expected useful life. In addition, Zinsco electrical equipment have known safety issues in some of their equipment. - AssetCALC ID: 7364448

Parking Lots in Poor condition.

Pavement, Asphalt
City Hall (with Police Station) Parking lot

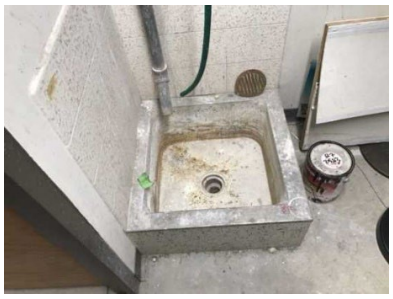
Uniformat Code: G2020
Recommendation: **Repair in 2024**

Plan Type: Performance/Integrity

Cost Estimate: $33,300

**$$$**$

Isolated areas of alligator asphalt surface, repair is recommended. - AssetCALC ID: 7364386



Sink/Lavatory in Poor condition.

Service Sink, Floor
City Hall (with Police Station) Mechanical room

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

Plan Type: Performance/Integrity

Cost Estimate: $2,600

**$$**$$

Client reported that drain is clogged, and backs up into police department office area on a regular basis. - AssetCALC ID: 7364467

Distribution Panel in Poor condition.

120/208 V
City Hall (with Police Station) Electrical room

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

Plan Type: Performance/Integrity

Cost Estimate: $19,200

**$$$**$

This panel is original construction and twenty years beyond its expected useful life. In addition, Zinsco electrical equipment have known safety issues in some of their equipment. - AssetCALC ID: 7364475

Motor Control Center in Poor condition.

w/ Main Breaker
City Hall (with Police Station) Mechanical room

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

Plan Type: Performance/Integrity

Cost Estimate: $48,000

**$$$**$

This motor control center is original construction and twenty years beyond its expected useful life. In addition, Zinsco electrical equipment have known safety issues in some of their equipment. - AssetCALC ID: 7364435

Motor Control Center in Poor condition.

w/ Main Breaker
City Hall (with Police Station) Mechanical room

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

Plan Type: Performance/Integrity

Cost Estimate: $48,000

**$$$**$

This motor control center is original construction and twenty years beyond its expected useful life. In addition, Zinsco electrical equipment have known safety issues in some of their equipment. - AssetCALC ID: 7364457

Generator in Fair condition.

Diesel
City Hall (with Police Station) Site

Uniformat Code: D5010
Recommendation: **Replace in 2029**

Plan Type: Aged But Functional

Cost Estimate: $275,200

$$$$

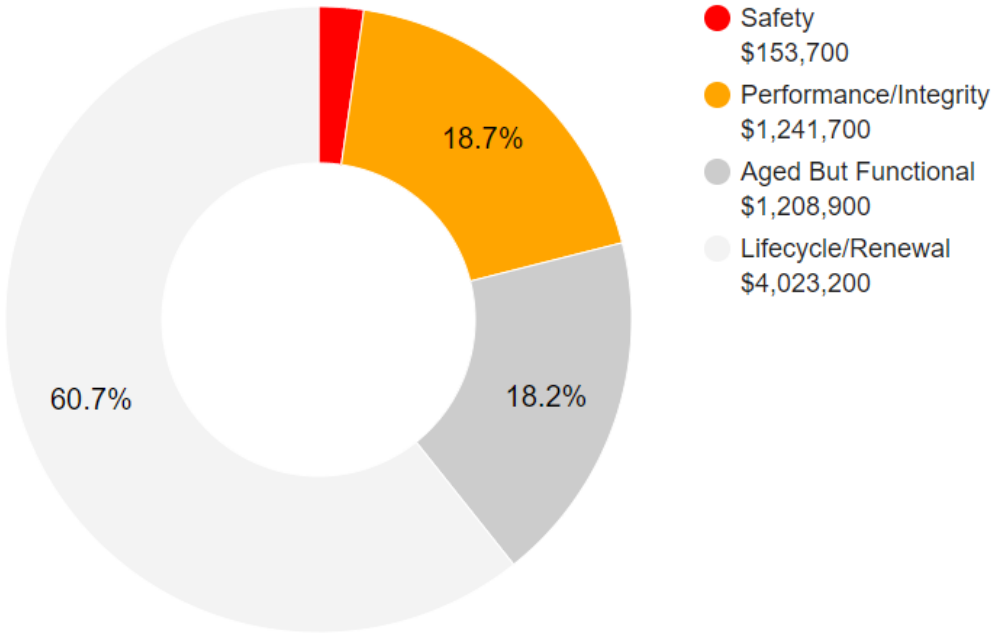
- AssetCALC ID: 7364395

Plan Types

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

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: $6,627,500

2. Building Systems & Site Elements

Building Systems Summary		
Address	401 East Chapman Avenue, Placentia, CA 92870	
Constructed/Renovated	1974 Renovated 2000	
Building Area	36,462 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Concrete beams & columns with cast-in-place floors	Good
Facade	Primary Wall Finish: Brick Secondary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish roofing Secondary: Gable construction with clay/concrete tiles roofing	Poor
Interiors	Walls: Painted gypsum board, wood paneling, fabric, ceramic tile and Unfinished Floors: Carpet, ceramic tile and unfinished concrete Ceilings: Painted gypsum board, ACT, hard tiles, wood paneling and Unfinished/exposed	Fair

Building Systems Summary		
Elevators	None	-
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heater with integral tank / Fixtures: Toilets, urinals, showers and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers, air handlers, and cooling tower feeding fan coil Non-Central System: Packaged units Supplemental components: Ductless split-systems and Exhaust fans	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard and panel with copper wiring Interior Lighting: LED and linear fluorescent Emergency Power: Diesel generator with automatic transfer switch and UPS	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations and exit signs	Fair
Equipment/Special	None	-
Accessibility	Presently it does not appear an accessibility study is needed for this building.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

Site Information		
Site Area	4.73 acres	
Parking Spaces	265 total spaces all in open lots; 8 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	Property entrance signage Site lights Limited park benches and trash receptacles Outdoor fountain	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation present No retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Building-mounted: LED and incandescent Pedestrian walkway and landscape accent lighting	Fair
Ancillary Structures	Prefabricated modular building	Fair
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas.	
Site Additional Studies	No additional studies are currently recommended for the site areas.	
Site Areas Observed	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.	
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.	

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

City Hall (with Police Station): System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	$0	$11,865	$127,983	$81,072	$633,916	$854,836
Roofing	$672,000	$0	$0	$134,176	$1,213,706	$2,019,882
Interiors	$0	$0	$573,143	$543,885	$1,149,791	$2,266,819
Plumbing	$2,560	$0	$83,267	$58,821	$308,744	$453,392
HVAC	$0	$0	$871,384	$362,268	$769,137	$2,002,789
Electrical	$521,920	$0	$356,158	$819,328	$45,275	$1,742,681
Fire Alarm & Electronic Systems	$12,000	$25,090	$40,529	$135,103	$776,611	$989,333
Equipment & Furnishings	$0	$0	$0	$163,604	$1,089,012	$1,252,616
Special Construction & Demo	$0	$0	$18,919	$0	$276,114	$295,033
Sitework	$33,280	$0	$137,053	$841,843	$5,009,789	$6,021,965
TOTALS	**$1,241,800**	**$37,000**	**$2,208,500**	**$3,140,100**	**$11,272,100**	**$17,899,500**

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.

4. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

5. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

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

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system or component replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

6. Certification

City of Placentia, Citywide Asset Management Program (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of City Hall (with Police Station), 401 East Chapman Avenue, Placentia, CA 92870, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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7. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire(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 - MAIN ENTRANCE

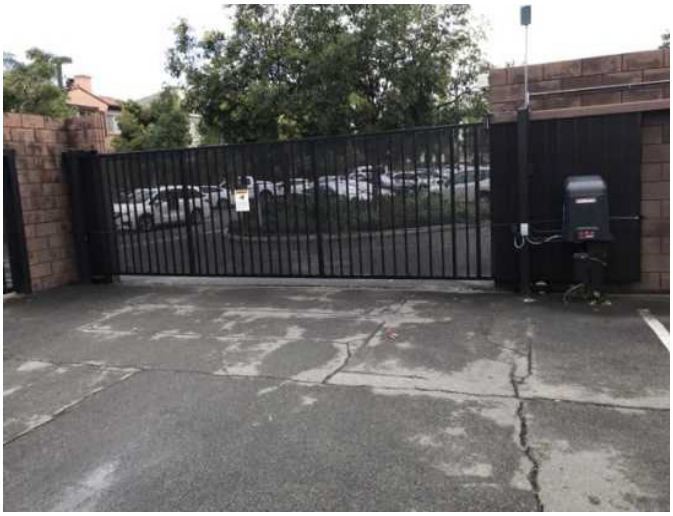
6 - WATER FOUNTAIN

Photographic Overview

7 - SHADE STRUCTURE

8 - PATIO AREA

9 - ANCILLARY BUILDING



10 - VEHICULAR ACCESS DEVICES

11 - EXTERIOR DOOR

12 - CURTAIN WALL

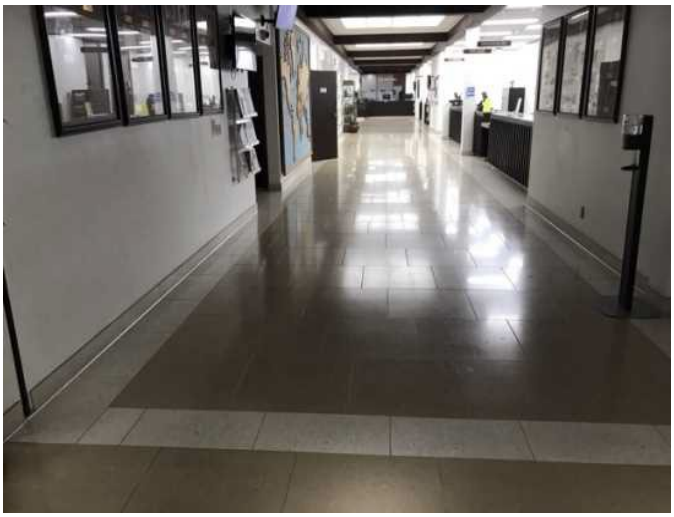
Photographic Overview

13 - EXTERIOR DOOR

14 - INTERIOR DOORS

15 - ROOFING

16 - ROOFING

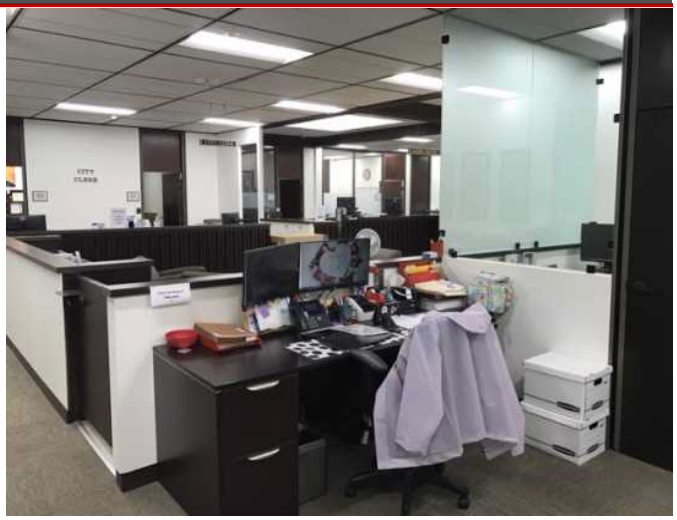


17 - LOBBY

18 - FRONT OFFICE

Photographic Overview

19 - OFFICES



20 - OFFICES

21 - CITY COUNCIL CHAMBERS

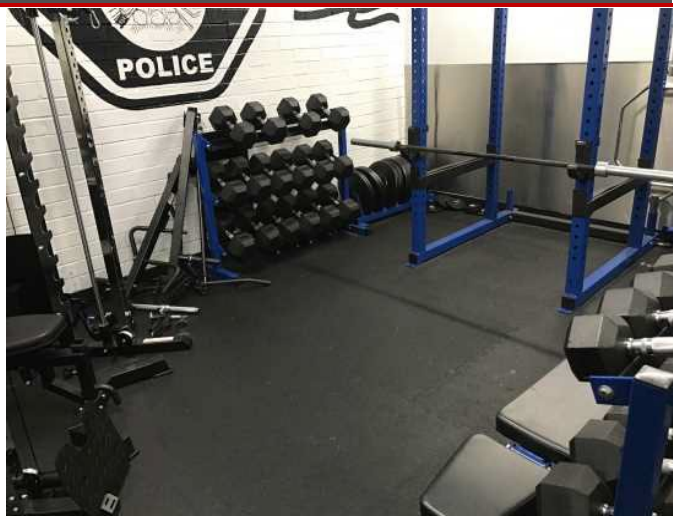
22 - CONFERENCE ROOM

23 - POLICE STATION

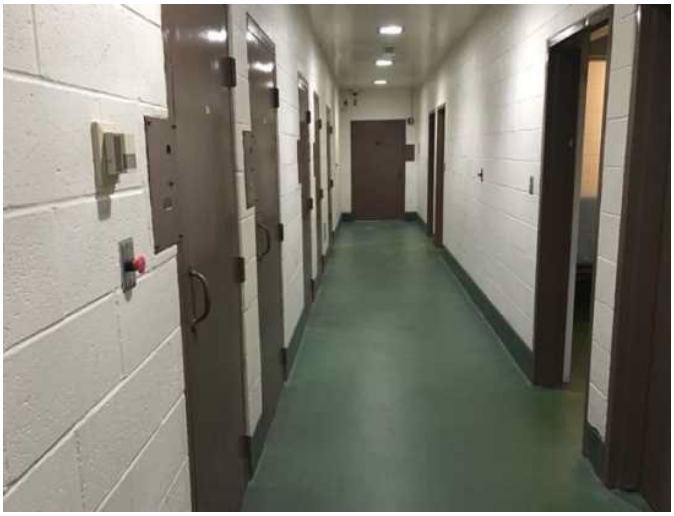
24 - BRIEFING ROOM

Photographic Overview

25 - BREAKROOM OVERVIEW



26 - WORKOUT ROOM



27 - HOLDING AREA

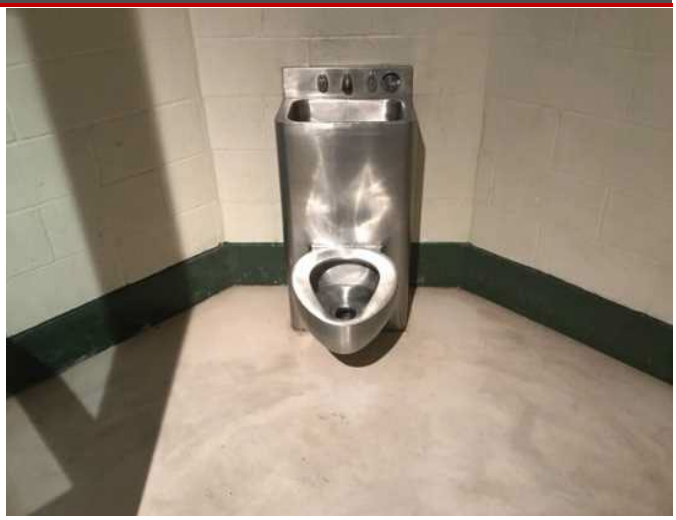
28 - JAIL CELL

29 - SINK, FAUCET HANDLES AND ACCESSORIES

30 - SINK/LAVATORY

Photographic Overview

31 - TOILET STALL OVERVIEW



32 - DETENTION EQUIPMENT

33 - COOLING TOWER

34 - CHILLER

35 - BOILER

36 - AIR HANDLER

Photographic Overview

37 - PACKAGED UNIT

38 - SPLIT SYSTEM DUCTLESS

39 - EXHAUST FAN

40 - PUMP

41 - GENERATOR

42 - SWITCHBOARD

Photographic Overview

43 - DISTRIBUTION PANEL

44 - CHARGING STATIONS

45 - PARK BENCHES

46 - SIDEWALK

47 - POLICE PARKING LOTS

48 - PARKING LOTS

Appendix B:
Site Plan

Site Plan

Project Number	Project Name
165429.23R000-001.468	City Hall (with Police Station)
Source	**On-Site Date**
Google	February 7, 2024

N

Appendix C:
Pre-Survey Questionnaire(s)

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name:	**City Hall with Police Station**
Name of person completing form:	**Joey Ruiz**
Title / Association with property:	**Public Works Supervisor**
Length of time associated w/ property:	
Date Completed:	
Phone Number:	**(714) 329-4912**
Method of Completion:	**PRIOR: fully completed by client in advance**

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	42,200 ft.		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	UNK	
		Roof	UNK	
		Interiors	UNK	
		HVAC	UNK	
		Electrical	UNK	
		Site Pavement	UNK	
		Accessibility	UNK	

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?	New roof, solar panel, car charging stations, new a/c unit
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	New roof

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?		NO			
8	Are there any wall, window, basement or roof leaks?			YES		Window leaks due to rain
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?		NO			
10	Are your elevators unreliable, with frequent service calls?				NA	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?	YES				Custodial room drain clogged, PD admin area constantly backs up.
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		NO			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?	YES				A/C and/or heating unit not adequate
14	Is the electrical service outdated, undersized, or otherwise problematic?		NO			
15	Are there any problems or inadequacies with exterior lighting?		NO			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		NO			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		NO			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.			UNK		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			UNK		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		NO			

Appendix D:
Component Condition Report

Component Condition Report | City Hall (with Police Station)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Curtain Wall, Glazing	360 SF	20	7364453
B2010	Site - pump enclosure	Poor	Exterior Walls, any painted surface, Prep & Paint	1,200 SF	1	7364422
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	11,500 SF	5	7364372
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	3	17	7364354
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	2	12	7364370
B2050	Police Station - Holding Area	Fair	Overhead/Dock Door, Aluminum, 20'x20' (400 SF)	1	8	7364446
B2050	Main entrance	Fair	Exterior Door, Aluminum-Framed & Glazed, Swinging or Sliding w/ Motor	6	13	7364388
B2050	Police Station - Holding Area	Fair	Overhead/Dock Door, Aluminum, 20'x20' (400 SF)	1	8	7364444
Roofing						
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	16,800 SF	22	7364428
B3010	Roof	Poor	Roofing, Modified Bitumen	21,000 SF	0	7364471
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	24	10	7364462
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	46	25	7364362
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	14,500 SF	7	7364419
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	3,500 SF	13	7364466
C1090	Police Station - Restrooms	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	150	8	7364447
C1090	Restrooms	Fair	Toilet Partitions, Metal	6	8	7364449
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	45,500 SF	5	7364416
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	420 SF	26	7364469
C2010	City Council Chambers	Fair	Wall Finishes, Fabric	2,400 SF	8	7364429
C2010	Police Station - Restrooms	Fair	Wall Finishes, Ceramic Tile	650 SF	16	7364375
C2010	City Council Chambers	Fair	Wall Finishes, Wood Paneling, Raised Architectural Wainscot	900 SF	16	7364439
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Tile	6,500 SF	5	7364456
C2030	City Council Chambers	Fair	Flooring, Carpet, Commercial Standard	1,200 SF	5	7364413
C2030	Throughout building	Fair	Flooring, Ceramic Tile	2,200 SF	25	7364396
C2030	Police Station - Restrooms	Fair	Flooring, Ceramic Tile	500 SF	16	7364445
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	17,500 SF	5	7364438
C2050	Throughout building	Fair	Ceiling Finishes, Wood Paneling	1,200 SF	16	7364361
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	4	18	7364432
D2010	Police Station - Restrooms	Fair	Urinal, Waterless	2	16	7364397
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	9	7364408
D2010	Boiler room	Fair	Pump, Circulation/Booster, Domestic Water	1	5	7364374
D2010	Mechanical room	Poor	Sink/Lavatory, Service Sink, Floor	1	0	7364467
D2010	Boiler room	Fair	Pump, Circulation/Booster, Domestic Water	1	5	7364405
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	12	18	7364378

Component Condition Report | City Hall (with Police Station)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	5	14	7364379
D2010	Throughout-police station	Fair	Drinking Fountain, Wall-Mounted, Single-Level	3	3	7364424
D2010	Restrooms	Fair	Shower, Ceramic Tile	2	14	7364377
D2010	Police Station - Restrooms	Fair	Toilet, Commercial Water Closet	5	12	7364474
D2010	Police Station - Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	13	7364426
D2010	Boiler room	Fair	Water Heater, Gas, Commercial (125 MBH)	1	7	7364425
D2010	Restrooms	Fair	Urinal, Standard	5	14	7364368
D2010	Kitchen - Police Station	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	14	7364403
D2010	Office	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	14	7364407
D2060	Mechanical room	Fair	Air Compressor, Tank-Style	1	3	7364461
HVAC						
D3020	Boiler room	Fair	Boiler, Gas, HVAC	1	7	7364359
D3030	Roof	Fair	Cooling Tower, (Typical) Open Circuit	1	3	7364452
D3030	Roof	Fair	Split System Ductless, Single Zone	1	4	7364472
D3030	Roof	Fair	Chiller, Water-Cooled, 81 to 100 TON	1	3	7364450
D3050	Above ceiling	Fair	Fan Coil Unit, Hydronic Terminal	16	8	7364404
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Heating Water	1	8	7364454
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AH-2]	1	3	7364441
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7364417
D3050	Roof	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	5	7364383
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	7364451
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Heating Water	1	8	7364433
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	3	7364440
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	36,462 SF	15	7364476
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	7364414
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	7364358
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AH-1]	1	3	7364381
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	6	7364385
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	3	7364415
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	2	8	7364393
Electrical						
D5010	Electrical room	Fair	Automatic Transfer Switch, ATS	1	5	7365809
D5010	Site	Fair	Generator, Diesel	1	5	7364395
D5010	Mechanical room	Fair	Uninterruptible Power Supply, Individual Battery	4	3	7364412
D5020	Mechanical room	Poor	Motor Control Center, w/ Main Breaker [MCB]	1	0	7364457
D5020	Mechanical room	Fair	Secondary Transformer, Dry, Stepdown	1	14	7364411
D5020	Electrical room	Poor	Switchboard, 120/208 V	1	0	7364448
D5020	Electrical room	Poor	Secondary Transformer, Dry, Stepdown	1	0	7364463
D5020	Mechanical room	Poor	Motor Control Center, w/ Main Breaker [MCE]	1	0	7364435

Component Condition Report | City Hall (with Police Station)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical room	Poor	Switchboard, 120/208 V [DSA]	1	0	7364365
D5020	Site - Fountain	Fair	Secondary Transformer, Dry, Stepdown	1	10	7364473
D5020	Building Exterior	Good	Switchboard, 277/480 V	1	35	7364369
D5020	Electrical room	Poor	Distribution Panel, 120/208 V [DLE]	1	0	7364475
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	36,462 SF	10	7364418
Fire Alarm & Electronic Systems						
D7010	Police Station - Parking lot	Good	Vehicular Access Devices, Gate w/ Controller	1	14	7364460
D7010	Police Station - Parking lot	Good	Vehicular Access Devices, Gate w/ Controller	1	14	7364442
D7030	Throughout building	NA	Security/Surveillance System, Lease Costs for Security/Surveillance System, Lease	1 SF	0	7364400
D7050	Utility closet	Fair	Fire Alarm Panel, Fully Addressable	1	7	7364434
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	36,462 SF	12	7364409
Equipment & Furnishings						
E1010	Parking lot	Fair	Charging Station, Electric Vehicle, Single Connection	9	9	7364458
E1040	Jail cells	Fair	Detention Equipment, Security Doors & Hardware, Swinging	16	18	7364364
E1040	Jail cells	Fair	Detention Equipment, Toilet & Wash Basin, Stainless Steel	5	12	7364390
E2010	Kitchen	Fair	Casework, Cabinetry, Hardwood Standard	8 LF	8	7364389
E2010	Kitchen - Police Station	Fair	Casework, Cabinetry, Hardwood Standard	16 LF	12	7364367
E2010	City Council Chambers	Fair	Casework, Countertop, Solid Surface	34 LF	25	7364366
E2010	Kitchen - Police Station	Fair	Casework, Countertop, Solid Surface	16 LF	18	7364399
E2010	Front office	Fair	Casework, Cabinetry Hardwood High-End	46 LF	13	7364360
E2010	Front office	Fair	Casework, Countertop, Solid Surface	46 LF	25	7364427
E2010	Kitchen	Fair	Casework, Countertop, Solid Surface	8 LF	8	7364392
E2010	City Council Chambers	Good	Fixed Seating, Auditorium/Theater, Metal Cushioned Deluxe	107	15	7364382
E2010	City Council Chambers	Fair	Casework, Cabinetry Hardwood High-End	34 LF	13	7364459
Special Construction & Demo						
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	1,450 SF	13	7364464
F1020	Site	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	220 SF	20	7364402
F1050	Site - Fountain	Fair	Pool Equipment, Circulation Pump	1	5	7364398
Pedestrian Plazas & Walkways						
G2020	Police Station - Parking lot	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	9,600 SF	3	7364391
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	77,500 SF	3	7364363
G2020	Police Station - Parking lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	9,600 SF	14	7364406
G2020	Parking lot	Poor	Parking Lots, Pavement, Asphalt, Repair	1,600 SF	0	7364386
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	77,500 SF	13	7364376
G2030	Sidewalk	Fair	Sidewalk, Concrete, Large Areas	3,800 SF	20	7364421
G2030	Main entrance	Fair	Sidewalk, Brick/Masonry Pavers	15,500 SF	18	7364430
Sitework						
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	10	7364420
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	10	7364465

Component Condition Report | City Hall (with Police Station)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Good	Park Bench, Wood/Composite/Fiberglass	2	15	7364455
G2060	Site	Fair	Bollard, Concrete or Metal	18	16	7364437
G2060	Site	Fair	Flagpole, Metal	3	15	7364384
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	20	12	7364356
G2080	Landscaping	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	39,500 SF	10	7364401
G4050	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	9	8	7364371
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	5	10	7364373
G4050	Site	Fair	Site Walkway Fixture, Bollard Style, Concrete-Based, Replace/Install	8	10	7364431
G4050	Parking lot	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	19	8	7364470

Appendix E:
Replacement Reserves

Replacement Reserves Report

City Hall (with Police Station)

3/15/2024

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 (with Police Station)	$1,241,760	$24,226	$12,731	$1,024,446	$31,140	$1,152,864	$19,785	$402,612	$1,240,999	$175,988	$1,300,739	$32,557	$714,185	$2,238,257	$413,119	$2,012,719	$439,818	$29,355	$3,690,357	$48,515	$1,653,242	**$17,899,412**
Grand Total	**$1,241,760**	**$24,226**	**$12,731**	**$1,024,446**	**$31,140**	**$1,152,864**	**$19,785**	**$402,612**	**$1,240,999**	**$175,988**	**$1,300,739**	**$32,557**	**$714,185**	**$2,238,257**	**$413,119**	**$2,012,719**	**$439,818**	**$29,355**	**$3,690,357**	**$48,515**	**$1,653,242**	**$17,899,412**

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	7364422	Exterior Walls, any painted surface, Prep & Paint	10	9	1	1200	SF	$9.60	$11,520		$11,520										$11,520											**$23,040**
B2010	7364372	Exterior Walls, any painted surface, Prep & Paint	10	5	5	11500	SF	$9.60	$110,400						$110,400										$110,400							**$220,800**
B2010	7364453	Curtain Wall, Glazing, Replace	50	30	20	360	SF	$176.00	$63,360																					$63,360		**$63,360**
B2050	7364370	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	18	12	2	EA	$4,160.00	$8,320													$8,320										**$8,320**
B2050	7364388	Exterior Door, Aluminum-Framed & Glazed, Swinging or Sliding w/ Motor, Replace	30	17	13	6	EA	$35,200.00	$211,200														$211,200									**$211,200**
B2050	7364354	Exterior Door, Steel, Standard, Replace	40	23	17	3	EA	$1,920.00	$5,760																		$5,760					**$5,760**
B2050	7364446	Overhead/Dock Door, Aluminum, 20'x20' (400 SF), Replace	30	22	8	1	EA	$32,000.00	$32,000									$32,000														**$32,000**
B2050	7364444	Overhead/Dock Door, Aluminum, 20'x20' (400 SF), Replace	30	22	8	1	EA	$32,000.00	$32,000									$32,000														**$32,000**
B3010	7364471	Roofing, Modified Bitumen, Replace	20	20	0	21000	SF	$32.00	$672,000	$672,000																				$672,000		**$1,344,000**
B3060	7364462	Roof Skylight, per unit, up to 20 SF, Replace	30	20	10	24	EA	$4,160.00	$99,840											$99,840												**$99,840**
C1070	7364419	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	18	7	14500	SF	$11.20	$162,400								$162,400															**$162,400**
C1070	7364466	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	12	13	3500	SF	$11.20	$39,200														$39,200									**$39,200**
C1090	7364449	Toilet Partitions, Metal, Replace	20	12	8	6	EA	$2,720.00	$16,320									$16,320														**$16,320**
C1090	7364447	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	12	8	150	EA	$1,600.00	$240,000									$240,000														**$240,000**
C2010	7364375	Wall Finishes, Ceramic Tile, Replace	40	24	16	650	SF	$57.60	$37,440																	$37,440						**$37,440**
C2010	7364439	Wall Finishes, Wood Paneling, Raised Architectural Wainscot, Replace	30	14	16	900	SF	$89.60	$80,640																	$80,640						**$80,640**
C2010	7364429	Wall Finishes, Fabric, Replace	15	7	8	2400	SF	$6.40	$15,360									$15,360														**$15,360**
C2010	7364416	Wall Finishes, any surface, Prep & Paint	10	5	5	45500	SF	$4.80	$218,400						$218,400										$218,400							**$436,800**
C2030	7364445	Flooring, Ceramic Tile, Replace	40	24	16	500	SF	$57.60	$28,800																	$28,800						**$28,800**
C2030	7364413	Flooring, Carpet, Commercial Standard, Replace	10	5	5	1200	SF	$24.00	$28,800						$28,800										$28,800							**$57,600**
C2030	7364456	Flooring, Carpet, Commercial Tile, Replace	10	5	5	6500	SF	$20.80	$135,200						$135,200										$135,200							**$270,400**
C2050	7364361	Ceiling Finishes, Wood Paneling, Replace	30	14	16	1200	SF	$44.80	$53,760																	$53,760						**$53,760**
C2050	7364438	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	17500	SF	$6.40	$112,000						$112,000										$112,000							**$224,000**
D2010	7364405	Pump, Circulation/Booster, Domestic Water, Replace	25	20	5	1	EA	$19,520.00	$19,520						$19,520																	**$19,520**
D2010	7364374	Pump, Circulation/Booster, Domestic Water, Replace	25	20	5	1	EA	$19,520.00	$19,520						$19,520																	**$19,520**
D2010	7364425	Water Heater, Gas, Commercial (125 MBH), Replace	20	13	7	1	EA	$39,680.00	$39,680								$39,680															**$39,680**
D2010	7364467	Sink/Lavatory, Service Sink, Floor, Replace	35	35	0	1	EA	$2,560.00	$2,560	$2,560																						**$2,560**
D2010	7364424	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	12	3	3	EA	$3,840.00	$11,520				$11,520														$11,520					**$23,040**
D2010	7364408	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	6	9	2	EA	$3,840.00	$7,680										$7,680													**$7,680**
D2010	7364474	Toilet, Commercial Water Closet, Replace	30	18	12	5	EA	$4,160.00	$20,800													$20,800										**$20,800**
D2010	7364426	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	17	13	4	EA	$4,800.00	$19,200														$19,200									**$19,200**
D2010	7364379	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	16	14	5	EA	$4,800.00	$24,000															$24,000								**$24,000**
D2010	7364377	Shower, Ceramic Tile, Replace	30	16	14	2	EA	$8,000.00	$16,000															$16,000								**$16,000**
D2010	7364407	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	16	14	4	EA	$3,840.00	$15,360															$15,360								**$15,360**
D2010	7364368	Urinal, Standard, Replace	30	16	14	5	EA	$3,520.00	$17,600															$17,600								**$17,600**
D2010	7364403	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	16	14	1	EA	$3,840.00	$3,840															$3,840								**$3,840**
D2010	7364397	Urinal, Waterless, Replace	30	14	16	2	EA	$1,920.00	$3,840																	$3,840						**$3,840**
D2010	7364432	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	12	18	4	EA	$3,520.00	$14,080																		$14,080					**$14,080**
D2010	7364378	Toilet, Commercial Water Closet, Replace	30	12	18	12	EA	$4,160.00	$49,920																		$49,920					**$49,920**
D2060	7364461	Air Compressor, Tank-Style, Replace	20	17	3	1	EA	$23,264.00	$23,264				$23,264																			**$23,264**
D3020	7364359	Boiler, Gas, HVAC, Replace	30	23	7	1	EA	$65,280.00	$65,280								$65,280															**$65,280**
D3030	7364450	Chiller, Water-Cooled, 81 to 100 TON, Replace	25	22	3	1	EA	$359,040.00	$359,040				$359,040																			**$359,040**
D3030	7364452	Cooling Tower, (Typical) Open Circuit, Replace	25	22	3	1	EA	$32,640.00	$32,640				$32,640																			**$32,640**
D3030	7364472	Split System Ductless, Single Zone, Replace	15	11	4	1	EA	$15,667.20	$15,667					$15,667																$15,667		**$31,334**
D3050	7364383	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	20	5	1	EA	$19,910.40	$19,910						$19,910																	**$19,910**
D3050	7364433	Pump, Distribution, HVAC Heating Water, Replace	25	17	8	1	EA	$21,216.00	$21,216									$21,216														**$21,216**
D3050	7364454	Pump, Distribution, HVAC Heating Water, Replace	25	17	8	1	EA	$21,216.00	$21,216									$21,216														**$21,216**
D3050	7364358	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$21,216.00	$21,216				$21,216																			**$21,216**
D3050	7364381	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	27	3	1	EA	$101,184.00	$101,184				$101,184																			**$101,184**
D3050	7364451	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$17,952.00	$17,952				$17,952																			**$17,952**
D3050	7364440	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	27	3	1	EA	$101,184.00	$101,184				$101,184																			**$101,184**
D3050	7364414	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$17,952.00	$17,952				$17,952																			**$17,952**
D3050	7364441	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	27	3	1	EA	$101,184.00	$101,184				$101,184																			**$101,184**

Replacement Reserves Report

City Hall (with Police Station)

3/15/2024

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D3050	7364404	Fan Coil Unit, Hydronic Terminal, Replace	20	12	8	16	EA	$8,257.92	$132,127									$132,127													**$132,127**
D3050	7364417	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	$35,904.00	$35,904									$35,904													**$35,904**
D3050	7364476	HVAC System, Ductwork, Medium Density, Replace	30	15	15	36462	SF	$13.06	$476,048																$476,048						**$476,048**
D3060	7364415	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	17	3	1	EA	$7,833.60	$7,834				$7,834																		**$7,834**
D3060	7364385	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	14	6	1	EA	$4,569.60	$4,570							$4,570															**$4,570**
D3060	7364393	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	12	8	2	EA	$3,916.80	$7,834									$7,834													**$7,834**
D5010	7364395	Generator, Diesel, Replace	25	20	5	1	EA	$275,200.00	$275,200						$275,200																**$275,200**
D5010	7364412	Uninterruptible Power Supply, Individual Battery, Replace	5	2	3	4	EA	$1,280.00	$5,120				$5,120					$5,120					$5,120					$5,120			**$20,480**
D5010	7365809	Automatic Transfer Switch, ATS, Replace	25	20	5	1	EA	$27,200.00	$27,200						$27,200																**$27,200**
D5020	7364463	Secondary Transformer, Dry, Stepdown, Replace	30	50	0	1	EA	$96,000.00	$96,000	$96,000																					**$96,000**
D5020	7364448	Switchboard, 120/208 V, Replace	40	50	0	1	EA	$144,000.00	$144,000	$144,000																					**$144,000**
D5020	7364365	Switchboard, 120/208 V, Replace	40	50	0	1	EA	$166,720.00	$166,720	$166,720																					**$166,720**
D5020	7364473	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	$21,440.00	$21,440											$21,440											**$21,440**
D5020	7364411	Secondary Transformer, Dry, Stepdown, Replace	30	16	14	1	EA	$19,200.00	$19,200															$19,200							**$19,200**
D5020	7364475	Distribution Panel, 120/208 V, Replace	30	50	0	1	EA	$19,200.00	$19,200	$19,200																					**$19,200**
D5020	7364435	Motor Control Center, w/ Main Breaker, Replace	30	50	0	1	EA	$48,000.00	$48,000	$48,000																					**$48,000**
D5020	7364457	Motor Control Center, w/ Main Breaker, Replace	30	50	0	1	EA	$48,000.00	$48,000	$48,000																					**$48,000**
D5040	7364418	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	10	10	36462	SF	$16.00	$583,392											$583,392											**$583,392**
D7010	7364442	Vehicular Access Devices, Gate w/ Controller, Replace	15	1	14	1	EA	$28,800.00	$28,800															$28,800							**$28,800**
D7010	7364460	Vehicular Access Devices, Gate w/ Controller, Replace	15	1	14	1	EA	$28,800.00	$28,800															$28,800							**$28,800**
D7030	7364400	Security/Surveillance System, Lease Costs for Security/Surveillance System, Lease	1	1	0	1	SF	$12,000.00	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	**$252,000**
D7050	7364434	Fire Alarm Panel, Fully Addressable, Replace	15	8	7	1	EA	$48,000.00	$48,000								$48,000														**$48,000**
D7050	7364409	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	8	12	36462	SF	$9.60	$350,035													$350,035									**$350,035**
E1010	7364458	Charging Station, Electric Vehicle, Single Connection, Replace	15	6	9	9	EA	$12,800.00	$115,200										$115,200												**$115,200**
E1040	7364390	Detention Equipment, Toilet & Wash Basin, Stainless Steel, Replace	30	18	12	5	EA	$11,200.00	$56,000													$56,000									**$56,000**
E1040	7364364	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	22	18	16	EA	$19,200.00	$307,200																			$307,200			**$307,200**
E2010	7364389	Casework, Cabinetry, Hardwood Standard, Replace	20	12	8	8	LF	$960.00	$7,680									$7,680													**$7,680**
E2010	7364392	Casework, Countertop, Solid Surface, Replace	40	32	8	8	LF	$352.00	$2,816									$2,816													**$2,816**
E2010	7364367	Casework, Cabinetry, Hardwood Standard, Replace	20	8	12	16	LF	$960.00	$15,360													$15,360									**$15,360**
E2010	7364360	Casework, Cabinetry Hardwood High-End, Replace	20	7	13	46	LF	$1,600.00	$73,600														$73,600								**$73,600**
E2010	7364459	Casework, Cabinetry Hardwood High-End, Replace	20	7	13	34	LF	$1,600.00	$54,400														$54,400								**$54,400**
E2010	7364399	Casework, Countertop, Solid Surface, Replace	40	22	18	16	LF	$352.00	$5,632																			$5,632			**$5,632**
E2010	7364382	Fixed Seating, Auditorium/Theater, Metal Cushioned Deluxe, Replace	20	5	15	107	EA	$1,600.00	$171,200																$171,200						**$171,200**
F1020	7364464	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	17	13	1450	SF	$80.00	$116,000														$116,000								**$116,000**
F1020	7364402	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace	35	15	20	220	SF	$192.00	$42,240																					$42,240	**$42,240**
F1050	7364398	Pool Equipment, Circulation Pump, Replace	15	10	5	1	EA	$16,320.00	$16,320						$16,320															$16,320	**$32,640**
G2020	7364386	Parking Lots, Pavement, Asphalt, Repair	0	0	0	1600	SF	$20.80	$33,280	$33,280																					**$33,280**
G2020	7364363	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	77500	SF	$1.44	$111,600				$111,600					$111,600					$111,600					$111,600			**$446,400**
G2020	7364391	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	9600	SF	$1.44	$13,824				$13,824					$13,824					$13,824					$13,824			**$55,296**
G2020	7364376	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	12	13	77500	SF	$11.20	$868,000														$868,000								**$868,000**
G2020	7364406	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	11	14	9600	SF	$11.20	$107,520															$107,520							**$107,520**
G2030	7364430	Sidewalk, Brick/Masonry Pavers, Replace	30	12	18	15500	SF	$105.60	$1,636,800																			$1,636,800			**$1,636,800**
G2030	7364421	Sidewalk, Concrete, Large Areas, Replace	50	30	20	3800	SF	$28.80	$109,440																					$109,440	**$109,440**
G2060	7364356	Park Bench, Wood/Composite/Fiberglass, Replace	20	8	12	20	EA	$1,920.00	$38,400													$38,400									**$38,400**
G2060	7364455	Park Bench, Wood/Composite/Fiberglass, Replace	20	5	15	2	EA	$1,920.00	$3,840																$3,840						**$3,840**
G2060	7364420	Signage, Property, Monument, Replace/Install	20	10	10	1	EA	$9,600.00	$9,600											$9,600											**$9,600**
G2060	7364465	Signage, Property, Monument, Replace/Install	20	10	10	1	EA	$9,600.00	$9,600											$9,600											**$9,600**
G2060	7364384	Flagpole, Metal, Replace	30	15	15	3	EA	$8,000.00	$24,000																$24,000						**$24,000**
G2060	7364437	Bollard, Concrete or Metal, Replace	30	14	16	18	EA	$3,200.00	$57,600																	$57,600					**$57,600**
G2080	7364401	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	10	10	39500	SF	$3.20	$126,400											$126,400											**$126,400**
G4050	7364470	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	12	8	19	EA	$13,440.00	$255,360									$255,360													**$255,360**
G4050	7364373	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	10	10	5	EA	$13,440.00	$67,200											$67,200											**$67,200**
G4050	7364431	Site Walkway Fixture, Bollard Style, Concrete-Based, Replace/Install	20	10	10	8	EA	$4,800.00	$38,400											$38,400											**$38,400**
G4050	7364371	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	9	EA	$1,920.00	$17,280									$17,280													**$17,280**
Totals, Unescalated										**$1,241,760**	**$23,520**	**$12,000**	**$937,514**	**$27,667**	**$994,470**	**$16,570**	**$327,360**	**$979,656**	**$134,880**	**$967,872**	**$23,520**	**$500,915**	**$1,524,144**	**$273,120**	**$1,291,888**	**$274,080**	**$17,760**	**$2,167,696**	**$27,667**	**$915,360**	**$12,679,419**
Totals, Escalated (3.0% inflation, compounded annually)										**$1,241,760**	**$24,226**	**$12,731**	**$1,024,446**	**$31,140**	**$1,152,864**	**$19,785**	**$402,612**	**$1,240,999**	**$175,988**	**$1,300,739**	**$32,557**	**$714,185**	**$2,238,257**	**$413,119**	**$2,012,719**	**$439,818**	**$29,355**	**$3,690,357**	**$48,515**	**$1,653,242**	**$17,899,412**

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	7364374	D2010	**Pump**	Circulation/Booster, Domestic Water	5 HP	City Hall (with Police Station)	Boiler room	Illegible	Illegible	Illegible		2104255	1
2	7364405	D2010	**Pump**	Circulation/Booster, Domestic Water	5 HP	City Hall (with Police Station)	Boiler room	Marathon	UAM66T17F16639A	No dataplate		2104288	1
3	7364425	D2010	**Water Heater**	Gas, Commercial (125 MBH)	99 GAL	City Hall (with Police Station)	Boiler room	Inaccessible	Inaccessible	Inaccessible		2100454	1
4	7364461	D2060	**Air Compressor**	Tank-Style	2 HP	City Hall (with Police Station)	Mechanical room	Pacemaker	HT2R-BX	39693		2100439	1

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7364359	D3020	**Boiler**	Gas, HVAC	500 MBH	City Hall (with Police Station)	Boiler room	Raypak Inc.	190047	0112190047	2001	2104299	1
2	7364450	D3030	**Chiller**	Water-Cooled, 81 to 100 TON	100 TON	City Hall (with Police Station)	Roof	Trane	RTWA1004XA01D1D0NF	U95B02315	1995	2100458	1
3	7364452	D3030	**Cooling Tower**	(Typical) Open Circuit	25 TON	City Hall (with Police Station)	Roof	RSD	RSD100	23001		2100455	1
4	7364472	D3030	**Split System Ductless**	Single Zone	2 TON	City Hall (with Police Station)	Roof	Fujitsu	AOU24RLB	FRN048054		2104278	1
5	7364383	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water	5 HP	City Hall (with Police Station)	Roof	Baldor Reliance	EJMM3615T	Illegible		2104295	1
6	7364454	D3050	**Pump**	Distribution, HVAC Heating Water	7.5 HP	City Hall (with Police Station)	Mechanical room	Leeson	0145117DB57B	No dataplate		2100438	1
7	7364433	D3050	**Pump**	Distribution, HVAC Heating Water	7.5 HP	City Hall (with Police Station)	Mechanical room	Marathon	Illegible	Illegible		2100443	1
8	7364440	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	6000 CFM	City Hall (with Police Station)	Mechanical room	Seal master	Illegible	Illegible		2100476	1
9	7364381	D3050	**Air Handler** [AH-1]	Interior AHU, Easy/Moderate Access	6000 CFM	City Hall (with Police Station)	Mechanical room	BOHN	MCS133MA	0982891		2104259	1
10	7364441	D3050	**Air Handler** [AH-2]	Interior AHU, Easy/Moderate Access	6000 CFM	City Hall (with Police Station)	Mechanical room	BOHN	HCS131MA	R962890		2100496	1
11	7364404	D3050	**Fan Coil Unit**	Hydronic Terminal	1200 CFM	City Hall (with Police Station)	Above ceiling						16
12	7364417	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	5 TON	City Hall (with Police Station)	Roof	Carrier	50TCQA06A2A6AOAOAO	2412C75116	2012	2104257	1
13	7364451	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	2 TON	City Hall (with Police Station)	Roof	Carrier	50SZ-024---301	4506G40922	2006	2104285	1
14	7364414	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	2 TON	City Hall (with Police Station)	Roof	Carrier	50ZH-024---311--	2299G42287	1999	2100464	1
15	7364358	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	2.5 TON	City Hall (with Police Station)	Roof	Carrier	PH11361	M041950071		2104286	1
16	7364393	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper	500 CFM	City Hall (with Police Station)	Roof	No dataplate	No dataplate	No dataplate			2
17	7364385	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 12" Damper	1000 CFM	City Hall (with Police Station)	Roof	Penn Ventilator Company	IDX12B	Illegible		2100478	1
18	7364415	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	2000 CFM	City Hall (with Police Station)	Roof	Loren Cook	Illegible	Illegible		2100479	1

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7364395	D5010	**Generator**	Diesel	200 KW	City Hall (with Police Station)	Site	Olympian	D200P2	D4700A/001	1998	2104261	1
2	7364412	D5010	**Uninterruptible Power Supply**	Individual Battery		City Hall (with Police Station)	Mechanical room	Honeywell	No dataplate	No dataplate		2104471503	4
3	7365809	D5010	**Automatic Transfer Switch**	ATS	100 AMP	City Hall (with Police Station)	Electrical room	Inaccessible	Inaccessible	Inaccessible			1
4	7364411	D5020	**Secondary Transformer**	Dry, Stepdown	800 KVA	City Hall (with Police Station)	Mechanical room	Federal Pacific Electric	No dataplate	No dataplate		2100492	1
5	7364463	D5020	**Secondary Transformer**	Dry, Stepdown	300 KVA	City Hall (with Police Station)	Electrical room	Zinsco	303-415-3	1400410	1974	2100474	1
6	7364473	D5020	**Secondary Transformer**	Dry, Stepdown	25 KVA	City Hall (with Police Station)	Site - Fountain	General Electric				2100497	1
7	7364448	D5020	**Switchboard**	120/208 V	600 AMP	City Hall (with Police Station)	Electrical room	Zinsco			1974	2100442	1

8	7364369	D5020	**Switchboard**	277/480 V	2000 AMP	City Hall (with Police Station)	Building Exterior	Siemens	SB1 REV. A	3007748701-020030-01	2019	2104287	1
9	7364365	D5020	**Switchboard** [DSA]	120/208 V	1000 AMP	City Hall (with Police Station)	Electrical room	Zinsco	Illegible	Illegible	1974	2104294	1
10	7364475	D5020	**Distribution Panel** [DLE]	120/208 V	400 AMP	City Hall (with Police Station)	Electrical room	Zinsco	408509	26969-18	1974	2100445	1
11	7364457	D5020	**Motor Control Center** [MCB]	w/ Main Breaker	800 AMP	City Hall (with Police Station)	Mechanical room	Zinsco	No dataplate	No dataplate	1974	2100436	1
12	7364435	D5020	**Motor Control Center** [MCE]	w/ Main Breaker	800 AMP	City Hall (with Police Station)	Mechanical room	Zinsco	No dataplate	No dataplate	1974	2100453	1

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7364434	D7050	**Fire Alarm Panel**	Fully Addressable		City Hall (with Police Station)	Utility closet	Honeywell Fire-Lite				2104262	1

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7364458	E1010	**Charging Station**	Electric Vehicle, Single Connection		City Hall (with Police Station)	Parking lot						9

F10 OTHER

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7364398	F1050	**Pool Equipment**	Circulation Pump	3 HP	City Hall (with Police Station)	Site - Fountain	Century	B2844	03122J2		2100493	1

Draft - For Discussion Purposes Only

FACILITY CONDITION ASSESSMENT

prepared for

City of Placentia
401 East Chapman Avenue
Placentia, California 92870
Luis Estevez

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BV PROJECT#:
165429.23R000-002.468

DATE OF REPORT:
March 8, 2024

ON SITE DATE:
February 4, 2024

Fire Station 1
110 South Bradford Avenue
Placentia, California 92870

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Fire Station
Number of Buildings	1
Main Address	110 South Bradford Avenue, Placentia, California 92870
Site Developed	1965 Renovated 2019
Outside Occupants/Leased Spaces	None
Date(s) of Visit	February 4, 2024
Management Point of Contact	City of Placentia, Samantha Byfield, Public Works Manager 714-993-8212 sbyfield@placentia.org
On-site Point of Contact (POC)	Samantha Byfield
Assessment and Report Prepared By	Nezar M. Tibi
Reviewed By	Michael Chaney Program Manager 800.733.0660 x7297980 michael.chaney@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

Fire Station 1 building was originally constructed in 1965. In 2019, the City of Placentia left the Orange County Fire Authority and established their own fire department. A limited renovation was performed at that time which included restrooms, painting and adding some ancillary buildings and a new flat roof in 2022.

Architectural

The exterior walls are painted stucco with both sloped concrete tiles and a flat TPO roof. In general, the structures appear to be sound, with no significant areas of settlement or structural-related deficiencies observed. Interior finishes vary in age and have been well maintained throughout the facility. Other finishes have been replaced as needed and are anticipated for lifecycle replacement based on useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The heating and cooling system is provided by a single rooftop package unit. The HVAC system is in fair condition. Some of the electrical systems and equipment were replaced in 2001 and 2009. The plumbing system was reported to be in fair condition with no major issues. The building is not protected by a fire alarm system. For the remaining MEPF systems, typical lifecycle replacements are expected.

The client reported that the electrical system is undersized and cannot meet the demand of the site and facility.

Site

In general, the site has been well maintained. The site contains limited landscaping, which is served by in-ground irrigation systems. The asphalt parking lot is in poor condition and require some repair including a new fresh seal and stripe. The concrete sidewalks are in fair condition.

Recommended Additional Studies

The exterior fence wall, located at the rear of the building, was observed and reported to be loose. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs.

Facility Condition Index (FCI)

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

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

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

FCI Analysis

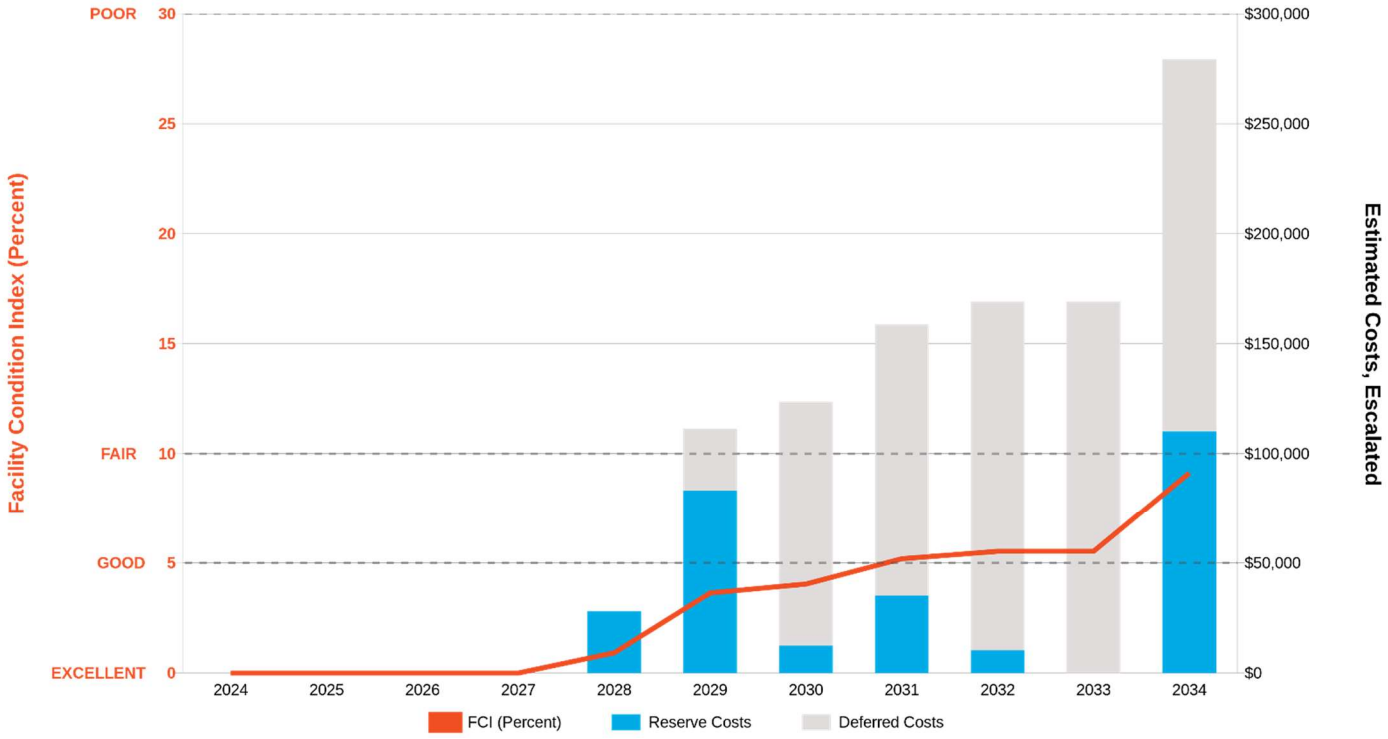
Replacement Value	*Total SF*	*Cost/SF*
$3,061,700	*3,602*	*$850*

	Est Reserve Cost	FCI
Current	$19,600	0.6 **%**
3-Year	$19,600	0.6 **%**
5-Year	$121,600	4.0 **%**
10-Year	$313,600	10.2 **%**

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: $3,061,700.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $25,392.00**



Immediate Needs

Location	UF	Description	Cond	Plan Type	Cost
Fire Station 1	G2021	Parking Lots, Pavement, Asphalt, Mill and Overlay	Poor	Performance/Integrity	$19,600
TOTAL (1 items)					**$19,600**

Key Findings

Parking Lots in Poor condition.

Pavement, Asphalt
Fire Station 1
Parking Lot

Uniformat Code: G2020
Recommendation: **Mill and Overlay in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: $19,600

The parking lot asphalt surface shows signs of deterioration, mill and overlay is required. A seal coat and pavement markings should be part of the project. - AssetCALC ID: 7352032

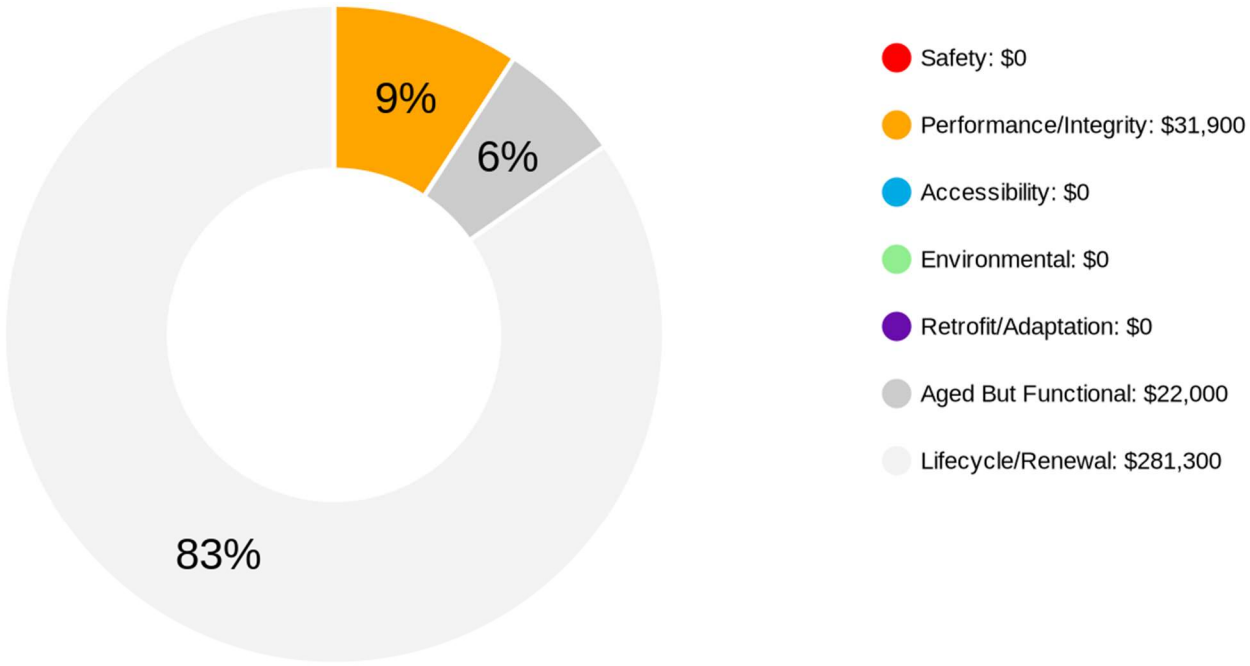
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-Year Total: $335,200

2. Building Systems and Site Elements

Building Systems Summary		
Address	110 South Bradford Avenue, Placentia, California 92870	
Constructed/Renovated	1965 Renovated 2019	
Building Area	3,602 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Conventional wood frame structure over concrete slab and footing foundation.	Good
Facade	Primary Wall Finish: Stucco Windows: Aluminum and Vinyl	Fair
Roof	Primary: Flat construction with a single-ply TPO/PVC membrane roofing Secondary: Sloped construction with clay/concrete tiles roofing	Good
Interiors	Walls: Painted gypsum board and Unfinished Floors: Carpet, VCT, epoxy coated and unfinished concrete Ceilings: Painted gypsum board, ACT and Unfinished/exposed	Fair
Elevators	None	-

Building Systems Summary

Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinal, shower and sinks in all restrooms	Good
HVAC	Non-Central System: Packaged unit Supplemental components: Exhaust fans	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent, and incandescent Emergency Power: Diesel generator with automatic transfer switch	Fair
Fire Alarm	Smoke detectors with exit signs only	Fair
Equipment/Special	Commercial laundry equipment	Fair
Accessibility	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

Site Information

Site Area	0.27 acres	
Parking Spaces	10 total spaces all in open lots; 0 of which are accessible.	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks and curbs.	Poor
Site Development	Property entrance signage: chain link and wrought iron fencing	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, and bushes Irrigation present No 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: None Building-mounted: Incandescent	Fair
Ancillary Structures	Prefabricated modular building.	Fair
Site Accessibility	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. 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.

Fire Station 1: System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	$0	$0	$22,660	$0	$79,256	$101,916
Roofing	$0	$0	$0	$778	$166,701	$167,479
Interiors	$0	$0	$65,373	$8,107	$120,341	$193,821
Plumbing	$0	$0	$0	$14,305	$61,828	$76,133
HVAC	$0	$0	$13,911	$21,392	$5,808	$41,111
Electrical	$0	$0	$0	$80,087	$39,932	$120,019
Fire Alarm and Electronic Systems	$0	$0	$0	$14,175	$0	$14,175
Equipment and Furnishings	$0	$0	$0	$29,190	$43,358	$72,548
Special Construction and Demo	$0	$0	$0	$0	$61,620	$61,620
Sitework	$19,600	$0	$0	$24,016	$54,484	$98,100
TOTALS	**$19,600**	**$0**	**$102,000**	**$192,100**	**$633,400**	**$947,100**

3. ADA Accessibility

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

Buildings completed and occupied after January 26, 1992, are required to comply fully with the ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of compliance to the extent allowed by structural feasibility and the financial resources available. As an alternative, a reasonable accommodation pertaining to barrier removal must be made.

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

4. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

5. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

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

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system or component replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

6. Certification

City of Placentia, Citywide Asset Management Program (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Fire Station 1, 110 South Bradford Avenue, Placentia, California 92870, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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Project Assessor

Reviewed by:

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Program Manager
800.733.0660 ext. 7297980
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7. Appendices

Appendix A: Photographic Record
Appendix B: Site 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 - SIGNAGE

6 - ANCILLARY BUILDING

Photographic Overview

7 - EXTERIOR DOOR

8 - EXTERIOR DOOR

9 - WINDOWS

10 - OVERHEAD DOOR

11 - ROOFING

12 - ROOFING

Photographic Overview

13 - OFFICES

14 - LIVING ROOM

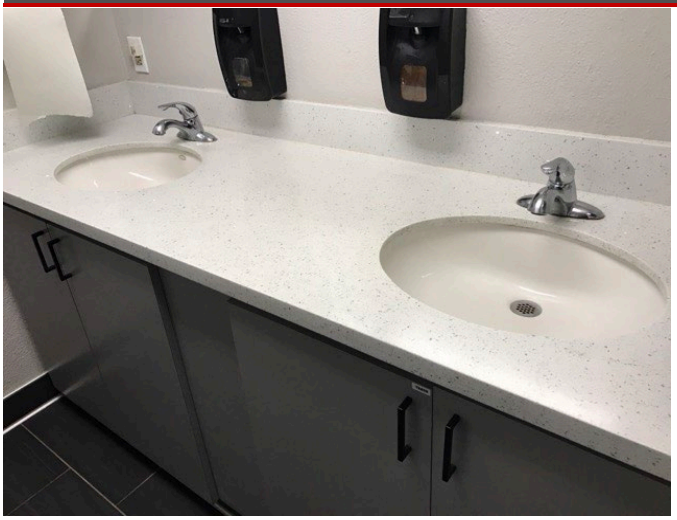
15 - KITCHEN

16 - SLEEPING DORM

17 - ENGIN BAY

18 - SHOWER

Photographic Overview



19 - LAVATORIES

20 - TOILET

21 - PACKAGED UNIT

22 - EXHAUST FAN

23 - AXIAL FLOW FAN

24 - WATER HEATER

Photographic Overview

25 - AIR COMPRESSOR

26 - AIR COMPRESSOR

27 - GENERATOR

28 - AUTOMATIC TRANSFER SWITCH

29 - DISTRIBUTION PANEL

30 - RESIDENTIAL APPLIANCES

Photographic Overview

31 - LAUNDRY EQUIPMENT

32 - ROADWAYS

33 - FENCES & GATES

34 - LANDSCAPING

35 - SIDEWALK

36 - PARKING LOTS

Appendix B:
Site Plan(s)

Draft - For Discussion Purposes Only

Site Plan

Project Number	Project Name
165429.23R000-002.468	Fire Station 1
Source	**On-Site Date**
Google	February 4, 2024

N

Appendix C:
Pre-Survey Questionnaire(s)

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BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: Fire Station 1

Name of person completing form: Joey Ruiz

Title / Association with property: Public Works Supervisor

Length of time associated w/ property:

Date Completed:

Phone Number: (714) 329-4912

Method of Completion: PRIOR: fully completed by client in advance

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	7,081 sf.		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	UNK	
		Roof	2023	
		Interiors	UNK	
		HVAC	UNK	
		Electrical	UNK	
		Site Pavement	UNK	
		Accessibility	UNK	

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.	

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

Appendix D:
Component Condition Report

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Component Condition Report | Fire Station 1

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	5,200 SF	4	7352038
B2020	Exterior	Fair	Window, Vinyl-Clad Double-Glazed, up to 15 SF	3	13	7352046
B2020	Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	3	12	7351994
B2050	Exterior	Fair	Overhead/Dock Door, Steel, 20'x14' (280 SF)	1	12	7352027
B2050	Exterior	Fair	Exterior Door, Wood, Solid-Core	3	11	7352008
B2050	Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Residential Slider	2	13	7352042
B2050	Exterior	Fair	Overhead/Dock Door, Aluminum, 20'x14' (280 SF)	1	12	7352023
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	3,300 SF	18	7352025
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	300 SF	18	7352044
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	44 LF	7	7352004
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	9	16	7352010
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	900 SF	12	7352028
C1090	Locker room	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	8	12	7351990
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	4,800 SF	5	7352017
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Tile	700 SF	5	7352031
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	800 SF	8	7351989
C2030	Engine Bay	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	1,800 SF	5	7352015
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	2,000 SF	5	7351995
Plumbing						
D2010	Restrooms	Good	Toilet, Residential Water Closet	1	26	7351998
D2010	Restrooms	Good	Shower, Ceramic Tile	1	26	7352012
D2010	Utility closet	Good	Water Heater, Gas, Residential	1	14	7352021
D2010	Restrooms	Good	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	2	26	7351993
D2010	Restrooms	Good	Urinal, Waterless	1	26	7352029
D2010	Engine Bay	Fair	Sink/Lavatory, Service Sink, Laundry	1	12	7352024
D2010	Kitchen	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	7352030
D2060	Engine Bay	Good	Air Compressor, Tank-Style	1	16	7351996
D2060	Engine Bay	Good	Air Compressor, Tank-Style	1	15	7352043
D2060	Engine Bay	Fair	Air Compressor, Tank-Style	1	7	7352019
HVAC						

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Component Condition Report | Fire Station 1

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	7352035
D3050	Throughout building	Fair	HVAC System, Ductwork, Low Density	3,602 SF	10	7352016
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	1	7	7352005
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	14	7352049
Electrical						
D5010	Engine Bay	Fair	Automatic Transfer Switch, ATS	1	12	7351985
D5010	Site	Fair	Generator, Diesel	1	10	7352034
D5020	Engine Bay	Fair	Distribution Panel, 120/240 V, Residential Style [PANEL A]	1	8	7352022
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,602 SF	12	7351999
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,602 SF	10	7351984
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	3,602 SF	7	7352040
Equipment & Furnishings						
E1030	Engine Bay	Good	Laundry Equipment, Washer, Commercial	1	6	7352033
E1030	Engine Bay	Good	Laundry Equipment, Dryer, Commercial	1	11	7352026
E2010	Kitchen	Fair	Casework, Countertop, Solid Surface	10 LF	20	7352047
E2010	Engine Bay	Fair	Casework, Cabinetry, Hardwood Standard	26 LF	10	7352036
E2010	Engine Bay	Fair	Casework, Countertop, Solid Surface	26 LF	18	7351992
E2010	Kitchen	Fair	Casework, Cabinetry, Hardwood Standard	10 LF	12	7352011
Special Construction & Demo						
F1020	Site	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	400 SF	16	7352018
Pedestrian Plazas & Walkways						
G2010	Site	Fair	Roadways, Pavement, Concrete	750 SF	18	7352045
G2020	Parking Lot	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	5,700 SF	0	7352032
G2030	Sidewalk	Fair	Sidewalk, Concrete, Large Areas	750 SF	18	7352009
Sitework						
G2060	Site	Fair	Fences & Gates, Vehicle Gate, Chain Link Sliding Electric	1	8	7352001
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	8	7352050
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	210 LF	17	7352013
G2060	Site	Good	Fences & Gates, Fence, Wrought Iron 6'	60 LF	35	7352007
G2060	Site	Fair	Flagpole, Metal	1	14	7352048
G2080	Landscaping	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	1,450 SF	8	7352000
G4050	Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	8	7352006

Appendix E:
Replacement Reserves

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Replacement Reserves Report

Fire Station 1

3/2/2024

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
Fire Station 1	$19,600	$0	$0	$0	$22,661	$79,287	$12,418	$35,165	$34,355	$0	$110,122	$13,510	$101,069	$8,224	$45,460	$117,274	$121,701	$11,662	$211,265	$0	$3,179	**$946,952**
Grand Total	**$19,600**	**$0**	**$0**	**$0**	**$22,661**	**$79,287**	**$12,418**	**$35,165**	**$34,355**	**$0**	**$110,122**	**$13,510**	**$101,069**	**$8,224**	**$45,460**	**$117,274**	**$121,701**	**$11,662**	**$211,265**	**$0**	**$3,179**	**$946,952**

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	7352038	Exterior Walls, any painted surface, Prep & Paint	10	6	4	5200	SF	$3.87	$20,134					$20,134										$20,134							**$40,269**
B2020	7351994	Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	18	12	3	EA	$1,040.00	$3,120													$3,120									**$3,120**
B2020	7352046	Window, Vinyl-Clad Double-Glazed, up to 15 SF, Replace	30	17	13	3	EA	$960.00	$2,880														$2,880								**$2,880**
B2050	7352008	Exterior Door, Wood, Solid-Core, Replace	25	14	11	3	EA	$1,120.00	$3,360												$3,360										**$3,360**
B2050	7352042	Exterior Door, Aluminum-Framed & Glazed, Residential Slider, Replace	25	12	13	2	EA	$1,360.00	$2,720														$2,720								**$2,720**
B2050	7352023	Overhead/Dock Door, Aluminum, 20'x14' (280 SF), Replace	30	18	12	1	EA	$12,000.00	$12,000													$12,000									**$12,000**
B2050	7352027	Overhead/Dock Door, Steel, 20'x14' (280 SF), Replace	30	18	12	1	EA	$10,080.00	$10,080													$10,080									**$10,080**
B3010	7352044	Roofing, Clay/Concrete Tile, Replace	50	32	18	300	SF	$27.20	$8,160																			$8,160			**$8,160**
B3010	7352025	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	2	18	3300	SF	$27.20	$89,760																			$89,760			**$89,760**
B3020	7352004	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	13	7	44	LF	$14.40	$634								$634														**$634**
C1030	7352010	Interior Door, Wood, Solid-Core, Replace	40	24	16	9	EA	$1,120.00	$10,080																	$10,080					**$10,080**
C1070	7352028	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	13	12	900	SF	$5.60	$5,040													$5,040									**$5,040**
C1090	7351990	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	8	12	8	EA	$800.00	$6,400													$6,400									**$6,400**
C2010	7352017	Wall Finishes, any surface, Prep & Paint	10	5	5	4800	SF	$1.95	$9,370						$9,370										$9,370						**$18,739**
C2030	7352015	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	5	5	1800	SF	$19.20	$34,560						$34,560										$34,560						**$69,120**
C2030	7351989	Flooring, Vinyl Tile (VCT), Replace	15	7	8	800	SF	$8.00	$6,400									$6,400													**$6,400**
C2030	7352031	Flooring, Carpet, Commercial Tile, Replace	10	5	5	700	SF	$10.40	$7,280						$7,280										$7,280						**$14,560**
C2050	7351995	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	2000	SF	$2.59	$5,184						$5,184										$5,184						**$10,368**
D2010	7352021	Water Heater, Gas, Residential, Replace	15	1	14	1	EA	$2,080.00	$2,080															$2,080							**$2,080**
D2010	7352024	Sink/Lavatory, Service Sink, Laundry, Replace	30	18	12	1	EA	$1,440.00	$1,440													$1,440									**$1,440**
D2010	7352030	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	1	EA	$1,920.00	$1,920																$1,920						**$1,920**
D2060	7352019	Air Compressor, Tank-Style, Replace	20	13	7	1	EA	$11,632.00	$11,632								$11,632														**$11,632**
D2060	7352043	Air Compressor, Tank-Style, Replace	20	5	15	1	EA	$16,960.00	$16,960																$16,960						**$16,960**
D2060	7351996	Air Compressor, Tank-Style, Replace	20	4	16	1	EA	$16,960.00	$16,960																	$16,960					**$16,960**
D3050	7352035	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	$12,000.00	$12,000						$12,000																**$12,000**
D3050	7352016	HVAC System, Ductwork, Low Density, Replace	30	20	10	3602	SF	$3.20	$11,526													$11,526									**$11,526**
D3060	7352005	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	18	7	1	EA	$4,800.00	$4,800								$4,800														**$4,800**
D3060	7352049	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	6	14	1	EA	$3,840.00	$3,840															$3,840							**$3,840**
D5010	7352034	Generator, Diesel, Replace	25	15	10	1	EA	$32,000.00	$32,000													$32,000									**$32,000**
D5010	7351985	Automatic Transfer Switch, ATS, Replace	25	13	12	1	EA	$13,600.00	$13,600													$13,600									**$13,600**
D5020	7352022	Distribution Panel, 120/240 V, Residential Style, Replace	30	22	8	1	EA	$1,760.00	$1,760									$1,760													**$1,760**
D5030	7351999	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	28	12	3602	SF	$4.00	$14,408													$14,408									**$14,408**
D5040	7351984	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	3602	SF	$7.20	$25,934													$25,934									**$25,934**
D7030	7352040	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	8	7	3602	SF	$3.20	$11,526								$11,526														**$11,526**
E1030	7352033	Laundry Equipment, Washer, Commercial, Replace	10	4	6	1	EA	$10,400.00	$10,400							$10,400										$10,400					**$20,800**
E1030	7352026	Laundry Equipment, Dryer, Commercial, Replace	15	4	11	1	EA	$6,400.00	$6,400												$6,400										**$6,400**
E2010	7352036	Casework, Cabinetry, Hardwood Standard, Replace	20	10	10	26	LF	$480.00	$12,480													$12,480									**$12,480**
E2010	7352011	Casework, Cabinetry, Hardwood Standard, Replace	20	8	12	10	LF	$480.00	$4,800													$4,800									**$4,800**
E2010	7351992	Casework, Countertop, Solid Surface, Replace	40	22	18	26	LF	$176.00	$4,576																			$4,576			**$4,576**
E2010	7352047	Casework, Countertop, Solid Surface, Replace	40	20	20	10	LF	$176.00	$1,760																					$1,760	**$1,760**
F1020	7352018	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace	35	19	16	400	SF	$96.00	$38,400																	$38,400					**$38,400**
G2010	7352045	Roadways, Pavement, Concrete, Replace	50	32	18	750	SF	$14.40	$10,800																			$10,800			**$10,800**
G2020	7352032	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	25	0	3500	SF	$5.60	$19,600	$19,600																					**$19,600**
G2030	7352009	Sidewalk, Concrete, Large Areas, Replace	50	32	18	750	SF	$14.40	$10,800																			$10,800			**$10,800**
G2060	7352001	Fences & Gates, Vehicle Gate, Chain Link Sliding Electric, Replace	20	12	8	1	EA	$8,000.00	$8,000									$8,000													**$8,000**

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Replacement Reserves Report

Fire Station 1

3/2/2024

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
G2060	7352013	Fences & Gates, Fence, Chain Link 6', Replace	40	23	17	210	LF	$33.60	$7,056																		$7,056				**$7,056**
G2060	7352050	Signage, Property, Monument, Replace/Install	20	12	8	1	EA	$4,800.00	$4,800									$4,800													**$4,800**
G2060	7352048	Flagpole, Metal, Replace	30	16	14	1	EA	$4,000.00	$4,000															$4,000							**$4,000**
G2080	7352000	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	12	8	1450	SF	$1.60	$2,320									$2,320													**$2,320**
G4050	7352006	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	6	EA	$640.00	$3,840									$3,840													**$3,840**
Totals, Unescalated										**$19,600**	**$0**	**$0**	**$0**	**$20,134**	**$68,394**	**$10,400**	**$28,592**	**$27,120**	**$0**	**$81,941**	**$9,760**	**$70,888**	**$5,600**	**$30,054**	**$75,274**	**$75,840**	**$7,056**	**$124,096**	**$0**	**$1,760**	**$656,509**
Totals, Escalated (3.0% inflation, compounded annually)										**$19,600**	**$0**	**$0**	**$0**	**$22,661**	**$79,287**	**$12,418**	**$35,165**	**$34,355**	**$0**	**$110,122**	**$13,510**	**$101,069**	**$8,224**	**$45,460**	**$117,274**	**$121,701**	**$11,662**	**$211,265**	**$0**	**$3,179**	**$946,952**

Appendix F:
Equipment Inventory List

Draft - For Discussion Purposes Only

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7352021	D2010	**Water Heater**	Gas, Residential	50 GAL	Fire Station 1	Utility closet	American Standard Inc.	XG50T09HN38U2	M202327725	2023	2100483	1
2	7351996	D2060	**Air Compressor**	Tank-Style	5 HP	Fire Station 1	Engine Bay	Bauer compressor	CFS55-2S5FLXXXXXXXX20	No dataplate	2020	2100480	1
3	7352043	D2060	**Air Compressor**	Tank-Style	5 HP	Fire Station 1	Engine Bay	Bauer compressor	LEGACY2-13-E1	No dataplate	2019	2100482	1
4	7352019	D2060	**Air Compressor**	Tank-Style	2 HP	Fire Station 1	Engine Bay	Ingersoll Rand	NO618651	No dataplate		2100449	1

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7352035	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	3 TON	Fire Station 1	Roof	Goodman	48GXN036060301	Illegible		2104272	1
2	7352005	D3060	**Exhaust Fan**	Centrifugal, 24" Damper	3450 CFM	Fire Station 1	Roof	Greenheck	Illegible	Illegible		2100462	1
3	7352049	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	1200 CFM	Fire Station 1	Roof	Greenheck	G-095-DGEX-QD	15470880	2018	2104283	1

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7352034	D5010	**Generator**	Diesel	26 KW	Fire Station 1	Site	Generac	2501-0	819073		2100467	1
2	7351985	D5010	**Automatic Transfer Switch**	ATS	100 AMP	Fire Station 1	Engine Bay	Generac	No dataplate	No dataplate		2104303	1
3	7352022	D5020	**Distribution Panel** [PANEL A]	120/240 V, Residential Style	100 AMP	Fire Station 1	Engine Bay	No dataplate	No dataplate	No dataplate		2104291	1

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7352026	E1030	**Laundry Equipment**	Dryer, Commercial	50 LB	Fire Station 1	Engine Bay	Alliance Laundry Systems	UTGC6EDG6401W01	2011036908	2020	2100491	1
2	7352033	E1030	**Laundry Equipment**	Washer, Commercial	30 LB	Fire Station 1	Engine Bay	Zlnimac	Inaccessible	Inaccessible			1

FACILITY CONDITION ASSESSMENT

prepared for

City of Placentia
401 East Chapman Avenue
Placentia, CA 92870
Luis Estevez

DRAFT

Fire Station 2
1530 North Valencia Avenue
Placentia, CA 92870

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

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

BV PROJECT #:
165429.23R000-003.468

DATE OF REPORT:
March 7, 2024

ON SITE DATE:
February 4, 2024

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Fire Station
Number of Buildings	1
Main Address	1530 North Valencia Avenue, Placentia, CA 92870
Site Developed	Built 1965/ Renovated 2019
Outside Occupants / Leased Spaces	None
Date(s) of Visit	February 4, 2024
Management Point of Contact	Samantha Byfield, Public Works Manager 714-993-8212 sbyfield@placentia.org
On-site Point of Contact (POC)	Samantha Byfield
Assessment & Report Prepared By	Nezar M. Tibi
Reviewed By	Michael Chaney Program Manager 800.733.0660 x7297980 michael.chaney@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

Fire Station 2 building was originally constructed in 1965. In 2019, the City of Placentia left the Orange County Fire Authority and established their own fire department. A limited renovation was performed at that time which included restrooms, painting and adding some ancillary buildings and a new flat roof in 2022.

Architectural

The exterior walls are a combination of CMU block and painted stucco, with both sloped concrete tiles and a flat TPO roof. In general, the structure appears to be sound, with no significant areas of settlement or structural-related deficiencies observed. Interior finishes vary in age and have been well maintained throughout the facility. Other finishes have been replaced as needed and are anticipated for lifecycle replacement based on useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The heating and cooling system is provided by rooftop package units and a ductless split system unit. The HVAC system is in fair condition. Some of the electrical systems and equipment were replaced in 2001 and 2009. The plumbing system was reported to be in fair condition with no major issues. The building is not protected by a fire alarm system. For the remaining MEPF systems, typical lifecycle replacements are expected.

Site

In general, the site has been well maintained. The site contains limited landscaping, which is served by in-ground irrigation systems. The asphalt parking lot is in fair condition with some isolated areas of cracks and potholes that need repair. A new fresh seal and stripe is recommended. The concrete sidewalks are in fair condition as well.

Recommended Additional Studies

The exterior fence wall, located at the rear of the building, was observed and reported to be loose. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs.

Facility Condition Index (FCI)

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

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

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

FCI Analysis

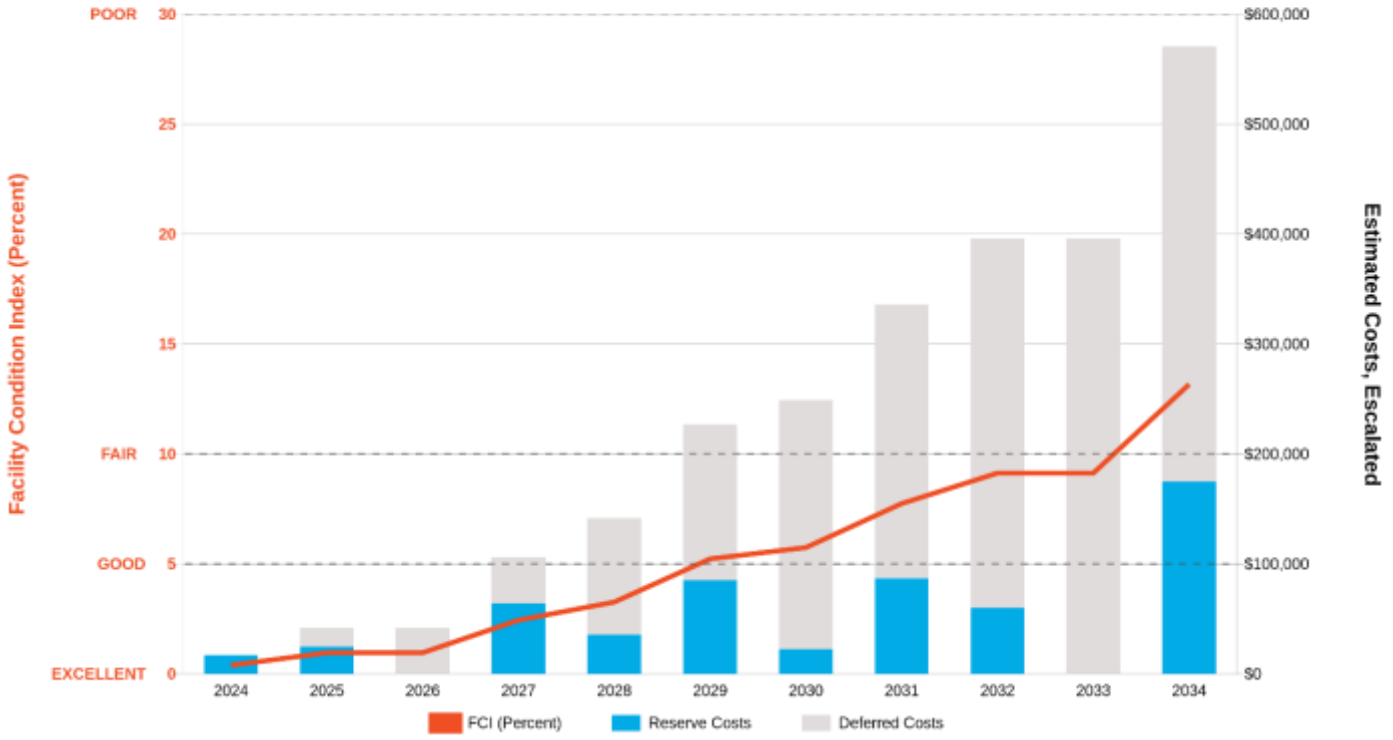
Replacement Value	*Total SF*	*Cost/SF*
$4,335,000	*5,100*	*$850*

	Est Reserve Cost	FCI
Current	$21,700	0.5 **%**
3-Year	$135,400	3.1 **%**
5-Year	$256,200	5.9 **%**
10-Year	$625,500	14.4 **%**

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: $4,335,000.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $51,896.00**



Immediate Needs

Location	UF	Description	Cond	Plan Type	Cost
Fire Station 2	D2016	Urinal, Waterless, Replace	Poor	Performance/Integrity	$1,000
Fire Station 2	G2021	Parking Lots, Pavement, Asphalt, Repair	Poor	Performance/Integrity	$4,700
Fire Station 2	P2032	Engineering Study, Structural, Superstructure, Evaluate/Report	NA	Safety	$16,000
TOTAL (3 items)					**$21,700**

Key Findings

Parking Lots in Poor condition.

Pavement, Asphalt
Fire Station 2
Parking lot

Uniformat Code: G2020
Recommendation: **Repair in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: $4,700

The parking lot asphalt exhibits isolated areas of alligator surface, repair is required. - AssetCALC ID: 7351362

Parking Lots in Poor condition.

Pavement, Asphalt
Fire Station 2
Parking lot

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

Plan Type:
Performance/Integrity

Cost Estimate: $10,200

New fresh seal and stripe is required. - AssetCALC ID: 7351353

Urinal in Poor condition.

Waterless
Fire Station 2
Restrooms

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

Plan Type:
Performance/Integrity

Cost Estimate: $1,000

Client reported issues with this urinal. - AssetCALC ID: 7351337

Overhead/Dock Door in Poor condition.

Aluminum, 20'x14' (280 SF)
Fire Station 2
Building Exterior

Uniformat Code: B2050
Recommendation: **Replace in 2025**

Plan Type:
Performance/Integrity

Cost Estimate: $12,000

Door is hard to operate, but the motor is new and does not need replacement. - AssetCALC ID: 7351381

Overhead/Dock Door in Poor condition.

Aluminum, 20'x14' (280 SF)
Fire Station 2
Building Exterior

Uniformat Code: B2050
Recommendation: **Replace in 2025**

Plan Type:
Performance/Integrity

Cost Estimate: $12,000

Door is hard to operate, but the motor is new and does not need replacement. - AssetCALC ID: 7351331

Pole Light Fixture w/ Lamps in Poor condition.

any type 20' High, w/ LED Replacement
Fire Station 2
Site

Uniformat Code: G4050
Recommendation: **Replace/Install in 2026**

Plan Type:
Retrofit/Adaptation

Cost Estimate: $13,400

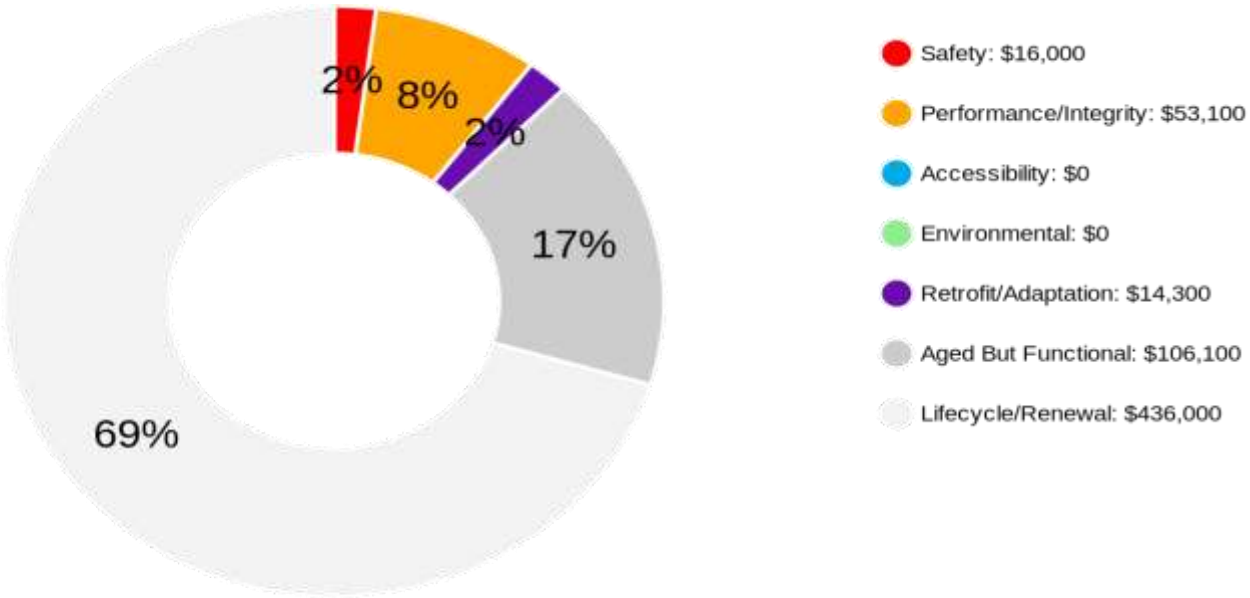
Client reported that all exterior lighting needs to be upgraded. - AssetCALC ID: 7351365

Plan Types

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

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

Plan Type Distribution (by Cost)



10-Year Total: $625,400

2. Building Systems & Site Elements

Building Systems Summary		
Address	1530 North Valencia Avenue, Placentia, CA 92870	
Constructed/Renovated	1965 Renovated 2019	
Building Area	5,100 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by wood joists and concrete raft foundation slab	Good
Facade	Primary Wall Finish: Brick Secondary Wall Finish: Stucco Windows: Vinyl	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Gable construction with clay/concrete tiles	Good
Interiors	Walls: Painted gypsum board, wood paneling, ceramic tile and Unfinished Floors: Carpet, VCT, epoxy and unfinished concrete Ceilings: Painted surface and wood paneling	Fair

Building Systems Summary

Elevators	None	-
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heaters Fixtures: Toilets, urinals, showers and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Ductless split-systems and Exhaust fans	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent, and incandescent Emergency Power: Diesel generator with automatic transfer switch	Fair
Fire Alarm	Smoke detectors with exit signs only	Fair
Equipment/Special	Commercial kitchen and laundry equipment	Fair
Accessibility	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See the appendix for associated photos and additional information.	
Additional Studies	The wall was observed and reported to be loose. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

Site Information		
Site Area	0.67 acres	
Parking Spaces	18 total spaces all in open lots; 1 of which is accessible.	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, and curbs	Fair
Site Development	Property entrance signage; CMU wall fencing	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation present No retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Building-mounted: Incandescent	Fair
Ancillary Structures	Prefabricated modular buildings	Good
Site Accessibility	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. 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.

Fire Station 2: System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	$0	$24,720	$20,529	$20,427	$33,397	$99,073
Roofing	$0	$0	$0	$5,116	$244,264	$249,380
Interiors	$0	$0	$91,359	$9,934	$269,876	$371,169
Plumbing	$960	$0	$6,992	$31,287	$151,416	$190,655
HVAC	$0	$0	$41,246	$15,785	$37,138	$94,169
Electrical	$0	$0	$22,291	$162,628	$0	$184,919
Fire Alarm & Electronic Systems	$0	$0	$0	$36,520	$0	$36,520
Equipment & Furnishings	$0	$0	$2,622	$62,446	$33,376	$98,444
Special Construction & Demo	$0	$0	$0	$0	$0	$0
Sitework	$4,680	$24,788	$0	$25,093	$191,289	$245,850
Follow-up Studies	$16,000	$0	$0	$0	$0	$16,000
TOTALS	**$21,700**	**$49,600**	**$185,100**	**$369,300**	**$960,800**	**$1,586,500**

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

4. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

5. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

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

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system or component replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

6. Certification

City of Placentia, Citywide Asset Management Program (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Fire Station 2, 1530 North Valencia Avenue, Placentia, CA 92870, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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7. Appendices

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

Appendix A:
Photographic Record

Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

4 - RIGHT ELEVATION

5 - SIGNAGE

6 - ANCILLARY BUILDING

Photographic Overview

7 - OVERHEAD DOOR

8 - WINDOWS

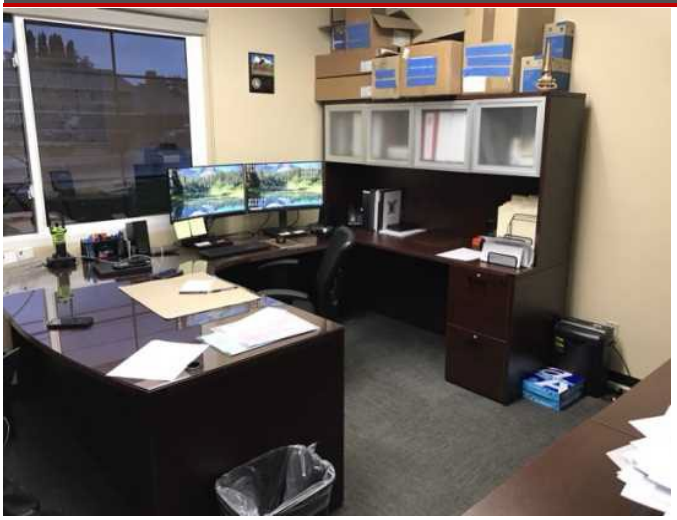
9 - EXTERIOR DOOR

10 - INTERIOR DOOR

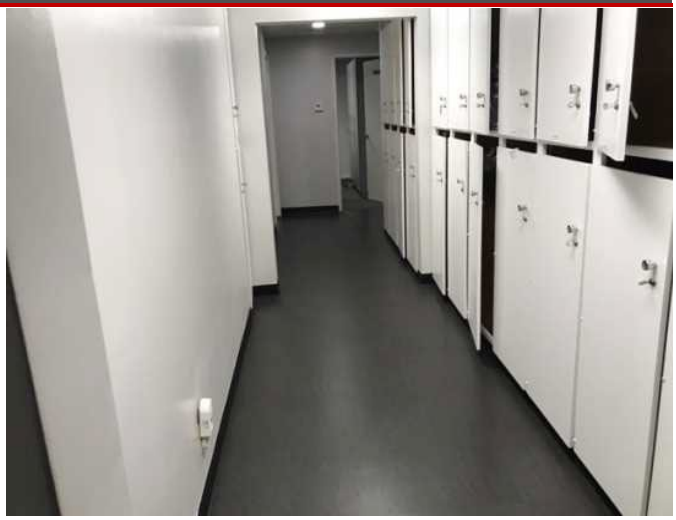
11 - ROOFING

12 - ROOFING

Photographic Overview



13 - OFFICES



14 - HALLWAY

15 - LIVING ROOM

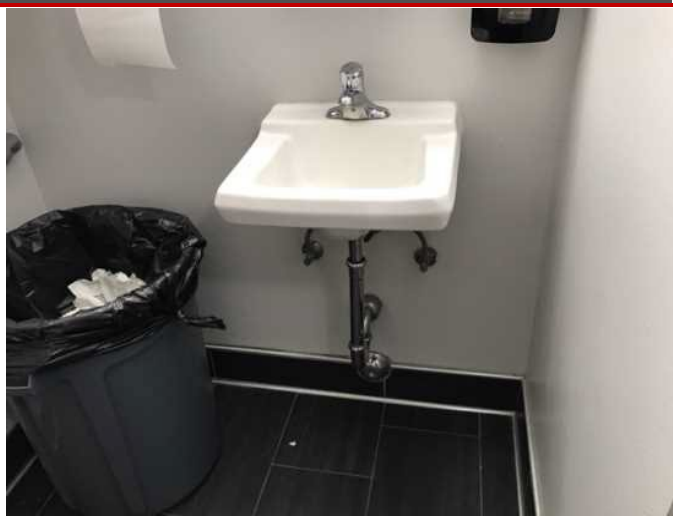
16 - DINING ROOM

17 - SLEEPING DORM

18 - ENGINE BAY

Photographic Overview

19 - SHOWER



20 - SINK/LAVATORY

21 - SINK/LAVATORY

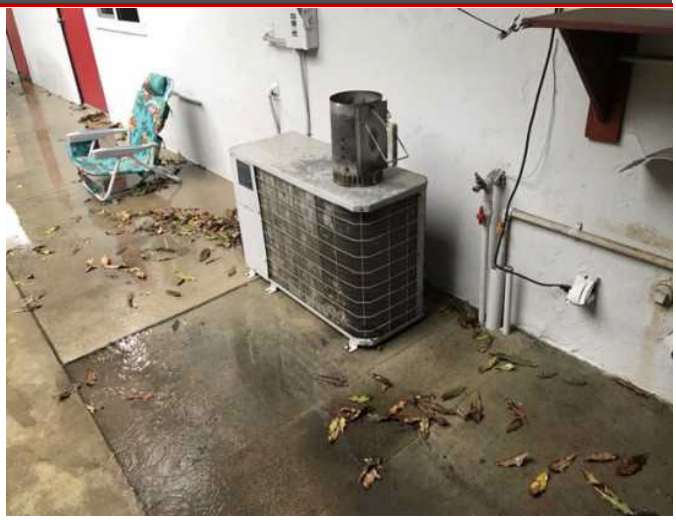
22 - TOILET

23 - RESIDENTIAL APPLIANCES

24 - LAUNDRY EQUIPMENT

Photographic Overview

25 - PACKAGE UNIT (RTU)



26 - SPLIT SYSTEM DUCTLESS

27 - EXHAUST FAN

28 - EXHAUST FAN

29 - AIR COMPRESSOR

30 - WATER HEATER

Photographic Overview

31 - ELECTRICAL SYSTEM

32 - DISTRIBUTION PANEL

33 - GENERATOR

34 - AUTOMATIC TRANSFER SWITCH

35 - PARKING LOT

36 - LANDSCAPING

Appendix B:
Site Plan

Draft - For Discussion Purposes Only

Site Plan

Project Number	Project Name
165429.23R000-003.468	Fire Station 2
Source	**On-Site Date**
Google	February 6, 2024

BUREAU VERITAS

N

Appendix C:
Pre-Survey Questionnaire

Draft - For Discussion Purposes Only

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: Fire Station 2

Name of person completing form: Joey Ruiz

Title / Association with property: Public Works Supervisor

Length of time associated w/ property:

Date Completed:

Phone Number: (714) 329-4912

Method of Completion: PRIOR: fully completed by client in advance

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	7,081 sf.		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	UNK	
		Roof	2023	
		Interiors	UNK	
		HVAC	UNK	
		Electrical	UNK	
		Site Pavement	UNK	
		Accessibility	UNK	

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?		NO			
8	Are there any wall, window, basement or roof leaks?			UNK		
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?		NO			
10	Are your elevators unreliable, with frequent service calls?			NA		
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?	YES				Occasionally the waterless urinal.
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		NO			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?			UNK		
14	Is the electrical service outdated, undersized, or otherwise problematic?			UNK		
15	Are there any problems or inadequacies with exterior lighting?	YES				All exterior lighting needs upgrading.
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		NO			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		NO			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.			UNK		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			UNK		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?			UNK		

Appendix D:
Component Condition Report

Draft - For Discussion Purposes Only

Component Condition Report | Fire Station 2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	3,800 SF	4	7351355
B2020	Building Exterior	Fair	Window, Vinyl-Clad Double-Glazed, 16-25 SF	9	10	7351370
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	2	10	7351386
B2050	Building Exterior	Poor	Overhead/Dock Door, Aluminum, 20'x14' (280 SF)	1	1	7351331
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	14	7351384
B2050	Building Exterior	Poor	Overhead/Dock Door, Aluminum, 20'x14' (280 SF)	1	1	7351381
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	2,500 SF	19	7351348
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	2,700 SF	18	7351324
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	2	7	7351382
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core Decorative High-End	4	16	7351325
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	26	18	7351334
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	2	16	7351379
C1090	Hallway	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	24	12	7351352
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	7,400 SF	5	7351316
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	460 SF	36	7351391
C2010	Living room	Fair	Wall Finishes, Wood Paneling, Raised Architectural Wainscot	220 SF	14	7351320
C2030	Office	Fair	Flooring, Carpet, Commercial Tile	800 SF	6	7351317
C2030	Throughout building	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	2,500 SF	5	7351372
C2030	Throughout building	Good	Flooring, Vinyl Tile (VCT)	1,200 SF	11	7351344
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	4,200 SF	4	7351377
C2050	Dinning room	Fair	Ceiling Finishes, Wood Paneling	260 SF	16	7351356

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Component Condition Report | Fire Station 2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Kitchen	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	7351328
D2010	Restrooms	Fair	Shower, Fiberglass	1	14	7351347
D2010	Restrooms	Good	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	3	26	7351349
D2010	Engine bay	Fair	Sink/Lavatory, Service Sink, Laundry	1	12	7351343
D2010	Restrooms	Good	Toilet, Commercial Water Closet	4	26	7351375
D2010	Restrooms	Poor	Urinal, Waterless	1	0	7351337
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	14	7351327
D2010	Utility closet	Fair	Water Heater, Gas, Tankless, 6.5 to 9.5 GPM	1	3	7351383
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	5,100 SF	12	7351332
D2010	Utility closet	Fair	Water Heater, Gas, Tankless, 6.5 to 9.5 GPM	1	3	7351373
D2010	Restrooms	Good	Shower, Ceramic Tile	3	26	7351335
D2060	Exterior	Fair	Air Compressor, Tank-Style	1	7	7351326
HVAC						
D3030	Exterior	Fair	Split System Ductless, Single Zone	1	5	7351323
D3050	Throughout building	Fair	HVAC System, Ductwork, Low Density	5,100 SF	12	7351371
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	7351390
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	7351364
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	1	7	7351315
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	10	7351336
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	2	7	7351360
Electrical						
D5010	Building exterior	Fair	Automatic Transfer Switch, ATS	1	10	7351346
D5010	Site	Fair	Generator, Diesel	1	10	7351350
D5020	Hallway	Fair	Distribution Panel, 120/208 V	1	10	7351376

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Component Condition Report | Fire Station 2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,100 SF	3	7351340
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,100 SF	8	7351389
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	5,100 SF	10	7351330
D7030	Throughout building	NA	Security/Surveillance System, Operational Costs, Lease	5,100 SF	0	7351367
Equipment & Furnishings						
E1030	Engine bay	Good	Laundry Equipment, Washer, Commercial	1	6	7351388
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 4-Burner w/ Griddle	1	8	7351380
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	7	7351385
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	7	7351359
E1060	Engine bay	Fair	Residential Appliances, Clothes Dryer	1	3	7351387
E1060	Engine bay	Fair	Residential Appliances, Washer	1	3	7351338
E2010	Kitchen	Fair	Casework, Cabinetry, Hardwood Standard	8 LF	12	7351333
E2010	Kitchen	Fair	Casework, Countertop, Solid Surface	8 LF	25	7351329
E2010	Engine bay	Fair	Casework, Countertop, Solid Surface	26 LF	15	7351322
E2010	Engine bay	Fair	Casework, Cabinetry, Hardwood Standard	26 LF	10	7351357
Special Construction & Demo						
F1020	Site	Good	Ancillary Building, Greenhouse, Truss Frame w/ Plastic Walls & Roof	1,560 SF	28	7351368
F1020	Site	Good	Ancillary Building, Steel, Pre-Engineered	220 SF	33	7351354
F1020	Site	Good	Ancillary Building, Steel, Pre-Engineered	400 SF	33	7351369
Pedestrian Plazas & Walkways						
G2010	Site	Fair	Roadways, Pavement, Concrete	913 SF	18	7351366
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	14,200 SF	12	7351358
G2020	Parking lot	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	14,200 SF	1	7351353
G2020	Parking lot	Poor	Parking Lots, Pavement, Asphalt, Repair	450 SF	0	7351362

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Component Condition Report | Fire Station 2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2030	Sidewalk	Fair	Sidewalk, Concrete, Large Areas	500 SF	18	7351319
Sitework						
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	12	7351345
G2060	Site	Fair	Flagpole, Metal	1	13	7351314
G2080	Landscaping	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	2,600 SF	10	7351351
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	9	8	7351374
G4050	Site	Poor	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	2	2	7351365
Follow-up Studies						
P2030	Rear of building	NA	Engineering Study, Structural, Superstructure, Evaluate/Report	1	0	7351378

Appendix E:
Replacement Reserves

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Replacement Reserves Report

Fire Station 2

3/7/2024

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
Fire Station 2	$47,360	$74,704	$32,845	$132,963	$62,218	$167,318	$73,993	$138,435	$139,953	$5,323	$366,513	$60,530	$618,552	$17,740	$140,054	$221,172	$156,645	$6,744	$455,391	$245,631	$35,111	**$3,199,194**
Grand Total	**$47,360**	**$74,704**	**$32,845**	**$132,963**	**$62,218**	**$167,318**	**$73,993**	**$138,435**	**$139,953**	**$5,323**	**$366,513**	**$60,530**	**$618,552**	**$17,740**	**$140,054**	**$221,172**	**$156,645**	**$6,744**	**$455,391**	**$245,631**	**$35,111**	**$3,199,194**

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	7351355	Exterior Walls, any painted surface, Prep & Paint	10	6	4	3800	SF	$7.74	$29,427					$29,427										$29,427							**$58,854**
B2020	Building Exterior	7351370	Window, Vinyl-Clad Double-Glazed, 16-25 SF, Replace	30	20	10	9	EA	$2,880.00	$25,920											$25,920											**$25,920**
B2050	Building Exterior	7351386	Exterior Door, Wood, Solid-Core, Replace	25	15	10	2	EA	$2,240.00	$4,480											$4,480											**$4,480**
B2050	Building Exterior	7351384	Exterior Door, Steel, Standard, Replace	40	26	14	4	EA	$1,920.00	$7,680															$7,680							**$7,680**
B2050	Building Exterior	7351381	Overhead/Dock Door, Aluminum, 20'x14' (280 SF), Replace	30	29	1	1	EA	$24,000.00	$24,000		$24,000																				**$24,000**
B2050	Building Exterior	7351331	Overhead/Dock Door, Aluminum, 20'x14' (280 SF), Replace	30	29	1	1	EA	$24,000.00	$24,000		$24,000																				**$24,000**
B3010	Roof	7351324	Roofing, Clay/Concrete Tile, Replace	50	32	18	2700	SF	$54.40	$146,880																			$146,880			**$146,880**
B3010	Roof	7351348	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	1	19	2500	SF	$54.40	$136,000																				$136,000		**$136,000**
B3060	Roof	7351382	Roof Skylight, per unit, up to 20 SF, Replace	30	23	7	2	EA	$4,160.00	$8,320								$8,320														**$8,320**
C1030	Throughout building	7351325	Interior Door, Wood, Solid-Core Decorative High-End, Replace	40	24	16	4	EA	$4,800.00	$19,200																	$19,200					**$19,200**
C1030	Throughout building	7351334	Interior Door, Wood, Solid-Core, Replace	40	22	18	26	EA	$2,240.00	$58,240																			$58,240			**$58,240**
C1090	Restrooms	7351379	Toilet Partitions, Plastic/Laminate, Replace	20	4	16	2	EA	$2,400.00	$4,800																	$4,800					**$4,800**
C1090	Hallway	7351352	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	8	12	24	EA	$1,600.00	$38,400													$38,400									**$38,400**
C2010	Living room	7351320	Wall Finishes, Wood Paneling, Raised Architectural Wainscot, Replace	30	16	14	220	SF	$89.60	$19,712															$19,712							**$19,712**
C2010	Throughout building	7351316	Wall Finishes, any surface, Prep & Paint	10	5	5	7400	SF	$3.90	$28,890						$28,890										$28,890						**$57,779**
C2030	Throughout building	7351372	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	5	5	2500	SF	$38.40	$96,000						$96,000										$96,000						**$192,000**
C2030	Throughout building	7351344	Flooring, Vinyl Tile (VCT), Replace	15	4	11	1200	SF	$16.00	$19,200												$19,200										**$19,200**
C2030	Office	7351317	Flooring, Carpet, Commercial Tile, Replace	10	4	6	800	SF	$20.80	$16,640							$16,640										$16,640					**$33,280**
C2050	Dinning room	7351356	Ceiling Finishes, Wood Paneling, Replace	30	14	16	260	SF	$44.80	$11,648																	$11,648					**$11,648**
C2050	Throughout building	7351377	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	4200	SF	$5.18	$21,773					$21,773										$21,773							**$43,546**
D2010	Utility closet	7351383	Water Heater, Gas, Tankless, 6.5 to 9.5 GPM, Replace	15	12	3	1	EA	$6,400.00	$6,400				$6,400															$6,400			**$12,800**
D2010	Utility closet	7351373	Water Heater, Gas, Tankless, 6.5 to 9.5 GPM, Replace	15	12	3	1	EA	$6,400.00	$6,400				$6,400															$6,400			**$12,800**
D2010	Throughout building	7351332	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	28	12	5100	SF	$35.20	$179,520													$179,520									**$179,520**
D2010	Restrooms	7351337	Urinal, Waterless, Replace	30	30	0	1	EA	$1,920.00	$1,920	$1,920																					**$1,920**
D2010	Engine bay	7351343	Sink/Lavatory, Service Sink, Laundry, Replace	30	18	12	1	EA	$2,880.00	$2,880													$2,880									**$2,880**
D2010	Restrooms	7351327	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	16	14	1	EA	$4,800.00	$4,800															$4,800							**$4,800**
D2010	Restrooms	7351347	Shower, Fiberglass, Replace	20	6	14	1	EA	$5,120.00	$5,120															$5,120							**$5,120**
D2010	Kitchen	7351328	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	1	EA	$3,840.00	$3,840																$3,840						**$3,840**
D2060	Exterior	7351326	Air Compressor, Tank-Style, Replace	20	13	7	1	EA	$50,880.00	$50,880								$50,880														**$50,880**
D3030	Exterior	7351323	Split System Ductless, Single Zone, Replace	15	10	5	1	EA	$15,360.00	$15,360						$15,360															$15,360	**$30,720**
D3050	Roof	7351390	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$35,200.00	$35,200				$35,200																		**$35,200**
D3050	Roof	7351364	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$24,000.00	$24,000				$24,000																		**$24,000**
D3050	Throughout building	7351371	HVAC System, Ductwork, Low Density, Replace	30	18	12	5100	SF	$6.40	$32,640													$32,640									**$32,640**
D3060	Roof	7351315	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	18	7	1	EA	$9,600.00	$9,600								$9,600														**$9,600**
D3060	Roof	7351360	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	13	7	2	EA	$3,840.00	$7,680								$7,680														**$7,680**
D3060	Roof	7351336	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	10	10	1	EA	$7,680.00	$7,680											$7,680											**$7,680**
D5010	Site	7351350	Generator, Diesel, Replace	25	15	10	1	EA	$128,000.00	$128,000											$128,000											**$128,000**
D5010	Building exterior	7351346	Automatic Transfer Switch, ATS, Replace	25	15	10	1	EA	$38,400.00	$38,400											$38,400											**$38,400**
D5020	Hallway	7351376	Distribution Panel, 120/208 V, Replace	30	20	10	1	EA	$6,400.00	$6,400											$6,400											**$6,400**
D5030	Throughout building	7351340	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	37	3	5100	SF	$8.00	$40,800				$40,800																		**$40,800**
D5040	Throughout building	7351389	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	5100	SF	$14.40	$73,440									$73,440													**$73,440**
D6060	Throughout building	7351330	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	10	10	5100	SF	$4.80	$24,480											$24,480											**$24,480**
D7030	Throughout building	7351367	Security/Surveillance System, Operational Costs, Lease	1	1	0	5100	SF	$0.80	$4,080	$4,080	$4,080	$4,080	$4,080	$4,080	$4,080	$4,080	$4,080	$4,080	$4,080	$4,080	$4,080	$4,080	$4,080	$4,080	$4,080	$4,080	$4,080	$4,080	$4,080	$4,080	**$85,680**
E1030	Engine bay	7351388	Laundry Equipment, Washer, Commercial, Replace	10	4	6	1	EA	$20,800.00	$20,800							$20,800										$20,800					**$41,600**
E1030	Kitchen	7351385	Foodservice Equipment, Icemaker, Freestanding, Replace	15	8	7	1	EA	$21,440.00	$21,440								$21,440														**$21,440**
E1030	Kitchen	7351359	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	8	7	1	EA	$10,560.00	$10,560								$10,560														**$10,560**
E1030	Kitchen	7351380	Foodservice Equipment, Range/Oven, 4-Burner w/ Griddle, Replace	15	7	8	1	EA	$21,440.00	$21,440									$21,440													**$21,440**
E1060	Engine bay	7351387	Residential Appliances, Clothes Dryer, Replace	15	12	3	1	EA	$2,080.00	$2,080				$2,080															$2,080			**$4,160**
E1060	Engine bay	7351338	Residential Appliances, Washer, Replace	15	12	3	1	EA	$2,720.00	$2,720				$2,720															$2,720			**$5,440**
E2010	Engine bay	7351357	Casework, Cabinetry, Hardwood Standard, Replace	20	10	10	26	LF	$960.00	$24,960											$24,960											**$24,960**
E2010	Kitchen	7351333	Casework, Cabinetry, Hardwood Standard, Replace	20	8	12	8	LF	$960.00	$7,680													$7,680									**$7,680**
E2010	Engine bay	7351322	Casework, Countertop, Solid Surface, Replace	40	25	15	26	LF	$352.00	$9,152																$9,152						**$9,152**
G2010	Site	7351366	Roadways, Pavement, Concrete, Replace	50	32	18	913	SF	$28.80	$26,294																			$26,294			**$26,294**
G2020	Parking lot	7351362	Parking Lots, Pavement, Asphalt, Repair	0	0	0	450	SF	$20.80	$9,360	$9,360																					**$9,360**

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Replacement Reserves Report

Fire Station 2

3/7/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
G2020	Parking lot	7351353	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	4	1	14200	SF	$1.44	$20,448		$20,448					$20,448					$20,448					$20,448					**$81,792**
G2020	Parking lot	7351358	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	13	12	14200	SF	$11.20	$159,040													$159,040									**$159,040**
G2030	Sidewalk	7351319	Sidewalk, Concrete, Large Areas, Replace	50	32	18	500	SF	$28.80	$14,400																			$14,400			**$14,400**
G2060	Site	7351345	Signage, Property, Monument, Replace/Install	20	8	12	1	EA	$9,600.00	$9,600													$9,600									**$9,600**
G2060	Site	7351314	Flagpole, Metal, Replace	30	17	13	1	EA	$8,000.00	$8,000														$8,000								**$8,000**
G2080	Landscaping	7351351	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	10	10	2600	SF	$3.20	$8,320											$8,320											**$8,320**
G4050	Site	7351365	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	18	2	2	EA	$13,440.00	$26,880			$26,880																			**$26,880**
G4050	Building exterior	7351374	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	9	EA	$1,280.00	$11,520									$11,520													**$11,520**
P2030	Rear of building	7351378	Engineering Study, Structural, Superstructure, Evaluate/Report	0	0	0	1	EA	$32,000.00	$32,000	$32,000																					**$32,000**
Totals, Unescalated											**$47,360**	**$72,528**	**$30,960**	**$121,680**	**$55,280**	**$144,330**	**$61,968**	**$112,560**	**$110,480**	**$4,080**	**$272,720**	**$43,728**	**$433,840**	**$12,080**	**$92,592**	**$141,962**	**$97,616**	**$4,080**	**$267,494**	**$140,080**	**$19,440**	**$2,286,858**
Totals, Escalated (3.0% inflation, compounded annually)											**$47,360**	**$74,704**	**$32,845**	**$132,963**	**$62,218**	**$167,318**	**$73,993**	**$138,435**	**$139,953**	**$5,323**	**$366,513**	**$60,530**	**$618,552**	**$17,740**	**$140,054**	**$221,172**	**$156,645**	**$6,744**	**$455,391**	**$245,631**	**$35,111**	**$3,199,194**

Appendix F:
Equipment Inventory List

Draft - For Discussion Purposes Only

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7351383	D2010	**Water Heater**	Gas, Tankless, 6.5 to 9.5 GPM	9.9 GPM	Fire Station 2	Utility closet	Noritz	NRC98-DV	009560	2012	2104300	
2	7351373	D2010	**Water Heater**	Gas, Tankless, 6.5 to 9.5 GPM	9.8 GPM	Fire Station 2	Utility closet	Noritz	NRC98-DV	009592	2012	2104279	
3	7351326	D2060	**Air Compressor**	Tank-Style	10 HP	Fire Station 2	Exterior	Ingersoll Rand	200	No dataplate		2104292	

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7351323	D3030	**Split System Ductless**	Single Zone	1.5 TON	Fire Station 2	Exterior	Mitsubishi Electric	Illegible	Illegible		2104305	
2	7351390	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	5 TON	Fire Station 2	Roof	Carrier	48GXN060900301	4401G02910	2001	2104270	
3	7351364	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	3 TON	Fire Station 2	Roof	Carrier	48GXN036060301	4401G03044	2001	2100440	
4	7351315	D3060	**Exhaust Fan**	Centrifugal, 24" Damper	3450 CFM	Fire Station 2	Roof	Greenheck	FSBT-1D	No dataplate		2100470	
5	7351360	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper	500 CFM	Fire Station 2	Roof	Greenheck	No dataplate	No dataplate			2
6	7351336	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	2000 CFM	Fire Station 2	Roof	Greenheck	CUBE-131-LMD-9	14576108		2100452	

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7351350	D5010	**Generator**	Diesel	60 KW	Fire Station 2	Site	Onan	DGCA-3372478	E990912722	2009	2104302	
2	7351346	D5010	**Automatic Transfer Switch**	ATS	200 AMP	Fire Station 2	Building exterior	Onan	LTD-3378052	H990960209	2009	2104277	
3	7351376	D5020	**Distribution Panel**	120/208 V	200 AMP	Fire Station 2	Hallway	No dataplate	Illegible	Illegible		2100471	

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7351388	E1030	**Laundry Equipment**	Washer, Commercial	30 LB	Fire Station 2	Engine bay	Alliance Laundry Systems	UCT030	2010058663	2020	2100450	
2	7351359	E1030	**Foodservice Equipment**	Exhaust Hood, 3 to 6 LF	6 LF	Fire Station 2	Kitchen	Broan	No dataplate	No dataplate		2104304	
3	7351385	E1030	**Foodservice Equipment**	Icemaker, Freestanding		Fire Station 2	Kitchen	Ice-O-Matic	No dataplate	No dataplate		2100472	
4	7351380	E1030	**Foodservice Equipment**	Range/Oven, 4-Burner w/ Griddle		Fire Station 2	Kitchen	No dataplate	No dataplate	No dataplate		2104268	

FACILITY CONDITION ASSESSMENT

DRAFT

prepared for

City of Placentia, Citywide Asset Management Program
401 E Chapman Ave
Placentia, CA 92870
Samantha Byfield

Goldenrod Park
925 Goldenrod Street
Placentia, CA 92870

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BV PROJECT #:
165429.23R000-015.468

DATE OF REPORT:
to be filled in by CD

ON SITE DATE:
February 11, 2024

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Park
Number of Buildings	None
Main Address	Goldenrod Park, 925 Goldenrod Street, Placentia, CA 92870
Site Developed	1969 Renovated 2021
Outside Occupants / Leased Spaces	None
Date(s) of Visit	February 11, 2024
Management Point of Contact	City of Placentia Samantha Byfield, Public Works Manager 714-993-8212 sbyfield@placentia.org
On-site Point of Contact (POC)	Jon Munoz
Assessment & Report Prepared By	Kylan Boyd
Reviewed By	James Bryant, Technical Report Reviewer for Michael Chaney Program Manager 800.733.0660 x7297980 michael.chaney@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

Located at the northern end of Placentia, Goldenrod Park is a small, local 2.5-acre park situated within a residential neighborhood that offers a picnic area, basketball court, and playground equipment. In the summer of 2021, the city approved an upgrade for the park and it was reopened on November 29th that same year.

Architectural

The architectural design for the small open park includes concrete walkways leading through the area, with a central playground and sport court featuring a single basketball hoop. Furnishings are strategically positioned around the playground, providing functional seating for visitors. Additionally, a concrete table is placed within the park to offer supplementary seating and picnic areas. This layout ensures both functionality and aesthetic appeal, creating a welcoming outdoor space for the community to enjoy.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The site plumbing components remain functional despite visible signs of wear. The electrical and irrigation components are in fair condition, while the plumbing components show signs of corrosion. Despite these limitations, the systems are operational and adequately support the park's amenities. Ongoing maintenance and periodic inspections are recommended to ensure continued functionality and safety.

Site

Concrete walkways show little sign of attrition, with very little surface cracking found throughout. Surrounding concrete sidewalks appear to be affected by ground roots. Lawn maintenance is excellent, and furnishings show low signs of damage and wear.

Recommended Additional Studies

No additional studies recommended at this time.

Immediate Needs

There are no immediate needs to report.

Key Findings

Trash Receptacle in Poor condition.

Medium-Duty Metal or Precast
Goldenrod Park
Site

Uniformat Code: G2060
Recommendation: **Replace in 2026**

Plan Type:
Performance/Integrity

Cost Estimate: $6,700

Bent metal. Highly rusted - AssetCALC ID: 7401959

Irrigation System in Poor condition.

Control Panel
Goldenrod Park
Site

Uniformat Code: G2080
Recommendation: **Replace in 2026**

Plan Type:
Performance/Integrity

Cost Estimate: $8,000

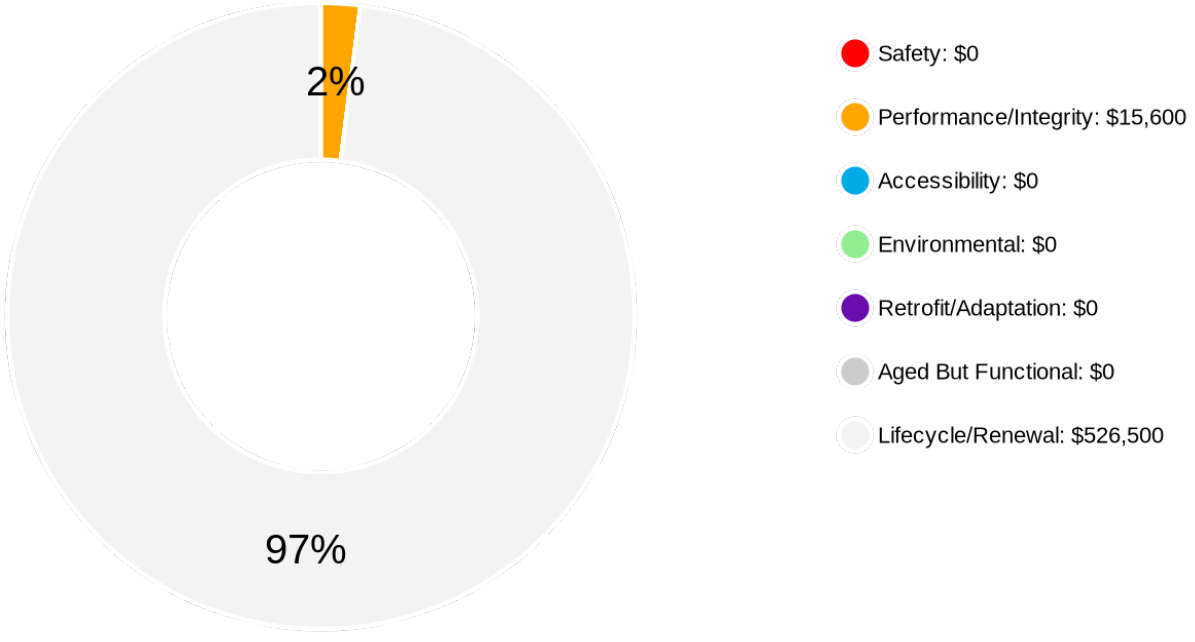
Highly corroded equipment - AssetCALC ID: 7401945

Plan Types

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

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

Plan Type Distribution (by Cost)



10-Year Total: $542,100

2. Site Summary

Site Information		
Site Area	2.5 acres	
Parking Spaces	None	
System	*Description*	*Condition*
Site Pavement	Concrete sidewalks, sport courts	Good
Site Development	Property entrance signage Playgrounds, sport court, and site light Limited park benches, picnic tables, trash receptacles	Good
Landscaping & Topography	Limited 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	Good
Site Lighting	Pole-mounted: LED	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 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.

Goldenrod Park: 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
Plumbing	$0	$0	$2,782	$6,880	$4,334	$13,996
Site work	$0	$15,616	$122,041	$394,803	$267,105	$799,565
TOTALS	**$0**	**$15,700**	**$124,900**	**$401,700**	**$271,500**	**$813,800**

3. ADA Accessibility

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

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

However, this does not:

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

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

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

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

4. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

5. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

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

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system or component replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

6. Certification

City of Placentia, Citywide Asset Management Program (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Goldenrod Park, 925 Goldenrod Street, Placentia, CA 92870, 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.

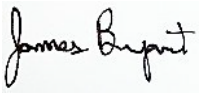
The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry 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: Kylan Boyd
Project Assessor

Reviewed by: 

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7. Appendices

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

Appendix A:
Photographic Record

Photographic Overview

1 - FRONT ELEVATION

2 - RIGHT ELEVATION

3 - REAR ELEVATION

4 - LEFT ELEVATION

5 - RIGHT ELEVATION

6 - PICNIC AREA

Photographic Overview

7 - DRINKING FOUNTAIN

8 - SITE POLE LIGHT

9 - BASKETBALL BACKBOARD

10 - PICNIC TABLE

11 - SIDEWALK

12 - BASKETBALL COURT

Appendix B:
Site and Floor Plan(s)

Site Plan

Project Number	Project Name
165429.23R000-015.468	Goldenrod Park City of Placentia
Source	**On-Site Date**
Google Earth	February 13, 2024

BUREAU VERITAS

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Appendix C:
Pre-Survey Questionnaire(s)

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name:	**Goldenrod Park**
Name of person completing form:	**Joey Ruiz**
Title / Association with property:	**Public Works Supervisor**
Length of time associated w/ property:	
Date Completed:	
Phone Number:	**(714) 329-4912**
Method of Completion:	**PRIOR: fully completed by client in advance**

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	NA		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	UNK	
		Roof	UNK	
		Interiors	UNK	
		HVAC	UNK	
		Electrical	UNK	
		Site Pavement	UNK	
		Accessibility	UNK	

Question		Response
4	List other significant capital improvements (focus on recent years; provide approximate date).	New playground, benches and tables installed in 2023.
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.	More lighting needed throughout the park.

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

Appendix D:
Component Condition Report

Component Condition Report | Goldenrod Park

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	10	7401957
D2010	Site	Fair	Drinking Fountain, Exterior/Site, Metal Pedestal	1	5	7401947
Pedestrian Plazas & Walkways						
G2030	Site	Good	Sidewalk, Concrete, Large Areas	3,734 SF	35	7401956
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	1	7	7401948
G2050	Site	Fair	Playfield Surfaces, Sand, 3" Depth	4,143 SF	5	7401943
G2050	Site	Good	Playfield Surfaces, Artificial Play Turf	3,000 SF	10	7401939
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	10	7401949
G2050	Site	Good	Play Structure, Multipurpose, Medium	1	15	7401940
G2050	Site	Good	Play Structure, Climbing Wall, by vertical surface area	100 SF	12	7401938
G2050	Site	Good	Athletic Surfaces & Courts, Basketball/General, Pavement, Mill & Overlay	1,330 SF	18	7401950
G2050	Site	Good	Sports Apparatus, Exercise Station Parks/Trails, Deluxe	1	12	7401952
G2050	Site	Good	Play Structure, Multipurpose, Very Small	1	15	7401946
G2050	Site	Good	Play Structure, Multipurpose, Very Small	1	15	7401944
G2050	Site	Fair	Campground Accessories, Grill, Pedestal-Style	2	5	7401955
Sitework						
G2060	Site	Good	Park Bench, Metal Powder-Coated	7	15	7401958
G2060	Site	Fair	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install	2	10	7401953
G2060	Site	Poor	Trash Receptacle, Medium-Duty Metal or Precast	6	2	7401959
G2060	Site	Fair	Picnic Table, Precast Concrete	6	15	7401954
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	110,820 SF	10	7401951
G2080	Site	Fair	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	110,820 SF	3	7401960
G2080	Site	Fair	Landscaping, Mature Trees, Removal/Trimming, Repair	13	5	7401941
G2080	Site	Poor	Irrigation System, Control Panel	1	2	7401945
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	15	7401942

Appendix E:
Replacement Reserves

Replacement Reserves Report

Goldenrod Park

3/5/2024

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
Goldenrod Park	$0	$0	$15,616	$77,501	$0	$47,325	$0	$4,919	$0	$0	$396,767	$0	$13,687	$104,155	$0	$119,901	$0	$13,223	$12,680	$0	$7,802	**$813,578**
Grand Total	**$0**	**$0**	**$15,616**	**$77,501**	**$0**	**$47,325**	**$0**	**$4,919**	**$0**	**$0**	**$396,767**	**$0**	**$13,687**	**$104,155**	**$0**	**$119,901**	**$0**	**$13,223**	**$12,680**	**$0**	**$7,802**	**$813,578**

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
D2010	7401957	Backflow Preventer, Domestic Water, Replace	30	20	10	1	EA	$5,120.00	$5,120											$5,120											**$5,120**
D2010	7401947	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	15	10	5	1	EA	$2,400.00	$2,400						$2,400															$2,400	**$4,800**
G2050	7401949	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	15	10	1	EA	$15,200.00	$15,200											$15,200											**$15,200**
G2050	7401952	Sports Apparatus, Exercise Station Parks/Trails, Deluxe, Replace	15	3	12	1	EA	$3,200.00	$3,200													$3,200									**$3,200**
G2050	7401950	Athletic Surfaces & Courts, Basketball/General, Pavement, Mill & Overlay	25	7	18	1330	SF	$5.60	$7,448																			$7,448			**$7,448**
G2050	7401955	Campground Accessories, Grill, Pedestal-Style, Replace	15	10	5	2	EA	$960.00	$1,920						$1,920															$1,920	**$3,840**
G2050	7401943	Playfield Surfaces, Sand, 3" Depth, Replace	20	15	5	4143	SF	$1.28	$5,303						$5,303																**$5,303**
G2050	7401948	Play Structure, Swing Set, 4 Seats, Replace	20	13	7	1	EA	$4,000.00	$4,000								$4,000														**$4,000**
G2050	7401939	Playfield Surfaces, Artificial Play Turf, Replace	15	5	10	3000	SF	$32.00	$96,000											$96,000											**$96,000**
G2050	7401938	Play Structure, Climbing Wall, by vertical surface area, Replace	15	3	12	100	SF	$64.00	$6,400													$6,400									**$6,400**
G2050	7401940	Play Structure, Multipurpose, Medium, Replace	20	5	15	1	EA	$32,000.00	$32,000																$32,000						**$32,000**
G2050	7401946	Play Structure, Multipurpose, Very Small, Replace	20	5	15	1	EA	$9,600.00	$9,600																$9,600						**$9,600**
G2050	7401944	Play Structure, Multipurpose, Very Small, Replace	20	5	15	1	EA	$9,600.00	$9,600																$9,600						**$9,600**
G2060	7401959	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	18	2	6	EA	$1,120.00	$6,720			$6,720																			**$6,720**
G2060	7401958	Park Bench, Metal Powder-Coated, Replace	20	5	15	7	EA	$1,120.00	$7,840																$7,840						**$7,840**
G2060	7401954	Picnic Table, Precast Concrete, Replace	25	10	15	6	EA	$1,920.00	$11,520																$11,520						**$11,520**
G2060	7401953	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install	20	10	10	2	EA	$800.00	$1,600											$1,600											**$1,600**
G2080	7401945	Irrigation System, Control Panel, Replace	15	13	2	1	EA	$8,000.00	$8,000			$8,000																$8,000				**$16,000**
G2080	7401960	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	10	7	3	110820	SF	$0.64	$70,925				$70,925										$70,925								**$141,850**
G2080	7401951	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	10	10	110820	SF	$1.60	$177,312											$177,312											**$177,312**
G2080	7401941	Landscaping, Mature Trees, Removal/Trimming, Repair	0	-5	5	13	EA	$2,400.00	$31,200						$31,200																**$31,200**
G4050	7401942	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	5	15	1	EA	$6,400.00	$6,400																$6,400						**$6,400**
Totals, Unescalated										**$0**	**$0**	**$14,720**	**$70,925**	**$0**	**$40,823**	**$0**	**$4,000**	**$0**	**$0**	**$295,232**	**$0**	**$9,600**	**$70,925**	**$0**	**$76,960**	**$0**	**$8,000**	**$7,448**	**$0**	**$4,320**	**$602,953**
Totals, Escalated (3.0% inflation, compounded annually)										**$0**	**$0**	**$15,616**	**$77,501**	**$0**	**$47,325**	**$0**	**$4,919**	**$0**	**$0**	**$396,767**	**$0**	**$13,687**	**$104,155**	**$0**	**$119,901**	**$0**	**$13,223**	**$12,680**	**$0**	**$7,802**	**$813,578**

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	7401957	D2010	**Backflow Preventer**	Domestic Water	2 IN	Goldenrod Park	Site	Illegible	Illegible	BG5943			1

FACILITY CONDITION ASSESSMENT

prepared for

DRAFT

City of Placentia, Citywide Asset Management Program
401 E Chapman Ave
Placentia, CA 92870
Samantha Byfield

Jaycee Parkette
500 Kansas Avenue
Placentia, CA 92870

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BV PROJECT #:
165429.23R000-017.468

DATE OF REPORT:
to be filled in by CD

ON SITE DATE:
February 12, 2024

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Park
Number of Buildings	0
Main Address	500 Kansas Avenue, Placentia, CA 92870
Site Developed	1980 estimated
Outside Occupants / Leased Spaces	None
Date(s) of Visit	February 12, 2024
Management Point of Contact	City of Placentia Samantha Byfield, Public Works Manager 714-993-8212 sbyfield@placentia.org
On-site Point of Contact (POC)	Samantha Byfield
Assessment & Report Prepared By	Kylan Boyd
Reviewed By	Michael Chaney Program Manager 800.733.0660 x7297980 michael.chaney@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

Jaycee Park is located at 500 Kansas Avenue in a residential neighborhood. The 0.28-acre park consists of a playground, picnic area, and a walking sidewalk.

Architectural

There are no buildings in this park.

Mechanical, Electrical, Plumbing and Fire (MEPF)

There are no buildings in this park.

Site

Overall, the park is in mostly poor condition, and in need of a major renewal.

There is no dedicated parking at this site. The concrete sidewalks are in good condition but vandalized at several locations with spray paint.

The site irrigation system seems to be inadequate as large portions of the turf were dried out throughout different areas in the park.

This playground is very old and shows signs of deterioration. It should be replaced soon. This swing set is very old with fading finishes and corrosion present on much of the structure, The artificial play surface in in extremely poor condition, with missing sections of turf and vandalized with spray paint. The missing sections and the transitions from turf to sand are tripping hazards.

The drinking fountain is in very poor condition, with corrosion present on most of the fixture.

This trash receptacle is badly corroded with failed paint finishes

The light pole is corroded and safety cover is missing resulting in exposed wiring.

Recommended Additional Studies

No additional studies recommended at this time.

Immediate Needs

Location	UF	Description	Cond	Plan Type	Cost
Jaycee Parkette	G2083	Landscaping, Turf/Sod, Replace	Poor	Performance/Integrity	$230,400
Jaycee Parkette	G2055	Play Structure, Multipurpose, Small, Replace	Poor	Performance/Integrity	$32,000
Jaycee Parkette	G2055	Play Structure, Swing Set, 4 Seats, Replace	Poor	Performance/Integrity	$8,000
Jaycee Parkette	G2055	Playfield Surfaces, Artificial Play Turf, Replace	Poor	Safety	$44,800
Jaycee Parkette	G4051	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	Poor	Performance/Integrity	$12,800
Jaycee Parkette	G2062	Trash Receptacle, Medium-Duty Metal or Precast, Replace	Poor	Performance/Integrity	$2,200
Jaycee Parkette	D2016	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	Poor	Performance/Integrity	$4,800
Jaycee Parkette	G2081	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	Poor	Performance/Integrity	$16,000
TOTAL (8 items)					**$351,000**

Key Findings

Playfield Surfaces in Poor condition.

Artificial Play Turf
Jaycee Parkette
Site

Uniformat Code: G2050
Recommendation: **Replace in 2024**

Plan Type: Safety

Cost Estimate: $44,800

This artificial play surface in in extremely poor condition, with missing sections of turf and vandalized with spray paint. The missing sections and the transitions from turf to sand are tripping hazards. - AssetCALC ID: 7409507

Drinking Fountain in Poor condition.

Exterior/Site, Metal Pedestal
Jaycee Parkette
Site

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

Plan Type: Performance/Integrity

Cost Estimate: $4,800

The drinking fountain is in very poor condition, with corrosion present on most of the fixture. - AssetCALC ID: 7409509

Play Structure in Poor condition.

Swing Set, 4 Seats
Jaycee Parkette
Site

Uniformat Code: G2050
Recommendation: **Replace in 2024**

Plan Type: Performance/Integrity

Cost Estimate: $8,000

This swing set is very old with fading finishes and corrosion present on much of the structure, - AssetCALC ID: 7409506

Play Structure in Poor condition.

Multipurpose, Small
Jaycee Parkette
Site

Uniformat Code: G2050
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: $32,000

This playground is very old and shows signs of deterioration. It should be replaced soon. - AssetCALC ID: 7409512

Irrigation System in Poor condition.

Pop-Up Spray Heads, Commercial
Jaycee Parkette
Site

Uniformat Code: G2080
Recommendation: **Replace/Install in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: $16,000

Given sections of dry grass the concern is the system as a whole isn't working properly. The age of the park assets leads one to assume this system is very old and should be renewed. - AssetCALC ID: 7409511

Trash Receptacle in Poor condition.

Medium-Duty Metal or Precast
Jaycee Parkette
Site

Uniformat Code: G2060
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: $2,200

This trash receptacle is badly corroded with failed paint finishes. - AssetCALC ID: 7409508

Pole Light Fixture w/ Lamps in Poor condition.

any type 20' High, w/ LED Replacement
Jaycee Parkette
Site

Uniformat Code: G4050
Recommendation: **Replace/Install in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: $12,800

The light pole is corroded and safety cover is missing resulting in exposed wiring. - AssetCALC ID: 7409514

Landscaping in Poor condition.

Turf/Sod
Jaycee Parkette

Uniformat Code: G2080
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: $230,400

The turf on site is a mixed bag of fair and mostly poor conditions. If major work on park is conducted, the turf should be part of that project. - AssetCALC ID: 7410009

Irrigation System in Poor condition.

Controllers & Valves, Repairs & Adjustments
Jaycee Parkette
Site

Uniformat Code: G2080
Recommendation: **Repair in 2025**

Plan Type:
Performance/Integrity

Cost Estimate: $6,400

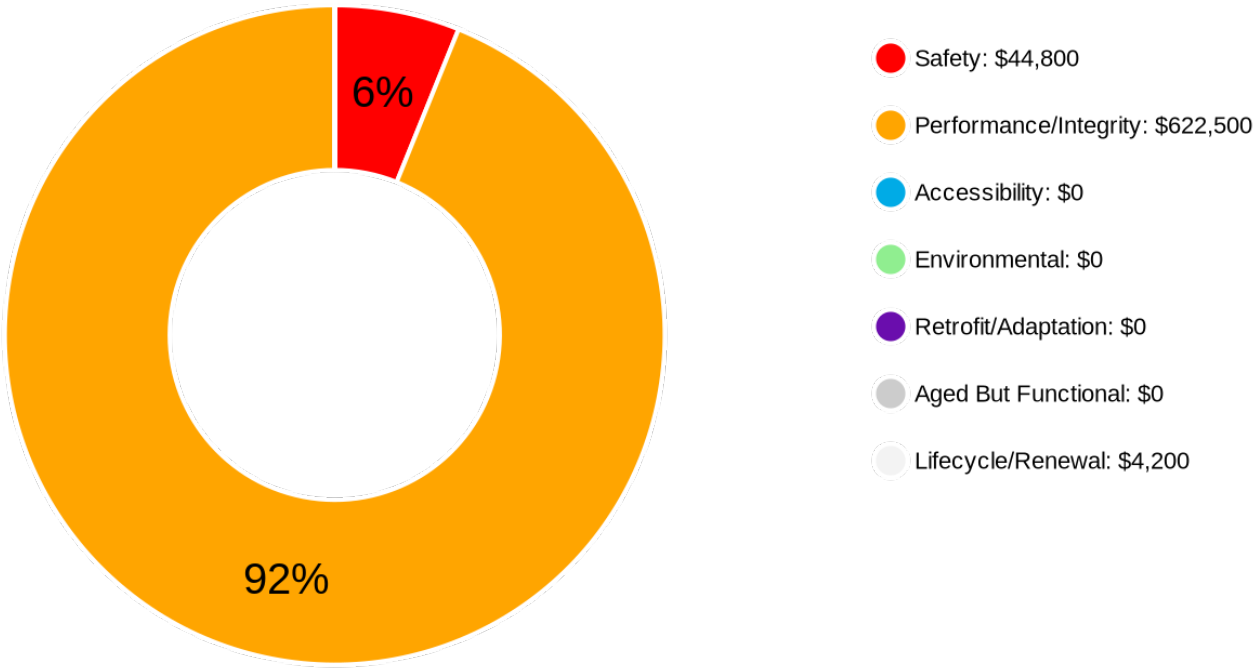
Given sections of dry grass the concern is the system as a whole isn't working properly. The age of the park assets leads one to assume this system is very old and should be renewed. - AssetCALC ID: 7409504

Plan Types

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

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

Plan Type Distribution (by Cost)



10-Year Total: $671,500

2. Site Elements

Site Information		
Site Area	0.28 acres	
Parking Spaces	Not applicable as there is no parking lot.	
System	*Description*	*Condition*
Site Pavement	Limited areas of concrete aprons and pavement and adjacent concrete sidewalks and curbs	Fair
Site Development	Playgrounds and picnic areas	Poor
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters. Irrigation present Low to moderate site slopes throughout	Poor
Utilities	Municipal water and sewer Local utility-provided electric	Fair
Site Lighting	Pole-mounted: LED	Poor
Ancillary Structures	None	-
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.	

Site 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.

Jaycee Parkette: 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
Plumbing	$4,800	$0	$0	$0	$14,667	$19,467
Sitework	$346,240	$6,592	$4,196	$309,638	$623,086	$1,289,752
TOTALS	**$351,100**	**$6,600**	**$4,200**	**$309,700**	**$637,800**	**$1,309,400**

3. ADA Accessibility

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

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

However, this does not:

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

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

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

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

4. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

5. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

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

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system or component replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

6. Certification

City of Placentia, Citywide Asset Management Program (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Jaycee Parkette, 500 Kansas Avenue, Placentia, CA 92870, 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: Kylan Boyd
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Reviewed by:

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7. Appendices

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

Appendix A:
Photographic Record

Photographic Overview

1 - OVERVIEW OF PLAYGROUND

2 - PICNIC AREA

3 - SWING SET AND SAND SURFACE

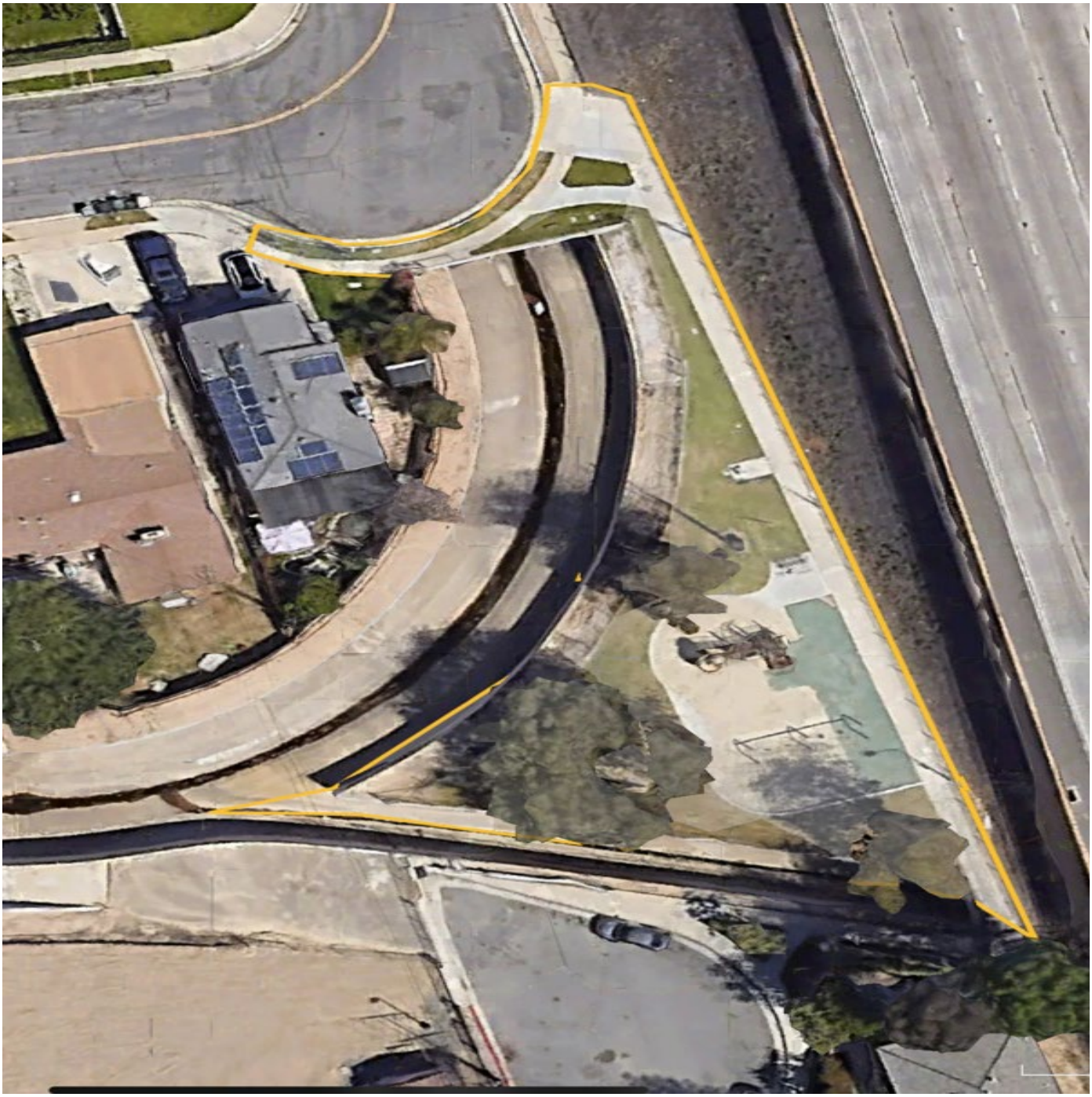
4 - BACKFLOW PREVENTER

5 - SITE LIGHTING

6 - CONCRETE SIDEWALK

Appendix B:
Site and Floor Plan(s)

Site Plan



Project Number	Project Name
165891.23R000-011.308	Jaycee Parkette City of Placentia
Source	**On-Site Date**
Google Earth	*February 12, 2024*

N

Appendix C:
Pre-Survey Questionnaire(s)

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name:	**Jaycee Park**
Name of person completing form:	**Joey Ruiz**
Title / Association with property:	**Public Works Supervisor**
Length of time associated w/ property:	
Date Completed:	
Phone Number:	**(714) 329-4912**
Method of Completion:	**PRIOR: fully completed by client in advance**

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	ft.		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	UNK	
		Roof	UNK	
		Interiors	UNK	
		HVAC	UNK	
		Electrical	UNK	
		Site Pavement	UNK	
		Accessibility	UNK	

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

Appendix D:
Component Condition Report

Component Condition Report | Jaycee Parkette

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Poor	Drinking Fountain, Exterior/Site, Metal Pedestal	1	0	7409509
D2010	Site	Good	Backflow Preventer, Domestic Water, 1 IN	1	16	7409505
Pedestrian Plazas & Walkways						
G2030	Site	Good	Sidewalk, Concrete, Small Areas/Sections	2,500 SF	36	7409510
Athletic, Recreational & Playfield Areas						
G2050	Site	Poor	Play Structure, Multipurpose, Small	1	0	7409512
G2050	Site	Poor	Play Structure, Swing Set, 4 Seats	1	0	7409506
G2050	Site	Poor	Playfield Surfaces, Artificial Play Turf	700 SF	0	7409507
G2050	Site	Fair	Playfield Surfaces, Sand, 3" Depth	1,500 SF	3	7409513
Sitework						
G2060	Site	Poor	Trash Receptacle, Medium-Duty Metal or Precast	1	0	7409508
G2080		Poor	Landscaping, Turf/Sod	12,000 SF	0	7410009
G2080	Site	Poor	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	5,000 SF	1	7409504
G2080	Site	Poor	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	5,000 SF	0	7409511
G4050	Site	Poor	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	0	7409514

Appendix E:
Replacement Reserves

Replacement Reserves Report

Jaycee Parkette

3/4/2024

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
Jaycee Parkette	$351,040	$6,592	$0	$4,196	$0	$0	$0	$0	$0	$0	$309,638	$8,859	$0	$0	$0	$77,275	$7,189	$0	$0	$0	$544,434	**$1,309,224**
Grand Total	**$351,040**	**$6,592**	**$0**	**$4,196**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$309,638**	**$8,859**	**$0**	**$0**	**$0**	**$77,275**	**$7,189**	**$0**	**$0**	**$0**	**$544,434**	**$1,309,224**

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
D2010	7409505	Backflow Preventer, Domestic Water, 1 IN, Replace	30	14	16	1	EA	$4,480.00	$4,480																	$4,480					**$4,480**
D2010	7409509	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	15	15	0	1	EA	$4,800.00	$4,800	$4,800															$4,800						**$9,600**
G2050	7409512	Play Structure, Multipurpose, Small, Replace	20	20	0	1	EA	$32,000.00	$32,000	$32,000																				$32,000	**$64,000**
G2050	7409506	Play Structure, Swing Set, 4 Seats, Replace	20	20	0	1	EA	$8,000.00	$8,000	$8,000																				$8,000	**$16,000**
G2050	7409507	Playfield Surfaces, Artificial Play Turf, Replace	15	15	0	700	SF	$64.00	$44,800	$44,800															$44,800						**$89,600**
G2050	7409513	Playfield Surfaces, Sand, 3" Depth, Replace	20	17	3	1500	SF	$2.56	$3,840				$3,840																		**$3,840**
G2060	7409508	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	20	0	1	EA	$2,240.00	$2,240	$2,240																				$2,240	**$4,480**
G2080	7409511	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	20	0	5000	SF	$3.20	$16,000	$16,000																				$16,000	**$32,000**
G2080	7409504	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	10	9	1	5000	SF	$1.28	$6,400		$6,400										$6,400										**$12,800**
G2080	7410009	Landscaping, Turf/Sod, Replace	10	10	0	12000	SF	$19.20	$230,400	$230,400										$230,400										$230,400	**$691,200**
G4050	7409514	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	20	0	1	EA	$12,800.00	$12,800	$12,800																				$12,800	**$25,600**
Totals, Unescalated										**$351,040**	**$6,400**	**$0**	**$3,840**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$230,400**	**$6,400**	**$0**	**$0**	**$0**	**$49,600**	**$4,480**	**$0**	**$0**	**$0**	**$301,440**	**$953,600**
Totals, Escalated (3.0% inflation, compounded annually)										**$351,040**	**$6,592**	**$0**	**$4,196**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$230,638**	**$8,859**	**$0**	**$0**	**$0**	**$77,275**	**$7,189**	**$0**	**$0**	**$0**	**$544,434**	**$1,309,224**

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	7409505	D2010	**Backflow Preventer**	Domestic Water, 1 IN		Jaycee Parkette	Site	No dataplate	No dataplate	No dataplate			1

FACILITY CONDITION ASSESSMENT

prepared for

DRAFT

City of Placentia, Citywide Asset Management Program
401 E Chapman Ave
Placentia, CA 92870
Samantha Byfield

Koch Park and Community Center
2210 North Valencia Avenue
Placentia, CA 92870

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BV PROJECT #:
165429.23R000-018.468

DATE OF REPORT:
to be filled in by CD

ON SITE DATE:
January 28, 2024

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Park and Community Center
Number of Buildings	2
Main Address	2210 North Valencia Avenue, Placentia, CA 92870
Site Developed	1970 Renovated 2018
Outside Occupants / Leased Spaces	None
Date(s) of Visit	January 29, 2024
Management Point of Contact	Samantha Byfield, Public Works Manager 714-993-8212 sbyfield@placentia.org
On-site Point of Contact (POC)	Samantha Byfield
Assessment & Report Prepared By	Alvaro Bedoya
Reviewed By	Michael Chaney Program Manager 800.733.0660 x7297980 michael.chaney@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The Koch Park and Community Center were built in 1970, with renovations in 2018. Playground improvements have also been completed in recent years. The community center serves as a place where members of the community can gather for group activities, social support, public information, and other purposes. The park creates a space for community members to congregate safely and enjoy nature; provide space and equipment where children can play, and site features which community members can use to improve their health in a relaxing environment.

Architectural

The stucco walls are in fair condition and nearing the end of their expected useful life. The wood windows and exterior metal doors are also in fair condition with a good amount of useful life remaining. The rolling security shutters are in fair condition and nearing the end of their expected useful life.

The single ply roof was a recent installation, and the metal roofing is in fair condition with a good amount of useful life remaining. Leaves and other debris should be removed from the single ply roof to ensure water can drain off of the roof properly. The metal-roof hatch is in good condition with a good amount of useful life remaining

The interior doors, FRP wall panels and vinyl sheet flooring are in fair condition with a good amount of useful life remaining

The toilet partitions and carpeting are in fair condition and nearing the end of their expected useful life.

The painted concrete floor is in failing condition, with moderate levels of spalling paint. The vinyl composition floor tiles are also in failing condition, with missing tiles and deteriorated finishes.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The plumbing infrastructure including domestic water and sanitary waste is in fair condition and approaching the end of its expected useful life. The electric and tankless water heaters are in fair condition and nearing the end of their expected useful life All fixtures including toilets, urinals, lavatories are in fair condition with a good amount of useful life remaining

The HVAC infrastructure is in fair condition with a good amount of useful life remaining A new rooftop packaged unit was installed in 2019

It's assumed that the electrical infrastructure is original construction, and almost 25 years beyond its expected useful life. The switchgear, transformers, and panelboards are operational but range from 15 to 25 years beyond their expected useful life. The interior lighting system is in good condition with a good amount of useful life remaining.

Site

The asphalt parking lots and concrete sidewalks are in fair to good condition with a good amount of useful life remaining There is a small area of concrete sidewalks that are uneven and cracking.

The play structures have been renewed in recent years and are in good condition. The rubber and sand falling protection surfaces are also in good condition.

There are three shade structures on site. The shade structure that has no roof covering is visibly leaning and subject to collapse. The other shade structures are in fair condition with a good amount of useful life remaining

The baseball field and related site improvements are in fair condition with a good amount of useful life remaining. The basketball backboard apparatus is also in fair condition with a good amount of useful life remaining.

Site improvement features including concrete picnic tables, trash receptacles, metal powder-coated-park benches, fencing and gates, bike racks, bollards, and metal flagpole are in good to fair condition with a good amount of useful life remaining.

The wood property sign is aged with visible wood rot.

The irrigation system including the control panel and pop-up spray heads is in fair condition with a good amount of useful life remaining.

The site lighting including pole-mounted lights and floodlights are in good to fair condition with a good amount of useful life remaining

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

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

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

Facility	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Community Center	$650	1,640	$1,066,000	20.9%	22.9%	28.1%	28.1%

Immediate Needs

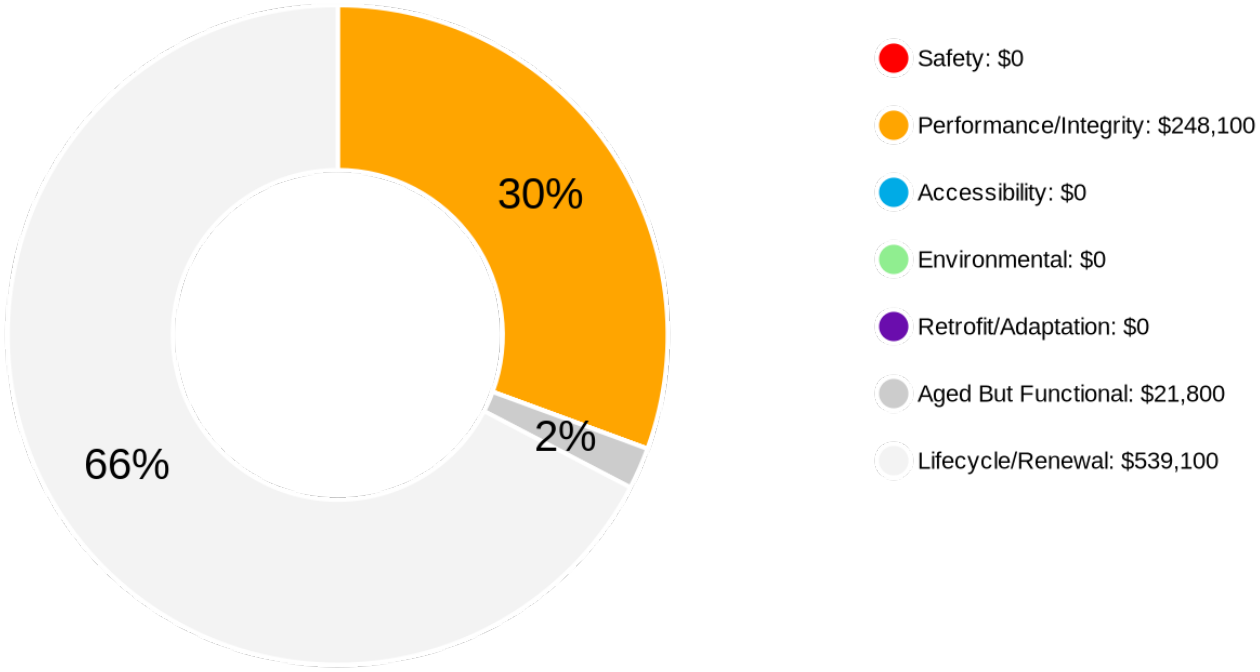
Facility/Building	Total Items	Total Cost
Koch Park and Community Center / Community Center	8	$222,400
Koch Park and Community Center / Site	1	$13,900
TOTAL	**9**	**$236,300**

Plan Types

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

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

Plan Type Distribution (by Cost)



10-Year Total: $809,100

2. Community Center

Community Center: Building Systems Summary		
Address	2210 North Valencia Avenue, Placentia, CA 92870	
Constructed/Renovated	1970 Renovated 2018	
Building Area	1,640 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Stucco Windows: Wood	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Gable construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, FRP paneling Floors: Carpet, VCT, painted concrete Ceilings: Painted, Unfinished/exposed	Poor
Elevators	None	-

Community Center: Building Systems Summary		
Plumbing	Distribution: Copper supply and cast iron, PVC waste & venting Hot Water: Electric water heater, tankless water heaters	Fair
HVAC	Non-Central System: Packaged unit	Good
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchgear panel with copper wiring Interior Lighting: LED Emergency Power: None	Poor
Fire Alarm	Smoke detectors with exit signs only	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

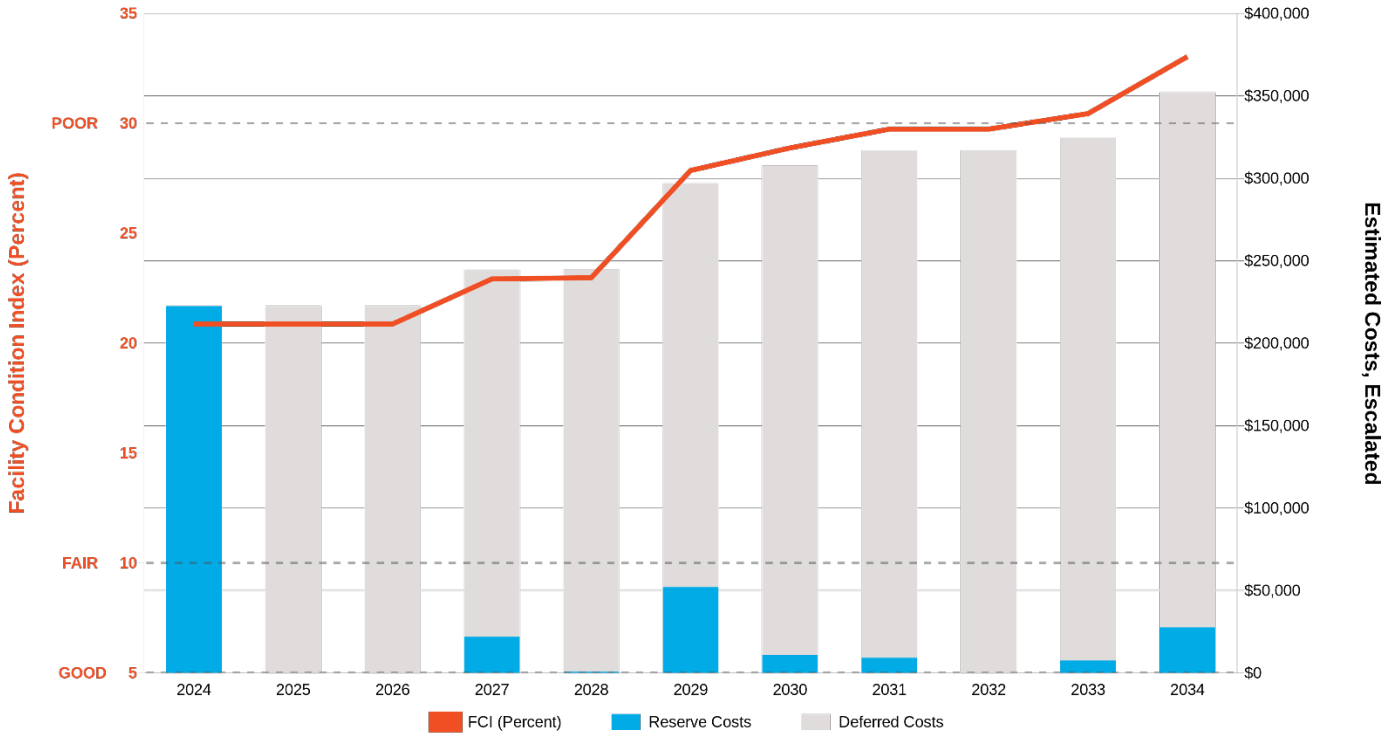
Community Center: System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	$0	$0	$15,412	$0	$25,514	$40,926
Roofing	$0	$0	$0	$0	$63,273	$63,273
Interiors	$2,160	$0	$21,756	$17,865	$47,535	$89,316
Plumbing	$0	$0	$23,169	$7,516	$21,767	$52,452
HVAC	$0	$0	$0	$9,767	$12,946	$22,713
Electrical	$220,291	$0	$0	$0	$12,368	$232,659
Equipment & Furnishings	$0	$0	$14,127	$20,040	$12,885	$47,052
TOTALS	**$222,500**	**$0**	**$74,600**	**$55,200**	**$196,300**	**$548,600**

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $1,066,000.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $32,009.00**



Immediate Needs

Location	UF	Description	Cond	Plan Type	Cost
Koch Park and Community Center / Community Center	D5021	Switchgear, 120/208 V, Replace	Poor	Performance/Integrity	$166,200
Koch Park and Community Center / Community Center	D5021	Secondary Transformer, Dry, Stepdown, Replace	Poor	Performance/Integrity	$7,400
Koch Park and Community Center / Community Center	D5023	Distribution Panel, 120/240 V, Residential Style, Replace	Poor	Performance/Integrity	$1,200
Koch Park and Community Center / Community Center	D5023	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	Poor	Performance/Integrity	$32,700
Koch Park and Community Center / Community Center	D5021	Secondary Transformer, Dry, Stepdown, Replace	Poor	Performance/Integrity	$6,600
Koch Park and Community Center / Community Center	C2031	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	Poor	Performance/Integrity	$500
Koch Park and Community Center / Community Center	C2035	Flooring, Vinyl Tile (VCT), Replace	Poor	Performance/Integrity	$1,700
Koch Park and Community Center / Community Center	D5023	Distribution Panel, 120/240 V, Replace	Poor	Performance/Integrity	$6,100
TOTAL (8 items)					**$222,400**

Key Findings

Secondary Transformer in Poor condition.

Dry, Stepdown
Community Center
Electrical room

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

Plan Type: Performance/Integrity

Cost Estimate: $6,600

This transformer is operational but almost 30 years beyond its expected useful life. - AssetCALC ID: 7375267

Secondary Transformer in Poor condition.

Dry, Stepdown
Community Center
Electrical room

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

Plan Type: Performance/Integrity

Cost Estimate: $7,400

This transformer is operational but almost 25 years beyond its expected useful life. - AssetCALC ID: 7375282

Switchgear in Poor condition.

120/208 V
Community Center
Electrical room

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

Plan Type: Performance/Integrity

Cost Estimate: $166,200

This switchgear is operational but almost 15 years beyond its expected useful life. - AssetCALC ID: 7375283

Distribution Panel in Poor condition.

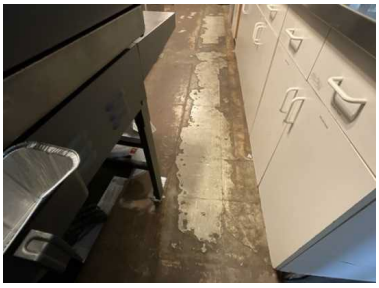
120/240 V
Community Center
Electrical room

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

Plan Type: Performance/Integrity

Cost Estimate: $6,100

This panelboard is operational but almost 25 years beyond its expected useful life. - AssetCALC ID: 7375307



Flooring in Poor condition.

Vinyl Tile (VCT)
Community Center
Kitchen

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

Plan Type: Performance/Integrity

Cost Estimate: $1,700

The vinyl composition floor tiles are in failing condition, with missing tiles and deteriorated finishes. - AssetCALC ID: 7375287

Electrical System in Poor condition.

Full System Renovation/Upgrade, Medium Density/Complexity
Community Center
Throughout building

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

Plan Type: Performance/Integrity

Cost Estimate: $32,700

Given the age of the electrical equipment, it's assumed that the electrical infrastructure is original construction. This system is operational but almost 25 years beyond its expected useful life. - AssetCALC ID: 7375277

Distribution Panel in Poor condition.

120/240 V, Residential Style
Community Center
Electrical room

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

Plan Type: Performance/Integrity

Cost Estimate: $1,200

This panelboard is operational but almost 25 years beyond its expected useful life. - AssetCALC ID: 7375260

Flooring in Poor condition.

any surface, w/ Paint or Sealant
Community Center
Restrooms

Uniformat Code: C2030
Recommendation: **Prep & Paint in 2024**

Plan Type: Performance/Integrity

Cost Estimate: $500

The painted concrete floor is in a failing condition, with moderate levels of spalling paint. - AssetCALC ID: 7375278

3. Site

Site: Site Information		
Site Area	6.5 acres	
Parking Spaces	34 total spaces all in open lots; 1 of which is accessible.	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with areas of concrete aprons and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage; chain link fencing; Playgrounds and sports fields and courts with bleachers, dugouts, fencing, and site lights Limited park benches, picnic tables, trash receptacle	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED, CFL, halogen	Fair
Ancillary Structures	None	

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

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

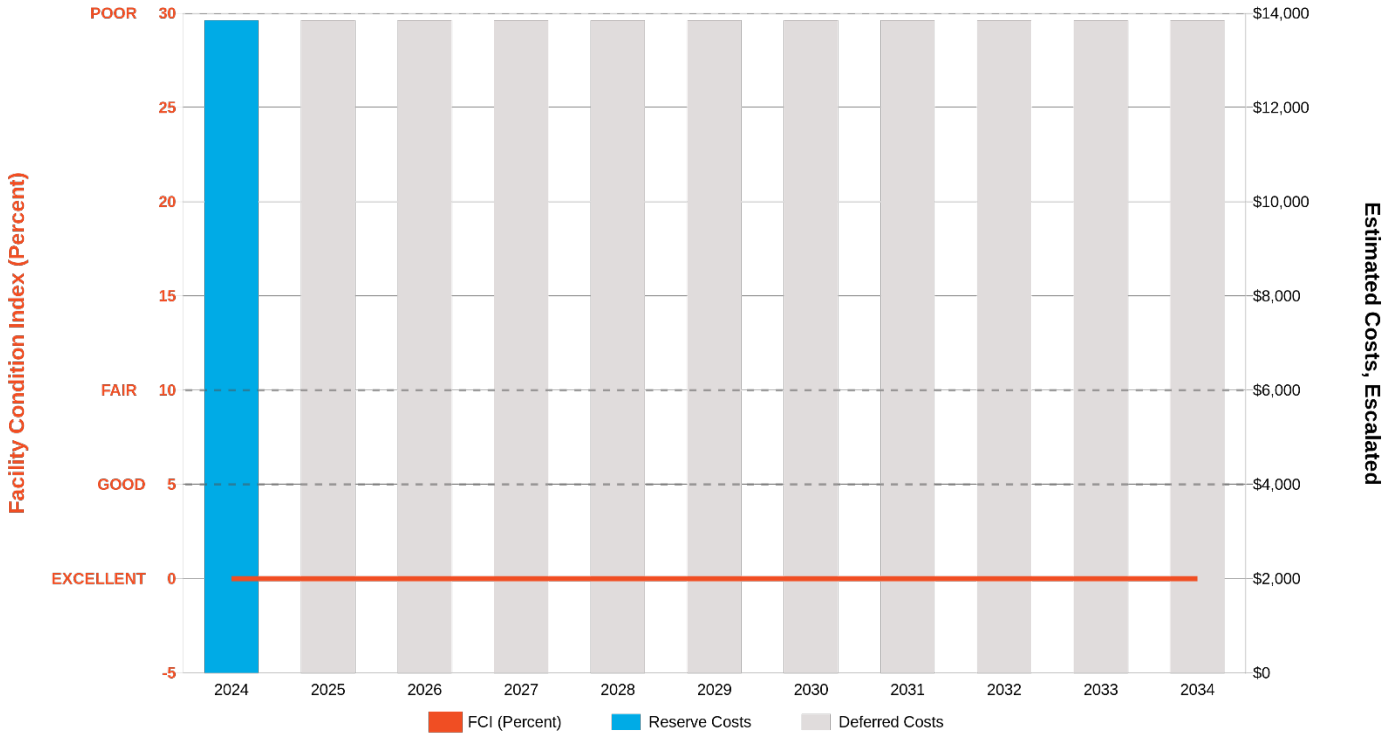
Site: System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Plumbing	$0	$0	$0	$0	$15,284	$15,284
Special Construction & Demo	$13,850	$0	$0	$0	$75,451	$89,301
Sitework	$0	$11,166	$0	$429,480	$732,465	$1,173,111
TOTALS	**$13,900**	**$11,200**	**$0**	**$429,500**	**$823,200**	**$1,277,800**

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $0.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $1,259.00**



Immediate Needs

Location	UF	Description	Cond	Plan Type	Cost
Koch Park and Community Center / Site	F1024	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	Poor	Performance/Integrity	$13,900
TOTAL (1 items)					**$13,900**

Key Findings

Sidewalk in Poor condition.

Concrete, Small Areas/Sections
Site
Site

Uniformat Code: G2030
Recommendation: **Replace in 2026**

Plan Type: Performance/Integrity

Cost Estimate: $8,900

Sidewalks are uneven and cracking. - AssetCALC ID: 7375320

Shed/Gazebo/Shade Structure in Poor condition.

Wood or Metal-Framed, Basic/Minimal
Site
Site

Uniformat Code: F1020
Recommendation: **Replace in 2024**

Plan Type: Performance/Integrity

Cost Estimate: $13,900

The structure is visibly leaning and subject to collapse. - AssetCALC ID: 7375328

Signage in Poor condition.

Property, Building or Pole-Mounted
Site
Site

Uniformat Code: G2060
Recommendation: **Replace/Install in 2026**

Plan Type: Performance/Integrity

Cost Estimate: $1,700

Property Signage is aged and shows rotten signs - AssetCALC ID: 7375311

4. ADA Accessibility

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

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

However, this does not:

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

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

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the 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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

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

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system 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.

7. Certification

City of Placentia, Citywide Asset Management Program (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Koch Park and Community Center, 2210 North Valencia Avenue, Placentia, CA 92870, the “Property”. It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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8. 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

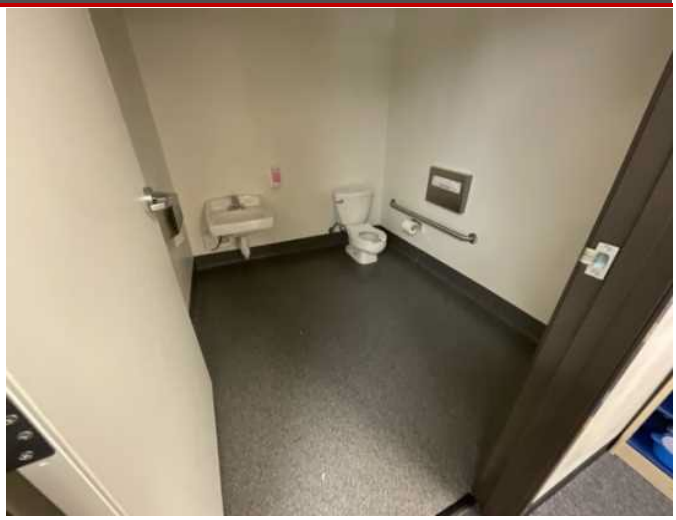
4 - RIGHT ELEVATION

5 - PRIMARY ROOF OVERVIEW

6 - SNACK SHAKE

Photographic Overview

7 - DAYCARE CLASSROOM



8 - DAYCARE KIDS RESTROOM

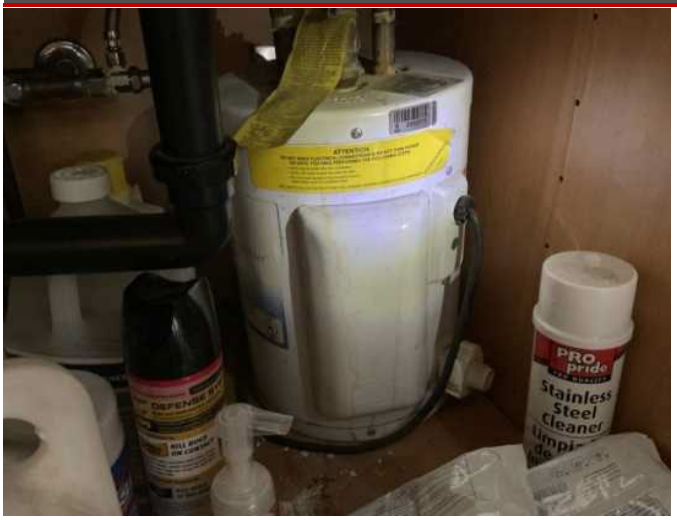
9 - OFFICE

10 - PUBLIC RESTROOM

11 - SWITCHGEAR

12 - ROOFTOP MECHANICAL EQUIPMENT

Photographic Overview



13 - WATER HEATER

14 - WATER HEATER

15 - SECONDARY TRANSFORMER

16 - BACKFLOW PREVENTER

17 - COMMERCIAL KITCHEN EQUIPMENT

18 - SIGNAGE

Photographic Overview

19 - SHADE STRUCTURE

20 - SHADE STRUCTURE

21 - PARKING LOTS

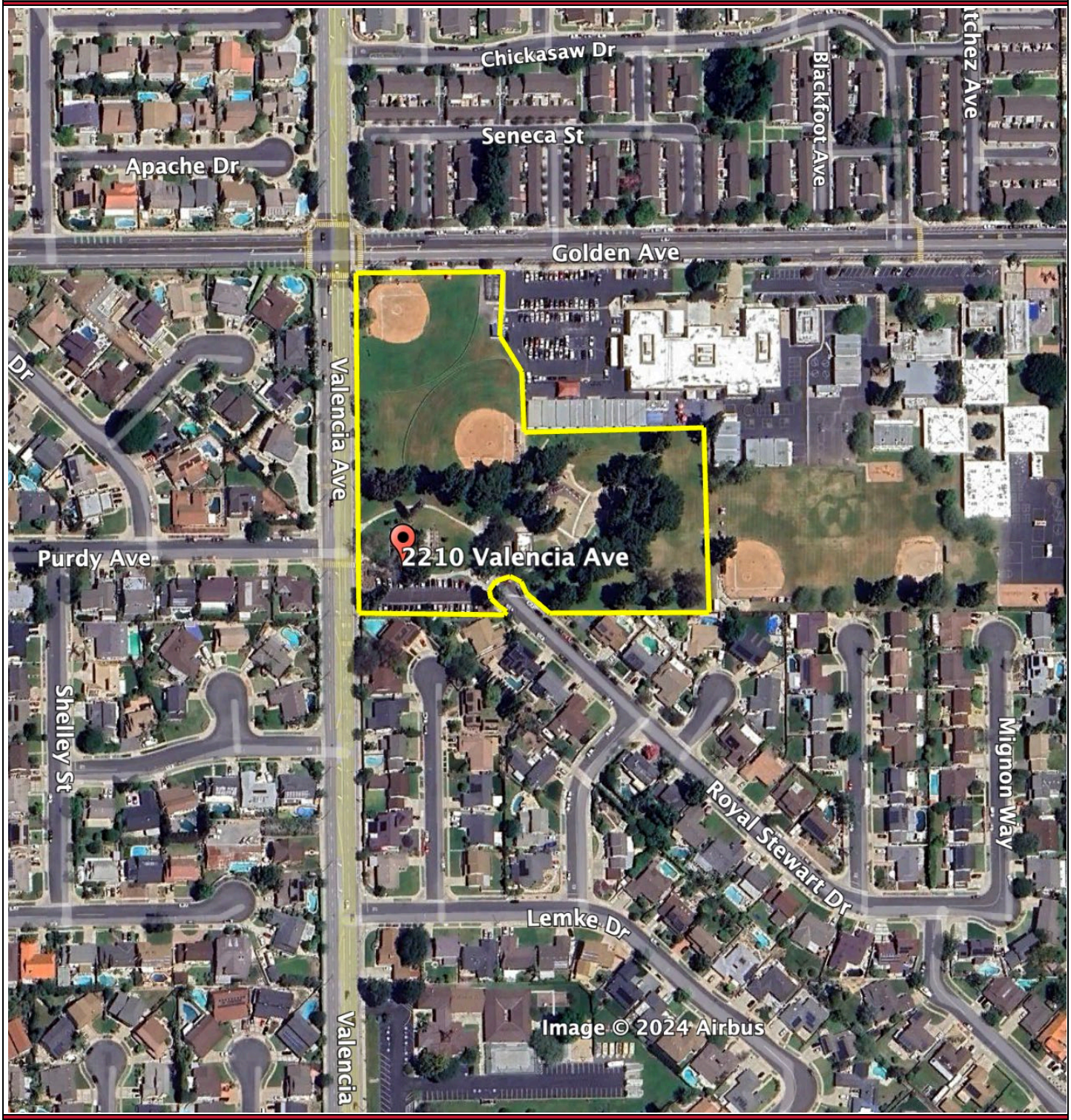
22 - BLEACHERS

23 - PLAYGROUND

24 - SITE FIELD

Appendix B:
Site and Floor Plan(s)

Site Plan



Project Number	Project Name
165429.23R000-018.468	Koch Park and Community Center Placentia, CA
Source	**On-Site Date**
Google Earth Pro	February 2, 2024

Appendix C:
Pre-Survey Questionnaire(s)

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name:	**Koch Park and Community Center**
Name of person completing form:	**Joey Ruiz**
Title / Association with property:	**Public Works Supervisor**
Length of time associated w/ property:	
Date Completed:	
Phone Number:	**(714) 329-4912**
Method of Completion:	**PRIOR: fully completed by client in advance**

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	1,800 ft.		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	UNK	
		Roof		New roof was installed in 2019
		Interiors	UNK	
		HVAC		New unit installed in 2019
		Electrical	UNK	
		Site Pavement	UNK	
		Accessibility	UNK	
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.	New walkway lighting throughout the park.		

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

Appendix D:
Component Condition Report

Component Condition Report | Koch Park and Community Center / Community Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Exterior	Fair	Exterior Walls, Stucco, Prep & Fog Coat or Paint, Prep & Fog Coat or Paint	1,600 SF	5	7375296
B2020	Exterior	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	4	5	7375268
B2020	Exterior	Fair	Window, Wood, 16-25 SF	4	15	7375299
B2050	Exterior	Fair	Exterior Door, Steel, Standard	4	20	7375279
Roofing						
B3010	Roof	Fair	Roofing, Metal	680 SF	20	7375274
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	1,600 SF	14	7375259
B3060	Roof	Good	Roof Hatch, Metal	1	24	7375294
Interiors						
C1030	Throughout building	Fair	Interior Door, Steel, Standard	1	20	7375290
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	3	15	7375272
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	4	5	7375295
C2010	Restrooms	Fair	Wall Finishes, Laminated Paneling (FRP)	600 SF	12	7375263
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	2,000 SF	5	7375292
C2010	Kitchen	Fair	Wall Finishes, Laminated Paneling (FRP)	700 SF	10	7375300
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	1,000 SF	5	7375291
C2030	Restrooms	Good	Flooring, Vinyl Sheeting	50 SF	10	7375281
C2030	Restrooms	Poor	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	300 SF	0	7375278
C2030	Kitchen	Poor	Flooring, Vinyl Tile (VCT)	300 SF	0	7375287
C2050	Throughout building	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	1,600 SF	5	7375284
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	9	7375269
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	1,640 SF	3	7375266
D2010	Kitchen	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	7375298
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	4	18	7375280
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	1	20	7375301
D2010	Kitchen	Fair	Water Heater, Electric, Residential	1	5	7375262
D2010	Restrooms	Fair	Water Heater, Electric, Instant Hot	1	4	7375261
D2010	Restrooms	Good	Toilet, Child-Sized	1	20	7375285
HVAC						
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	1,640 SF	10	7375297
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	15	7375276

Component Condition Report | Koch Park and Community Center / Community Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5020	Electrical room	Poor	Switchgear, 120/208 V	1	0	7375283
D5020	Electrical room	Poor	Secondary Transformer, Dry, Stepdown	1	0	7375282
D5020	Electrical room	Poor	Distribution Panel, 120/240 V, Residential Style	1	0	7375260
D5020	Throughout building	Poor	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	1,640 SF	0	7375277
D5020	Electrical room	Poor	Secondary Transformer, Dry, Stepdown	1	0	7375267
D5020	Electrical room	Poor	Distribution Panel, 120/240 V	1	0	7375307
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,640 SF	14	7375265
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	7	7375273
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	6	7375286
E1030	Kitchen	Fair	Foodservice Equipment, Fountain Dispenser, Fountain Dispenser	1	6	7375270
E1030	Kitchen	Fair	Foodservice Equipment, Garbage Disposal, 1 to 3 HP	1	5	7375271
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 1-Door Reach-In	1	6	7375289
E2010	Kitchen	Fair	Casework, Countertop, Solid Surface	24 LF	20	7375264
E2010	Kitchen	Fair	Casework, Cabinetry, Hardwood Standard	24 LF	5	7375288
Sitework						
G4050	Exterior	Fair	Exterior Site Lighting, Wall Pack, any type w/ LED, 13 to 26 W	5	4	7375293

Component Condition Report | Koch Park and Community Center / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	15	7375315
D2010	Site	Good	Drinking Fountain, Pedestal -Mounted, Bi-Level	2	13	7375330
Special Construction & Demo						
F1020	Site	Poor	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	500 SF	0	7375328
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	800 SF	18	7375327
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	12,300 SF	10	7375309
G2030	Site	Good	Sidewalk, Concrete, Large Areas	2,500 SF	48	7375324
G2030	Site	Poor	Sidewalk, Concrete, Small Areas/Sections	400 SF	2	7375320
G2030	Site	Good	Sidewalk, Concrete, Large Areas	5,500 SF	35	7375340
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	1,000 SF	30	7375275
Athletic, Recreational & Playfield Areas						

Component Condition Report | Koch Park and Community Center / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Site	Good	Play Structure, Multipurpose, Small	1	18	7375314
G2050	Site	Fair	Sports Apparatus, Baseball, Batting Cage	1	9	7375331
G2050	Site	Good	Play Structure, Multipurpose, Large	1	18	7375334
G2050	Site	Good	Campground Accessories, Grill, Pedestal-Style	5	13	7375310
G2050	Site	Excellent	Play Structure, Multipurpose, Large	2	20	7375339
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	2	9	7375326
G2050	Site	Excellent	Playfield Surfaces, Rubber, Small Areas	3,500 SF	20	7375338
G2050	Site	Good	Playfield Surfaces, Rubber, Small Areas	2,500 SF	18	7375336
G2050	Site	Good	Playfield Surfaces, Sand, 3" Depth	1,500 SF	18	7375329
G2050	Site	Fair	Sports Apparatus, Player/Dugout Benches, 12' Length	4	8	7375312
G2050	Site	Good	Play Structure, Multipurpose, Medium	1	18	7375316
G2050	Site	Fair	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat)	280	10	7375304
G2050	Site	Good	Play Structure, Multipurpose, Small	1	18	7375319
G2050	Site	Good	Play Structure, Swing Set, 4 Seats	1	18	7375337
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	15	7375303
Sitework						
G2060	Site	Good	Picnic Table, Precast Concrete	17	23	7375325
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	8	12	7375321
G2060	Site	Fair	Flagpole, Metal	1	17	7375302
G2060	Site	Fair	Park Bench, Metal Powder-Coated	6	12	7375332
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	610 LF	20	7375333
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	280 LF	20	7375313
G2060	Site	Fair	Bollard, Concrete or Metal	9	19	7375323
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	720 LF	10	7375322
G2060	Site	Poor	Signage, Property, Building or Pole-Mounted, Replace/Install	1	2	7375311
G2060	Site	Fair	Bike Rack, Fixed 1-5 Bikes	2	10	7375308
G2080	Site	Fair	Irrigation System, Control Panel	1	6	7375306
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	180,500 SF	9	7375335
G4050	Site	Good	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED	8	18	7375317
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	12	7375318
G4050	Site	Fair	Floodlights, Floodlights, 90 W, Replace/Install	10	11	7375305

Appendix E:
Replacement Reserves

Replacement Reserves Report

2/28/2024

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
Koch Park and Community Center / Community Center	$222,453	$0	$0	$21,842	$3,118	$52,008	$10,915	$9,130	$0	$7,518	$27,637	$0	$15,166	$0	$57,954	$66,011	$0	$0	$12,827	$971	$43,385	**$550,935**
Koch Park and Community Center / Site	$13,850	$0	$11,167	$0	$0	$0	$6,615	$0	$2,526	$281,909	$138,438	$18,405	$26,540	$14,644	$0	$21,923	$0	$4,578	$364,621	$14,338	$358,170	**$1,277,725**
Grand Total	**$236,303**	**$0**	**$11,167**	**$21,842**	**$3,118**	**$52,008**	**$17,530**	**$9,130**	**$2,526**	**$289,427**	**$166,075**	**$18,405**	**$41,705**	**$14,644**	**$57,954**	**$87,934**	**$0**	**$4,578**	**$377,448**	**$15,310**	**$401,555**	**$1,828,660**

Koch Park and Community Center / Community Center

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	7375296	Exterior Walls, Stucco, Prep & Fog Coat or Paint, Prep & Fog Coat or Paint	10	5	5	1600	SF	$4.99	$7,978						$7,978									$7,978							**$15,955**
B2020	7375299	Window, Wood, 16-25 SF, Replace	30	15	15	4	EA	$1,329.60	$5,318																$5,318							**$5,318**
B2020	7375268	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	15	5	4	EA	$1,329.60	$5,318						$5,318																	**$5,318**
B2050	7375279	Exterior Door, Steel, Standard, Replace	40	20	20	4	EA	$664.80	$2,659																					$2,659		**$2,659**
B3010	7375274	Roofing, Metal, Replace	40	20	20	680	SF	$14.40	$9,795																					$9,795		**$9,795**
B3010	7375259	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	6	14	1600	SF	$18.84	$30,138															$30,138								**$30,138**
C1030	7375272	Interior Door, Wood, Solid-Core, Replace	40	25	15	3	EA	$775.60	$2,327																$2,327							**$2,327**
C1030	7375290	Interior Door, Steel, Standard, Replace	40	20	20	1	EA	$664.80	$665																					$665		**$665**
C1090	7375295	Toilet Partitions, Plastic/Laminate, Replace	20	15	5	4	EA	$831.00	$3,324						$3,324																	**$3,324**
C2010	7375300	Wall Finishes, Laminated Paneling (FRP), Replace	30	20	10	700	SF	$17.73	$12,410											$12,410												**$12,410**
C2010	7375263	Wall Finishes, Laminated Paneling (FRP), Replace	30	18	12	600	SF	$17.73	$10,637													$10,637										**$10,637**
C2010	7375292	Wall Finishes, any surface, Prep & Paint	10	5	5	2000	SF	$1.35	$2,704						$2,704										$2,704							**$5,407**
C2030	7375278	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	10	0	300	SF	$1.66	$499	$499										$499										$499		**$1,496**
C2030	7375287	Flooring, Vinyl Tile (VCT), Replace	15	15	0	300	SF	$5.54	$1,662	$1,662															$1,662							**$3,324**
C2030	7375281	Flooring, Vinyl Sheeting, Replace	15	5	10	50	SF	$7.76	$388											$388												**$388**
C2030	7375291	Flooring, Carpet, Commercial Standard, Replace	10	5	5	1000	SF	$8.31	$8,310						$8,310										$8,310							**$16,620**
C2050	7375284	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	5	5	1600	SF	$2.77	$4,432						$4,432										$4,432							**$8,864**
D2010	7375261	Water Heater, Electric, Instant Hot, Replace	15	11	4	1	EA	$554.00	$554					$554															$554			**$1,108**
D2010	7375262	Water Heater, Electric, Residential, Replace	15	10	5	1	EA	$609.40	$609						$609															$609		**$1,219**
D2010	7375266	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	37	3	1640	SF	$12.19	$19,988				$19,988																			**$19,988**
D2010	7375269	Toilet, Commercial Water Closet, Replace	30	21	9	4	EA	$1,440.40	$5,762										$5,762													**$5,762**
D2010	7375298	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	1	EA	$1,329.60	$1,330																$1,330							**$1,330**
D2010	7375280	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	12	18	4	EA	$1,883.60	$7,534																			$7,534				**$7,534**
D2010	7375301	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	10	20	1	EA	$1,662.00	$1,662																					$1,662		**$1,662**
D2010	7375285	Toilet, Child-Sized, Replace	30	10	20	1	EA	$997.20	$997																					$997		**$997**
D3050	7375297	HVAC System, Ductwork, Medium Density, Replace	30	20	10	1640	SF	$4.43	$7,268											$7,268												**$7,268**
D3050	7375276	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$8,310.00	$8,310																$8,310							**$8,310**
D5020	7375267	Secondary Transformer, Dry, Stepdown, Replace	30	54	0	1	EA	$6,648.00	$6,648	$6,648																						**$6,648**
D5020	7375282	Secondary Transformer, Dry, Stepdown, Replace	30	54	0	1	EA	$7,423.60	$7,424	$7,424																						**$7,424**
D5020	7375283	Switchgear, 120/208 V, Replace	40	54	0	1	EA	$166,200.00	$166,200	$166,200																						**$166,200**
D5020	7375307	Distribution Panel, 120/240 V, Replace	30	54	0	1	EA	$6,094.00	$6,094	$6,094																						**$6,094**
D5020	7375277	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	54	0	1640	SF	$19.94	$32,708	$32,708																						**$32,708**
D5020	7375260	Distribution Panel, 120/240 V, Residential Style, Replace	30	54	0	1	EA	$1,218.80	$1,219	$1,219																						**$1,219**
D5040	7375265	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	6	14	1640	SF	$4.99	$8,177															$8,177								**$8,177**
E1030	7375270	Foodservice Equipment, Fountain Dispenser, Fountain Dispenser	15	9	6	1	EA	$2,714.60	$2,715							$2,715																**$2,715**
E1030	7375271	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace	15	10	5	1	EA	$4,210.40	$4,210						$4,210																$4,210	**$8,421**
E1030	7375289	Foodservice Equipment, Freezer, 1-Door Reach-In, Replace	15	9	6	1	EA	$3,434.80	$3,435							$3,435																**$3,435**
E1030	7375286	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	9	6	1	EA	$2,991.60	$2,992							$2,992																**$2,992**
E1030	7375273	Foodservice Equipment, Icemaker, Freestanding, Replace	15	8	7	1	EA	$7,423.60	$7,424								$7,424															**$7,424**
E2010	7375288	Casework, Cabinetry, Hardwood Standard, Replace	20	15	5	24	LF	$332.40	$7,978						$7,978																	**$7,978**
E2010	7375264	Casework, Countertop, Solid Surface, Replace	40	20	20	24	LF	$121.88	$2,925																					$2,925		**$2,925**
G4050	7375293	Exterior Site Lighting, Wall Pack, any type w/ LED, 13 to 26 W, Replace	20	16	4	5	EA	$443.20	$2,216					$2,216																		**$2,216**
Totals, Unescalated										**$222,453**	**$0**	**$0**	**$19,988**	**$2,770**	**$44,863**	**$9,141**	**$7,424**	**$0**	**$5,762**	**$20,564**	**$0**	**$10,637**	**$0**	**$38,315**	**$42,370**	**$0**	**$0**	**$7,534**	**$554**	**$24,021**	**$456,396**

Replacement Reserves Report

2/28/2024

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
Totals, Escalated (3.0% inflation, compounded annually)										**$222,453**	**$0**	**$0**	**$21,842**	**$3,118**	**$52,008**	**$10,915**	**$9,130**	**$0**	**$7,518**	**$27,637**	**$0**	**$15,166**	**$0**	**$57,954**	**$66,011**	**$0**	**$0**	**$12,827**	**$971**	**$43,385**	**$550,935**

Koch Park and Community Center / 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
D2010	7375315	Backflow Preventer, Domestic Water, Replace	30	15	15	1	EA	$3,545.60	$3,546																$3,546						**$3,546**
D2010	7375330	Drinking Fountain, Pedestal -Mounted, Bi-Level, Replace	15	2	13	2	EA	$3,324.00	$6,648														$6,648								**$6,648**
F1020	7375328	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	30	0	500	SF	$27.70	$13,850	$13,850																					**$13,850**
F1020	7375327	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	30	12	18	800	SF	$55.40	$44,320																			$44,320			**$44,320**
G2020	7375309	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	15	10	12300	SF	$3.88	$47,699											$47,699											**$47,699**
G2030	7375320	Sidewalk, Concrete, Small Areas/Sections, Replace	50	48	2	400	SF	$22.16	$8,864			$8,864																			**$8,864**
G2050	7375312	Sports Apparatus, Player/Dugout Benches, 12' Length, Replace	15	7	8	4	EA	$498.60	$1,994								$1,994														**$1,994**
G2050	7375331	Sports Apparatus, Baseball, Batting Cage, Replace	15	6	9	1	EA	$4,986.00	$4,986									$4,986													**$4,986**
G2050	7375326	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	11	9	2	EA	$5,540.00	$11,080									$11,080													**$11,080**
G2050	7375304	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat), Replace	25	15	10	280	EA	$132.96	$37,229										$37,229												**$37,229**
G2050	7375303	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	10	15	1	EA	$10,526.00	$10,526															$10,526							**$10,526**
G2050	7375310	Campground Accessories, Grill, Pedestal-Style, Replace	15	2	13	5	EA	$664.80	$3,324														$3,324								**$3,324**
G2050	7375329	Playfield Surfaces, Sand, 3" Depth, Replace	20	2	18	1500	SF	$0.89	$1,330																			$1,330			**$1,330**
G2050	7375336	Playfield Surfaces, Rubber, Small Areas, Replace	20	2	18	2500	SF	$28.81	$72,020																			$72,020			**$72,020**
G2050	7375334	Play Structure, Multipurpose, Large, Replace	20	2	18	1	EA	$38,780.00	$38,780																			$38,780			**$38,780**
G2050	7375314	Play Structure, Multipurpose, Small, Replace	20	2	18	1	EA	$11,080.00	$11,080																			$11,080			**$11,080**
G2050	7375319	Play Structure, Multipurpose, Small, Replace	20	2	18	1	EA	$11,080.00	$11,080																			$11,080			**$11,080**
G2050	7375337	Play Structure, Swing Set, 4 Seats, Replace	20	2	18	1	EA	$2,770.00	$2,770																			$2,770			**$2,770**
G2050	7375316	Play Structure, Multipurpose, Medium, Replace	20	2	18	1	EA	$22,160.00	$22,160																			$22,160			**$22,160**
G2050	7375339	Play Structure, Multipurpose, Large, Replace	20	0	20	2	EA	$38,780.00	$77,560																				$77,560		**$77,560**
G2050	7375338	Playfield Surfaces, Rubber, Small Areas, Replace	20	0	20	3500	SF	$28.81	$100,828																				$100,828		**$100,828**
G2060	7375322	Fences & Gates, Fence, Chain Link 6', Replace	40	30	10	720	LF	$23.27	$16,753											$16,753											**$16,753**
G2060	7375308	Bike Rack, Fixed 1-5 Bikes, Replace	20	10	10	2	EA	$664.80	$1,330											$1,330											**$1,330**
G2060	7375321	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	8	12	8	EA	$775.60	$6,205													$6,205									**$6,205**
G2060	7375332	Park Bench, Metal Powder-Coated, Replace	20	8	12	6	EA	$775.60	$4,654													$4,654									**$4,654**
G2060	7375313	Fences & Gates, Fence, Chain Link 8', Replace	40	20	20	280	LF	$27.70	$7,756																				$7,756		**$7,756**
G2060	7375333	Fences & Gates, Fence, Chain Link 4', Replace	40	20	20	610	LF	$19.94	$12,166																				$12,166		**$12,166**
G2060	7375311	Signage, Property, Building or Pole-Mounted, Replace/Install	20	18	2	1	EA	$1,662.00	$1,662			$1,662																			**$1,662**
G2060	7375302	Flagpole, Metal, Replace	30	13	17	1	EA	$2,770.00	$2,770																		$2,770				**$2,770**
G2060	7375323	Bollard, Concrete or Metal, Replace	30	11	19	9	EA	$908.56	$8,177																				$8,177		**$8,177**
G2080	7375306	Irrigation System, Control Panel, Replace	15	9	6	1	EA	$5,540.00	$5,540						$5,540																**$5,540**
G2080	7375335	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	11	9	180500	SF	$1.11	$199,994									$199,994													**$199,994**
G4050	7375318	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	8	12	1	EA	$7,756.00	$7,756													$7,756									**$7,756**
G4050	7375317	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, Replace	20	2	18	8	EA	$1,329.60	$10,637																			$10,637			**$10,637**
G4050	7375305	Floodlights, Floodlights, 90 W, Replace/Install	20	9	11	10	EA	$1,329.60	$13,296												$13,296										**$13,296**
Totals, Unescalated										**$13,850**	**$0**	**$10,526**	**$0**	**$0**	**$0**	**$5,540**	**$0**	**$1,994**	**$216,060**	**$103,011**	**$13,296**	**$18,614**	**$9,972**	**$0**	**$14,072**	**$0**	**$2,770**	**$214,176**	**$8,177**	**$198,310**	**$830,368**
Totals, Escalated (3.0% inflation, compounded annually)										**$13,850**	**$0**	**$11,167**	**$0**	**$0**	**$0**	**$6,615**	**$0**	**$2,526**	**$281,909**	**$138,438**	**$18,405**	**$26,540**	**$14,644**	**$0**	**$21,923**	**$0**	**$4,578**	**$364,621**	**$14,338**	**$358,170**	**$1,277,725**

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	7375261	D2010	**Water Heater**	Electric, Instant Hot		Koch Park and Community Center / Community Center	Restrooms	Chronomite	SR-20L/120-I	1358856	2013	2092574	1
2	7375262	D2010	**Water Heater**	Electric, Residential	2.5 GAL	Koch Park and Community Center / Community Center	Kitchen	GE	No dataplate	No dataplate		2092570	1
3	7375315	D2010	**Backflow Preventer**	Domestic Water	2 IN	Koch Park and Community Center / Site	Site	Febco	825Y	Illegible		2092567	1

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7375276	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	3 TON	Koch Park and Community Center / Community Center	Roof	Trane	4WHC4036A1000BA	19171R85UV	2019	2092580	1

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7375282	D5020	**Secondary Transformer**	Dry, Stepdown	30 KVA	Koch Park and Community Center / Community Center	Electrical room	Burton	4163	83935	1970	2092578	1
2	7375267	D5020	**Secondary Transformer**	Dry, Stepdown	15 KVA	Koch Park and Community Center / Community Center	Electrical room	Burton	4163	83994	1970	2092577	1
3	7375283	D5020	**Switchgear**	120/208 V	400 AMP	Koch Park and Community Center / Community Center	Electrical room	ITE Electric	L-FCS322-2	No dataplate	1970	2092579	1
4	7375307	D5020	**Distribution Panel**	120/240 V	400 AMP	Koch Park and Community Center / Community Center	Electrical room	ITE Electric	NA	NA	1970	2092576	1
5	7375260	D5020	**Distribution Panel**	120/240 V, Residential Style	100 AMP	Koch Park and Community Center / Community Center	Electrical room	ITE Electric	NA	NA	1970	2092575	1

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7375289	E1030	**Foodservice Equipment**	Freezer, 1-Door Reach-In		Koch Park and Community Center / Community Center	Kitchen	Electrolux	KCBM180FQYA	WB53258192	2015	2092568	1
2	7375271	E1030	**Foodservice Equipment**	Garbage Disposal, 1 to 3 HP		Koch Park and Community Center / Community Center	Kitchen	InSinkErator	Inaccessible	Inaccessible		2092569	1
3	7375273	E1030	**Foodservice Equipment**	Icemaker, Freestanding		Koch Park and Community Center / Community Center	Kitchen	Icetro	IM-0460-AC	TB/102605328700/0034		2092572	1
4	7375286	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In		Koch Park and Community Center / Community Center	Kitchen	Supera	G1M-23-B-1	P-05271510336	2015	2092571	1

FACILITY CONDITION ASSESSMENT

prepared for

City of Placentia
401 East Chapman Avenue
Placentia, CA 92870
Luis Estevez

DRAFT

Kraemer Memorial Park and Backs Community Center
201 North Bradford Avenue
Placentia, CA 92870

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BV PROJECT #:
165429.23R000-012.468

DATE OF REPORT:
March 15, 2024

ON SITE DATE:
February 9, 2024

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Park and Community Center
Number of Buildings	2
Main Address	201 North Bradford Avenue, Placentia, CA 92870
Site Developed	1960 Renovated 2002
Outside Occupants / Leased Spaces	None
Date(s) of Visit	February 9, 2024
Management Point of Contact	City of Placentia, Samantha Byfield, Public Works Manager 714-993-8212 sbyfield@placentia.org
On-site Point of Contact (POC)	Samantha Byfield
Assessment & Report Prepared By	Nezar M. Tibi
Reviewed By	Michael Chaney Program Manager 800.733.0660 x7297980 michael.chaney@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The Kraemer Memorial Park was originally constructed around 1960's, with renovations in 2002. The Backs Community Center was constructed in 1970 with renovations in 2016 for the lobby and restrooms.

The site is located near the iconic Placentia Water Tower, it is a popular community park with enormous trees and tons of open grassy space.

Architectural

Community Center: The exterior walls for the Community Center are a combination of brick structure and painted stucco, with a gable concrete tile roof. The structure appears to be sound, with no significant areas of settlement or structural-related deficiencies observed. Interior finishes vary in age and have been well maintained throughout the facility. Other finishes have been replaced as needed and are anticipated for lifecycle replacement based on useful life and normal wear.

Restroom Building: The restroom building is a wood-frame structure with painted stucco and stone veneer exterior walls. The building also has a concrete tile roof. In general, the structure appears to be sound, with no significant areas of settlement or structural-related deficiencies observed. Most finishes have been replaced as needed and are anticipated for lifecycle replacement based on useful life and normal wear. The sealed concrete floor is failing and needs renewal soon.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Community Center: The heating and cooling system for the Community Center is provided by a central system including an air handling unit, CRAC units and fan coil units. The HVAC system is in fair condition as well as the electrical systems. The plumbing system was reported to be in fair condition with no major issues. The building is not protected by a fire alarm system. For the remaining MEPF systems, typical lifecycle replacements are expected.

Restroom Building: There is no heating or cooling system for the Restroom Building. The plumbing system, components and fixtures are in fair condition with no major issues. The electrical system, wiring and components are also in fair condition with no major issues. The building is not protected by a fire alarm system.

Site

In general, the site has been well maintained. The site contains heavy landscaping, which is served by in-ground irrigation systems. The landscaping is in fair overall condition except for the eroded areas throughout the site. There are two playground structures which are in fair condition. The concrete sidewalk is in fair overall condition except for some cracks and broken surfaces throughout the site. The parking lot was paved recently and was scheduled to be sealed and striped within a few days of this assessment visit.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

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

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

Facility	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Community Center	$850	10,716	$9,108,600	0.3%	6.7%	10.1%	17.3%
Restroom Building	$450	625	$281,250	1.1%	5.3%	12.7%	16.0%

Immediate Needs

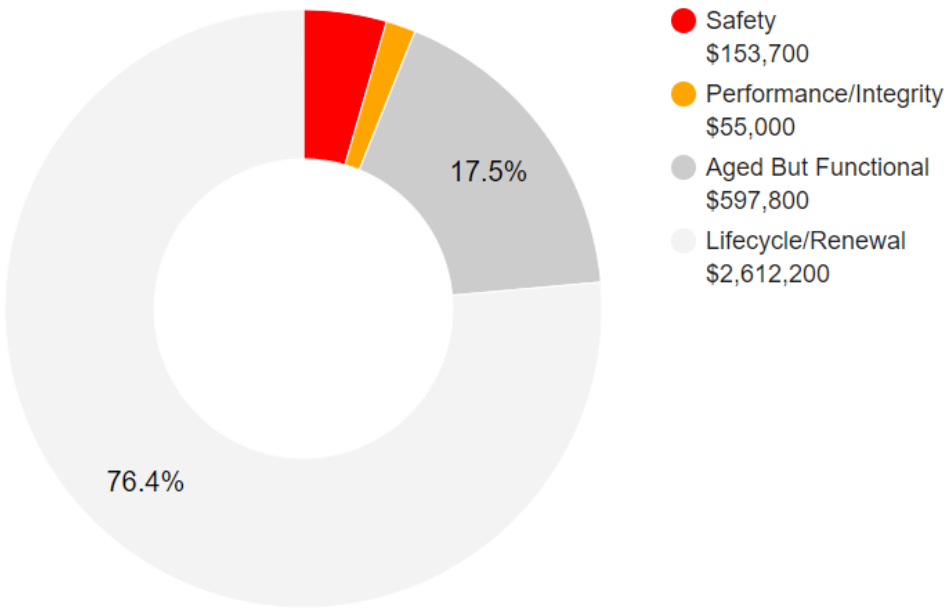
Location	UF	Description	Cond	Plan Type	Cost
Kraemer Memorial Park and Backs Community Center / Community Center	B3015	Roofing, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	$7,000
Kraemer Memorial Park and Backs Community Center / Community Center	D7031	Security/Surveillance System, Lease Costs for Security/Surveillance System, Lease	NA	Safety	$12,000
Kraemer Memorial Park and Backs Community Center / Community Center	B1013	Balcony Structure, Wood, Replace	Poor	Performance/Integrity	$7,700
Kraemer Memorial Park and Backs Community Center / Restroom Building	C2031	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	Poor	Performance/Integrity	$3,000
Kraemer Memorial Park and Backs Community Center / Site	G2031	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	Poor	Performance/Integrity	$9,600
Kraemer Memorial Park and Backs Community Center / Site	G2082	Landscaping, Sod at Eroded Areas, Repair	Poor	Performance/Integrity	$11,200
Kraemer Memorial Park and Backs Community Center / Site	D5023	Distribution Panel, 120/240 V, Residential Style, Replace	Poor	Performance/Integrity	$3,500
Kraemer Memorial Park and Backs Community Center / Site	D2016	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	Failed	Performance/Integrity	$4,800
TOTAL (8 items)					**$58,800**

Plan Types

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

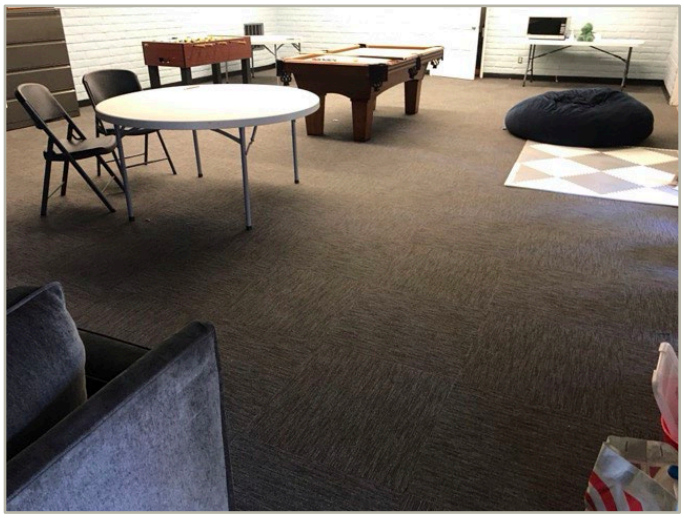
Plan Type Descriptions		
Safety		An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity		Component or system has failed, is almost failing, performs unreliably, does not perform as intended,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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: $3,418,700

2. Community Center



Community Center: Building Systems Summary		
Address	201 North Bradford Avenue, Placentia, CA 92870	
Constructed/Renovated	1960 Renovated 2002	
Building Area	10,716 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with wood roof deck supported by wood joists	Good
Facade	Primary Wall Finish: Brick Secondary Wall Finish: Stucco Windows: Aluminum, Vinyl and Steel	Fair
Roof	Primary: Gable construction with clay/concrete tiles	Fair
Interiors	Walls: Painted gypsum board, ceramic tile and Unfinished Floors: Carpet, VCT, ceramic tile, sealed unfinished concrete Ceilings: Painted gypsum board, ACT, Hard tiles, and Unfinished/exposed	Fair
Elevators	None	-

Community Center: Building Systems Summary		
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Air handler feeding fan coils Supplemental components: Air cooled AC (CRAC) units	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard and panel with copper wiring Interior Lighting: Linear fluorescent and incandescent Emergency Power: None	Fair
Fire Alarm	Smoke detectors with exit signs only	Fair
Equipment/Special	None	-
Accessibility	Presently it does not appear an accessibility study is needed for this building.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: Fan coils; lack of ladder or other means of access Water heater; the unit is fully insulated	

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

System Expenditure Forecast

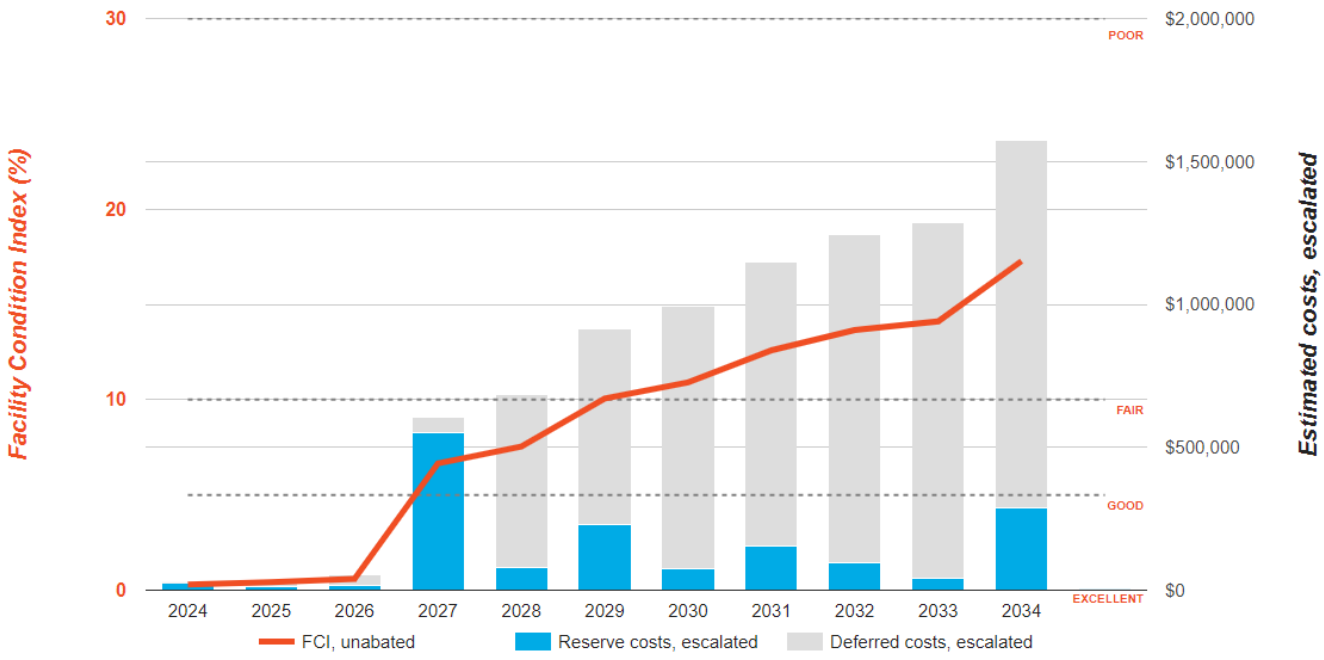
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	$7,700	-	-	-	-	$7,700
Facade	-	-	$150,200	$41,800	$228,600	$420,600
Roofing	$7,000	-	$1,800	-	$982,500	$991,400
Interiors	-	$2,700	$103,400	$190,600	$353,700	$650,400
Plumbing	-	-	-	$15,500	$10,700	$26,200
HVAC	-	-	$290,200	$168,800	$70,700	$529,600
Electrical	-	-	$275,500	$164,500	-	$440,000
Fire Alarm & Electronic Systems	$12,000	$25,100	$40,500	$76,100	$190,400	$344,100
Equipment & Furnishings	-	-	-	-	$9,900	$9,900
Site Utilities	-	-	-	$11,400	-	$11,400
Site Development	-	-	-	$24,500	-	$24,500
TOTALS (3% inflation)	**$26,700**	**$27,800**	**$861,700**	**$693,000**	**$1,846,500**	**$3,455,700**

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

FCI Analysis: Kraemer Memorial Park and Backs Community Center Community Center

Replacement Value: $9,108,600 Inflation Rate: 3.0% Average Needs per Year: $143,100



Immediate Needs

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7373658	Kraemer Memorial Park and Backs Community Center / Community Center	Balcony	B1010	Balcony Structure, Wood, Replace	Poor	Performance/Integrity	$7,700
7373666	Kraemer Memorial Park and Backs Community Center / Community Center	Roof	B3010	Roofing, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	$7,000
7373670	Kraemer Memorial Park and Backs Community Center / Community Center	Throughout building	D7030	Security/Surveillance System, Lease Costs for Security/Surveillance System, Lease	NA	Safety	$12,000
Total (3 items)							**$26,700**

Key Findings

Security/Surveillance System

Lease Costs for Security/Surveillance System
Community Center Kraemer Memorial Park and Backs Community Center Throughout building

Uniformat Code: D7030
Recommendation: **Lease in 2024**

Plan Type: Safety

Cost Estimate: $12,000

**$$$**$

Operational lease costs (annual) - AssetCALC ID: 7373670

Balcony Structure in Poor condition.

Wood
Community Center Kraemer Memorial Park and Backs Community Center Balcony

Uniformat Code: B1010
Recommendation: **Replace in 2024**

Plan Type: Performance/Integrity

Cost Estimate: $7,700

**$$**$$

The façade wood at the north west corner of the community building exhibits signs of deterioration, repair is required. - AssetCALC ID: 7373658

Roofing in Poor condition.

any type, Repairs per Man-Day
Community Center Kraemer Memorial Park and Backs Community Center Roof

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

Plan Type: Performance/Integrity

Cost Estimate: $7,000

**$$**$$

Roof leaks were observed and reported throughout, repair is required. - AssetCALC ID: 7373666

3. Restroom Building

Restroom Building: Building Systems Summary		
Address	201 North Bradford Avenue, Placentia, CA 92870	
Constructed/Renovated	2012	
Building Area	625 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Conventional wood frame structure over concrete slab foundation for the restroom.	Good
Facade	Primary Wall Finish: Stucco Secondary Wall Finish: Stone veneer Windows: Steel	Fair
Roof	Primary: Gable with clay/concrete tiles	Fair
Interiors	Walls: Painted CMU Floors: Coated concrete Ceilings: Unfinished	Poor
Elevators	None	-

Restroom Building: Building Systems Summary		
Plumbing	Distribution: Copper and cast-iron waste & venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	None	-
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	None	-
Equipment/Special	None	-
Accessibility	Presently it does not appear an accessibility study is needed for this building.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	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.

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	$10,300	-	$37,800	$48,100
Roofing	-	-	-	-	-	-
Interiors	$3,000	-	$16,900	$4,000	$12,100	$36,100
Plumbing	-	-	$5,600	-	$49,500	$55,100
Electrical	-	-	-	$5,300	-	$5,300
TOTALS (3% inflation)	**$3,000**	**-**	**$32,800**	**$9,400**	**$99,500**	**$144,700**

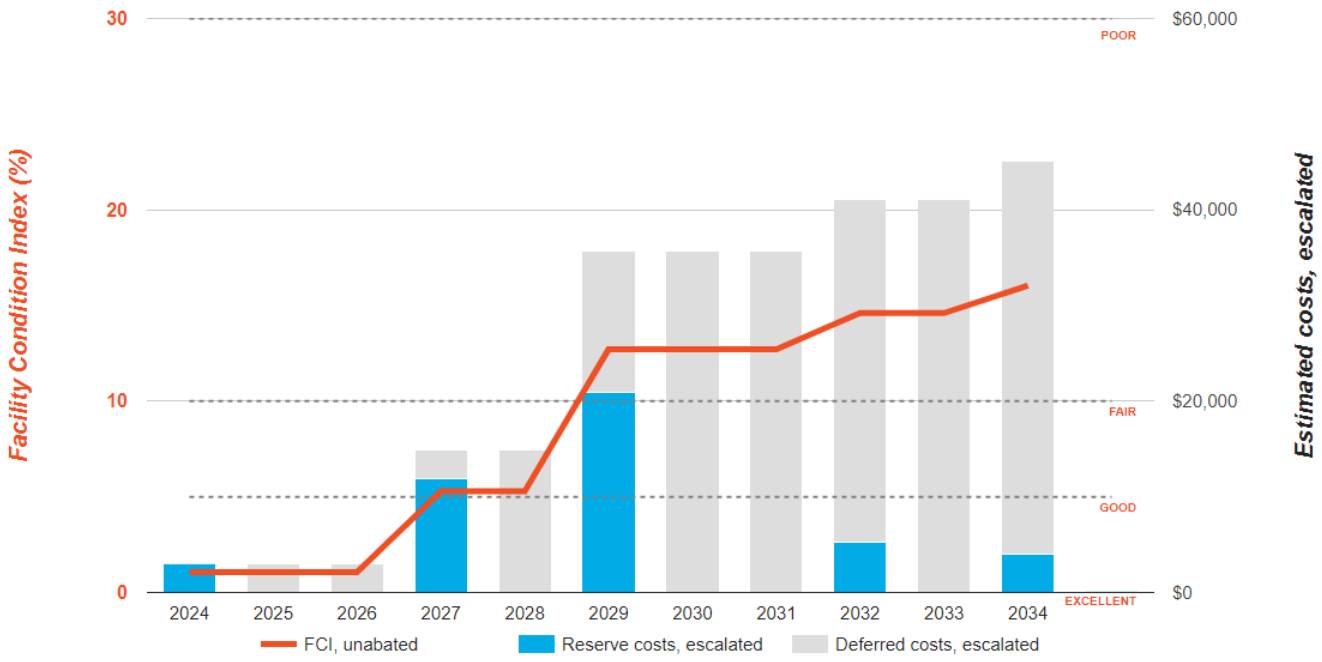
*Totals have been rounded to the nearest $100.

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

FCI Analysis: Kraemer Memorial Park and Backs Community Center Restroom Building

Replacement Value: $281,300 Inflation Rate: 3.0% Average Needs per Year: $4,200



Immediate Needs

Location	UF	Description	Cond	Plan Type	Cost
012.468 - Kraemer Memorial Park and Backs Community Center / Restroom Building	C2031	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	Poor	Performance/Integrity	$3,000
TOTAL (1 items)					**$3,000**

Key Findings

Flooring in Poor condition.

any surface, w/ Paint or Sealant
Restroom Building
Interior

Uniformat Code: C2030
Recommendation: **Prep & Paint in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: $3,000

Concrete treatment is failing and needs renewal soon. - AssetCALC ID: 7373638

4. Site

Site: Site Information		
Site Area	11 acres	
Parking Spaces	44 total spaces all in open lots; 2 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	Property entrance signage; chain link and Metal Tube fencing; CMU wall dumpster enclosures Playgrounds and sports fields and courts with bleachers, dugouts, fencing, and site lights Limited park benches, picnic tables, and trash receptacles	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present No retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Building-mounted: Incandescent	Fair

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

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

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
Plumbing	$4,800	$4,100	-	$26,800	$7,500	$43,100
Electrical	$3,500	-	-	-	-	$3,500
Special Construction & Demo	-	-	-	$559,100	-	$559,100
Site Development	$11,200	-	$25,000	$887,400	$1,552,300	$2,475,900
Site Pavement	$9,600	-	$49,200	$57,100	$372,400	$488,300
Site Utilities	-	-	-	$126,400	-	$126,400
TOTALS (3% inflation)	**$29,100**	**$4,100**	**$74,300**	**$1,656,800**	**$1,932,200**	**$3,696,500**

*Totals have been rounded to the nearest $100.

Immediate Needs

Location	UF	Description	Cond	Plan Type	Cost
012.468 - Kraemer Memorial Park and Backs Community Center / Site	G2031	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	Poor	Performance/Integrity	$9,600
012.468 - Kraemer Memorial Park and Backs Community Center / Site	G2082	Landscaping, Sod at Eroded Areas, Repair	Poor	Performance/Integrity	$11,200
012.468 - Kraemer Memorial Park and Backs Community Center / Site	D5023	Distribution Panel, 120/240 V, Residential Style, Replace	Poor	Performance/Integrity	$3,500
012.468 - Kraemer Memorial Park and Backs Community Center / Site	D2016	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	Failed	Performance/Integrity	$4,800
TOTAL (4 items)					**$29,100**

Key Findings

Sidewalk in Poor condition.

any pavement type, Sectional Repairs (per Man-Day)
Site
Sidewalk

Uniformat Code: G2030
Recommendation: **Repair in 2024**

Plan Type: Performance/Integrity

Cost Estimate: $9.600

Isolated areas of cracks and broken section, repair is required. - AssetCALC ID: 7373695

Drinking Fountain in Failed condition.

Exterior/Site, Metal Pedestal
Site
Site

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

Plan Type: Performance/Integrity

Cost Estimate: $4,800

The unit is not operational, replacement is recommended. - AssetCALC ID: 7373626

Sink/Lavatory in Poor condition.

Vanity Top, Stainless Steel
Site
Site

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

Plan Type: Performance/Integrity

Cost Estimate: $3,800

The unit is not fully operational, replacement is recommended. - AssetCALC ID: 7373663

Distribution Panel in Poor condition.

120/240 V, Residential Style
Site
Site

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

Plan Type: Performance/Integrity

Cost Estimate: $3,500

This panel is beyond its expected useful life, with corrosion present over some of the panel. - AssetCALC ID: 7373682

Landscaping in Poor condition.

Sod at Eroded Areas
Site
Landscaping

Uniformat Code: G2080
Recommendation: **Repair in 2024**

Plan Type: Performance/Integrity

Cost Estimate: $11,200

Isolated areas of eroded surface, repair is recommended. - AssetCALC ID: 7373624

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.

6. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

7. Opinions of Probable Costs

Cost estimates are 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.

8. Certification

City of Placentia, Citywide Asset Management Program (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Kraemer Memorial Park and Backs Community Center, 201 North Bradford Avenue, Placentia, CA 92870, the “Property”. It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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9. Appendices

Appendix A: Photographic Record
Appendix B: Site 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 - SIGNAGE

6 - MAIN ENTRANCE

Photographic Overview

7 - SHADE STRUCTURE

8 - EXTERIOR WINDOWS

9 - EXTERIOR DOORS

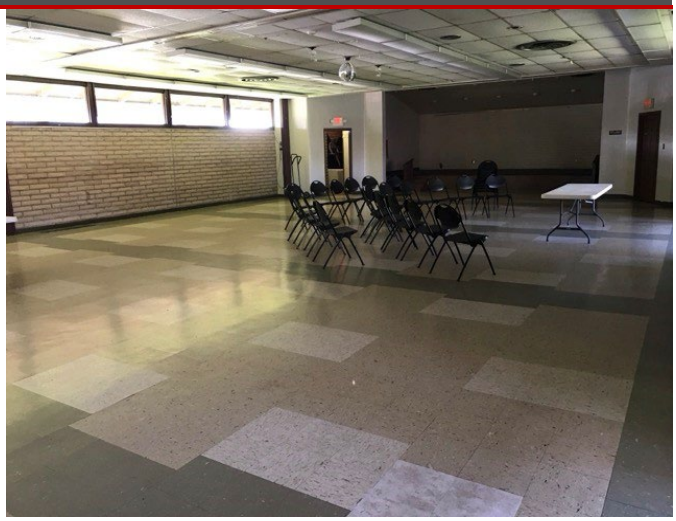
10 - EXTERIOR DOOR

11 - ROOFING-COMMUNITY CENTER

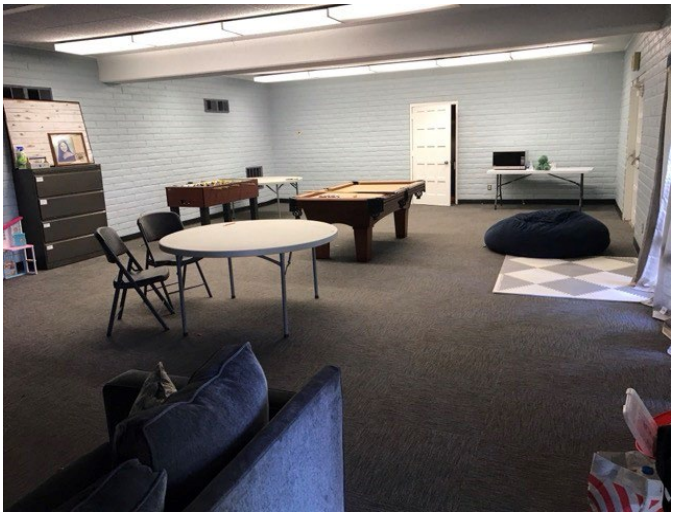
12 - ROOFING-RESTROOM BLDG

Photographic Overview

13 - LOBBY



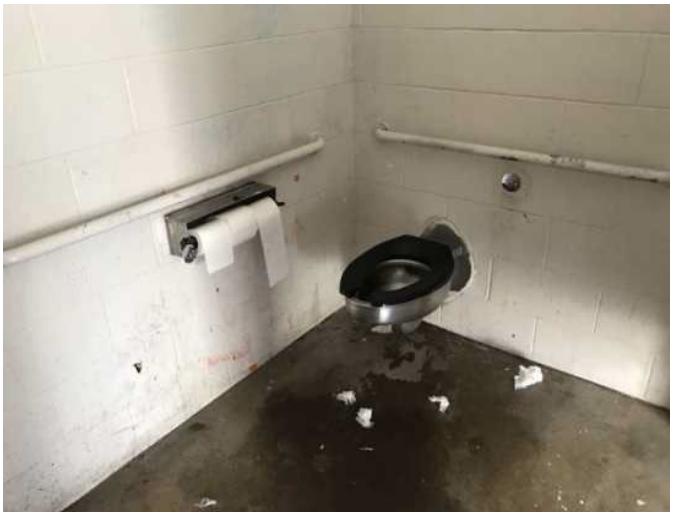
14 - COMMUNITY ROOM



15 - GAME ROOM

16 - RESTROOM BUILDING

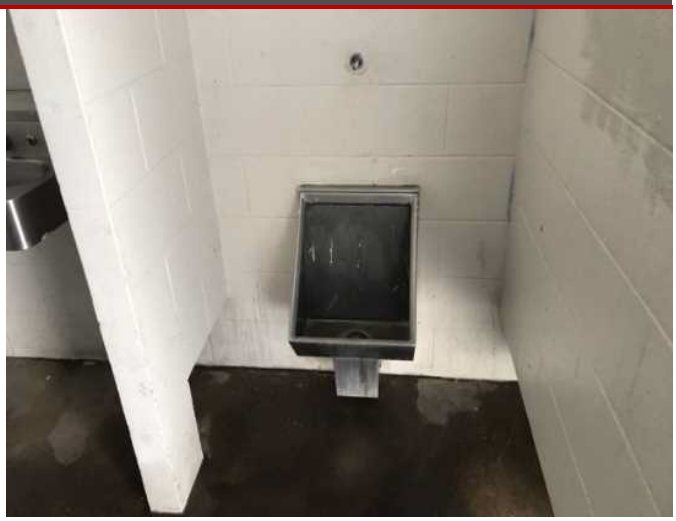
17 - SINK/LAVATORY



18 - TOILET

Photographic Overview

19 - TOILET

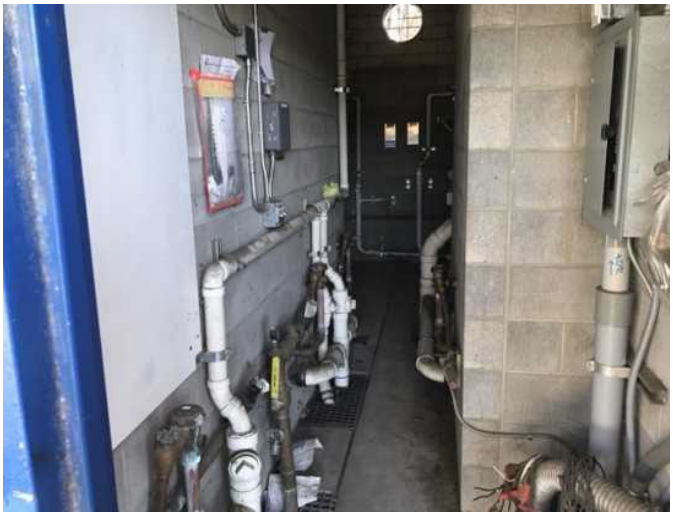


20 - URINAL

21 - AIR HANDLER

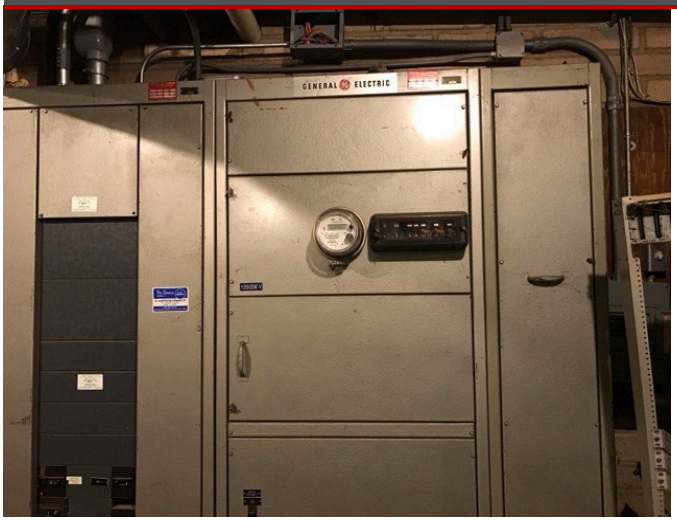
22 - COMPUTER ROOM AC UNIT

23 - WATER HEATER



24 - PLUMBING SYSTEM

Photographic Overview



25 - SWITCHBOARD

26 - DISTRIBUTION PANEL

27 - SIDEWALK

28 - SIDEWALK PAVERS

29 - PLAY STRUCTURE

30 - BASKETBALL COURTS

Photographic Overview

31 - LANDSCAPING

32 - BACKFLOW PREVENTER

33 - PARKING LOTS

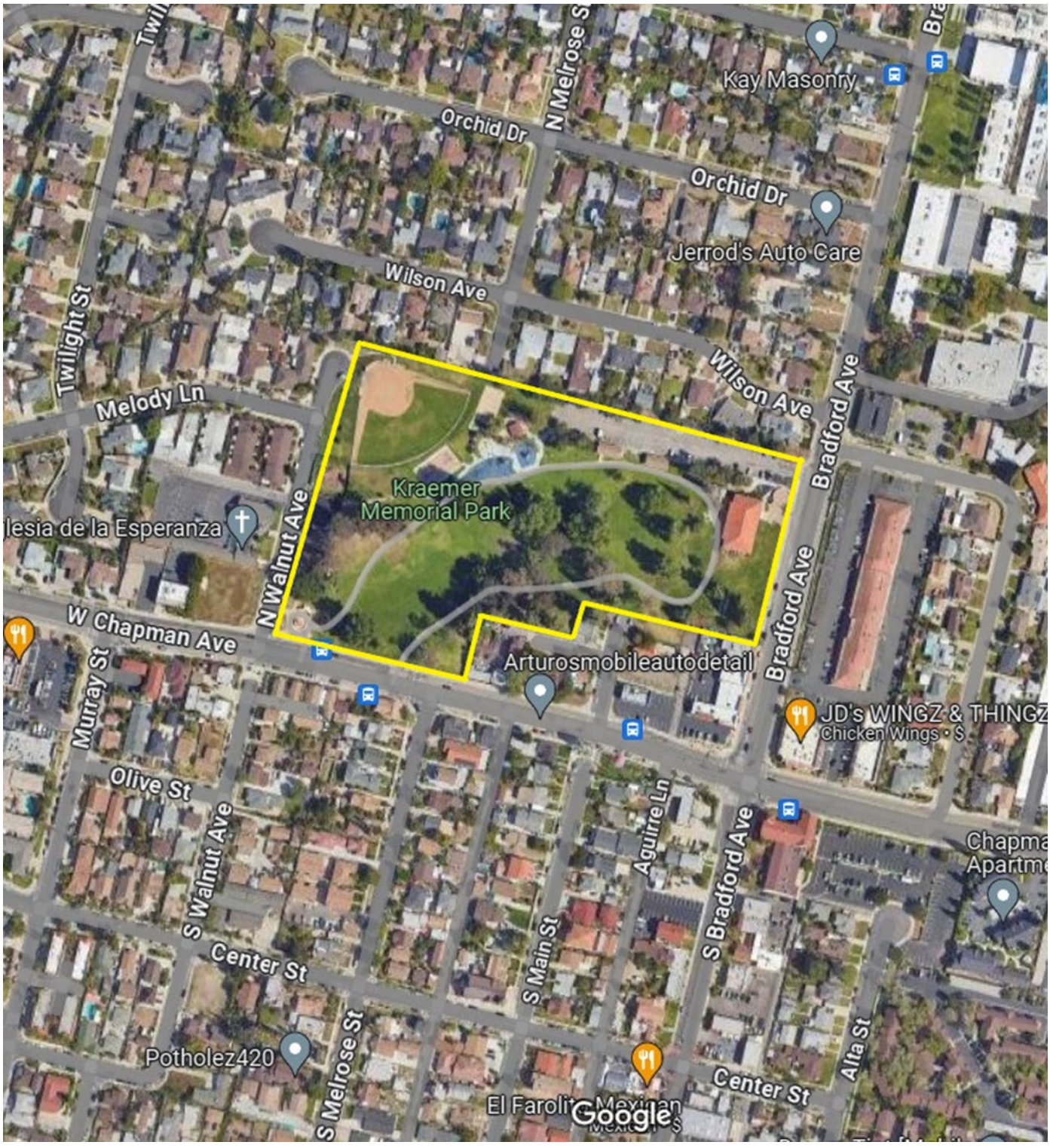
34 - PARK BENCH

35 - FENCES AND GATES

36 - DUMPSTER ENCLOSURE

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
165429.23R000-012.468	Kraemer Memorial Park and Backs Community Center
Source	**On-Site Date**
Google	February 9, 2024

BUREAU VERITAS

N

Appendix C:
Pre-Survey Questionnaire

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: Kraemer Memorial Park and Backs Community Center

Name of person completing form: Joey Ruiz

Title / Association with property: Public Works Supervisor

Length of time associated w/ property:

Date Completed:

Phone Number: (714) 329-4912

Method of Completion: PRIOR: fully completed by client in advance

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	10,716 ft.		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	UNK	
		Roof	UNK	
		Interiors	UNK	
		HVAC	UNK	
		Electrical	UNK	
		Site Pavement	UNK	
		Accessibility	UNK	

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?	Redo the upstairs community room.
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Picnic shelters need roof repairs.

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

Appendix D:
Component Condition Report

Component Condition Report | Kraemer Memorial Park and Backs Community Center / Community Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	Balcony	Poor	Balcony Structure, Wood	40 SF	0	7373658
Facade						
B2010	Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	13,500 SF	5	7373646
B2020	Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	8	16	7373660
B2020	Exterior	Fair	Window, Vinyl-Clad Double-Glazed, 28-40 SF	3	10	7373614
B2020	Exterior	Good	Storefront, Glazing & Framing	70 SF	22	7373673
B2050	Exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	2	22	7373630
B2050	Exterior	Fair	Exterior Door, Wood, Solid-Core	9	9	7373619
Roofing						
B3010	Roof	Poor	Roofing, any type, Repairs per Man-Day, Repair	2	0	7373666
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	10,000 SF	20	7373606
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	55 LF	5	7373674
Interiors						
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	17	32	7373683
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,900 SF	11	7373633
C1070	Throughout building	Good	Suspended Ceilings, Hard Tile, Replacement w/ ACT	2,600 SF	17	7373628
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	5	12	7373618
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	500 SF	32	7373649
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	11,500 SF	5	7373631
C2030	Restrooms	Good	Flooring, Ceramic Tile	400 SF	32	7373688
C2030	Throughout building	Good	Flooring, Vinyl Tile (VCT)	6,500 SF	7	7373665
C2030	Kitchen	Fair	Flooring, Vinyl Tile (VCT)	300 SF	3	7373610
C2030	Office	Fair	Flooring, Carpet, Commercial Standard	500 SF	3	7373609
C2030	Game room	Fair	Flooring, Carpet, Commercial Tile	900 SF	4	7373648
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	400 SF	2	7373621
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	8,200 SF	6	7373677
Plumbing						
D2010	Restrooms	Good	Urinal, Waterless	2	22	7373680
D2010	Mechanical room	Fair	Water Heater, Gas, Residential	1	7	7373678
D2010	Kitchen	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	7	7373611
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	15	7373657

Component Condition Report | Kraemer Memorial Park and Backs Community Center / Community Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Kitchen	Fair	Sink/Lavatory, Drop-In Style, Vitreous China	1	8	7373675
D2010	Custodian closet	Fair	Sink/Lavatory, Service Sink, Floor	1	13	7373685
D2010		Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	10,716 SF	32	7383608
D2010	Restrooms	Good	Toilet, Commercial Water Closet	5	22	7373647
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	22	7373659
HVAC						
D3030	Kitchen	Fair	Computer Room AC Unit, Air-Cooled, CRAC Drycooler/Condenser	1	8	7373612
D3030	Throughout building	Fair	Split System, Fan Coil Unit, DX, 1 to 1.5 TON	6	4	7376041
D3030	Exterior	Fair	Computer Room AC Unit, Air-Cooled, CRAC Drycooler/Condenser	1	8	7373693
D3030	Exterior	Fair	Computer Room AC Unit, Air-Cooled, CRAC Drycooler/Condenser	1	8	7373640
D3050	Throughout building	Fair	HVAC System, Ductwork, Low Density	10,716 SF	10	7373668
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	3	7373644
Electrical						
D5020	Utility closet	Fair	Distribution Panel, 120/208 V	1	3	7373672
D5020	Mechanical room	Fair	Switchboard, 120/208 V	1	3	7373656
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	10,716 SF	3	7373679
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,500 SF	10	7373602
Fire Alarm & Electronic Systems						
D7030	Throughout building	NA	Security/Surveillance System, Lease Costs for Security/Surveillance System, Lease	1 SF	0	7373670
Equipment & Furnishings						
E2010	Kitchen	Fair	Casework, Countertop, Solid Surface	18 LF	15	7373620
Sitework						
G2060	Exterior	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	38	10	7373632
G4050	Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	7	8	7373686

Component Condition Report | Kraemer Memorial Park and Backs Community Center / Restroom Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	925 SF	5	7373608
B2020	Exterior	Fair	Window, Steel, up to 15 SF	4	18	7373613
B2050	Exterior	Fair	Exterior Door, Steel, Standard	2	28	7373605
B2050	Exterior	Fair	Exterior Door, Steel, Standard	2	28	7373607
Roofing						

Component Condition Report | Kraemer Memorial Park and Backs Community Center / Restroom Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	750 SF	38	7373636
Interiors						
C1090	Interior	Fair	Toilet Partitions, Metal	4	3	7373634
C2010	Interior	Fair	Wall Finishes, any surface, Prep & Paint	900 SF	5	7373697
C2030	Interior	Poor	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	625 SF	0	7373638
Plumbing						
D2010	Interior	Fair	Urinal, Waterless	1	15	7373652
D2010	Interior	Fair	Toilet, Commercial Water Closet	4	15	7373635
D2010	Interior	Fair	Plumbing System, Supply & Sanitary, Low Density (includes fixtures)	625 SF	28	7373664
D2010	Exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level, rr Replace	1	5	7373696
D2010	Interior	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	15	7373627
Electrical						
D5020		Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	625 SF	28	7383807
D5040	Interior	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	625 SF	8	7373699

Component Condition Report | Kraemer Memorial Park and Backs Community Center / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	8	7373692
D2010	Site	Poor	Sink/Lavatory, Vanity Top, Stainless Steel	1	2	7373663
D2010	Site	Failed	Drinking Fountain, Exterior/Site, Metal Pedestal	1	0	7373626
Electrical						
D5020	Site	Poor	Distribution Panel, 120/240 V, Residential Style	1	0	7373682
Special Construction & Demo						
F1020	Site - Shade Structure	Fair	Shed/Gazebo/Shade Structure, Wood-Framed, Standard	2,600 SF	10	7373662
Pedestrian Plazas & Walkways						
G2020	Parking lot	Excellent	Parking Lots, Pavement, Asphalt, Mill & Overlay	29,500 SF	25	7373690
G2020	Parking lot	Excellent	Parking Lots, Pavement, Asphalt, Seal & Stripe	29,500 SF	5	7373676
G2030	Sidewalk	Poor	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	3	0	7373695
G2030	Site	Fair	Sidewalk, Brick/Masonry Pavers	320 SF	15	7373639
G2030	Sidewalk	Fair	Sidewalk, Concrete, Large Areas	3,400 SF	20	7373641
Athletic, Recreational & Playfield Areas						
G2050	Playground	Fair	Play Structure, Multipurpose, Medium	1	10	7373625

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Baseball field	Fair	Sports Apparatus, Baseball/Football, Protective Netting	380 SF	8	7373643
G2050	Playground	Fair	Play Structure, Swing Set, 4 Seats	1	10	7373616
G2050	Baseball field	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	10	7373629
G2050	Basketball court	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	12	7373642
G2050	Playground	Fair	Playfield Surfaces, Rubber, Small Areas	4,200 SF	10	7373661
G2050	Site	Fair	Sports Apparatus, Exercise Station Parks, Standard	10	7	7373681
G2050	Basketball court	Fair	Athletic Surfaces & Courts, Basketball, 2-Color Surface, Seal & Stripe	4,500 SF	5	7373617
G2050	Playground	Fair	Play Structure, Multipurpose, Small	1	10	7373604
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 8'	38 LF	25	7373650
G2060	Site	Fair	Park Bench, Metal Powder-Coated	3	13	7373655
G2060	Site	Fair	Trash Receptacle, Portable/Light-Duty	3	6	7373637
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	2	8	7373651
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 4'	90 LF	17	7373691
G2060	Dumpster Enclosure	Fair	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	44 LF	18	7373654
G2060	Baseball field	Fair	Fences & Gates, Fence, Chain Link 4'	550 LF	18	7373669
G2060	Site	Fair	Bollard, Concrete or Metal	5	12	7373653
G2060	Baseball field	Fair	Park Bench, Metal Powder-Coated	2	8	7373603
G2060	Site	Fair	Park Bench, Wood	4	8	7373701
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	22	8	7373671
G2060	Dumpster Enclosure	Fair	Dumpster Enclosure, Gates, Metal, Replace/Install	2	8	7373623
G2060	Baseball field	Fair	Fences & Gates, Fence, Chain Link 16'	110 LF	18	7373698
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	12	7373694
G2080	Baseball field	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	21,500 SF	10	7373645
G2080	Landscaping	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	275,000 SF	12	7373689
G2080	Site	Fair	Irrigation System, Control Panel	1	6	7373684
G2080	Landscaping	Poor	Landscaping, Sod at Eroded Areas, Repair	3,500 SF	0	7373624
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	7	10	7373687

Appendix E:
Replacement Reserves

Replacement Reserves Report

3/15/2024

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
Kraemer Memorial Park and Backs Community Center / Community Center	$26,720	$12,360	$15,447	$551,748	$79,956	$229,981	$76,992	$153,685	$107,625	$41,962	$312,786	$77,074	$37,868	$39,004	$46,467	$323,459	$130,174	$67,965	$28,601	$91,743	$1,004,198	**$3,455,816**
Kraemer Memorial Park and Backs Community Center / Restroom Building	$3,000	$0	$0	$11,889	$0	$20,867	$0	$0	$5,320	$0	$4,032	$0	$0	$0	$0	$61,446	$0	$0	$23,970	$0	$14,088	**$144,612**
Kraemer Memorial Park and Backs Community Center / Site	$29,098	$0	$4,074	$0	$0	$74,286	$23,690	$39,356	$127,771	$0	$1,465,944	$0	$1,377,855	$9,869	$0	$159,960	$0	$16,185	$114,758	$0	$253,578	**$3,696,423**
Grand Total	**$58,818**	**$12,360**	**$19,521**	**$563,637**	**$79,956**	**$325,135**	**$100,682**	**$193,041**	**$240,717**	**$41,962**	**$1,782,762**	**$77,074**	**$1,415,724**	**$48,873**	**$46,467**	**$544,865**	**$130,174**	**$84,150**	**$167,329**	**$91,743**	**$1,271,864**	**$7,296,851**

Kraemer Memorial Park and Backs Community Center / Community Center

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
B1010	7373658	Balcony Structure, Wood, Replace	25	25	0	40	SF	$192.00	$7,680	$7,680																				**$7,680**
B2010	7373646	Exterior Walls, any painted surface, Prep & Paint	10	5	5	13500	SF	$9.60	$129,600						$129,600										$129,600						**$259,200**
B2020	7373614	Window, Vinyl-Clad Double-Glazed, 28-40 SF, Replace	30	20	10	3	EA	$3,840.00	$11,520											$11,520											**$11,520**
B2020	7373660	Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	14	16	8	EA	$2,080.00	$16,640																	$16,640					**$16,640**
B2050	7373619	Exterior Door, Wood, Solid-Core, Replace	25	16	9	9	EA	$2,240.00	$20,160										$20,160												**$20,160**
B3010	7373606	Roofing, Clay/Concrete Tile, Replace	50	30	20	10000	SF	$54.40	$544,000																					$544,000	**$544,000**
B3010	7373666	Roofing, any type, Repairs per Man-Day, Repair	0	0	0	2	EA	$3,520.00	$7,040	$7,040																					**$7,040**
B3020	7373674	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	15	5	55	LF	$28.80	$1,584						$1,584																**$1,584**
C1070	7373633	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	14	11	3900	SF	$11.20	$43,680												$43,680										**$43,680**
C1070	7373628	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	8	17	2600	SF	$11.20	$29,120																		$29,120				**$29,120**
C1090	7373618	Toilet Partitions, Plastic/Laminate, Replace	20	8	12	5	EA	$2,400.00	$12,000													$12,000									**$12,000**
C2010	7373631	Wall Finishes, any surface, Prep & Paint	10	5	5	11500	SF	$4.80	$55,200						$55,200										$55,200						**$110,400**
C2030	7373610	Flooring, Vinyl Tile (VCT), Replace	15	12	3	300	SF	$16.00	$4,800				$4,800															$4,800			**$9,600**
C2030	7373665	Flooring, Vinyl Tile (VCT), Replace	15	8	7	6500	SF	$16.00	$104,000								$104,000														**$104,000**
C2030	7373609	Flooring, Carpet, Commercial Standard, Replace	10	7	3	500	SF	$24.00	$12,000				$12,000										$12,000								**$24,000**
C2030	7373648	Flooring, Carpet, Commercial Tile, Replace	10	6	4	900	SF	$20.80	$18,720					$18,720										$18,720							**$37,440**
C2050	7373621	Ceiling Finishes, any flat surface, Prep & Paint	10	8	2	400	SF	$6.40	$2,560			$2,560									$2,560										**$5,120**
C2050	7373677	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	8200	SF	$6.40	$52,480							$52,480										$52,480					**$104,960**
D2010	7373678	Water Heater, Gas, Residential, Replace	15	8	7	1	EA	$4,160.00	$4,160								$4,160														**$4,160**
D2010	7373611	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	8	7	1	EA	$4,800.00	$4,800								$4,800														**$4,800**
D2010	7373675	Sink/Lavatory, Drop-In Style, Vitreous China, Replace	30	22	8	1	EA	$3,520.00	$3,520									$3,520													**$3,520**
D2010	7373685	Sink/Lavatory, Service Sink, Floor, Replace	35	22	13	1	EA	$2,560.00	$2,560														$2,560								**$2,560**
D2010	7373657	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	20	15	1	EA	$4,480.00	$4,480																$4,480						**$4,480**
D3030	7376041	Split System, Fan Coil Unit, DX, 1 to 1.5 TON, Replace	15	11	4	6	EA	$6,720.00	$40,320					$40,320															$40,320		**$80,640**
D3030	7373693	Computer Room AC Unit, Air-Cooled, CRAC Drycooler/Condenser, Replace	20	12	8	1	EA	$20,160.00	$20,160									$20,160													**$20,160**
D3030	7373640	Computer Room AC Unit, Air-Cooled, CRAC Drycooler/Condenser, Replace	20	12	8	1	EA	$20,160.00	$20,160									$20,160													**$20,160**
D3030	7373612	Computer Room AC Unit, Air-Cooled, CRAC Drycooler/Condenser, Replace	20	12	8	1	EA	$20,160.00	$20,160									$20,160													**$20,160**
D3050	7373644	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	27	3	1	EA	$224,000.00	$224,000				$224,000																		**$224,000**
D3050	7373668	HVAC System, Ductwork, Low Density, Replace	30	20	10	10716	SF	$6.40	$68,582											$68,582											**$68,582**
D5020	7373656	Switchboard, 120/208 V, Replace	40	37	3	1	EA	$160,000.00	$160,000				$160,000																		**$160,000**
D5020	7373672	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	$6,400.00	$6,400				$6,400																		**$6,400**
D5030	7373679	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	37	3	10716	SF	$8.00	$85,728				$85,728																		**$85,728**
D5040	7373602	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	8500	SF	$14.40	$122,400											$122,400											**$122,400**
D7030	7373670	Security/Surveillance System, Lease Costs for Security/Surveillance System, Lease	1	1	0	1	SF	$12,000.00	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	**$252,000**
E2010	7373620	Casework, Countertop, Solid Surface, Replace	40	25	15	18	LF	$352.00	$6,336																$6,336						**$6,336**
G2060	7373632	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	10	10	38	EA	$480.00	$18,240											$18,240											**$18,240**
G4050	7373686	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	7	EA	$1,280.00	$8,960									$8,960													**$8,960**
Totals, Unescalated										**$26,720**	**$12,000**	**$14,560**	**$504,928**	**$71,040**	**$198,384**	**$64,480**	**$124,960**	**$84,960**	**$32,160**	**$232,742**	**$55,680**	**$26,560**	**$26,560**	**$30,720**	**$207,616**	**$81,120**	**$41,120**	**$16,800**	**$52,320**	**$556,000**	**$2,461,430**
Totals, Escalated (3.0% inflation, compounded annually)										**$26,720**	**$12,360**	**$15,447**	**$551,748**	**$79,956**	**$229,981**	**$76,992**	**$153,685**	**$107,625**	**$41,962**	**$312,786**	**$77,074**	**$37,868**	**$39,004**	**$46,467**	**$323,459**	**$130,174**	**$67,965**	**$28,601**	**$91,743**	**$1,004,198**	**$3,455,816**

Kraemer Memorial Park and Backs Community Center / Restroom Building

Replacement Reserves Report

3/15/2024

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B2010	7373608	Exterior Walls, any painted surface, Prep & Paint	10	5	5	925	SF	$9.60	$8,880						$8,880										$8,880						**$17,760**
B2020	7373613	Window, Steel, up to 15 SF, Replace	30	12	18	4	EA	$3,520.00	$14,080																			$14,080			**$14,080**
C1090	7373634	Toilet Partitions, Metal, Replace	20	17	3	4	EA	$2,720.00	$10,880				$10,880																		**$10,880**
C2010	7373697	Wall Finishes, any surface, Prep & Paint	10	5	5	900	SF	$4.80	$4,320						$4,320										$4,320						**$8,640**
C2030	7373638	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	10	0	625	SF	$4.80	$3,000	$3,000										$3,000										$3,000	**$9,000**
D2010	7373696	Drinking Fountain, Wall-Mounted, Bi-Level, rr Replace	15	10	5	1	EA	$4,800.00	$4,800						$4,800															$4,800	**$9,600**
D2010	7373652	Urinal, Waterless, Replace	30	15	15	1	EA	$1,920.00	$1,920																$1,920						**$1,920**
D2010	7373635	Toilet, Commercial Water Closet, Replace	30	15	15	4	EA	$4,160.00	$16,640																$16,640						**$16,640**
D2010	7373627	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	2	EA	$3,840.00	$7,680																$7,680						**$7,680**
D5040	7373699	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	12	8	625	SF	$6.72	$4,200									$4,200													**$4,200**
Totals, Unescalated										**$3,000**	**$0**	**$0**	**$10,880**	**$0**	**$18,000**	**$0**	**$0**	**$4,200**	**$0**	**$3,000**	**$0**	**$0**	**$0**	**$0**	**$39,440**	**$0**	**$0**	**$14,080**	**$0**	**$7,800**	**$100,400**
Totals, Escalated (3.0% inflation, compounded annually)										**$3,000**	**$0**	**$0**	**$11,889**	**$0**	**$20,867**	**$0**	**$0**	**$5,320**	**$0**	**$4,032**	**$0**	**$0**	**$0**	**$0**	**$61,446**	**$0**	**$0**	**$23,970**	**$0**	**$14,088**	**$144,612**

Kraemer Memorial Park and Backs Community Center / 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
D2010	7373692	Backflow Preventer, Domestic Water, Replace	30	22	8	1	EA	$21,120.00	$21,120									$21,120													**$21,120**
D2010	7373626	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	15	15	0	1	EA	$4,800.00	$4,800	$4,800															$4,800						**$9,600**
D2010	7373663	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	28	2	1	EA	$3,840.00	$3,840			$3,840																			**$3,840**
D5020	7373682	Distribution Panel, 120/240 V, Residential Style, Replace	30	40	0	1	EA	$3,520.00	$3,520	$3,520																					**$3,520**
F1020	7373662	Shed/Gazebo/Shade Structure, Wood-Framed, Standard, Replace	30	20	10	2600	SF	$160.00	$416,000											$416,000											**$416,000**
G2020	7373676	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	0	5	29500	SF	$1.44	$42,480						$42,480					$42,480					$42,480					$42,480	**$169,920**
G2030	7373695	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	0	0	0	3	EA	$3,200.00	$9,600	$9,600																					**$9,600**
G2030	7373639	Sidewalk, Brick/Masonry Pavers, Replace	30	15	15	320	SF	$105.60	$33,792																$33,792						**$33,792**
G2030	7373641	Sidewalk, Concrete, Large Areas, Replace	50	30	20	3400	SF	$28.80	$97,920																					$97,920	**$97,920**
G2050	7373617	Athletic Surfaces & Courts, Basketball, 2-Color Surface, Seal & Stripe	10	5	5	4500	SF	$4.80	$21,600						$21,600										$21,600						**$43,200**
G2050	7373681	Sports Apparatus, Exercise Station Parks, Standard, Replace	15	8	7	10	EA	$3,200.00	$32,000								$32,000														**$32,000**
G2050	7373643	Sports Apparatus, Baseball/Football, Protective Netting, Replace	15	7	8	380	SF	$12.80	$4,864									$4,864													**$4,864**
G2050	7373629	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	10	10	1	EA	$16,000.00	$16,000											$16,000											**$16,000**
G2050	7373642	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	13	12	2	EA	$30,400.00	$60,800														$60,800								**$60,800**
G2050	7373616	Play Structure, Swing Set, 4 Seats, Replace	20	10	10	1	EA	$8,000.00	$8,000											$8,000											**$8,000**
G2050	7373661	Playfield Surfaces, Rubber, Small Areas, Replace	20	10	10	4200	SF	$83.20	$349,440											$349,440											**$349,440**
G2050	7373625	Play Structure, Multipurpose, Medium, Replace	20	10	10	1	EA	$64,000.00	$64,000											$64,000											**$64,000**
G2050	7373604	Play Structure, Multipurpose, Small, Replace	20	10	10	1	EA	$32,000.00	$32,000											$32,000											**$32,000**
G2060	7373637	Trash Receptacle, Portable/Light-Duty, Replace	15	9	6	3	EA	$1,280.00	$3,840							$3,840															**$3,840**
G2060	7373603	Park Bench, Metal Powder-Coated, Replace	20	12	8	2	EA	$2,240.00	$4,480									$4,480													**$4,480**
G2060	7373671	Picnic Table, Wood/Composite/Fiberglass, Replace	20	12	8	22	EA	$1,920.00	$42,240									$42,240													**$42,240**
G2060	7373701	Park Bench, Wood, Replace	20	12	8	4	EA	$1,920.00	$7,680									$7,680													**$7,680**
G2060	7373655	Park Bench, Metal Powder-Coated, Replace	20	7	13	3	EA	$2,240.00	$6,720															$6,720							**$6,720**
G2060	7373691	Fences & Gates, Fence, Metal Tube 4', Replace	40	23	17	90	LF	$108.80	$9,792																			$9,792			**$9,792**
G2060	7373669	Fences & Gates, Fence, Chain Link 4', Replace	40	22	18	550	LF	$57.60	$31,680																				$31,680		**$31,680**
G2060	7373698	Fences & Gates, Fence, Chain Link 16', Replace	40	22	18	110	LF	$120.00	$13,200																				$13,200		**$13,200**
G2060	7373651	Signage, Property, Building or Pole-Mounted, Replace/Install	20	12	8	2	EA	$4,800.00	$9,600									$9,600													**$9,600**
G2060	7373694	Signage, Property, Monument, Replace/Install	20	8	12	1	EA	$9,600.00	$9,600														$9,600								**$9,600**
G2060	7373623	Dumpster Enclosure, Gates, Metal, Replace/Install	20	12	8	2	EA	$5,440.00	$10,880									$10,880													**$10,880**
G2060	7373653	Bollard, Concrete or Metal, Replace	30	18	12	5	EA	$3,200.00	$16,000														$16,000								**$16,000**
G2060	7373654	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	40	22	18	44	LF	$512.00	$22,528																				$22,528		**$22,528**
G2080	7373684	Irrigation System, Control Panel, Replace	15	9	6	1	EA	$16,000.00	$16,000							$16,000															**$16,000**
G2080	7373645	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	10	10	21500	SF	$3.20	$68,800											$68,800											**$68,800**

Replacement Reserves Report

3/15/2024

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
G2080	7373689	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	8	12	275000	SF	$3.20	$880,000													$880,000									**$880,000**
G2080	7373624	Landscaping, Sod at Eroded Areas, Repair	0	0	0	3500	SF	$3.19	$11,178	$11,178																					**$11,178**
G4050	7373687	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	10	10	7	EA	$13,440.00	$94,080											$94,080											**$94,080**
Totals, Unescalated										**$29,098**	**$0**	**$3,840**	**$0**	**$0**	**$64,080**	**$19,840**	**$32,000**	**$100,864**	**$0**	**$1,090,800**	**$0**	**$966,400**	**$6,720**	**$0**	**$102,672**	**$0**	**$9,792**	**$67,408**	**$0**	**$140,400**	**$2,633,914**
Totals, Escalated (3.0% inflation, compounded annually)										**$29,098**	**$0**	**$4,074**	**$0**	**$0**	**$74,286**	**$23,690**	**$39,356**	**$127,771**	**$0**	**$1,465,944**	**$0**	**$1,377,855**	**$9,869**	**$0**	**$159,960**	**$0**	**$16,185**	**$114,758**	**$0**	**$253,578**	**$3,696,423**

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	7373678	D2010	**Water Heater**	Gas, Residential	50 GAL	Kraemer Memorial Park and Backs Community Center / Community Center	Mechanical room	Inaccessible	Inaccessible	Inaccessible		2104263	1
2	7373692	D2010	**Backflow Preventer**	Domestic Water	4 IN	Kraemer Memorial Park and Backs Community Center / Site	Site	Zurn	375	Illegible		2100490	1

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7373612	D3030	**Computer Room AC Unit**	Air-Cooled, CRAC Drycooler/Condenser	5 TON	Kraemer Memorial Park and Backs Community Center / Community Center	Kitchen	Carrier	496W4912C--39-C	E14680698943001002		2104301	1
2	7373693	D3030	**Computer Room AC Unit**	Air-Cooled, CRAC Drycooler/Condenser	5 TON	Kraemer Memorial Park and Backs Community Center / Community Center	Exterior	Carrier	496W4912C--39-C	E14680698943001001		2104251	1
3	7373640	D3030	**Computer Room AC Unit**	Air-Cooled, CRAC Drycooler/Condenser	5 TON	Kraemer Memorial Park and Backs Community Center / Community Center	Exterior	Carrier	496W4912C--39-C	E14680698943001003		2104273	1
4	7376041	D3030	**Split System**	Fan Coil Unit, DX, 1 to 1.5 TON		Kraemer Memorial Park and Backs Community Center / Community Center	Throughout building	Inaccessible	Inaccessible	Inaccessible			6
5	7373644	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	12400 CFM	Kraemer Memorial Park and Backs Community Center / Community Center	Mechanical room	Carrier	50BB012410	1080196		2104266	1

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7373656	D5020	**Switchboard**	120/208 V	800 AMP	Kraemer Memorial Park and Backs Community Center / Community Center	Mechanical room	General Electric			1970	2104280	1
2	7373672	D5020	**Distribution Panel**	120/208 V	225 AMP	Kraemer Memorial Park and Backs Community Center / Community Center	Utility closet	General Electric				2100451	1
3	7373682	D5020	**Distribution Panel**	120/240 V, Residential Style	100 AMP	Kraemer Memorial Park and Backs Community Center / Site	Site	No dataplate	No dataplate	No dataplate		2100457	1

FACILITY CONDITION ASSESSMENT

prepared for

DRAFT

City of Placentia, Citywide Asset Management Program
401 E Chapman Ave
Placentia, CA 92870
Samantha Byfield

Kraemer Storm Water Pump Station
Kraemer Avenue at Crowther Avenue
Placentia, CA 92870

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BV PROJECT #:
165429.23R000-006.468

DATE OF REPORT:
to be filled in by CD

ON SITE DATE:
February 8, 2024

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Pump Station
Number of Buildings	1
Main Address	Kraemer Avenue at Crowther Avenue, Placentia, CA 92870
Site Developed	2014
Outside Occupants / Leased Spaces	None.
Date(s) of Visit	February 8, 2024
Management Point of Contact	City of Placentia, Samantha Byfield, Public Works Manager 714-993-8212 sbyfield@placentia.org
On-site Point of Contact (POC)	Samantha Byfield
Assessment & Report Prepared By	Ishaq Ameen
Reviewed By	Michael Chaney Program Manager 800.733.0660 x7297980 michael.chaney@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The Kraemer Storm Water Pump Station, constructed by the City of Placentia in 2014, serves as a vital component of the city's infrastructure, addressing excess storm water to prevent urban flooding. Designed to manage runoff, safeguard water quality, and regulate water levels, this facility plays a crucial role in the city's storm water program. Equipped with motor controls to operate storm water pumps, it also contributes to the city's efforts to reduce pollutants entering the storm drain system, thereby minimizing potential water quality impacts on nearby creeks, channels, and rivers.

Architectural

The Kramer Storm Water Pump Station building, constructed in 2012, features a structure comprising of CMU (Concrete Masonry Unit) bearing walls supporting a wood roof deck, upheld by wood joists and a concrete foundation slab. The wall finish consists of CMU, reflecting a straightforward and durable exterior appearance. Roof construction is a gable style roof covered with clay/concrete tiles. The interior walls are finished with painted gypsum board, floors are sealed concrete, and ceilings follow suit with painted gypsum board. Overall, the architectural and structural assets are in good condition and would require typical lifecycle renewals.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building's HVAC system consists of a ductless split system with both exterior and interior units, currently assessed to be in fair condition. Replacement of the units will be necessary in the coming years as it nears the end of its useful lifespan. However, the refrigerant lines' insulation connected to the exterior unit, are deteriorating and require replacement. Cost of repairs is included in the immediate budget.

The electrical system for the building is currently assessed to be in good condition, with most of the electrical equipment having a good amount of remaining useful life. This site also features an emergency generator with a fuel tank and an automatic transfer switch which are in good condition.

Plumbing for the building is limited as there are no plumbing fixtures, however the backflow preventer for the building has been reported stolen and is not currently onsite. Replacement of the backflow preventer, along with installation of a closed enclosure to prevent future incidents, is recommended. Costs for these replacements have been included in the immediate budget.

Fire suppression is limited to fire extinguishers and the building is protected by a building wide fire alarm system. While the fire alarm system is in place, regular maintenance and testing are recommended to ensure its effectiveness. The fire extinguisher for the building is missing from its designated spot and an immediate replacement is recommended in the budget.

Site

The limited site features for this facility include chain-link fence, entrance gate, and exterior lighting. These are currently assessed to be in fair condition. No replacements or furnishings are anticipated in the near future.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

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

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

FCI Analysis

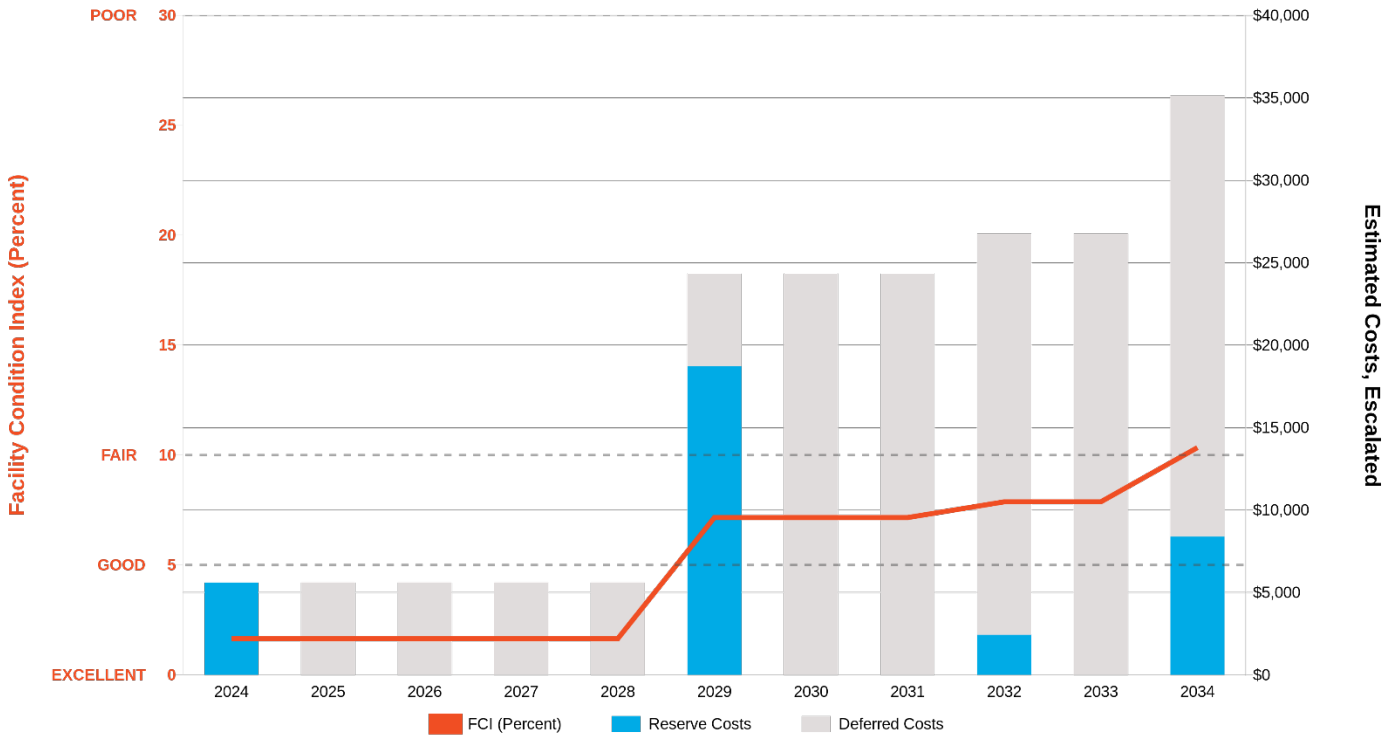
Replacement Value	*Total SF*	*Cost/SF*
$340,000	*400*	*$850*

	Est Reserve Cost	FCI
Current	$5,600	1.6 **%**
3-Year	$5,600	1.6 **%**
5-Year	$33,700	9.9 **%**
10-Year	$49,300	14.5 **%**

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: $340,000.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $3,195.00**



Immediate Needs

Location	UF	Description	Cond	Plan Type	Cost
Kraemer Storm Water Pump Station	D2014	Backflow Preventer, Domestic Water, Replace	NA	Performance/Integrity	$5,100
Kraemer Storm Water Pump Station	D4033	Fire Extinguisher, Wet Chemical/CO2, Replace	NA	Safety	$500
TOTAL (2 items)					**$5,600**

Key Findings

Fire Extinguisher

Wet Chemical/CO2
Kraemer Storm Water Pump Station
Motor Control Electrical Building

Uniformat Code: D4030
Recommendation: **Replace in 2024**

Plan Type: Safety

Cost Estimate: $500

Missing Fire Extinguisher - AssetCALC ID: 7381087

ECM HVAC in Poor condition.

Insulation, Refrigerant Lines
Kraemer Storm Water Pump Station
Building exterior east

Uniformat Code: X1030
Recommendation: **Insulate in 2024**

Plan Type: Safety

Cost Estimate: $0

The refrigerant lines insulation is wearing off. Replace insulation. - AssetCALC ID: 7381086

Backflow Preventer

Domestic Water
Kraemer Storm Water Pump Station
Building exterior north

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

Plan Type: Performance/Integrity

Cost Estimate: $5,100

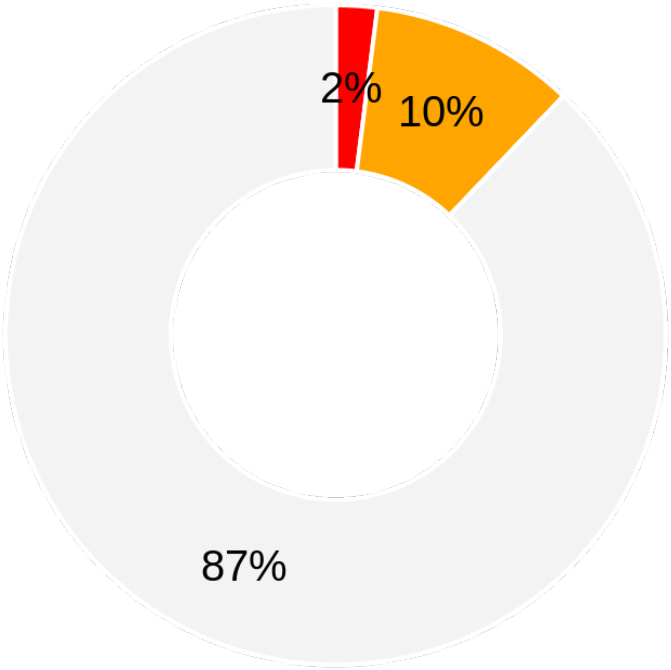
Backflow preventer stolen from site. Need new replacement with enclosure cage for protection. - AssetCALC ID: 7360332

Plan Types

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

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

Plan Type Distribution (by Cost)



- Safety: $1,100
- Performance/Integrity: $5,100
- Accessibility: $0
- Environmental: $0
- Retrofit/Adaptation: $0
- Aged But Functional: $0
- Lifecycle/Renewal: $43,000

10-Year Total: $49,300

2. Building Systems & Site Elements

Building Systems Summary		
Address	Kraemer Avenue at Crowther Avenue, Placentia, CA 92870	
Constructed/Renovated	2014	
Building Area	400 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	CMU bearing walls with wood roof deck supported by wood joists and concrete foundation slab	Good
Facade	Wall Finish: CMU Windows: None	Good
Roof	Gable construction with clay/concrete tiles	Good
Interiors	Walls: Painted gypsum board Floors: Sealed concrete Ceilings: Painted gypsum board	Good
Elevators	None	-

Building Systems Summary		
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: None Fixtures: None	Good
HVAC	Non-Central System: Ductless split-systems	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: Natural gas generator with automatic transfer switch	Good
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, back-up emergency lights, and exit signs	Good
Equipment/Special	None	-
Accessibility	Using guidance provided by the 2010 ADA Section 203.5 Machinery Spaces, this building is considered to be non-occupiable, as this facility is used for maintenance and operations.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

Site Information		
Site Area	0.06 acres	
Parking Spaces	No parking lot at the site.	
System	*Description*	*Condition*
Site Pavement	None	-
Site Development	Chain link fencing	Fair
Landscaping & Topography	No landscaping features Irrigation not present CMU retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas with fuel tank	Fair
Site Lighting	Building-mounted: LED	Good
Ancillary Structures	None	-
Site Accessibility	Using guidance provided by the 2010 ADA Section 203.5 Machinery Spaces, this building is considered to be non-occupiable, as this facility is used for maintenance and operations.	
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.

Kraemer Storm Water Pump Station: System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	$0	$0	$0	$0	$0	$0
Roofing	$0	$0	$0	$0	$18,783	$18,783
Interiors	$0	$0	$4,820	$0	$6,480	$11,300
Plumbing	$5,120	$0	$0	$3,870	$0	$8,990
HVAC	$0	$0	$6,491	$0	$40,979	$47,470
Fire Protection	$480	$0	$0	$645	$866	$1,991
Electrical	$0	$0	$0	$3,870	$383,617	$387,487
Fire Alarm & Electronic Systems	$0	$0	$7,419	$2,432	$11,559	$21,410
Sitework	$0	$0	$9,274	$4,864	$21,776	$35,914
Energy Savings Opportunity	$0	$0	$0	$0	$0	$0
TOTALS	**$5,600**	**$0**	**$28,100**	**$15,700**	**$484,100**	**$533,500**

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. This facility is exempt from accessibility standards, using the ADA criteria that follows:

203.5 Machinery Spaces. Spaces frequented only by service personnel for maintenance, repair, or occasional monitoring of equipment shall not be required to comply with these requirements or to be on an accessible route. Machinery spaces include, but are not limited to, elevator pits or elevator penthouses; mechanical, electrical or communications equipment rooms; piping or equipment catwalks; water or sewage treatment pump rooms and stations; electric substations and transformer vaults; and highway and tunnel utility facilities.

4. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

5. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

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

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system or component replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

6. Certification

City of Placentia, Citywide Asset Management Program (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Kraemer Storm Water Pump Station, Kraemer Avenue at Crowther Avenue, Placentia, CA 92870, the “Property”. It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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Reviewed by:

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7. Appendices

Appendix A: Photographic Record
Appendix B: Site 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

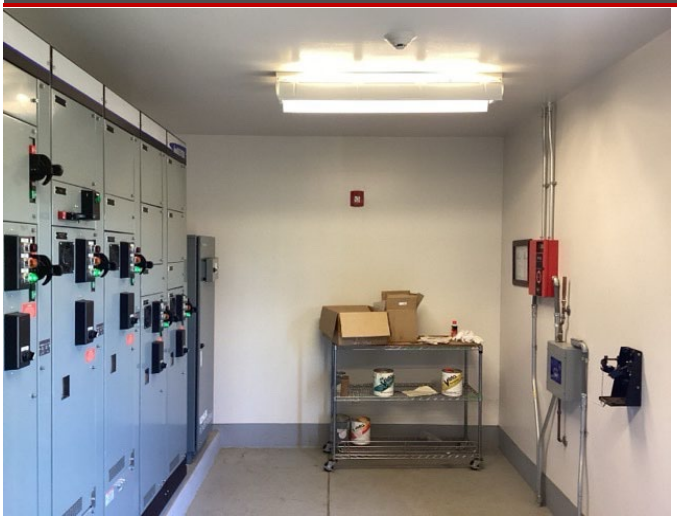
3 - REAR ELEVATION

4 - RIGHT ELEVATION

5 - ROOFING

6 - ROOFING - DRAIN

Photographic Overview



7 - INTERIOR OVERVIEW

8 - HVAC SPLIT SYSTEM DUCTLESS

9 - HVAC UNITS OVERVIEW

10 - FUEL TANK

11 - MAIN DISTRIBUTION PANEL

12 - MOTOR CONTROL CENTER

Photographic Overview

13 - GENERATOR

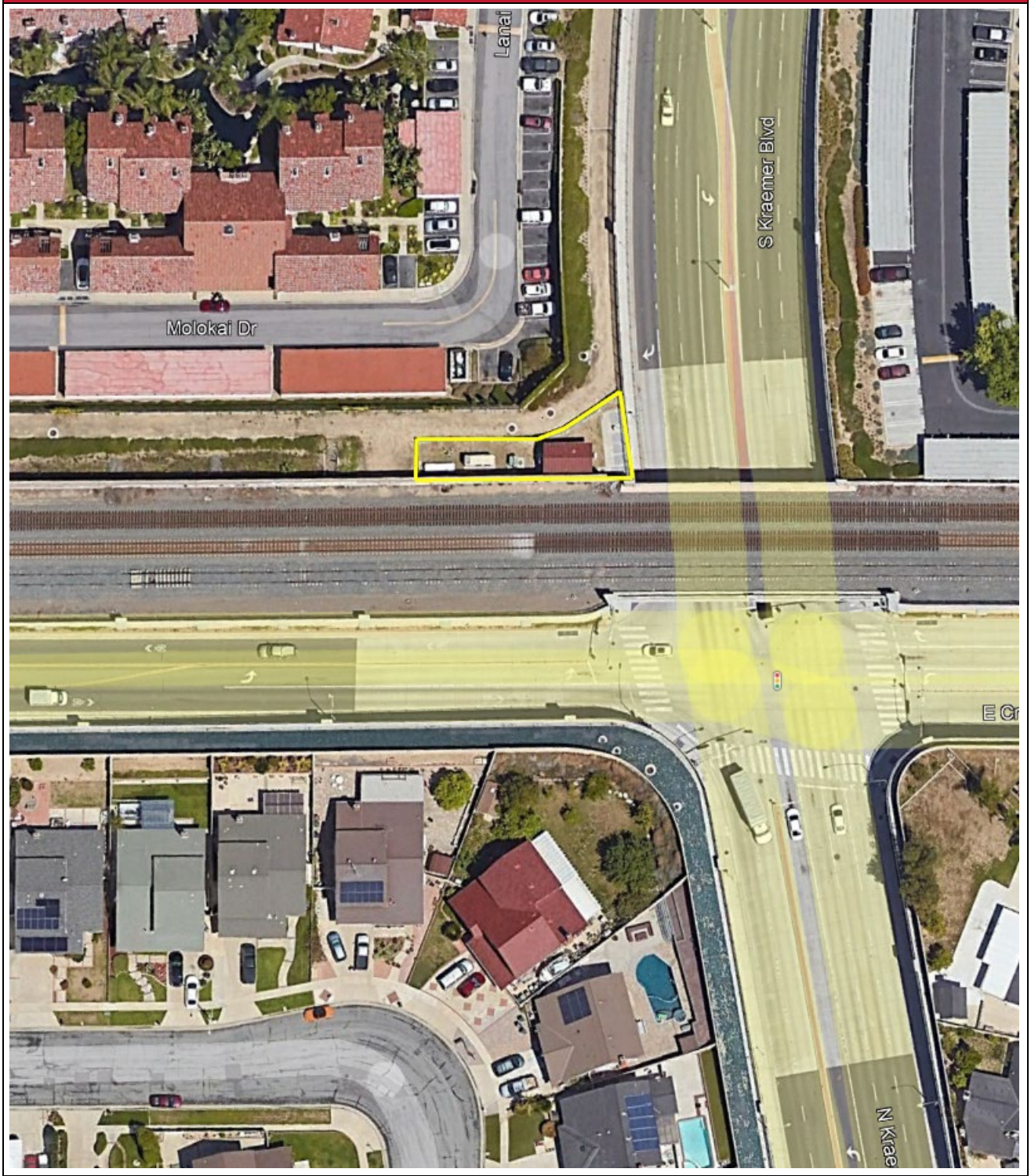
14 - FIRE ALARM PANEL

15 - FIRE ALARM

16 - SITE OVERVIEW

Appendix B:
Site and Floor Plan(s)

Site Plan



Project Number	Project Name
165429.23R000-006.468	Kraemer Storm Water Pump Station The City of Placentia
Source	**On-Site Date**
Google	February 08, 2024

N

Appendix C:
Pre-Survey Questionnaire(s)

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name:	**Kraemer Pump Station**
Name of person completing form:	**Joey Ruiz**
Title / Association with property:	**Public Works Supervisor**
Length of time associated w/ property:	
Date Completed:	
Phone Number:	**(714) 329-4912**
Method of Completion:	**PRIOR: fully completed by client in advance**

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	270 ft.		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	UNK	
		Roof	UNK	
		Interiors	UNK	
		HVAC	UNK	
		Electrical	UNK	
		Site Pavement	UNK	
		Accessibility	UNK	

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

Appendix D:
Component Condition Report

Component Condition Report | Kraemer Storm Water Pump Station

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	1	30	7360322
Roofing						
B3010	Roof	Good	Roofing, Clay/Concrete Tile	400 SF	40	7360310
B3060	Underground Pump Room	Good	Roof Hatch, Metal	5	20	7360329
Interiors						
C2010	Motor Control Electrical Building	Good	Wall Finishes, any surface, Prep & Paint	800 SF	5	7360325
C2030	Motor Control Electrical Building	Good	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	400 SF	5	7360319
C2050	Motor Control Electrical Building	Good	Ceiling Finishes, any flat surface, Prep & Paint	400 SF	5	7360326
Plumbing						
D2010	Building exterior north	NA	Backflow Preventer, Domestic Water	1	0	7360332
D2020	Motor Control Electrical Building	Good	Supplemental Components, Grease Trap/Interceptor, Undercounter	1	10	7360318
HVAC						
D3010	Site West	Fair	Storage Tank, Fuel, Interior	1	15	7360321
D3010	Site West	Good	Meter, w/ Digital Pulser, Natural Gas	1	20	7381088
D3030	Building exterior east	Fair	Split System Ductless, Single Zone	1	5	7360327
D3060	Underground Pump Room	Good	Exhaust Fan, Centrifugal, 24" Damper, 2001 to 5000 CFM	1	15	7360313
Fire Protection						
D4030	Motor Control Electrical Building	NA	Fire Extinguisher, Wet Chemical/CO2	1	0	7381087
Electrical						
D5010	Site West	Good	Generator, Gas or Gasoline	1	14	7360331
D5010	Motor Control Electrical Building	Good	Automatic Transfer Switch, ATS	1	15	7360324
D5020	Motor Control Electrical Building	Good	Motor Control Center, w/ Main Breaker [STORM MCC]	1	20	7360315
D5020	Building exterior west	Good	Switchboard, 277/480 V, 400 AMP	1	30	7360312
D5040	Motor Control Electrical Building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	400 SF	10	7360311
Fire Alarm & Electronic Systems						
D7050	Throughout	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	400 SF	8	7383131
D7050	Motor Control Electrical Building	Good	Fire Alarm Panel, Multiplex	1	5	7360314
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	140 LF	15	7360317
G2080	Motor Control Electrical Building	Good	Pump Station, Control Panel	1	5	7360323
G4050	Building exterior	Good	Exterior Site Lighting, Wall Pack, any type w/ LED, 50 to 105 W	3	8	7360320
Energy Savings Opportunity						

Component Condition Report | Kraemer Storm Water Pump Station

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
X1030	Building exterior east	Poor	ECM HVAC, Insulation, Refrigerant Lines, Insulate	10 LF	0	7381086

Appendix E:
Replacement Reserves

Replacement Reserves Report

Kraemer Storm Water Pump Station

3/5/2024

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
Kraemer Storm Water Pump Station	$5,600	$0	$0	$0	$0	$27,311	$0	$0	$7,297	$0	$8,386	$0	$0	$0	$290,417	$86,658	$0	$0	$0	$0	$106,055	**$531,723**
Grand Total	**$5,600**	**$0**	**$0**	**$0**	**$0**	**$27,311**	**$0**	**$0**	**$7,297**	**$0**	**$8,386**	**$0**	**$0**	**$0**	**$290,417**	**$86,658**	**$0**	**$0**	**$0**	**$0**	**$106,055**	**$531,723**

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
B3060	7360329	Roof Hatch, Metal, Replace	30	10	20	5	EA	$2,080.00	$10,400																					$10,400	**$10,400**
C2010	7360325	Wall Finishes, any surface, Prep & Paint	10	5	5	800	SF	$1.95	$1,562						$1,562										$1,562						**$3,123**
C2030	7360319	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	5	5	400	SF	$2.40	$960						$960										$960						**$1,920**
C2050	7360326	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	400	SF	$2.59	$1,037						$1,037										$1,037						**$2,074**
D2010	7360332	Backflow Preventer, Domestic Water, Replace	30	30	0	1	EA	$5,120.00	$5,120	$5,120																					**$5,120**
D2020	7360318	Supplemental Components, Grease Trap/Interceptor, Undercounter, Replace	20	10	10	1	EA	$2,880.00	$2,880											$2,880											**$2,880**
D3010	7381088	Meter, w/ Digital Pulser, Natural Gas, Replace	30	10	20	1	EA	$3,840.00	$3,840																					$3,840	**$3,840**
D3010	7360321	Storage Tank, Fuel, Interior, Replace	25	10	15	1	EA	$10,560.00	$10,560																$10,560						**$10,560**
D3030	7360327	Split System Ductless, Single Zone, Replace	15	10	5	1	EA	$5,600.00	$5,600						$5,600															$5,600	**$11,200**
D3060	7360313	Exhaust Fan, Centrifugal, 24" Damper, 2001 to 5000 CFM, Replace	25	10	15	1	EA	$4,800.00	$4,800																$4,800						**$4,800**
D4030	7381087	Fire Extinguisher, Wet Chemical/CO2, Replace	10	10	0	1	EA	$480.00	$480	$480										$480										$480	**$1,440**
D5010	7360331	Generator, Gas or Gasoline, Replace	25	11	14	1	EA	$192,000.00	$192,000															$192,000							**$192,000**
D5010	7360324	Automatic Transfer Switch, ATS, Replace	25	10	15	1	EA	$32,000.00	$32,000																$32,000						**$32,000**
D5020	7360315	Motor Control Center, w/ Main Breaker, Replace	30	10	20	1	EA	$24,000.00	$24,000																					$24,000	**$24,000**
D5040	7360311	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	400	SF	$7.20	$2,880											$2,880											**$2,880**
D7050	7360314	Fire Alarm Panel, Multiplex, Replace	15	10	5	1	EA	$6,400.00	$6,400						$6,400															$6,400	**$12,800**
D7050	7383131	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	12	8	400	SF	$4.80	$1,920									$1,920													**$1,920**
G2060	7360317	Fences & Gates, Fence, Chain Link 6', Replace	40	25	15	140	LF	$33.60	$4,704																$4,704						**$4,704**
G2080	7360323	Pump Station, Control Panel, Replace	15	10	5	1	EA	$8,000.00	$8,000						$8,000															$8,000	**$16,000**
G4050	7360320	Exterior Site Lighting, Wall Pack, any type w/ LED, 50 to 105 W, Replace	20	12	8	3	EA	$1,280.00	$3,840									$3,840													**$3,840**
Totals, Unescalated										**$5,600**	**$0**	**$0**	**$0**	**$0**	**$23,558**	**$0**	**$0**	**$5,760**	**$0**	**$6,240**	**$0**	**$0**	**$0**	**$192,000**	**$55,622**	**$0**	**$0**	**$0**	**$0**	**$58,720**	**$347,501**
Totals, Escalated (3.0% inflation, compounded annually)										**$5,600**	**$0**	**$0**	**$0**	**$0**	**$27,311**	**$0**	**$0**	**$7,297**	**$0**	**$8,386**	**$0**	**$0**	**$0**	**$290,417**	**$86,658**	**$0**	**$0**	**$0**	**$0**	**$106,055**	**$531,723**

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	7360332	D2010	**Backflow Preventer**	Domestic Water	2 IN	Kraemer Storm Water Pump Station	Building exterior north				2014		1
2	7360318	D2020	**Supplemental Components**	Grease Trap/Interceptor, Undercounter		Kraemer Storm Water Pump Station	Motor Control Electrical Building	Precision Plumbing Products	P/N MP-500	148889	2014	2041590	1

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7360321	D3010	**Storage Tank**	Fuel, Interior	1000 GAL	Kraemer Storm Water Pump Station	Site West	Asme	No dataplate	447720	2014	2041581	1
2	7360327	D3030	**Split System Ductless**	Single Zone	1 TON	Kraemer Storm Water Pump Station	Building exterior east	Carrier	38MVC012-301-	4912V22843	2014	2041540	1
3	7360313	D3060	**Exhaust Fan**	Centrifugal, 24" Damper, 2001 to 5000 CFM	2400 CFM	Kraemer Storm Water Pump Station	Underground Pump Room	Cook	135ACE B	138SE93447-00/0003408	2014	2041589	1

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7381087	D4030	**Fire Extinguisher**	Wet Chemical/CO2		Kraemer Storm Water Pump Station	Motor Control Electrical Building				2014		1

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7360331	D5010	**Generator**	Gas or Gasoline	180 KW	Kraemer Storm Water Pump Station	Site West	Kohler	180REZXB	SGM323XDF	2014	2041580	1
2	7360324	D5010	**Automatic Transfer Switch**	ATS	400 AMP	Kraemer Storm Water Pump Station	Motor Control Electrical Building	Kohler	KCS-DMVC-0400B	SGM323W8R	2014	2041539	1
3	7360312	D5020	**Switchboard**	277/480 V, 400 AMP	400 AMP	Kraemer Storm Water Pump Station	Building exterior west	RSE Sierra	G-719232	RS34823-1	2014	2041587	1
4	7360315	D5020	**Motor Control Center** [STORM MCC]	w/ Main Breaker	600 AMP	Kraemer Storm Water Pump Station	Motor Control Electrical Building	Allen Bradley	BUL. 2100	Y LTTV59/1	2014	2041591	1

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7360314	D7050	**Fire Alarm Panel**	Multiplex		Kraemer Storm Water Pump Station	Motor Control Electrical Building	Honeywell	IFP-50	PN 151301	2014	2041588	1

Draft - For Discussion Purposes Only

FACILITY CONDITION ASSESSMENT

prepared for

City of Placentia
401 East Chapman Avenue
Placentia, CA 92870
Luis Estevez

McFadden Park and Whitten Community Center
900 South Melrose Avenue
Placentia, CA 92870

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BV PROJECT #:
165429.23R000-020.468

DATE OF REPORT:
March 8, 2024

ON SITE DATE:
January 26, 2024

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Park and Community Center
Number of Buildings	3
Main Address	900 South Melrose Avenue, Placentia, CA 92870
Site Developed	2004
Outside Occupants / Leased Spaces	None
Date(s) of Visit	January 26, 2024
Management Point of Contact	Samantha Byfield, Public Works Manager 714-993-8212 sbyfield@placentia.org
On-site Point of Contact (POC)	Samantha Byfield
Assessment & Report Prepared By	Alvaro Bedoya
Reviewed By	Michael Chaney Program Manager 800.733.0660 x7297980 michael.chaney@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The Whitten Community Center and McFadden Park were built in 2004. The community center serves as a place where members of the community can gather for group activities, social support, public information, and other purposes. The park creates a space for community members to congregate safely and enjoy nature; provide space and equipment where children can play, and site features which community members can use to improve their health in a relaxing environment.

Architectural

Pool Equipment Building: The stucco exterior walls are in fair condition and nearing the end of their expected useful life. The windows are in fair condition with a good amount of useful life remaining. The metal exterior doors are in fair condition with a good amount of useful life remaining. The clay/concrete tile roof covering is in fair condition with a good amount of useful life remaining. One of the roof support beams shows signs of decay and should be inspected or replaced.

Restroom Building: The steel and wire mesh exterior doors are in fair condition with a good amount of useful life remaining. The clay/concrete tile roof coverings are in fair condition with a good amount of useful life remaining. The toilet partitions are in fair condition and nearing the end of their expected useful life. The painted CMU wall finishes are in fair condition and nearing the end of their expected useful life. The sealed concrete floor is in poor condition and needs a new seal coat.

Whitten Community Center:

The north facing exterior wall is stained and shows signs of moisture that needs repair soon. All other exterior stucco walls are in fair condition and nearing the end of their expected useful life. The exterior windows and aluminum glazed exterior doors are in fair condition with a good amount of useful life remaining. The steel exterior doors are in fair condition and nearing the end of their expected useful life. The clay/concrete tile-roof system is fair condition with a good amount of useful life remaining. The single-ply membrane roofing and skylights are in fair condition and nearing the end of their expected useful life. The fascia board exhibits some signs of deterioration and moisture.

The movable partitions and toilet partitions are in fair condition and nearing the end of their expected useful life. The interior windows, interior doors, and acoustical tile suspended ceilings are in fair condition with a good amount of useful life remaining. The ceramic tile wall finishes are in fair condition with a good amount of useful life remaining. The concrete floor sealant has failed and needs to be renewed. The ceramic tile flooring is in fair condition with a good amount of useful life remaining. The vinyl tile and vinyl sheet floor coverings are in fair condition and nearing the end of their expected useful life. The carpeting has exceeded its expected useful life and shows signs of deterioration due to age.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Pool Equipment Building: The eye wash & shower station is in fair condition and nearing the end of its expected useful life. The chemical storage tanks are in fair condition with a good amount of useful life remaining. The electrical distribution system is in fair condition with a good amount of useful life remaining. The interior lighting system is also in fair condition and nearing the end of its expected useful life. There is no HVAC system.

Restroom Building: The plumbing system is in fair condition with a good amount of useful life remaining. The fixtures, including toilets, lavatories and urinals are also in fair condition with a good amount of useful life remaining. The interior lighting system is also in fair condition and nearing the end of its expected useful life. There is no HVAC system.

Whitten Community Center:

The electric water heater is in fair condition with a good amount of useful life remaining. The supply & sanitary plumbing systems are in fair condition with a good amount of useful life remaining. Fixtures including vitreous china lavatories, toilets, urinals, and stainless-steel sinks are in fair condition with a good amount of useful life remaining. The custodial service sink has been disabled as the custodial drain line has collapsed.

The rooftop packaged units and exhaust fans are in fair condition and nearing the end of their expected useful life.

The fire riser and sprinkler heads are in fair condition with a good amount of useful life remaining.

The switchboard, secondary transformer, panelboards are in fair condition with a good amount of useful life remaining. The interior lighting system is in fair condition with a good amount of useful life remaining.

The fire alarm panel and wiring, activation and notification devices have reached the end of their expected useful life and should be updated soon.

The 3-door reach-in-freezer is in fair condition with a good amount of useful life remaining.

The cabinetry and hardwood caseworks are in fair condition and nearing the end of their expected useful life.

Site

The asphalt parking lots are in fair condition with a good amount of useful life remaining. The concrete sidewalks are in good condition with a good amount of useful life remaining. The athletic surfaces and play courts including lighting are in fair condition and nearing the end of their expected useful life.

The grill stations are in failed condition. The picnic tables need to be refinished or replaced. The bike racks, flagpole, signage, and bollards are in fair condition with a good amount of useful life remaining

The playground structures are in fair condition and nearing the end of their expected useful lives. The rubber safety surfacing is delaminating and needs to be renewed soon.

Fencing and gates are generally in fair condition with a good amount of useful life remaining. One section of fencing is missing. There are several park benches that are broken, while other benches are in fair

condition with a good amount of useful life remaining.

The dumpster enclosures are in good condition with a good amount of useful life remaining.

The irrigation system is in fair condition with a good amount of useful life remaining.

The pole mounted light fixtures and parking/roadway light fixtures are in fair condition with a good amount of useful life remaining.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

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

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

Facility	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Pool Equipment Building	$625	625	$390,625	0.5%	2.1%	11.8%	11.8%
Restroom Building	$625	675	$421,875	2.3%	4.3%	4.3%	4.3%
Whitten Community Center	$650	9,278	$6,030,700	1.7%	6.1%	9.4%	9.4%

Immediate Needs

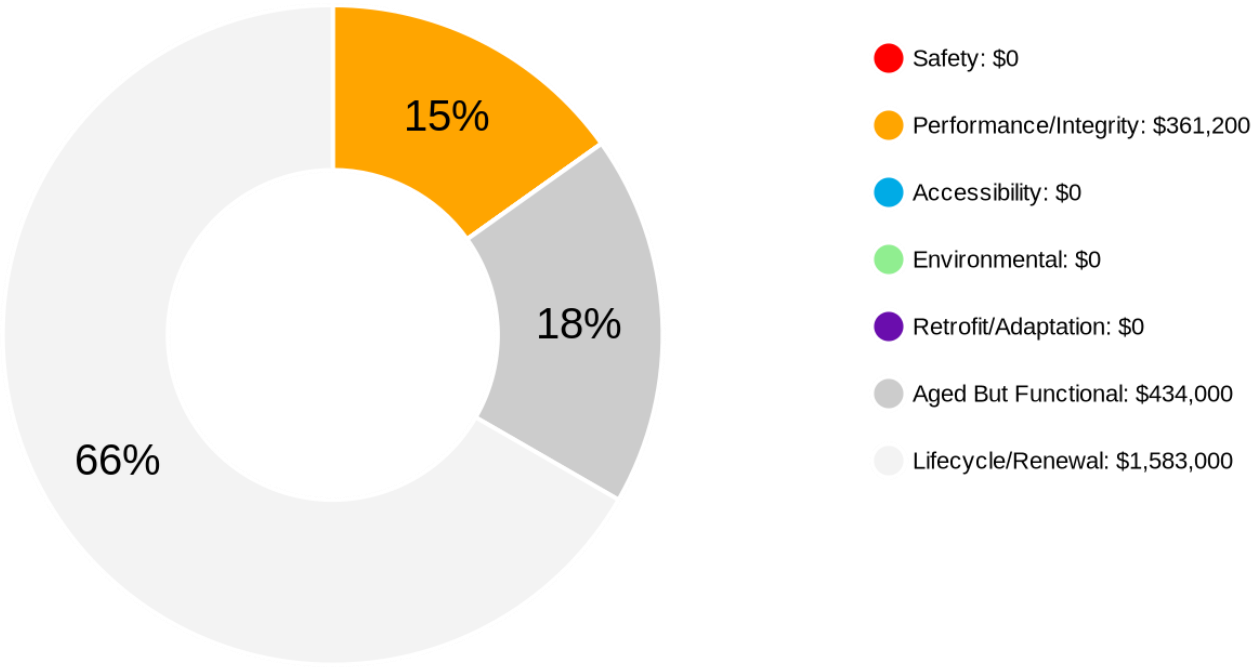
Facility/Building	Total Items	Total Cost
McFadden Park and Whitten Community Center / Pool Equipment Building	1	$1,800
McFadden Park and Whitten Community Center / Restroom Building	1	$9,700
McFadden Park and Whitten Community Center / Site	5	$164,800
McFadden Park and Whitten Community Center / Whitten Community Center	8	$104,800
TOTAL	**15**	**$281,100**

Plan Types

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

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

Plan Type Distribution (by Cost)



10-Year Total: $2,378,200

2. Pool Equipment Building

Pool Equipment Building: Building Systems Summary		
Address	900 South Melrose Avenue, Placentia, CA 92870	
Constructed/Renovated	2004	
Building Area	625 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Gable with clay/concrete tiles	Fair
Interiors	Walls: Unfinished Floors: Unfinished Ceilings: Unfinished	Fair
Elevators	None	-

Pool Equipment Building: Building Systems Summary		
Plumbing	Distribution: None Hot Water: None Fixtures: None	-
HVAC	None	-
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors with exit signs only	Fair
Equipment/Special	Swimming pool	Fair
Accessibility	Using guidance provided by the 2010 ADA Section 203.5 Machinery Spaces, this building is considered to be non-occupiable, as this facility is used for maintenance and operations.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

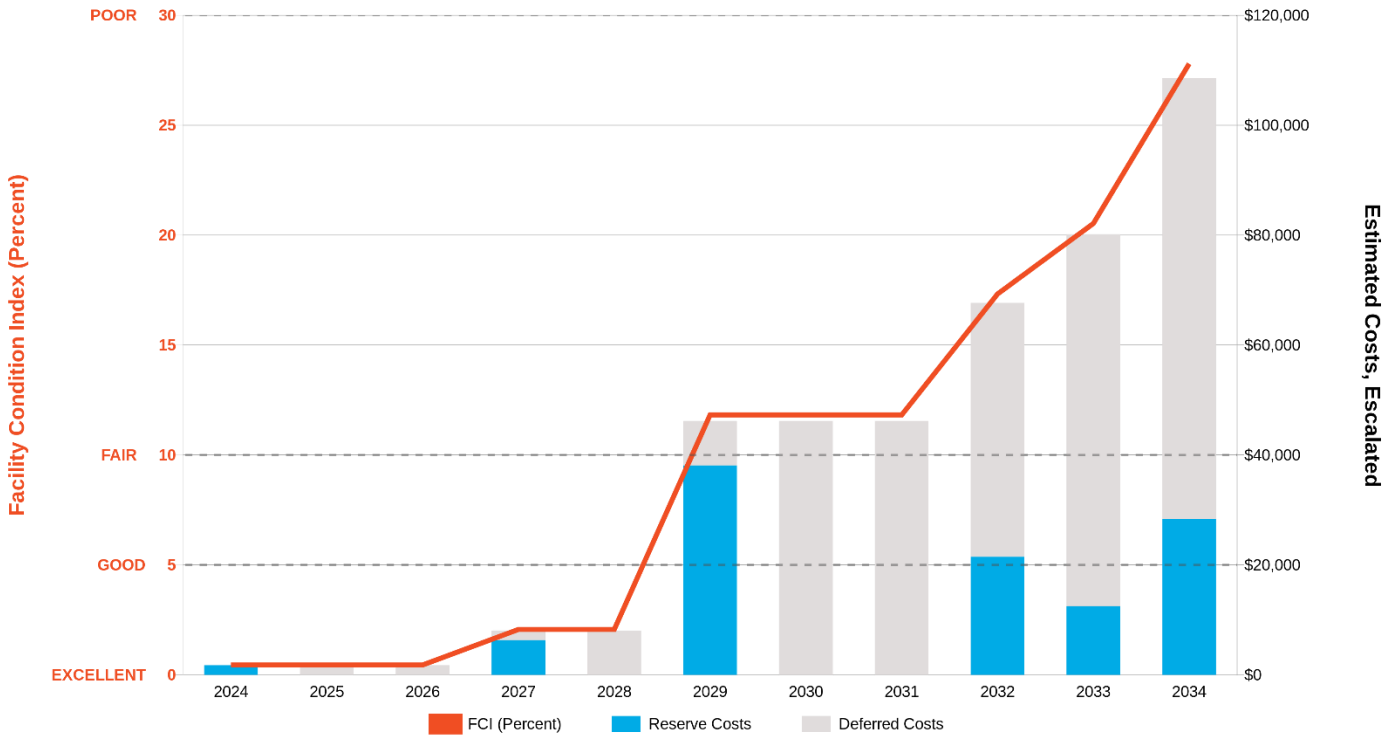
Pool Equipment Building: System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	$0	$0	$10,850	$28,383	$18,049	$57,282
Roofing	$1,760	$0	$0	$0	$0	$1,760
Plumbing	$0	$0	$4,021	$0	$0	$4,021
HVAC	$0	$0	$4,822	$5,269	$0	$10,091
Electrical	$0	$0	$2,294	$0	$4,515	$6,809
Special Construction & Demo	$0	$0	$22,443	$28,739	$17,338	$68,520
TOTALS	**$1,800**	**$0**	**$44,500**	**$62,400**	**$40,000**	**$148,700**

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: $390,625.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $9,871.00**



Immediate Needs

Location	UF	Description	Cond	Plan Type	Cost
McFadden Park and Whitten Community Center / Pool Equipment Building	B3015	Roofing, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	$1,800
TOTAL (1 items)					**$1,800**

Key Findings

Roofing in Poor condition.

any type, Repairs per Man-Day
Pool Equipment Building
Mechanical Room

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

Plan Type:
Performance/Integrity

Cost Estimate: $1,800

The beam displays signs of decay or requires inspection and/or replacement. - AssetCALC ID: 7365506

3. Restroom Building

Restroom Building: Building Systems Summary		
Address	900 South Melrose Avenue, Placentia, CA 92870	
Constructed/Renovated	2004	
Building Area	675 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Gable with clay/concrete tiles	Fair
Interiors	Walls: Painted CMU Floors: Sealed concrete Ceilings: Painted gypsum board	Poor
Elevators	None	-

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

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

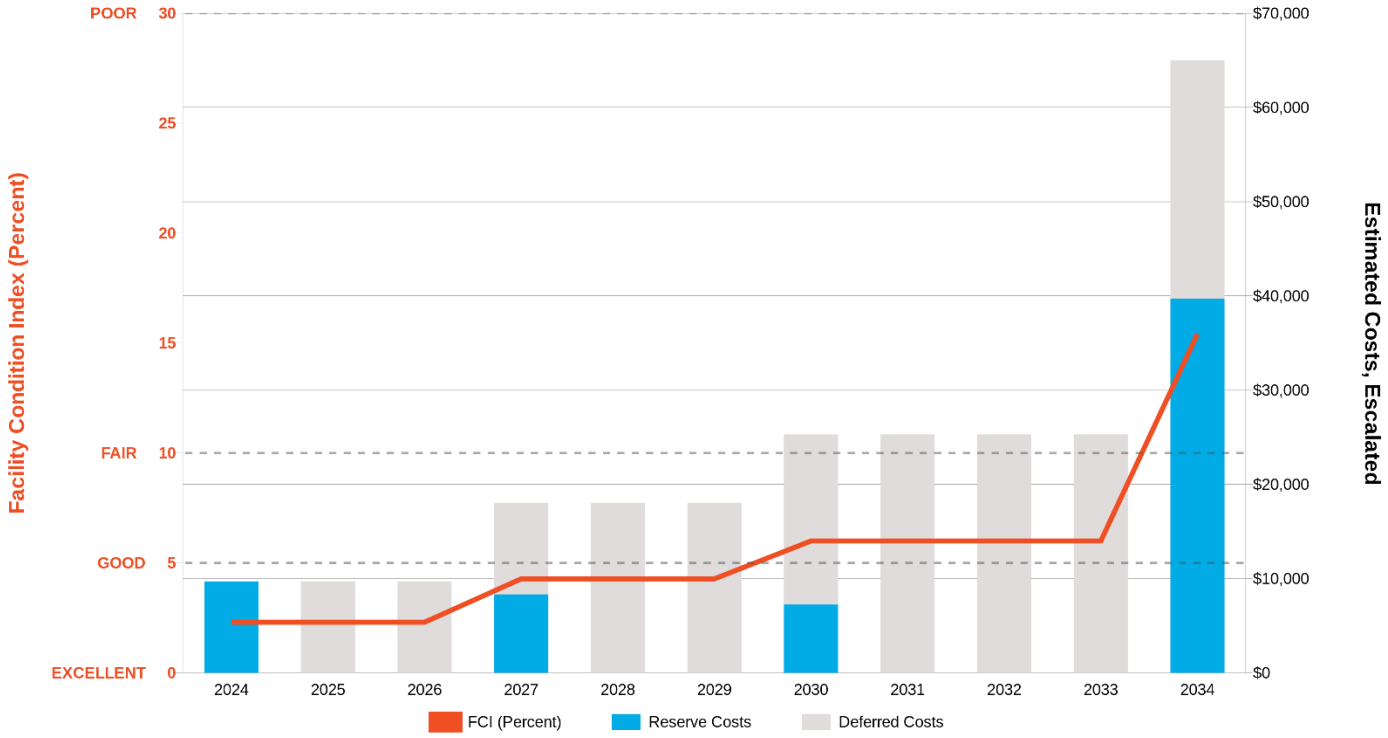
Restroom Building: System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	$0	$0	$0	$7,259	$14,957	$22,216
Roofing	$0	$0	$0	$0	$0	$0
Interiors	$9,720	$0	$5,851	$13,062	$20,133	$48,766
Plumbing	$0	$0	$0	$26,662	$21,456	$48,118
Electrical	$0	$0	$2,478	$0	$0	$2,478
TOTALS	**$9,800**	**$0**	**$8,400**	**$47,000**	**$56,600**	**$121,800**

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $421,875.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $5,912.00**



Immediate Needs

Location	UF	Description	Cond	Plan Type	Cost
McFadden Park and Whitten Community Center / Restroom Building	C2031	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	Poor	Performance/Integrity	$9,700
TOTAL (1 items)					**$9,700**

Key Findings

Flooring in Poor condition.

any surface, w/ Elastomeric Coating
Restroom Building
Interior

Uniformat Code: C2030
Recommendation: **Prep & Paint in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: $9,700

The sealed concrete floor needs a new seal coat. - AssetCALC ID: 7391789

4. Whitten Community Center

Whitten Community Center: Building Systems Summary		
Address	900 South Melrose Avenue, Placentia, CA 92870	
Constructed/Renovated	2004	
Building Area	9,278 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Conventional wood frame structure over concrete slab foundation	Good
Facade	Primary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Gable construction with clay/concrete tiles	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile, sealed concrete Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	-

Whitten Community Center: Building Systems Summary		
Plumbing	Distribution: Copper and cast iron with PVC waste & venting Hot Water: Gas water heater Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units with exhaust fans	Fair
Fire Suppression	Wet-pipe sprinkler system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, pull stations and exit signs	Poor
Equipment/Special	None	-
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

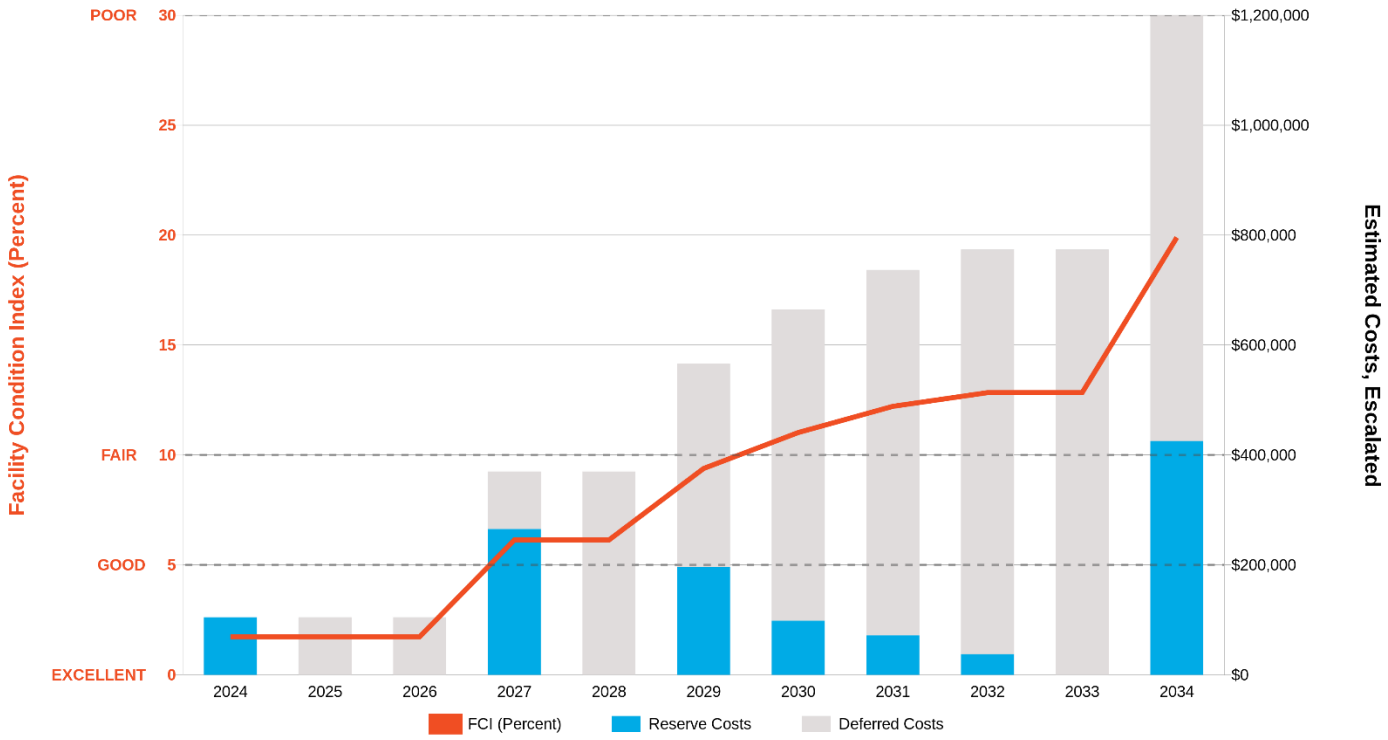
Whitten Community Center: System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	$7,920	$0	$46,916	$169,332	$53,425	$277,593
Roofing	$1,856	$0	$91,438	$2,795	$3,352	$99,441
Interiors	$42,761	$0	$108,371	$135,879	$437,389	$724,400
Plumbing	$1,280	$0	$0	$63,020	$294,923	$359,223
HVAC	$0	$0	$147,918	$79,800	$0	$227,718
Fire Protection	$0	$0	$0	$19,534	$28,897	$48,431
Electrical	$0	$0	$0	$112,661	$168,170	$280,831
Fire Alarm & Electronic Systems	$50,934	$0	$0	$37,609	$90,403	$178,946
Equipment & Furnishings	$0	$0	$66,774	$12,991	$0	$79,765
TOTALS	**$104,800**	**$0**	**$461,500**	**$633,700**	**$1,076,600**	**$2,277,000**

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: $6,030,700.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $109,071.00**



Immediate Needs

Location	UF	Description	Cond	Plan Type	Cost
McFadden Park and Whitten Community Center / Whitten Community Center	D2016	Sink/Lavatory, Service Sink, Floor, Replace	Failed	Performance/Integrity	$1,300
McFadden Park and Whitten Community Center / Whitten Community Center	C2031	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	Poor	Performance/Integrity	$1,200
McFadden Park and Whitten Community Center / Whitten Community Center	B2011	Exterior Walls, Stucco, Prep & Fog Coat or Paint, Prep & Fog Coat or Paint	Poor	Performance/Integrity	$7,900
McFadden Park and Whitten Community Center / Whitten Community Center	D7051	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	Poor	Performance/Integrity	$44,500
McFadden Park and Whitten Community Center / Whitten Community Center	C2035	Flooring, Vinyl Sheeting, Repair	Poor	Performance/Integrity	$800
McFadden Park and Whitten Community Center / Whitten Community Center	C2037	Flooring, Carpet, Commercial Standard, Replace	Poor	Performance/Integrity	$40,800
McFadden Park and Whitten Community Center / Whitten Community Center	D7051	Fire Alarm Panel, Multiplex, Replace	Poor	Performance/Integrity	$6,400
McFadden Park and Whitten Community Center / Whitten Community Center	B3082	Soffit, Wood, Replace	Poor	Performance/Integrity	$1,900
TOTAL (8 items)					**$104,800**

Key Findings

Exterior Walls in Poor condition.

Stucco, Prep & Fog Coat or Paint
Whitten Community Center
Exterior

Uniformat Code: B2010
Recommendation: **Prep & Fog Coat or Paint in 2024**

Plan Type: Performance/Integrity

Cost Estimate: $7,900

The north facing exterior wall is stained and shows signs of moisture - AssetCALC ID: 7365514

Sink/Lavatory in Failed condition.

Service Sink, Floor
Whitten Community Center
Utility closet

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

Plan Type: Performance/Integrity

Cost Estimate: $1,300

Sink has been disabled as custodial drain line has collapsed. - AssetCALC ID: 7365496

Fire Alarm Panel in Poor condition.

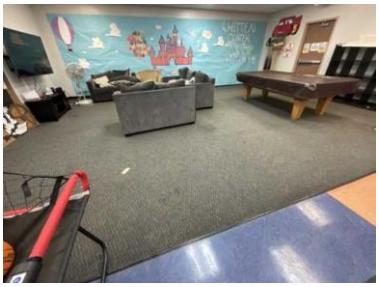
Multiplex
Whitten Community Center
Fire Controls Room

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

Plan Type: Performance/Integrity

Cost Estimate: $6,400

This fire alarm panel is five years beyond its expected useful life. - AssetCALC ID: 7365504



Flooring in Poor condition.

Carpet, Commercial Standard
Whitten Community Center
Throughout building

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

Plan Type: Performance/Integrity

Cost Estimate: $40,800

The carpeting has exceeded its expected useful life and shows signs of deterioration due to age. - AssetCALC ID: 7365462

Flooring in Poor condition.

Vinyl Sheeting
Whitten Community Center
Restrooms

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

Plan Type:
Performance/Integrity

Cost Estimate: $800

Hole on the vinyl - AssetCALC ID: 7365540

Fire Alarm System in Poor condition.

Full System Upgrade, Standard Addressable
Whitten Community Center
Throughout building

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

Plan Type:
Performance/Integrity

Cost Estimate: $44,500

The fire alarm wiring, activation and notification devices have reached the end of their expected useful life. - AssetCALC ID: 7365471

Flooring in Poor condition.

any surface, w/ Paint or Sealant
Whitten Community Center
Throughout building

Uniformat Code: C2030
Recommendation: **Prep & Paint in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: $1,200

Floor sealant has failed and needs to be renewed. - AssetCALC ID: 7365513

5. Site

Site: Site Information		
Site Area	3 acres	
Parking Spaces	35 total spaces all in open lots; 2 of which are accessible.	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with areas of concrete aprons and pavement and adjacent concrete sidewalks and curbs,	Fair
Site Development	Property entrance signage; wrought iron fencing; CMU wall dumpster enclosures Playgrounds, exercise station and sports courts with bleachers, fencing, and site lights Limited park benches, picnic tables, trash receptacles Outdoor swimming pool	Fair
Landscaping & Topography	Significant including lawns, trees, and bushes Irrigation present	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED and CFL	Fair

Site: Site Information		
Ancillary Structures	None	-
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.	
Site Additional Studies	No additional studies are currently recommended for the site areas.	
Site Areas Observed	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.	
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.	

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

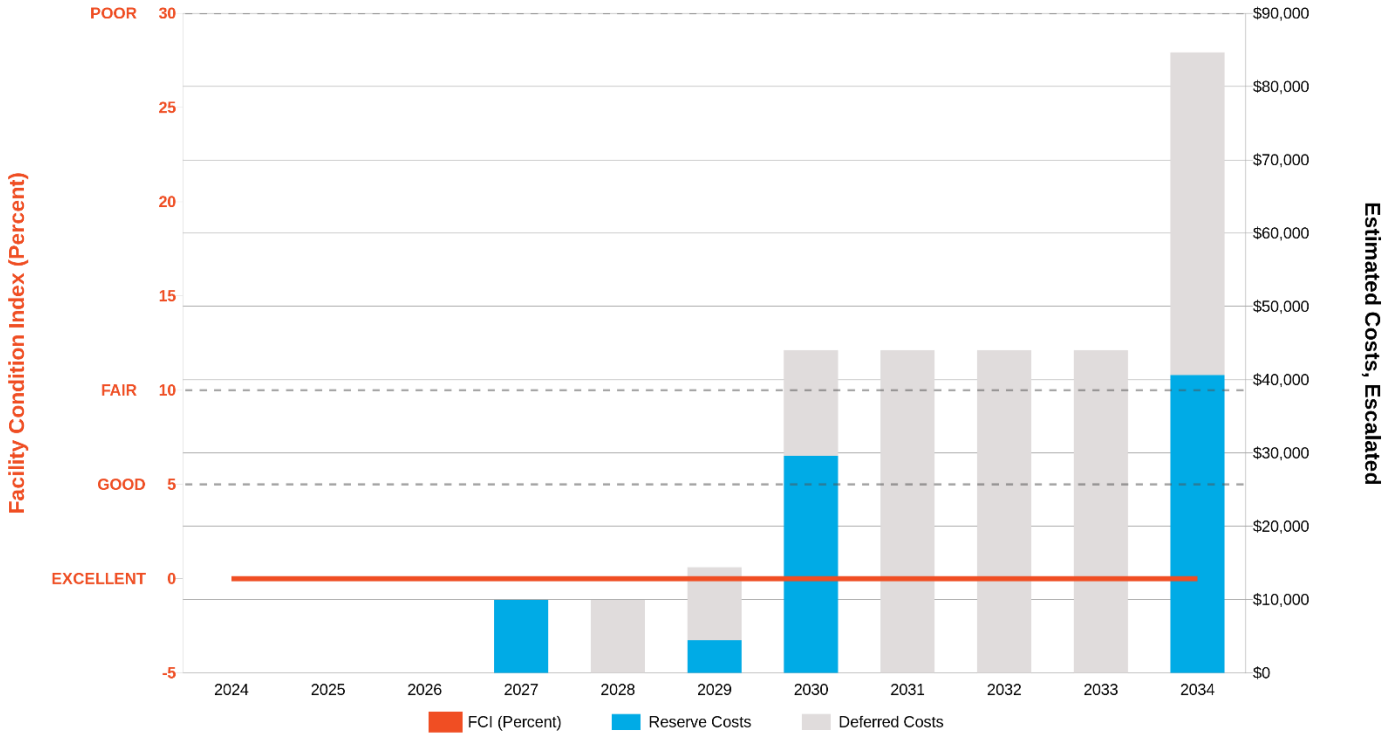
Site: System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	$0	$0	$0	$0	$0	$0
Plumbing	$0	$0	$9,965	$6,880	$8,171	$25,016
Fire Protection	$0	$0	$0	$33,758	$0	$33,758
Special Construction & Demo	$0	$0	$4,451	$29,612	$44,085	$78,148
Sitework	$164,806	$0	$143,296	$612,023	$356,978	$1,277,103
TOTALS	**$164,900**	**$0**	**$157,800**	**$682,300**	**$409,300**	**$1,414,300**

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $0.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $7,696.00**



Immediate Needs

Location	UF	Description	Cond	Plan Type	Cost
McFadden Park and Whitten Community Center / Site	G2055	Playfield Surfaces, Rubber, Small Areas, Replace	Poor	Performance/Integrity	$153,900
McFadden Park and Whitten Community Center / Site	G2062	Picnic Table, Wood/Composite/Fiberglass, Replace	Poor	Performance/Integrity	$1,900
McFadden Park and Whitten Community Center / Site	G2053	Campground Accessories, Grill, Pedestal-Style, Replace	Poor	Performance/Integrity	$1,900
McFadden Park and Whitten Community Center / Site	G2062	Fences & Gates, Fence, Wrought Iron 6', Replace	Failed	Performance/Integrity	$3,700
McFadden Park and Whitten Community Center / Site	G2062	Park Bench, Metal Powder-Coated, Replace	Poor	Performance/Integrity	$3,400
TOTAL (5 items)					**$164,800**

Key Findings

Campground Accessories in Poor condition.

Grill, Pedestal-Style
Site
Site

Uniformat Code: G2050
Recommendation: **Replace in 2024**

Plan Type: Performance/Integrity

Cost Estimate: $1,900

Grills are in failed condition. - AssetCALC ID: 7364909

Playfield Surfaces in Poor condition.

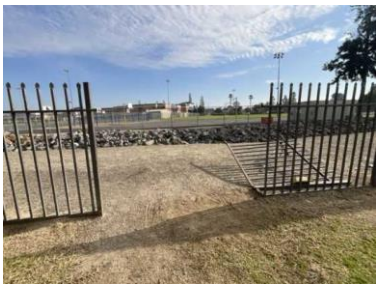
Rubber, Small Areas
Site
Site

Uniformat Code: G2050
Recommendation: **Replace in 2024**

Plan Type: Performance/Integrity

Cost Estimate: $153,900

The playground rubber surfacing is in a state of disrepair, with cracks and delaminated surfacing. - AssetCALC ID: 7364914



Fences & Gates in Failed condition.

Fence, Wrought Iron 6'
Site
South Fence

Uniformat Code: G2060
Recommendation: **Replace in 2024**

Plan Type: Performance/Integrity

Cost Estimate: $3,700

A section of fencing is missing. - AssetCALC ID: 7364925

Park Bench in Poor condition.

Metal Powder-Coated
Site
Site

Uniformat Code: G2060
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: $3,400

The park benches are broken. - AssetCALC ID: 7364915

Picnic Table in Poor condition.

Wood/Composite/Fiberglass
Site
Site

Uniformat Code: G2060
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: $1,900

Tables need to be refinished or replaced. - AssetCALC ID: 7364896

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

7. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

8. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

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

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system or component replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

9. Certification

City of Placentia, Citywide Asset Management Program (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of McFadden Park and Whitten Community Center, 900 South Melrose Avenue, Placentia, CA 92870, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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Reviewed by:

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10. Appendices

Appendix A: Photographic Record
Appendix B: Site 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

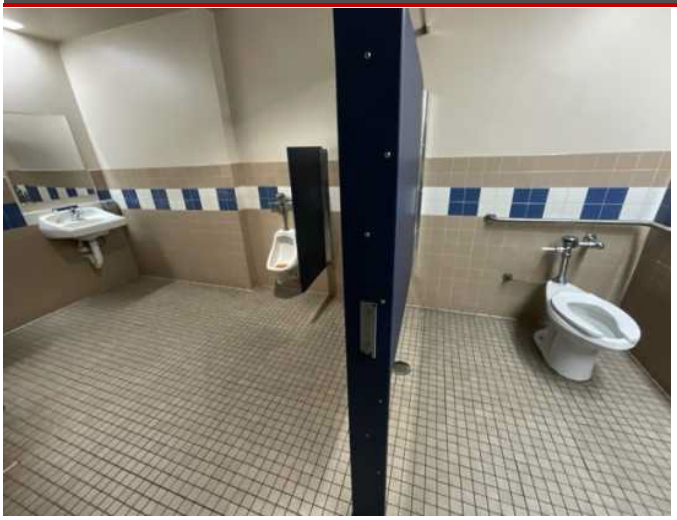
3 - REAR ELEVATION

4 - RIGHT ELEVATION

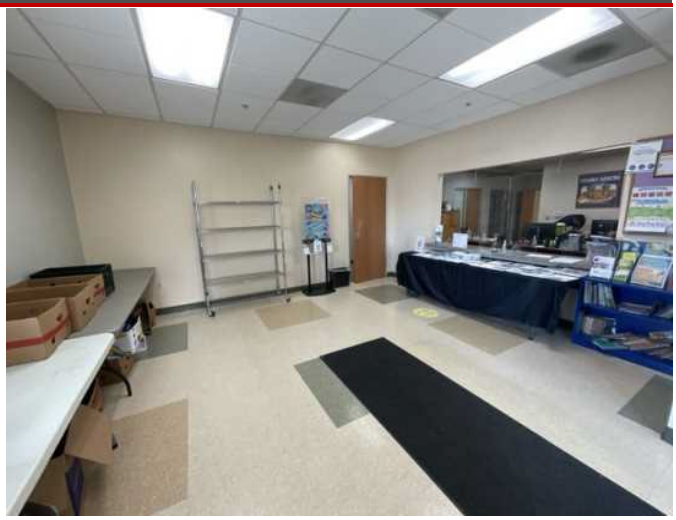
5 - PRIMARY ROOF OVERVIEW

6 - SECONDARY ROOF OVERVIEW

Photographic Overview

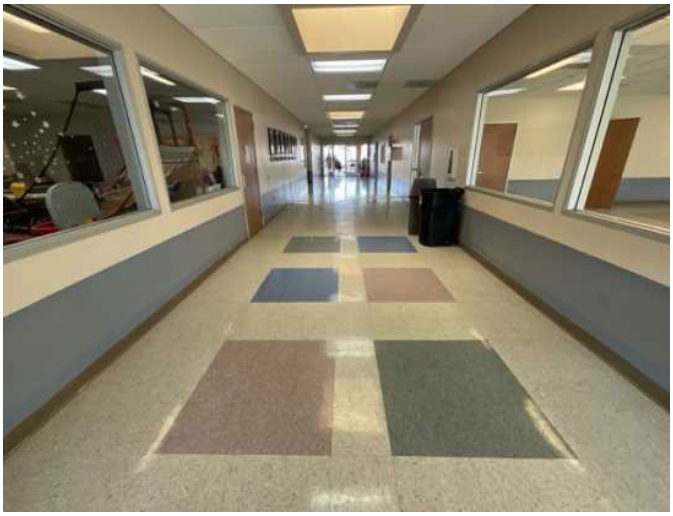


7 - RESTROOM FIXTURES



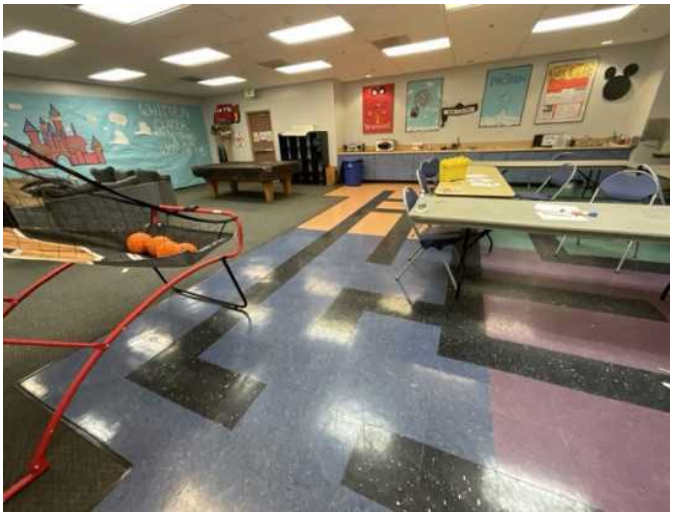
8 - LOBBY

9 - MULTIPURPOSE ROOM



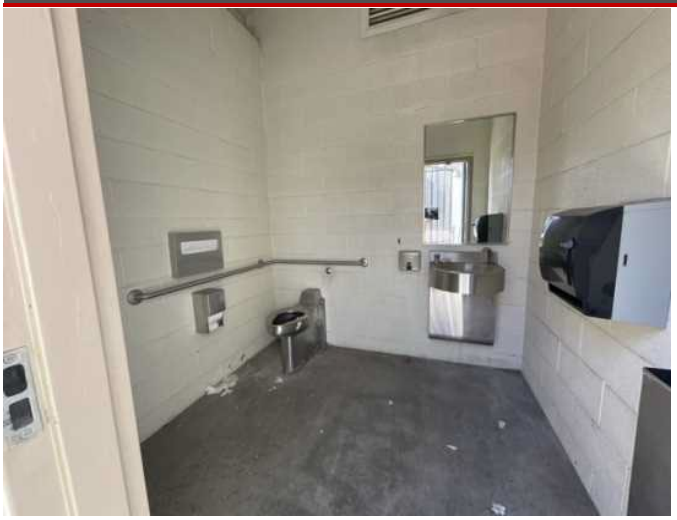
10 - TYPICAL HALLWAY

11 - BREAKROOM

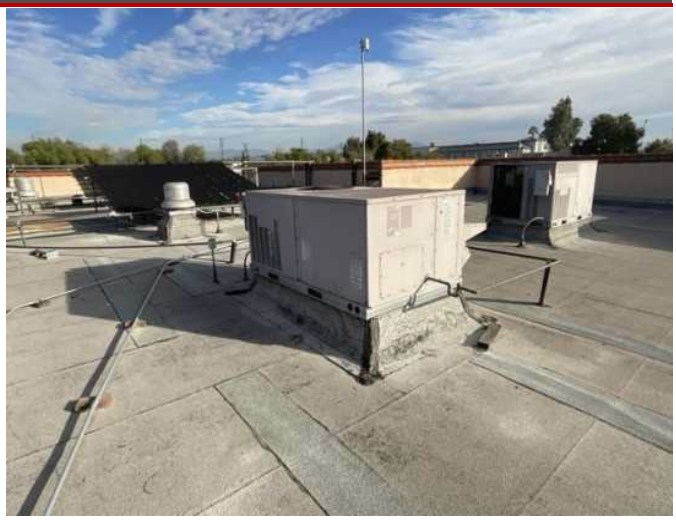


12 - TYPICAL CLASSROOM

Photographic Overview



13 - RESTROOM BUILDING



14 - ROOFTOP MECHANICAL EQUIPMENT

15 - EXHAUST FAN

16 - SOLAR WATER HEATERS

17 - SECONDARY TRANSFORMER

18 - SWITCHBOARD

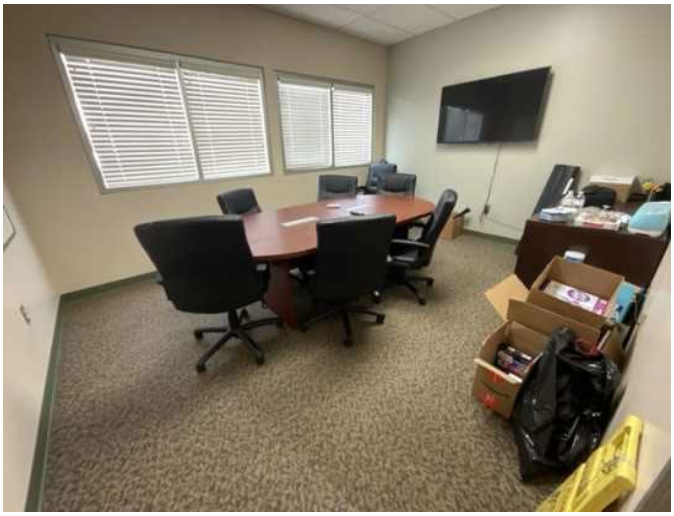
Photographic Overview

19 - WATER HEATER

20 - FIRE ALARM PANEL

21 - SITE - PLAYGROUND

22 - SITE OVERVIEW FROM BACK

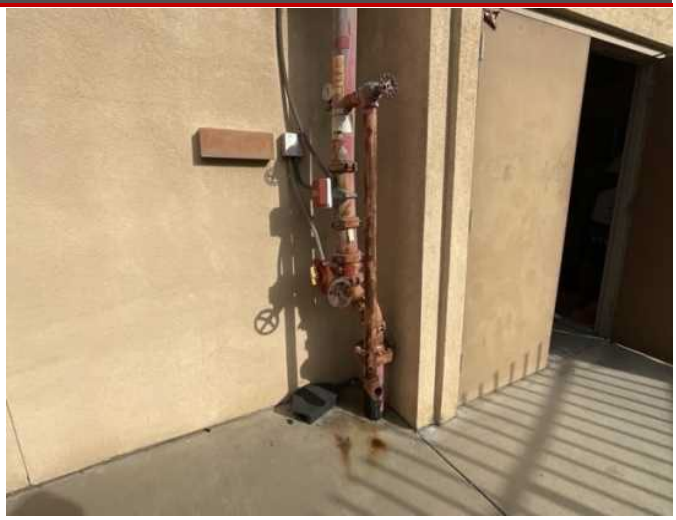


23 - CONFERENCE ROOM

24 - PARK SIGNAGE

Photographic Overview

25 - BACKFLOW PREVENTER



26 - FIRE RISERS

27 - RESTROOM BUILDING

28 - POOL EQUIPMENT BUILDING

29 - POOL CHEMICAL TANKS

30 - POOL CIRCULATION PUMP

Photographic Overview

31 - POOL FILTRATION EQUIPMENT

32 - PARKING LOTS

33 - EXERCISE STATIONS

34 - DUMPSTER ENCLOSURE

35 - SITE LIGHTING

36 - SIGNAGE

Appendix B:
Site Plan(s)

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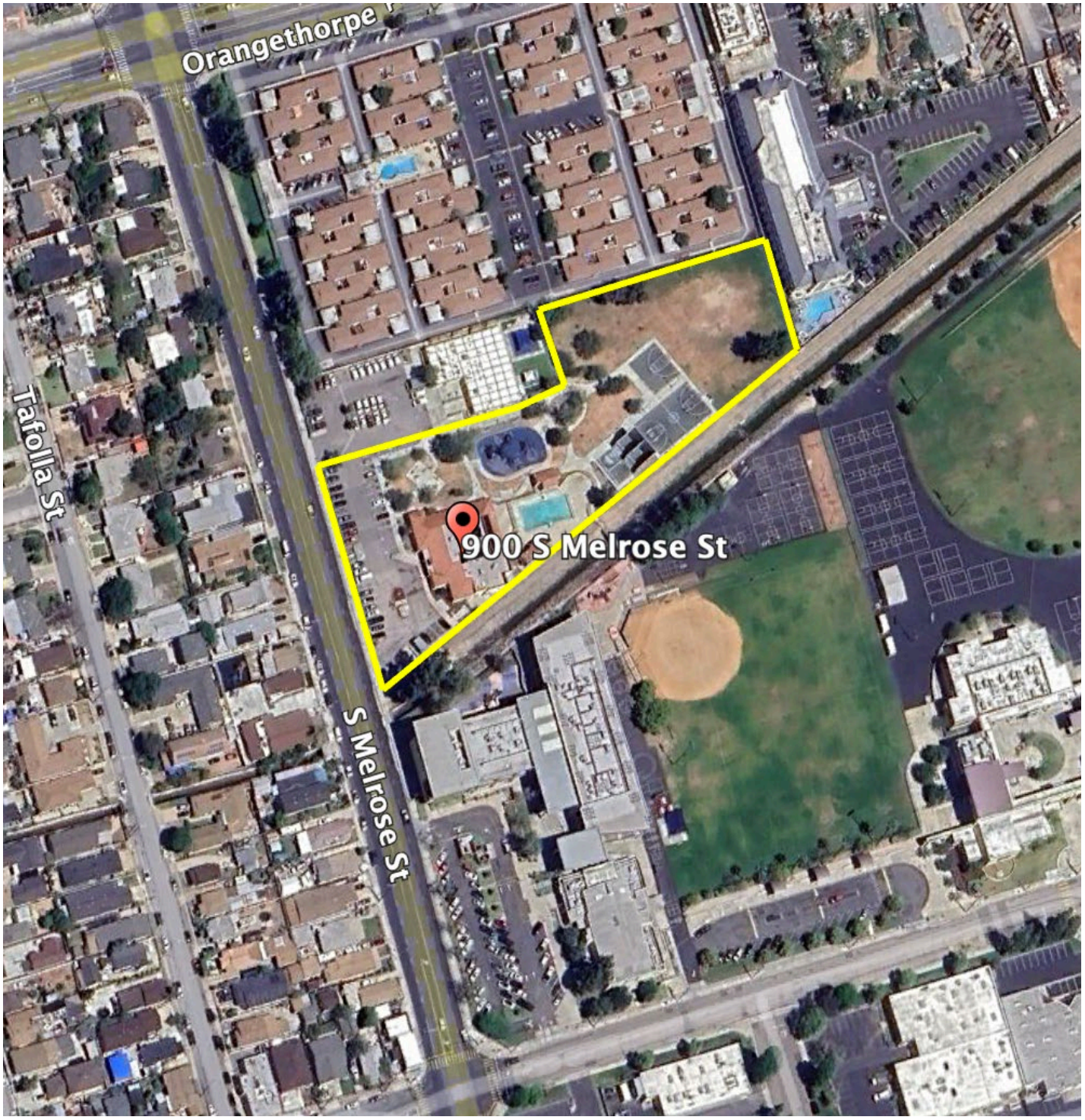
Site Plan



Project Number	Project Name
165429.23R000-020.468	McFadden Park and Whiten Community Center
Source	**On-Site Date**
Google Earth Pro	February 2, 2024

BUREAU VERITAS 1828

N

Appendix C:
Pre-Survey Questionnaire(s)

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BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: McFadden Park and Whitten Community Center

Name of person completing form: Joey Ruiz

Title / Association with property: Public Works Supervisor

Length of time associated w/ property:

Date Completed:

Phone Number: (714) 329-4912

Method of Completion: PRIOR: fully completed by client in advance

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	10,355 sf.		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	UNK	
		Roof	UNK	
		Interiors	UNK	
		HVAC	UNK	
		Electrical	UNK	
		Site Pavement	UNK	
		Accessibility	UNK	

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.	

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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?		NO			
8	Are there any wall, window, basement or roof leaks?		YES			South west corner of the building.
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?		NO			
10	Are your elevators unreliable, with frequent service calls?			NA		
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?	YES				Collapsed custodial drain line, Southside of building.
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		NO			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		NO			
14	Is the electrical service outdated, undersized, or otherwise problematic?		NO			
15	Are there any problems or inadequacies with exterior lighting?		NO			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		NO			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		NO			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.			UNK		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			UNK		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?			UNK		

Appendix D:
Component Condition Report

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Component Condition Report | McFadden Park and Whitten Community Center / Pool Equipment Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010		Fair	Exterior Walls, Stucco	1,300 SF	5	7390136
B2020	Exterior	Fair	Glazing, any type by SF	240 SF	10	7390067
B2050	Exterior	Fair	Exterior Door, Steel, Standard	2	20	7390068
Roofing						
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	800 SF	30	7390069
B3010	Mechanical Room	Poor	Roofing, any type, Repairs per Man-Day, Repair	1	0	7365506
Plumbing						
D2010	Mechanical Room	Fair	Emergency Plumbing Fixtures, Eye Wash & Shower Station	1	3	7365486
HVAC						
D3010	Mechanical Room	Fair	Storage Tank, Chemical, Interior	1	8	7365467
D3010	Mechanical Room	Fair	Storage Tank, Chemical, Interior	1	5	7365482
Electrical						
D5030		Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	625 SF	20	7390070
D5040		Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	625 SF	3	7390074
Special Construction & Demo						
F1050	Mechanical Room	Fair	Pool Equipment, Filtration System	1	9	7365487
F1050	Mechanical Room	Fair	Pool Equipment, Circulation Pump [RETURN A]	1	5	7365480
F1050	Mechanical Room	Fair	Pool Equipment, Gas Heater	1	8	7365520
F1050	Mechanical Room	Fair	Pool Equipment, Filtration System	1	5	7365531

Component Condition Report | McFadden Park and Whitten Community Center / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						

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Component Condition Report | McFadden Park and Whitten Community Center / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
B2010	Handball Court	Good	Exterior Walls, Concrete	2,500	SF	30	7364891
Plumbing							
D2010	Site	Fair	Drinking Fountain, Exterior/Site, Metal Pedestal	2		3	7364926
D2010	Site	Fair	Backflow Preventer, Domestic Water	1		10	7364911
D2010	Pool	Fair	Shower, Enameled Steel	1		3	7365470
Fire Protection							
D4010	Site	Fair	Backflow Preventer, Fire Suppression	1		10	7364923
D4010	Site	Fair	Backflow Preventer, Fire Suppression	1		10	7364906
Special Construction & Demo							
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	170	SF	13	7364898
F1050	Pool	Fair	Pool Accessories, Lifeguard Chair	2		20	7365542
F1050	Pool	Fair	Pool Accessories, Underwater Lighting	1,600	SF	5	7365524
F1050	Pool	Fair	Pool Finishes, Basin & Deck Finishes, Concrete Deck	6,000	SF	30	7365536
F1050	Pool	Fair	Pool Finishes, Basin & Deck Finishes, Plaster Basin, Refinish	2,500	SF	6	7365461
F1050	Pool	Fair	Pool Accessories, Ladder	4		20	7365459
Pedestrian Plazas & Walkways							
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Overlay	18,000	SF	8	7364919
G2030	Site	Good	Sidewalk, Concrete, Large Areas	7,700	SF	30	7364893
Athletic, Recreational & Playfield Areas							
G2050	Site	Poor	Playfield Surfaces, Rubber, Small Areas	3,700	SF	0	7364914
G2050	Basketball and Handball courts	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	8,500	SF	5	7364918
G2050	Site	Fair	Play Structure, Multipurpose, Large	1		3	7364904
G2050	Site	Fair	Sports Field and Court Lighting, Light Fixture w/ Lamps	8		10	7364916
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	3		10	7364903
G2050	Site	Poor	Campground Accessories, Grill, Pedestal-Style	2		0	7364909

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Component Condition Report | McFadden Park and Whitten Community Center / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	1		3	7364920
G2050	Site	Fair	Sports Apparatus, Exercise Station Parks/Trails, Deluxe	6		3	7364901
G2050	Site	Fair	Sports Apparatus, Player Bench, 12' Length	2		3	7364924
Sitework							
G2060	Site	Poor	Picnic Table, Wood/Composite/Fiberglass	2		0	7364896
G2060	Site	Fair	Bollard, Concrete or Metal	2		10	7364899
G2060	Site	Good	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	40	LF	20	7364900
G2060	Site	Good	Dumpster Pad, Concrete, Replace/Install	170	SF	30	7364892
G2060	Site	Fair	Fences & Gates, Fence, Wrought Iron 6'	890	LF	10	7364905
G2060	Site	Fair	Flagpole, Metal	1		15	7364913
G2060	Site	Good	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	1		13	7364912
G2060	South Fence	Failed	Fences & Gates, Fence, Wrought Iron 6'	12	LF	0	7364925
G2060	Site	Poor	Park Bench, Metal Powder-Coated	3		0	7364915
G2060	Site	Fair	Fences & Gates, Fence, Wrought Iron 6'	300	LF	30	7365497
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	50	LF	20	7364917
G2060	Site	Fair	Bike Rack, Fixed 1-5 Bikes	2		10	7364922
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1		8	7364902
G2060	Site	Fair	Park Bench, Metal Powder-Coated	2		9	7364908
G2080	Site	Fair	Irrigation System, Control Panel	1		7	7364921
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	56,200	SF	8	7364895
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	16		10	7364897
G4050	Site	Fair	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED	6		9	7364907
Utilities							
G3010	Site	Fair	Piping & Valves, Post Indicator Valve (PIV), Site Water, Replace/Install	1		10	7364894

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Component Condition Report | McFadden Park and Whitten Community Center / Whitten Community Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Exterior	Poor	Exterior Walls, Stucco, Prep & Fog Coat or Paint, Prep & Fog Coat or Paint	1,100 SF	0	7365514
B2010	Exterior	Fair	Exterior Walls, Stucco, Prep & Fog Coat or Paint, Prep & Fog Coat or Paint	3,700 SF	3	7365521
B2020	Exterior	Fair	Glazing, any type by SF	1,200 SF	10	7365463
B2050	Exterior	Fair	Exterior Door, Steel, Standard	16	5	7365500
B2050	Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	6	10	7365464
Roofing						
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	6,500 SF	30	7365498
B3010	Roof	Fair	Roofing, Single-Ply Membrane, EPDM	4,400 SF	3	7365532
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	3	3	7365526
B3060	Roof	Fair	Roof Hatch, Metal	1	10	7365509
B3080	Roof	Poor	Soffit, Wood	80 SF	0	7365530
Interiors						
C1010	Classrooms	Fair	Interior Wall, Movable Partitions, Fabric 8 to 10' Height	30 LF	5	7365535
C1020	Throughout building	Fair	Interior Window, Fixed, 24 SF	10	20	7365479
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	26	20	7365501
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	7,600 SF	7	7365539
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	8	3	7365529
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	2,800 SF	20	7365458
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	20,900 SF	5	7365518
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	4,200 SF	5	7365510
C2030	Throughout building	Poor	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	500 SF	0	7365513
C2030	Restrooms	Fair	Flooring, Vinyl Sheeting	400 SF	3	7365475
C2030	Restrooms	Fair	Flooring, Ceramic Tile	700 SF	10	7365502
C2030	Restrooms	Poor	Flooring, Vinyl Sheeting, Repair	68 SF	0	7365540

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Component Condition Report | McFadden Park and Whitten Community Center / Whitten Community Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout building	Poor	Flooring, Carpet, Commercial Standard	3,400 SF	0	7365462
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,700 SF	5	7365468
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	10	7365492
D2010	Utility closet	Failed	Sink/Lavatory, Service Sink, Floor	1	0	7365496
D2010	Fire Controls Room	Fair	Water Heater, Electric, Residential	1	6	7365538
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	9,278 SF	20	7365507
D2010	Restrooms	Fair	Urinal, Standard	2	10	7365515
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	8	10	7365493
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	10	7365508
D2010	Restrooms	Fair	Toilet, Residential Water Closet	2	10	7365525
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	6	7365541
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [HP-7]	1	3	7365495
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [HP-5]	1	3	7365484
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [HP-4]	1	3	7365491
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	9,278 SF	10	7365527
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [HP-1]	1	3	7365516
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [HP-2]	1	3	7365483
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [HP-3]	1	3	7365490
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [HP-6]	1	3	7365478
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper [EF-5]	1	5	7365494
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM [EF-3]	1	5	7365505
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM [EF-2]	1	5	7365469
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper [EF-1]	1	5	7365472

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Component Condition Report | McFadden Park and Whitten Community Center / Whitten Community Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper [EF-4]	1	5	7365534
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	9,278 SF	7	7365528
D4010	Exterior	Fair	Supplemental Components, Fire Riser, Wet	1	20	7365474
Electrical						
D5020	Fire Controls Room	Fair	Secondary Transformer, Dry, Stepdown	1	10	7365533
D5020	Electrical room	Fair	Distribution Panel, 277/480 V	1	10	7365477
D5020	Electrical room	Fair	Switchboard, 277/480 V	1	20	7365460
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	9,278 SF	20	7365519
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	9,278 SF	6	7365499
Fire Alarm & Electronic Systems						
D7030	Throughout building	NA	Security/Surveillance System, Lease Costs for Security/Surveillance System, Lease	1 SF	0	7365489
D7050	Throughout building	Poor	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	9,278 SF	0	7365471
D7050	Fire Controls Room	Poor	Fire Alarm Panel, Multiplex	1	0	7365504
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 3-Door Reach-In	1	6	7365517
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	120 LF	5	7365512
Sitework						
G4050	Exterior	Excellent	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	12	20	7365523

Component Condition Report | McFadden Park and Whitten Community Center / Restroom Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2050	Exterior	Fair	Exterior Door, Steel, Standard	3	20	7390077
B2050	Exterior	Fair	Exterior Door, Wire Mesh Metal, Gate	2	6	7365466

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Component Condition Report | McFadden Park and Whitten Community Center / Restroom Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Roofing						
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	850 SF	30	7390079
Interiors						
C1090	Interior	Fair	Toilet Partitions, Plastic/Laminate	3	3	7365488
C2010	Interior	Fair	Wall Finishes, any surface, Prep & Paint	900 SF	3	7390138
C2030	Interior	Poor	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	675 SF	0	7391789
Plumbing						
D2010	Interior	Fair	Toilet, Commercial Water Closet	5	10	7365476
D2010	Interior	Fair	Sink/Lavatory, Wall Hung, Stainless Steel	4	10	7365537
D2010	Interior	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	675 SF	20	7365522
D2010	Interior	Fair	Urinal, Standard	1	10	7365481
Electrical						
D5040	Interior	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	675 SF	3	7390280

Component Condition Report | McFadden Park and Whitten Community Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Other (H0001)						
H0000	Roof	Fair	Cost Request/Research Pending Review (Request Submitted), n/a	1,200 LS	5	7365485

Appendix E:
Replacement Reserves

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Replacement Reserves Report

3/8/2024

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
McFadden Park and Whitten Community Center	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
McFadden Park and Whitten Community Center / Pool Equipment Building	$3,520	$0	$0	$12,632	$0	$76,234	$0	$0	$42,969	$25,052	$56,767	$0	$0	$0	$0	$29,165	$0	$0	$0	$0	$50,643	**$296,982**
McFadden Park and Whitten Community Center / Restroom Building	$19,440	$0	$0	$16,664	$0	$0	$14,520	$0	$0	$0	$79,452	$0	$0	$5,160	$0	$0	$19,513	$0	$0	$0	$88,427	**$243,176**
McFadden Park and Whitten Community Center / Site	$329,613	$0	$0	$196,166	$0	$119,266	$59,225	$19,678	$385,909	$35,907	$863,848	$0	$0	$27,961	$0	$18,446	$0	$0	$86,620	$0	$685,455	**$2,828,095**
McFadden Park and Whitten Community Center / Whitten Community Center	$221,504	$12,360	$12,731	$543,741	$13,506	$406,150	$211,494	$158,516	$15,201	$15,657	$867,254	$16,611	$17,109	$95,866	$18,151	$179,488	$19,256	$19,834	$35,683	$21,042	$1,962,142	**$4,863,297**
Grand Total	**$574,077**	**$12,360**	**$12,731**	**$769,203**	**$13,506**	**$601,650**	**$285,239**	**$178,194**	**$444,079**	**$76,616**	**$1,867,321**	**$16,611**	**$17,109**	**$128,987**	**$18,151**	**$227,099**	**$38,770**	**$19,834**	**$122,303**	**$21,042**	**$2,786,668**	**$8,231,550**

McFadden Park and Whitten Community Center

McFadden Park and Whitten Community Center / Pool Equipment 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	Pool Equipment Building	7390136	Exterior Walls, Stucco	10	5	5	1300	SF	$14.40	$18,720						$18,720										$18,720						**$37,440**
B2020	Exterior	7390067	Glazing, any type by SF, Replace	30	20	10	240	SF	$176.00	$42,240											$42,240											**$42,240**
B2050	Exterior	7390068	Exterior Door, Steel, Standard, Replace	40	20	20	2	EA	$1,920.00	$3,840																					$3,840	**$3,840**
B3010	Mechanical Room	7365506	Roofing, any type, Repairs per Man-Day, Repair	0	0	0	1	EA	$3,520.00	$3,520	$3,520																					**$3,520**
D2010	Mechanical Room	7365486	Emergency Plumbing Fixtures, Eye Wash & Shower Station, Replace	20	17	3	1	EA	$7,360.00	$7,360				$7,360																		**$7,360**
D3010	Mechanical Room	7365482	Storage Tank, Chemical, Interior, Replace	25	20	5	1	EA	$8,320.00	$8,320						$8,320																**$8,320**
D3010	Mechanical Room	7365467	Storage Tank, Chemical, Interior, Replace	25	17	8	1	EA	$8,320.00	$8,320									$8,320													**$8,320**
D5030	Pool Equipment Building	7390070	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	625	SF	$8.00	$5,000																					$5,000	**$5,000**
D5040	Pool Equipment Building	7390074	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	17	3	625	SF	$6.72	$4,200				$4,200																		**$4,200**
F1050	Mechanical Room	7365480	Pool Equipment, Circulation Pump, Replace	25	20	5	1	EA	$19,520.00	$19,520						$19,520																**$19,520**
F1050	Mechanical Room	7365531	Pool Equipment, Filtration System, Replace	15	10	5	1	EA	$19,200.00	$19,200						$19,200															$19,200	**$38,400**
F1050	Mechanical Room	7365520	Pool Equipment, Gas Heater, Replace	20	12	8	1	EA	$25,600.00	$25,600									$25,600													**$25,600**
F1050	Mechanical Room	7365487	Pool Equipment, Filtration System, Replace	15	6	9	1	EA	$19,200.00	$19,200										$19,200												**$19,200**
Totals, Unescalated											**$3,520**	**$0**	**$0**	**$11,560**	**$0**	**$65,760**	**$0**	**$0**	**$33,920**	**$19,200**	**$42,240**	**$0**	**$0**	**$0**	**$0**	**$18,720**	**$0**	**$0**	**$0**	**$0**	**$28,040**	**$222,960**
Totals, Escalated (3.0% inflation, compounded annually)											**$3,520**	**$0**	**$0**	**$12,632**	**$0**	**$76,234**	**$0**	**$0**	**$42,969**	**$25,052**	**$56,767**	**$0**	**$0**	**$0**	**$0**	**$29,165**	**$0**	**$0**	**$0**	**$0**	**$50,643**	**$296,982**

McFadden Park and Whitten Community Center / Restroom 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
B2050	Exterior	7390077	Exterior Door, Steel, Standard, Replace	40	20	20	3	EA	$1,920.00	$5,760																					$5,760	**$5,760**
B2050	Exterior	7365466	Exterior Door, Wire Mesh Metal, Gate, Replace	10	4	6	2	EA	$6,080.00	$12,160							$12,160										$12,160					**$24,320**
C1090	Interior	7365488	Toilet Partitions, Plastic/Laminate, Replace	20	17	3	3	EA	$2,400.00	$7,200				$7,200																		**$7,200**
C2010	Interior	7390138	Wall Finishes, any surface, Prep & Paint	10	7	3	900	SF	$3.90	$3,514				$3,514										$3,514								**$7,027**
C2030	Interior	7391789	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	10	10	0	675	SF	$28.80	$19,440	$19,440										$19,440										$19,440	**$58,320**
D2010	Interior	7365522	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	675	SF	$35.20	$23,760																					$23,760	**$23,760**
D2010	Interior	7365476	Toilet, Commercial Water Closet, Replace	30	20	10	5	EA	$4,160.00	$20,800											$20,800											**$20,800**
D2010	Interior	7365537	Sink/Lavatory, Wall Hung, Stainless Steel, Replace	30	20	10	4	EA	$3,840.00	$15,360											$15,360											**$15,360**
D2010	Interior	7365481	Urinal, Standard, Replace	30	20	10	1	EA	$3,520.00	$3,520											$3,520											**$3,520**
D5040	Interior	7390280	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	17	3	675	SF	$6.72	$4,536				$4,536																		**$4,536**
Totals, Unescalated											**$19,440**	**$0**	**$0**	**$15,250**	**$0**	**$0**	**$12,160**	**$0**	**$0**	**$0**	**$59,120**	**$0**	**$0**	**$3,514**	**$0**	**$0**	**$12,160**	**$0**	**$0**	**$0**	**$48,960**	**$170,603**
Totals, Escalated (3.0% inflation, compounded annually)											**$19,440**	**$0**	**$0**	**$16,664**	**$0**	**$0**	**$14,520**	**$0**	**$0**	**$0**	**$79,452**	**$0**	**$0**	**$5,160**	**$0**	**$0**	**$19,513**	**$0**	**$0**	**$0**	**$88,427**	**$243,176**

McFadden Park and Whitten Community Center / 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	Site	7364911	Backflow Preventer, Domestic Water, Replace	30	20	10	1	EA	$10,240.00	$10,240											$10,240											**$10,240**
D2010	Site	7364926	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	15	12	3	2	EA	$4,800.00	$9,600				$9,600																$9,600			**$19,200**
D2010	Pool	7365470	Shower, Enameled Steel, Replace	20	17	3	1	EA	$8,640.00	$8,640				$8,640																			**$8,640**

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Replacement Reserves Report

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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
D4010	Site	7364906	Backflow Preventer, Fire Suppression, Replace	30	20	10	1	EA	$33,600.00	$33,600											$33,600											**$33,600**
D4010	Site	7364923	Backflow Preventer, Fire Suppression, Replace	30	20	10	1	EA	$16,640.00	$16,640											$16,640											**$16,640**
F1020	Site	7364898	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	17	13	170	SF	$80.00	$13,600														$13,600								**$13,600**
F1050	Pool	7365524	Pool Accessories, Underwater Lighting, Replace	20	15	5	1600	SF	$4.80	$7,680						$7,680																**$7,680**
F1050	Pool	7365461	Pool Finishes, Basin & Deck Finishes, Plaster Basin, Refinish	15	9	6	2500	SF	$19.84	$49,600							$49,600															**$49,600**
F1050	Pool	7365459	Pool Accessories, Ladder, Replace	40	20	20	4	EA	$2,880.00	$11,520																					$11,520	**$11,520**
F1050	Pool	7365542	Pool Accessories, Lifeguard Chair, Replace	40	20	20	2	EA	$13,120.00	$26,240																					$26,240	**$26,240**
G2020	Site	7364919	Parking Lots, Pavement, Asphalt, Overlay	25	17	8	18000	SF	$6.40	$115,200									$115,200													**$115,200**
G2050	Site	7364901	Sports Apparatus, Exercise Station Parks/Trails, Deluxe, Replace	15	12	3	6	EA	$6,400.00	$38,400				$38,400																$38,400		**$76,800**
G2050	Site	7364924	Sports Apparatus, Player Bench, 12' Length, Replace	15	12	3	2	EA	$1,440.00	$2,880				$2,880																$2,880		**$5,760**
G2050	Basketball and Handball courts	7364918	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	20	5	8500	SF	$11.20	$95,200						$95,200																**$95,200**
G2050	Site	7364916	Sports Field and Court Lighting, Light Fixture w/ Lamps, Replace	25	15	10	8	EA	$16,000.00	$128,000											$128,000											**$128,000**
G2050	Site	7364903	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	15	10	3	EA	$30,400.00	$91,200											$91,200											**$91,200**
G2050	Site	7364909	Campground Accessories, Grill, Pedestal-Style, Replace	15	15	0	2	EA	$1,920.00	$3,840	$3,840															$3,840						**$7,680**
G2050	Site	7364914	Playfield Surfaces, Rubber, Small Areas, Replace	20	20	0	3700	SF	$83.20	$307,840	$307,840																				$307,840	**$615,680**
G2050	Site	7364920	Play Structure, Swing Set, 4 Seats, Replace	20	17	3	1	EA	$8,000.00	$8,000				$8,000																		**$8,000**
G2050	Site	7364904	Play Structure, Multipurpose, Large, Replace	20	17	3	1	EA	$112,000.00	$112,000				$112,000																		**$112,000**
G2060	Site	7364896	Picnic Table, Wood/Composite/Fiberglass, Replace	20	20	0	2	EA	$1,920.00	$3,840	$3,840																				$3,840	**$7,680**
G2060	Site	7364915	Park Bench, Metal Powder-Coated, Replace	20	20	0	3	EA	$2,240.00	$6,720	$6,720																				$6,720	**$13,440**
G2060	South Fence	7364925	Fences & Gates, Fence, Wrought Iron 6', Replace	50	50	0	12	LF	$614.40	$7,373	$7,373																					**$7,373**
G2060	Site	7364908	Park Bench, Metal Powder-Coated, Replace	20	11	9	2	EA	$2,240.00	$4,480										$4,480												**$4,480**
G2060	Site	7364922	Bike Rack, Fixed 1-5 Bikes, Replace	20	10	10	2	EA	$1,920.00	$3,840											$3,840											**$3,840**
G2060	Site	7364905	Fences & Gates, Fence, Wrought Iron 6', Replace	50	40	10	890	LF	$153.60	$136,704											$136,704											**$136,704**
G2060	Site	7364917	Fences & Gates, Fence, Chain Link 4', Replace	40	20	20	50	LF	$57.60	$2,880																					$2,880	**$2,880**
G2060	Site	7364902	Signage, Property, Monument, Replace/Install	20	12	8	1	EA	$9,600.00	$9,600									$9,600													**$9,600**
G2060	Site	7364913	Flagpole, Metal, Replace	30	15	15	1	EA	$8,000.00	$8,000																$8,000						**$8,000**
G2060	Site	7364899	Bollard, Concrete or Metal, Replace	30	20	10	2	EA	$2,624.00	$5,248											$5,248											**$5,248**
G2060	Site	7364912	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	20	7	13	1	EA	$5,440.00	$5,440														$5,440								**$5,440**
G2060	Site	7364900	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	40	20	20	40	LF	$512.00	$20,480																					$20,480	**$20,480**
G2080	Site	7364921	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$16,000.00	$16,000								$16,000														**$16,000**
G2080	Site	7364895	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	12	8	56200	SF	$3.20	$179,840									$179,840													**$179,840**
G3010	Site	7364894	Piping & Valves, Post Indicator Valve (PIV), Site Water, Replace/Install	30	20	10	1	EA	$12,512.00	$12,512											$12,512											**$12,512**
G4050	Site	7364907	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, Replace	20	11	9	6	EA	$3,840.00	$23,040										$23,040												**$23,040**
G4050	Site	7364897	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	10	10	16	EA	$12,800.00	$204,800											$204,800											**$204,800**
Totals, Unescalated											**$329,613**	**$0**	**$0**	**$179,520**	**$0**	**$102,880**	**$49,600**	**$16,000**	**$304,640**	**$27,520**	**$642,784**	**$0**	**$0**	**$19,040**	**$0**	**$11,840**	**$0**	**$0**	**$50,880**	**$0**	**$379,520**	**$2,113,837**
Totals, Escalated (3.0% inflation, compounded annually)											**$329,613**	**$0**	**$0**	**$196,166**	**$0**	**$119,266**	**$59,225**	**$19,678**	**$385,909**	**$35,907**	**$863,848**	**$0**	**$0**	**$27,961**	**$0**	**$18,446**	**$0**	**$0**	**$86,620**	**$0**	**$685,455**	**$2,828,095**

McFadden Park and Whitten Community Center / Whitten Community Center

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	Exterior	7365514	Exterior Walls, Stucco, Prep & Fog Coat or Paint, Prep & Fog Coat or Paint	10	10	0	1100	SF	$14.40	$15,840	$15,840										$15,840										$15,840	**$47,520**
B2010	Exterior	7365521	Exterior Walls, Stucco, Prep & Fog Coat or Paint, Prep & Fog Coat or Paint	10	7	3	3700	SF	$14.40	$53,280				$53,280										$53,280								**$106,560**
B2020	Exterior	7365463	Glazing, any type by SF, Replace	30	20	10	1200	SF	$176.00	$211,200											$211,200											**$211,200**
B2050	Exterior	7365500	Exterior Door, Steel, Standard, Replace	40	35	5	16	EA	$1,920.00	$30,720						$30,720																**$30,720**
B2050	Exterior	7365464	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	20	10	6	EA	$4,160.00	$24,960											$24,960											**$24,960**
B3010	Roof	7365532	Roofing, Single-Ply Membrane, EPDM, Replace	20	17	3	4400	SF	$35.20	$154,880				$154,880																		**$154,880**
B3060	Roof	7365526	Roof Skylight, per unit, up to 20 SF, Replace	30	27	3	3	EA	$4,160.00	$12,480				$12,480																		**$12,480**
B3060	Roof	7365509	Roof Hatch, Metal, Replace	30	20	10	1	EA	$4,160.00	$4,160											$4,160											**$4,160**
B3080	Roof	7365530	Soffit, Wood, Replace	20	20	0	80	SF	$46.40	$3,712	$3,712																				$3,712	**$7,424**

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Replacement Reserves Report

3/8/2024

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
C1010	Classrooms	7365535	Interior Wall, Movable Partitions, Fabric 8 to 10' Height, Replace	25	20	5	30	LF	$94.08	$2,822						$2,822																**$2,822**
C1020	Throughout building	7365479	Interior Window, Fixed, 24 SF, Replace	40	20	20	10	EA	$2,720.00	$27,200																					$27,200	**$27,200**
C1030	Throughout building	7365501	Interior Door, Wood, Solid-Core, Replace	40	20	20	26	EA	$2,240.00	$58,240																					$58,240	**$58,240**
C1070	Throughout building	7365539	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	18	7	7600	SF	$11.20	$85,120								$85,120														**$85,120**
C1090	Restrooms	7365529	Toilet Partitions, Plastic/Laminate, Replace	20	17	3	8	EA	$2,400.00	$19,200				$19,200																		**$19,200**
C2010	Restrooms	7365458	Wall Finishes, Ceramic Tile, Replace	40	20	20	2800	SF	$57.60	$161,280																					$161,280	**$161,280**
C2010	Throughout building	7365518	Wall Finishes, any surface, Prep & Paint	10	5	5	20900	SF	$3.90	$81,594						$81,594										$81,594						**$163,187**
C2030	Throughout building	7365513	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	10	0	500	SF	$4.80	$2,400	$2,400										$2,400										$2,400	**$7,200**
C2030	Restrooms	7365502	Flooring, Ceramic Tile, Replace	40	30	10	700	SF	$57.60	$40,320											$40,320											**$40,320**
C2030	Restrooms	7365540	Flooring, Vinyl Sheeting, Repair	0	0	0	68	SF	$22.40	$1,523	$1,523																					**$1,523**
C2030	Restrooms	7365475	Flooring, Vinyl Sheeting, Replace	15	12	3	400	SF	$22.40	$8,960				$8,960															$8,960			**$17,920**
C2030	Throughout building	7365510	Flooring, Vinyl Tile (VCT), Replace	15	10	5	4200	SF	$16.00	$67,200						$67,200															$67,200	**$134,400**
C2030	Throughout building	7365462	Flooring, Carpet, Commercial Standard, Replace	10	20	0	3400	SF	$24.00	$81,600	$81,600										$81,600										$81,600	**$244,800**
C2050	Restrooms	7365468	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	1700	SF	$5.18	$8,813						$8,813										$8,813						**$17,626**
D2010	Fire Controls Room	7365538	Water Heater, Electric, Residential, Replace	15	9	6	1	EA	$2,080.00	$2,080							$2,080															**$2,080**
D2010	Throughout building	7365507	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	9278	SF	$35.20	$326,586																					$326,586	**$326,586**
D2010	Utility closet	7365496	Sink/Lavatory, Service Sink, Floor, Replace	35	35	0	1	EA	$2,560.00	$2,560	$2,560																					**$2,560**
D2010	Throughout building	7365541	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	9	6	2	EA	$3,840.00	$7,680							$7,680															**$7,680**
D2010	Restrooms	7365493	Toilet, Commercial Water Closet, Replace	30	20	10	8	EA	$4,160.00	$33,280											$33,280											**$33,280**
D2010	Classrooms	7365508	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	3	EA	$3,840.00	$11,520											$11,520											**$11,520**
D2010	Restrooms	7365492	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	6	EA	$4,800.00	$28,800											$28,800											**$28,800**
D2010	Restrooms	7365515	Urinal, Standard, Replace	30	20	10	2	EA	$3,520.00	$7,040											$7,040											**$7,040**
D2010	Restrooms	7365525	Toilet, Residential Water Closet, Replace	30	20	10	2	EA	$2,240.00	$4,480											$4,480											**$4,480**
D3050	Roof	7365491	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$48,000.00	$48,000				$48,000																		**$48,000**
D3050	Roof	7365516	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$24,000.00	$24,000				$24,000																		**$24,000**
D3050	Roof	7365483	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$35,200.00	$35,200				$35,200																		**$35,200**
D3050	Roof	7365490	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$35,200.00	$35,200				$35,200																		**$35,200**
D3050	Roof	7365495	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$35,200.00	$35,200				$35,200																		**$35,200**
D3050	Roof	7365484	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$24,000.00	$24,000				$24,000																		**$24,000**
D3050	Roof	7365478	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$35,200.00	$35,200				$35,200																		**$35,200**
D3050	Throughout building	7365527	HVAC System, Ductwork, Medium Density, Replace	30	20	10	9278	SF	$12.80	$118,758											$118,758											**$118,758**
D3060	Roof	7365505	Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM, Replace	25	20	5	1	EA	$4,480.00	$4,480						$4,480																**$4,480**
D3060	Roof	7365494	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	20	5	1	EA	$7,680.00	$7,680						$7,680																**$7,680**
D3060	Roof	7365469	Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM, Replace	25	20	5	1	EA	$4,480.00	$4,480						$4,480																**$4,480**
D3060	Roof	7365472	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	20	5	1	EA	$7,680.00	$7,680						$7,680																**$7,680**
D3060	Roof	7365534	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	20	5	1	EA	$7,680.00	$7,680						$7,680																**$7,680**
D4010	Throughout building	7365528	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	18	7	9278	SF	$3.42	$31,768								$31,768														**$31,768**
D4010	Exterior	7365474	Supplemental Components, Fire Riser, Wet, Replace	40	20	20	1	EA	$32,000.00	$32,000																					$32,000	**$32,000**
D5020	Fire Controls Room	7365533	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	$32,000.00	$32,000											$32,000											**$32,000**
D5020	Electrical room	7365460	Switchboard, 277/480 V, Replace	40	20	20	1	EA	$112,000.00	$112,000																					$112,000	**$112,000**
D5020	Electrical room	7365477	Distribution Panel, 277/480 V, Replace	30	20	10	1	EA	$16,960.00	$16,960											$16,960											**$16,960**
D5030	Throughout building	7365519	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	9278	SF	$8.00	$74,224																					$74,224	**$74,224**
D5040	Throughout building	7365499	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	14	6	9278	SF	$14.40	$133,603							$133,603															**$133,603**
D7030	Throughout building	7365489	Security/Surveillance System, Lease Costs for Security/Surveillance System, Lease	1	1	0	1	SF	$12,000.00	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	**$252,000**
D7050	Fire Controls Room	7365504	Fire Alarm Panel, Multiplex, Replace	15	20	0	1	EA	$12,800.00	$12,800	$12,800															$12,800						**$25,600**
D7050	Throughout building	7365471	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	20	0	9278	SF	$9.60	$89,069	$89,069																				$89,069	**$178,138**
E1030	Kitchen	7365517	Foodservice Equipment, Freezer, 3-Door Reach-In, Replace	15	9	6	1	EA	$21,760.00	$21,760							$21,760															**$21,760**
E2010	Throughout building	7365512	Casework, Cabinetry, Hardwood Standard, Replace	20	15	5	120	LF	$960.00	$115,200						$115,200																**$115,200**
G4050	Exterior	7365523	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	0	20	12	EA	$1,920.00	$23,040																					$23,040	**$23,040**

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Replacement Reserves Report

3/8/2024

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, Unescalated											$221,504	$12,000	$12,000	$497,600	$12,000	$350,349	$177,123	$128,888	$12,000	$12,000	$645,318	$12,000	$12,000	$65,280	$12,000	$115,206	$12,000	$12,000	$20,960	$12,000	$1,086,390	$3,440,619
Totals, Escalated (3,0% inflation, compounded annually)											$221,504	$12,360	$12,731	$543,741	$13,506	$406,150	$211,494	$158,516	$15,201	$15,657	$867,254	$16,611	$17,109	$95,866	$18,151	$179,488	$19,256	$19,834	$35,683	$21,042	$1,962,142	$4,863,297

Appendix F:
Equipment Inventory List

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D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7365538	D2010	**Water Heater**	Electric, Residential	20 GAL	McFadden Park and Whitten Community Center / Whitten Community Center	Fire Controls Room	Rheem	XE20P06PU20U0	M471522142	2015	2092546	
2	7364911	D2010	**Backflow Preventer**	Domestic Water	2 IN	McFadden Park and Whitten Community Center / Site	Site	Febco	825 YA	A003339	2004	2092531	

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7365467	D3010	**Storage Tank**	Chemical, Interior	150 GAL	McFadden Park and Whitten Community Center / Pool Equipment Building	Mechanical Room	Chem Tainer	No dataplate	No dataplate	2004	2104482	
2	7365482	D3010	**Storage Tank**	Chemical, Interior	150 GAL	McFadden Park and Whitten Community Center / Pool Equipment Building	Mechanical Room	Chem Tainer	No dataplate	No dataplate	2004	2092538	
3	7365516	D3050	**Packaged Unit** [HP-1]	RTU, Pad or Roof-Mounted	3 TON	McFadden Park and Whitten Community Center / Whitten Community Center	Roof	Carrier	50HJQ004---611--	4203650417	2004	2092547	
4	7365483	D3050	**Packaged Unit** [HP-2]	RTU, Pad or Roof-Mounted	5 TON	McFadden Park and Whitten Community Center / Whitten Community Center	Roof	Carrier	50HJQ006---611--	0804030098	2004	2092548	

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5	7365490	D3050	**Packaged Unit** [HP-3]	RTU, Pad or Roof-Mounted	5 TON	McFadden Park and Whitten Community Center / Whitten Community Center	Roof	Carrier	50HJQ006---611--	0804G30099	2004	2092554
6	7365491	D3050	**Packaged Unit** [HP-4]	RTU, Pad or Roof-Mounted	6 TON	McFadden Park and Whitten Community Center / Whitten Community Center	Roof	Carrier	50HJQ007---621--	0204G30145	2004	2092557
7	7365484	D3050	**Packaged Unit** [HP-5]	RTU, Pad or Roof-Mounted	3 TON	McFadden Park and Whitten Community Center / Whitten Community Center	Roof	Carrier	50HJQ004---611--	4403020159	2004	2092552
8	7365478	D3050	**Packaged Unit** [HP-6]	RTU, Pad or Roof-Mounted	5 TON	McFadden Park and Whitten Community Center / Whitten Community Center	Roof	Carrier	50HJQ006---611--	0703G10163	2004	2092553
9	7365495	D3050	**Packaged Unit** [HP-7]	RTU, Pad or Roof-Mounted	5 TON	McFadden Park and Whitten Community Center / Whitten Community Center	Roof	Carrier	50HJQ006---611--	4603G50228	2004	2092549
10	7365472	D3060	**Exhaust Fan** [EF-1]	Centrifugal, 16" Damper	1250 CFM	McFadden Park and Whitten Community Center / Whitten Community Center	Roof	Cook	100ACE	138S777950-00/0000721	2004	2092556
11	7365469	D3060	**Exhaust Fan** [EF-2]	Centrifugal, 12" Damper, 100 to 1000 CFM	450 CFM	McFadden Park and Whitten Community Center / Whitten Community Center	Roof	Cook	70 ACE	1388774238-00/0004217	2004	2092551
12	7365505	D3060	**Exhaust Fan** [EF-3]	Centrifugal, 12" Damper, 100 to 1000 CFM	1000 CFM	McFadden Park and Whitten Community Center / Whitten Community Center	Roof	Cook	120 ACE	1388777756-00/0010109	2004	2092550

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13	7365534	D3060	**Exhaust Fan** [EF-4]	Centrifugal, 16" Damper	1250 CFM	McFadden Park and Whitten Community Center / Whitten Community Center	Roof	Cook	100 ACE	38S777950-00/0000726	2004	2092555	
14	7365494	D3060	**Exhaust Fan** [EF-5]	Centrifugal, 16" Damper	1250 CFM	McFadden Park and Whitten Community Center / Whitten Community Center	Roof	Cook	100ACE B	138S777950-00/0000722	2004	2092558	

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7364923	D4010	**Backflow Preventer**	Fire Suppression	3 IN	McFadden Park and Whitten Community Center / Site	Site	Kenedy	No dataplate	2510818	2004	2092533	
2	7364906	D4010	**Backflow Preventer**	Fire Suppression	3 IN	McFadden Park and Whitten Community Center / Site	Site	Ames	3000SS	128907	2004	2092532	

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7365533	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	McFadden Park and Whitten Community Center / Whitten Community Center	Fire Controls Room	Eaton Cutler-Hammer	No dataplate	No dataplate	2004	2092559	
2	7365460	D5020	**Switchboard**	277/480 V	400 AMP	McFadden Park and Whitten Community Center / Whitten Community Center	Electrical room	Eaton Cutler-Hammer	Pow-R-LINE C	No dataplate	2004	2092542	
3	7365477	D5020	**Distribution Panel**	277/480 V	400 AMP	McFadden Park and Whitten Community Center / Whitten Community Center	Electrical room	Eaton Cutler-Hammer	PRL-2A	SLA18604	2004	2092543	

D70 Electronic Safety & Security

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Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7365504	D7050	**Fire Alarm Panel**	Multiplex		McFadden Park and Whitten Community Center / Whitten Community Center	Fire Controls Room	Ademco	VISTA-32FB	K3551V1	2004	2092545	

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7365517	E1030	**Foodservice Equipment**	Freezer, 3-Door Reach-In		McFadden Park and Whitten Community Center / Whitten Community Center	Kitchen	Kool-it	KTSR-3	MV10A94G800001	2015	2092539	

F10 OTHER

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7365487	F1050	**Pool Equipment**	Filtration System		McFadden Park and Whitten Community Center / Pool Equipment Building	Mechanical Room	EVOQUA / Siemens	CPM0040FBEN00	8106727	2018	2092536	
2	7365531	F1050	**Pool Equipment**	Filtration System		McFadden Park and Whitten Community Center / Pool Equipment Building	Mechanical Room	Pentair	No dataplate	1914		2104484	
3	7365520	F1050	**Pool Equipment**	Gas Heater	300 MBH	McFadden Park and Whitten Community Center / Pool Equipment Building	Mechanical Room	Pentair	No dataplate	No dataplate		2092537	
4	7365480	F1050	**Pool Equipment** [RETURN A]	Circulation Pump	5 HP	McFadden Park and Whitten Community Center / Pool Equipment Building	Mechanical Room	Marathon	Illegible	No dataplate	2004	2104483	

FACILITY CONDITION ASSESSMENT

DRAFT

prepared for

City of Placentia, Citywide Asset Management Program
401 E Chapman Ave
Placentia, CA 92870
Samantha Byfield

Melrose Storm Water Pump Station
Melrose Avenue at Crowther Avenue
Placentia, CA 92870

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BV PROJECT #:
165429.23R000-007.468

DATE OF REPORT:
March 15, 2024

ON SITE DATE:
February 8, 2024

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Pump Station
Number of Buildings	1
Main Address	Melrose Avenue at Crowther Avenue, Placentia, CA 92870
Site Developed	2005
Outside Occupants / Leased Spaces	None
Date(s) of Visit	February 8, 2024
Management Point of Contact	Samantha Byfield, Public Works Manager 714-993-8212 sbyfield@placentia.org
On-site Point of Contact (POC)	Samantha Byfield
Assessment & Report Prepared By	Ishaq Ameen
Reviewed By	Michael Chaney Program Manager 800.733.0660 x7297980 michael.chaney@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The Melrose Storm Water Pump Station has reached its 20th year since original construction in 2005.This facility serves as a vital component of the city's infrastructure, addressing excess storm water to prevent urban flooding. Designed to manage runoff, safeguard water quality, and regulate water levels, this facility plays a crucial role in the city's storm water program. Equipped with motor controls to operate storm water pumps, it also contributes to the city's efforts to reduce pollutants entering the storm drain system, thereby minimizing potential water quality impacts on nearby creeks, channels, and rivers.

Architectural

The Melrose Storm Water Pump Station building features a structure comprised of concrete bearing walls which support a concrete roof deck, upheld by a concrete foundation slab. The exterior wall finish consists of textured concrete, reflecting a straightforward and durable exterior appearance. The roof system is a modified bituminous material, which is nearing the end of its expected useful life, with ponding and leaks occurring at the roof hatch due to poor roof slope. The roof drains are clogged due to dirt and waste accumulation. The interior walls, flooring, and ceiling are unfinished concrete and are in fair condition.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building's HVAC system consists solely of exhaust fan units, which are in fair condition.

The electrical system for the building is currently assessed to be in fair condition, with most of the electrical equipment requiring typical lifecycle renewals.

Plumbing for the building is limited as there are no plumbing fixtures.

Fire suppression is limited to one fire extinguisher which is currently in fair condition.

Site

The limited site features for this facility include a chain-link fence, concrete stairs, and exterior lighting. The chain-link fence and gate are currently in poor condition; with signs of wear and damage observed. No other replacements or furnishings are anticipated in near future.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

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

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

FCI Analysis | Melrose Storm Water Pump Station(2004)

Replacement Value	*Total SF*	*Cost/SF*
$ 352,800	*360*	*$ 980*

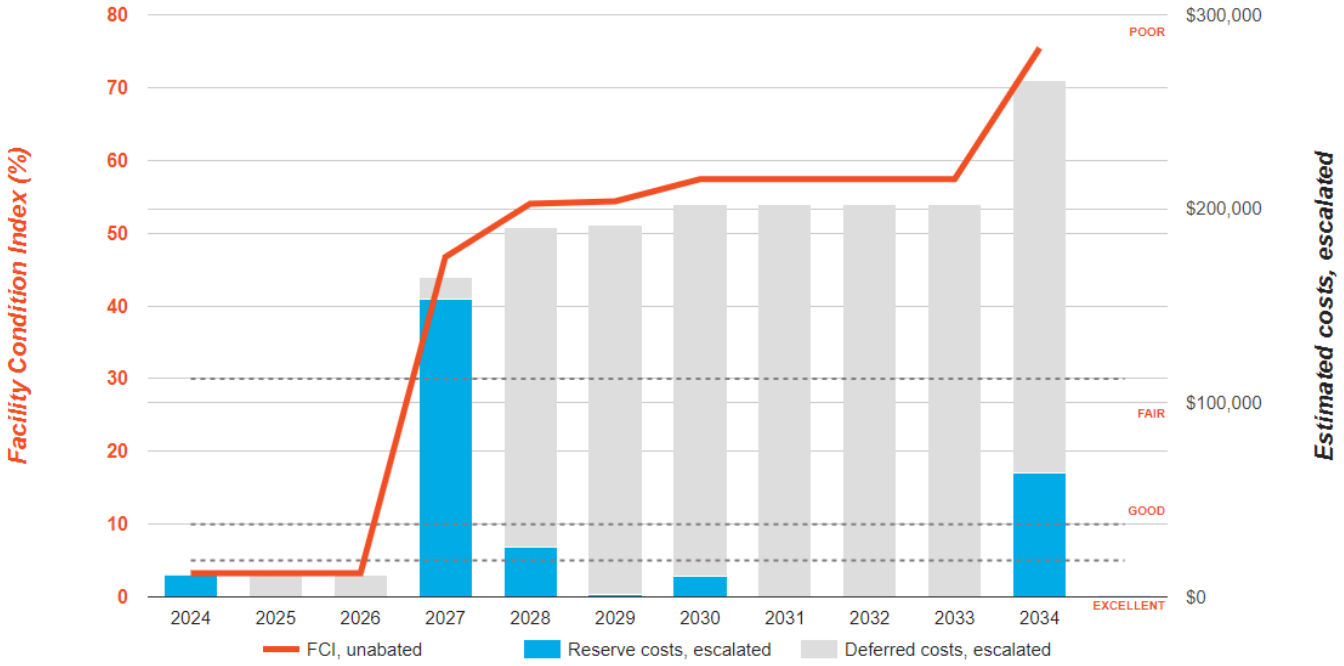
	Est Reserve Cost	FCI
Current	$ 11,600	**3.3 %**
3-Year	$ 164,800	46.7 %
5-Year	$ 191,800	54.4 %
10-Year	$ 266,200	75.4 %

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

FCI Analysis: Melrose Storm Water Pump Station

Replacement Value: $352,800 Inflation Rate: 3.0% Average Needs per Year: $24,200



Immediate Needs

Location	UF	Description	Cond	Plan Type	Cost
Melrose Storm Water Pump Station	G3032	Roof Drains	Poor	Performance/Integrity	$3,200
Melrose Storm Water Pump Station	B3015	Roofing, Modified Bitumen, Replace	Poor	Performance/Integrity	$11,500
Melrose Storm Water Pump Station	G2062	Fences & Gates, Fence, Chain Link 6', Replace	Poor	Safety	$8,100
TOTAL (3 items)					**$22,800**

Key Findings

Fences & Gates in Poor condition.

Fence, Chain Link 6'
Melrose Storm Water Pump Station
Site

Uniformat Code: G2060
Recommendation: **Replace in 2024**

Plan Type: Safety

Cost Estimate: $8,100

The fence and gate on the east side of the building are in poor condition and require replacement. Signs of wear and damage observed. - AssetCALC ID: 7360345

Roofing in Poor condition.

Modified Bitumen
Melrose Storm Water Pump Station
Roof

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

Plan Type: Performance/Integrity

Cost Estimate: $11,500

The roof is nearing the end of its expected useful life, with ponding and leaks occurring at the roof hatch due to poor roof slope. - AssetCALC ID: 7360344

Roof Drains in Poor condition.

Melrose Storm Water Pump Station
Roof

Uniformat Code: G3030
Recommendation: **in 2024**

Plan Type: Performance/Integrity

Cost Estimate: $3,200

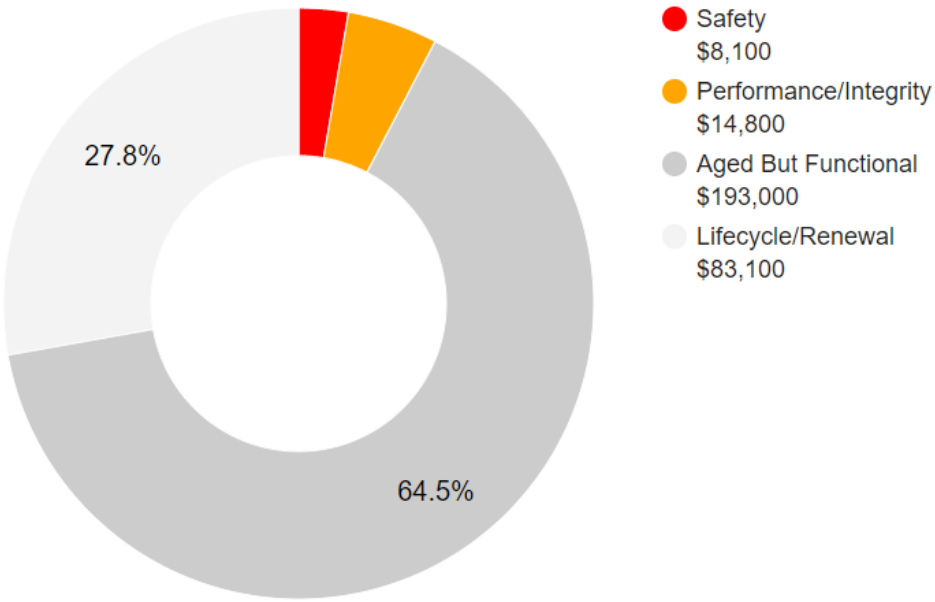
Roof drains were observed to have dirt and waste around it. Cleaning and regular maintenance is necessary to avoid damages due to drain blockage. - AssetCALC ID: 7360343

Plan Types

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

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: $299,000

2. Building Systems & Site Elements

Building Systems Summary		
Address	Melrose Avenue at Crowther Avenue, Placentia, CA 92870	
Constructed/Renovated	2005	
Building Area	360 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Concrete walls supported by beams & columns with cast-in-place concrete floors and concrete foundation slab	Fair
Facade	Wall Finish: Textured Concrete Wall Windows: None	Fair
Roof	Primary: Flat construction with modified bituminous finish	Poor
Interiors	Walls: Unfinished Floors: Unfinished concrete Ceilings: Unfinished/exposed	Fair
Elevators	None	-

Building Systems Summary		
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: None Fixtures: None	Fair
HVAC	Central System: None Non-Central System: None Supplemental components: Roof mounted exhaust fans	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	None	-
Equipment/Special	None	-
Accessibility	Using guidance provided by the 2010 ADA Section 203.5 Machinery Spaces, this building is considered to be non-occupiable, as this facility is used for maintenance and operations.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

Site Information

Site Area	0.06 acres	
Parking Spaces	No parking lot at the site.	
System	*Description*	*Condition*
Site Pavement	Concrete sidewalks, curbs, and stairs	Fair
Site Development	Chain link fencing	Poor
Landscaping & Topography	Limited landscaping features including trees, bushes, and planters Irrigation present Severe site slopes along south and north boundary	Fair
Utilities	Municipal water and sewer Local utility-provided electric	Fair
Site Lighting	Building-mounted: LED	Fair
Ancillary Structures	None	Fair
Site Accessibility	Using guidance provided by the 2010 ADA Section 203.5 Machinery Spaces, this building is considered to be non-occupiable, as this facility is used for maintenance and operations.	
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.

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	$7,600	-	$10,200	$17,700
Roofing	$11,500	-	-	-	$32,300	$43,800
Plumbing	-	-	$18,400	$63,600	$28,600	$110,600
HVAC	-	-	$4,900	$10,700	-	$15,600
Fire Protection	-	-	$1,100	-	$1,500	$2,600
Electrical	-	-	$148,300	-	$113,800	$262,200
Site Utilities	$3,200	-	$2,100	-	-	$5,300
Site Development	$8,100	-	$19,200	-	$30,000	$57,300
TOTALS (3% inflation)	**$22,800**	**-**	**$201,600**	**$74,300**	**$216,400**	**$515,100**

*Totals have been rounded to the nearest $100.

3. ADA Accessibility

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

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

However, this does not:

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

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

4. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

5. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

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

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system or component replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

6. Certification

City of Placentia, Citywide Asset Management Program (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Melrose Storm Water Pump Station, Melrose Avenue at Crowther Avenue, Placentia, CA 92870, the “Property”. It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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Project Assessor

Reviewed by:

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Program Manager
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7. Appendices

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

Appendix A:
Photographic Record

Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - RIGHT ELEVATION

4 - REAR ELEVATION

5 - ROOFING

6 - INTERIOR OVERVIEW

Photographic Overview

7 - EXHAUST FAN

8 - EXHAUST FAN

9 - ELECTRICAL DISTRIBUTION OVERVIEW

10 - DISTRIBUTION PANEL

11 - SITE OVERVIEW

12 - SITE OVERVIEW

Appendix B:
Site and Floor Plan(s)

Site Plan

Project Number	Project Name
165429.23R000-007.468	Melrose Storm Water Pump Station The City of Placentia
Source	**On-Site Date**
Google	February 08, 2024

N

Appendix C:
Pre-Survey Questionnaire(s)

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name:	**Melrose Pump Station**
Name of person completing form:	**Joey Ruiz**
Title / Association with property:	**Public Works Supervisor**
Length of time associated w/ property:	
Date Completed:	
Phone Number:	**(714) 329-4912**
Method of Completion:	**PRIOR: fully completed by client in advance**

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	270 ft.		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	UNK	
		Roof	UNK	
		Interiors	UNK	
		HVAC	UNK	
		Electrical	UNK	
		Site Pavement	UNK	
		Accessibility	UNK	

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

Appendix D:
Component Condition Report

Component Condition Report | Melrose Storm Water Pump Station

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	700 SF	4	7360334
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	1	21	7360342
Roofing						
B3010	Roof	Poor	Roofing, Modified Bitumen	360 SF	0	7360344
B3060	Roof	Fair	Roof Hatch, Metal	2	11	7360350
Plumbing						
D2010	Pump Room	Fair	Piping & Valves, Check Valve, Domestic Water, 14 IN	2	10	7421012
D2010	Site - North of building	Fair	Pump, Circulation/Booster, Domestic Water	1	4	7385702
HVAC						
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM [EF-3ALT]	1	6	7360351
D3060	Pump Room	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-2]	1	3	7360337
D3060	Pump Room	Fair	Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM [EF-1]	1	6	7360333
Fire Protection						
D4030	Pump Room	Fair	Fire Extinguisher, Wet Chemical/CO2	1	5	7360352
Electrical						
D5020	Site - South of building	Fair	Supplemental Components, Circuit Breaker/Disconnect	1	11	7360339
D5020	Pump Room	Fair	Supplemental Components, Circuit Breaker/Disconnect, 400 AMP	1	11	7360338
D5020	Site - South of building	Fair	Switchboard, 277/480 V	1	21	7360340
D5020	Pump Room	Fair	Distribution Panel, 277/480 V [PANEL HA]	1	11	7360341
D5020	Pump Room	Fair	Motor Control Center, w/ Main Breaker	1	11	7360336
D5030	Basement	Fair	Circulation Pump, Circulation Pump	1	3	7360347
D5030	Basement	Fair	Circulation Pump, Circulation Pump	1	3	7360348
D5030	Pump Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 25 HP	1	3	7421007
D5040	Pump Room	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	360 SF	3	7360349
Sitework						
G2060	Site	Poor	Fences & Gates, Fence, Chain Link 6'	120 LF	0	7360345
G2080	Pump Roon	Fair	Pump Station, Sanitary Pump Station Pump Control Panel	1	3	7421077
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	1	3	7360335
Utilities						
G3030	Roof	Poor	Roof Drains	2	0	7360343

Appendix E:
Replacement Reserves

Replacement Reserves Report

Melrose Storm Water Pump Station

3/15/2024

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
Melrose Storm Water Pump Station	$22,784	$0	$0	$174,557	$25,932	$1,113	$10,699	$0	$0	$0	$63,648	$125,356	$0	$0	$10,165	$1,496	$0	$0	$29,963	$28,617	$20,806	**$515,135**
Grand Total	**$22,784**	**$0**	**$0**	**$174,557**	**$25,932**	**$1,113**	**$10,699**	**$0**	**$0**	**$0**	**$63,648**	**$125,356**	**$0**	**$0**	**$10,165**	**$1,496**	**$0**	**$0**	**$29,963**	**$28,617**	**$20,806**	**$515,135**

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	7360334	Exterior Walls, any painted surface, Prep & Paint	10	6	4	700	SF	$9.60	$6,720					$6,720										$6,720							**$13,440**
B3010	7360344	Roofing, Modified Bitumen, Replace	20	20	0	360	SF	$32.00	$11,520	$11,520																				$11,520	**$23,040**
B3060	7360350	Roof Hatch, Metal, Replace	30	19	11	2	EA	$4,160.00	$8,320												$8,320										**$8,320**
D2010	7385702	Pump, Circulation/Booster, Domestic Water, Replace	15	11	4	1	EA	$16,320.00	$16,320					$16,320															$16,320		**$32,640**
D2010	7421012	Piping & Valves, Check Valve, Domestic Water, 14 IN, Replace	30	20	10	2	EA	$23,680.00	$47,360											$47,360											**$47,360**
D3060	7360337	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	17	3	1	EA	$4,480.00	$4,480				$4,480																		**$4,480**
D3060	7360351	Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM, Replace	25	19	6	1	EA	$4,480.00	$4,480							$4,480															**$4,480**
D3060	7360333	Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM, Replace	25	19	6	1	EA	$4,480.00	$4,480							$4,480															**$4,480**
D4030	7360352	Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	1	EA	$960.00	$960						$960										$960						**$1,920**
D5020	7360339	Supplemental Components, Circuit Breaker/Disconnect, Replace	30	19	11	1	EA	$5,440.00	$5,440												$5,440										**$5,440**
D5020	7360341	Distribution Panel, 277/480 V, Replace	30	19	11	1	EA	$9,600.00	$9,600												$9,600										**$9,600**
D5020	7360336	Motor Control Center, w/ Main Breaker, Replace	30	19	11	1	EA	$48,000.00	$48,000												$48,000										**$48,000**
D5020	7360338	Supplemental Components, Circuit Breaker/Disconnect, 400 AMP, Replace	30	19	11	1	EA	$19,200.00	$19,200												$19,200										**$19,200**
D5030	7421007	Variable Frequency Drive, VFD, by HP of Motor, 25 HP, Replace	20	17	3	1	EA	$39,680.00	$39,680				$39,680																		**$39,680**
D5030	7360348	Circulation Pump, Circulation Pump, Replace	18	15	3	1	EA	$45,440.00	$45,440				$45,440																		**$45,440**
D5030	7360347	Circulation Pump, Circulation Pump, Replace	18	15	3	1	EA	$45,440.00	$45,440				$45,440																		**$45,440**
D5040	7360349	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	17	3	360	SF	$14.40	$5,184				$5,184																		**$5,184**
G2060	7360345	Fences & Gates, Fence, Chain Link 6', Replace	40	40	0	120	LF	$67.20	$8,064	$8,064																					**$8,064**
G2080	7421077	Pump Station, Sanitary Pump Station Pump Control Panel, Replace	15	12	3	1	EA	$17,600.00	$17,600				$17,600																$17,600		**$35,200**
G3030	7360343	Roof Drains	0	0	0	2	EA	$1,600.00	$3,200	$3,200																					**$3,200**
G4050	7360335	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	17	3	1	EA	$1,920.00	$1,920				$1,920																		**$1,920**
Totals, Unescalated										**$22,784**	**$0**	**$0**	**$159,744**	**$23,040**	**$960**	**$8,960**	**$0**	**$0**	**$0**	**$47,360**	**$90,560**	**$0**	**$0**	**$6,720**	**$960**	**$0**	**$0**	**$17,600**	**$16,320**	**$11,520**	**$406,528**
Totals, Escalated (3.0% inflation, compounded annually)										**$22,784**	**$0**	**$0**	**$174,557**	**$25,932**	**$1,113**	**$10,699**	**$0**	**$0**	**$0**	**$63,648**	**$125,356**	**$0**	**$0**	**$10,165**	**$1,496**	**$0**	**$0**	**$29,963**	**$28,617**	**$20,806**	**$515,135**

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	7385702	D2010	**Pump**	Circulation/Booster, Domestic Water	2 HP	Melrose Storm Water Pump Station	Site - North of building	Barrett Irriboost System	BEPGA 5-2-2-2	25083	2005	2041567	1

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7360333	D3060	**Exhaust Fan** [EF-1]	Centrifugal, 12" Damper, 100 to 1000 CFM	800 CFM	Melrose Storm Water Pump Station	Pump Room	Greenheck	SQ-90-D-X-	03K02868	2005	2041585	1
2	7360337	D3060	**Exhaust Fan** [EF-2]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Melrose Storm Water Pump Station	Pump Room	Greenheck	BSQ-90-D-X-	03K02867	2005	2041526	1
3	7360351	D3060	**Exhaust Fan** [EF-3ALT]	Centrifugal, 12" Damper, 100 to 1000 CFM	800 CFM	Melrose Storm Water Pump Station	Roof	Greenheck	GB-081-6-X	03K03418	2005	2041569	1

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7360352	D4030	**Fire Extinguisher**	Wet Chemical/CO2		Melrose Storm Water Pump Station	Pump Room						1

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7360340	D5020	**Switchboard**	277/480 V	400 AMP	Melrose Storm Water Pump Station	Site - South of building	GE	48184318-T	17879877D-1	2005	2041543	1
2	7360341	D5020	**Distribution Panel** [PANEL HA]	277/480 V	200 AMP	Melrose Storm Water Pump Station	Pump Room	General Electric	AEF3161DBX	No dataplate	2005	2041583	1
3	7360336	D5020	**Motor Control Center**	w/ Main Breaker	600 AMP	Melrose Storm Water Pump Station	Pump Room	Allen Bradley	BUL 2100	SN K CDHJ12/1	2005	2041545	1
4	7360347	D5030	**Circulation Pump**	Circulation Pump	50 HP	Melrose Storm Water Pump Station	Basement	Floway Pumps	VTP	51267-1-2	2005	2041544	1
5	7360348	D5030	**Circulation Pump**	Circulation Pump	50 HP	Melrose Storm Water Pump Station	Basement	Floway Pumps	VTP	51267-1-1	2004	2041584	1
6	7421007	D5030	**Variable Frequency Drive**	VFD, by HP of Motor, 25 HP		Melrose Storm Water Pump Station	Pump Room	No dataplate	No dataplate	No dataplate	2004		1

FACILITY CONDITION ASSESSMENT

prepared for

City of Placentia
401 East Chapman Avenue
Placentia, CA 92870
Luis Estevez

DRAFT

Old City Hall
120 South Bradford Avenue
Placentia, CA 92870

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BV PROJECT #:
165429.23R000-004.468

DATE OF REPORT:
March 15, 2024

ON SITE DATE:
January 29, 2024

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Administrative Offices
Number of Buildings	1
Main Address	120 South Bradford Avenue, Placentia, CA 92870
Site Developed	Constructed: 1940 Renovated: 2022
Outside Occupants / Leased Spaces	None
Date(s) of Visit	January 29, 2024
Management Point of Contact	Samantha Byfield City of Placentia Public Works Manager E-mail: sbyfield@placentia.org Phone: 714-993-8212
On-site Point of Contact (POC)	Joey Ruiz
Assessment & Report Prepared By	Nezar M. Tibi
Reviewed By	Michael Chaney, Program Manager 800.733.0660 ext. 7297980 michael.chaney@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The Old City Hall building dates back to 1940 when the original City Hall and police station operated at this location. Its design reflects the Spanish Colonial Revival style prevalent during that period. Despite undergoing significant renovation in 2022, the city has preserved its historical status by maintaining its original appearance.

Architectural

Architecturally, despite undergoing recent renovation in 2022, the building has been preserved to maintain its colonial look, featuring its original white stucco exterior and windows. Its roof has been completely renovated, along with its interior, including walls, floors, and ceilings in its bathrooms, offices, and other finished spaces.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC system consists of two roof-mounted package units. While plumbing was updated during the last renovation in 2022, the water heater remains from 2014. The electrical components have also been addressed in the renovation, with new electrical panels installed, and all interior lighting upgraded to LED. Additionally, the fire alarm system and panels have been updated.

Site

The Old City Hall site is minimal, featuring a small parking area at the back with an automatic gate linked fence. Two new electric car chargers have been installed in this area. Additionally, during its recent renovation, the courtyard was restored with new ceramic and quarry tile flooring. The landscape has also been newly implemented and is in good condition with its corresponding irrigation and lighting. The parking lot’s pavement markings need renewal soon.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

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

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

FCI Analysis | Old City Hall(1940)

Replacement Value	*Total SF*	*Cost/SF*
$ 2,550,000	*3,000*	*$ 850*

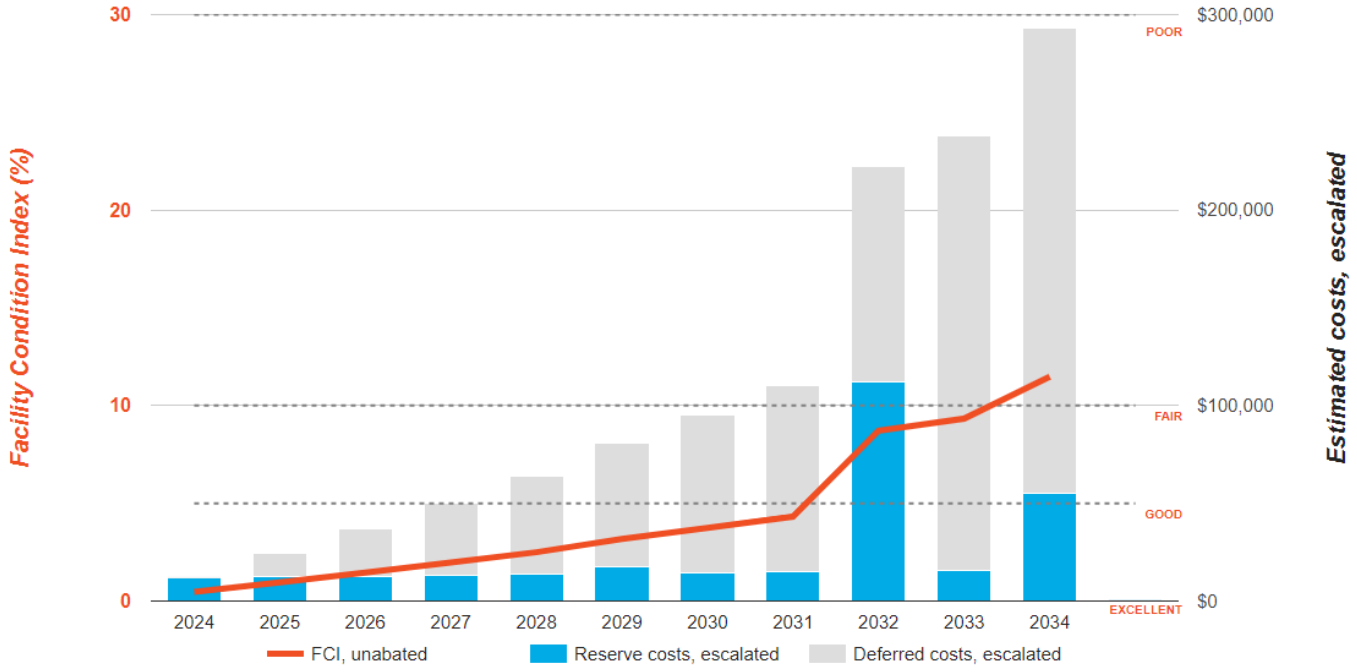
	Est Reserve Cost	FCI
Current	$ 12,000	**0.5 %**
3-Year	$ 50,300	2.0 %
5-Year	$ 81,000	3.2 %
10-Year	$ 292,900	11.5 %

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

FCI Analysis: Old City Hall

Replacement Value: $2,550,000 Inflation Rate: 3.0% Average Needs per Year: $26,700



Immediate Needs

Location	UF	Description	Cond	Plan Type	Cost
Old City Hall	D7031	Security/Surveillance System, Lease Costs for Security/Surveillance System, Lease	NA	Safety	$12,000
Old City Hall	G2011	Roadways, Pavement, Asphalt, Mill & Overlay	Poor	Performance/Integrity	$121,000
TOTAL (2 items)					**$133,000**

Key Findings

Security/Surveillance System

Lease Costs for Security/Surveillance System
Old City Hall
Throughout building

Uniformat Code: D7030
Recommendation: **Lease in 2024**

Plan Type: Safety

Cost Estimate: $12,000

Operational lease costs (annual) - AssetCALC ID: 7331970

Roadways in Poor condition.

Pavement, Asphalt
Old City Hall
Site

Uniformat Code: G2010
Recommendation: **Mill & Overlay in 2024**

Plan Type: Performance/Integrity

Cost Estimate: $121,000

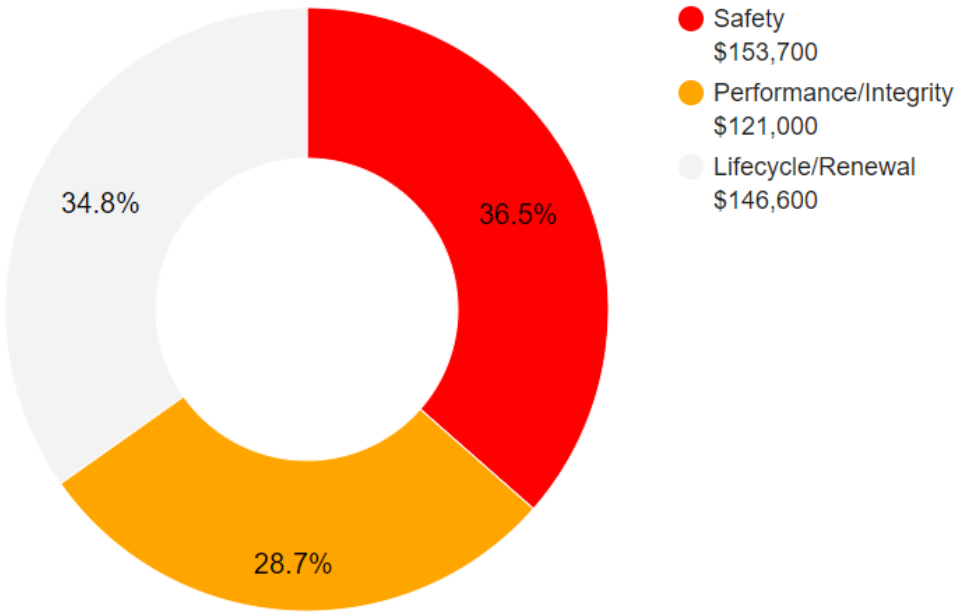
The parking lot asphalt surface shows signs of deterioration, mill and overlay is required. A seal coat and pavement markings should be part of the project. - AssetCALC ID: 7331984

Plan Types

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

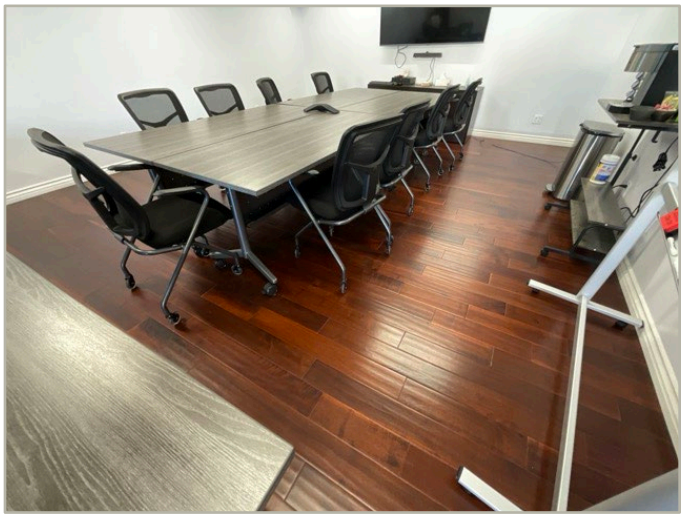
Plan Type Descriptions	
Safety	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	Component or system has failed, is almost failing, performs unreliably, does not perform as intended,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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: $421,300

2. Building Systems and Site Elements



Building Systems Summary		
Address	120 South Bradford Avenue, Placentia, CA 92870	
Constructed/Renovated	1940/2022	
Building Area	3,000 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with wood roof deck supported by wood joists also interior walls are wood frame structure over concrete slab foundation	Good
Facade	Primary Wall Finish : Stucco Windows: Wood and Vinyl	Good
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Gable construction with clay tiles	Good
Interiors	Walls: Painted gypsum board and ceramic tile Floors: Faux wood plank LVT[VSJ1] and ceramic tile Ceilings: Painted gypsum board and ACT	Good
Elevators	None	-

Building Systems Summary		
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, and sinks in all restrooms	Good
HVAC	Non-Central System: Packaged units	Good
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Good
Equipment/Special	None	-
Accessibility	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

Site Information		
Site Area	0.2 acres	
Parking Spaces	5 total spaces all in open lots; 0 of which are accessible.	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with adjacent concrete sidewalks, curbs and ramps	Poor
Site Development	Building-mounted signage; wrought iron fencing	Good
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation present	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Building-mounted: LED Landscape accent lighting	Good
Ancillary Structures	None	
Site Accessibility	Potential moderate issues have been identified at this site and a detailed accessibility study is recommended.	
Site Additional Studies	Beyond the accessibility study recommended above, no additional studies are currently recommended for the site.	
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.	

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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	$51,100	$255,000	$306,100
Roofing	-	-	-	-	$145,100	$145,100
Interiors	-	-	-	$46,000	$153,500	$199,500
Plumbing	-	-	$3,300	-	$21,200	$24,500
HVAC	-	-	-	$38,700	$56,500	$95,200
Electrical	-	-	-	-	$73,500	$73,500
Fire Alarm & Electronic Systems	$12,000	$25,100	$40,500	$76,100	$382,300	$536,000
Equipment & Furnishings	-	-	-	-	$91,000	$91,000
Site Utilities	-	-	-	-	$86,600	$86,600
Site Development	-	-	$7,400	-	$108,100	$115,500
Site Pavement	$121,000	-	-	-	-	$121,000
TOTALS (3% inflation)	**$133,000**	**$25,100**	**$51,300**	**$211,900**	**$1,372,700**	**$1,794,000**

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.

4. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

5. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

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

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system or component replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

6. Certification

City of Placentia, Citywide Asset Management Program (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Old City Hall, 120 South Bradford Avenue, Placentia, CA 92870, the “Property”. It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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Reviewed by:

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Program Manager
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7. Appendices

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

Appendix A:
Photographic Record

Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - RIGHT ELEVATION

4 - REAR ELEVATION

5 - PRIMARY ROOF OVERVIEW

6 - SECONDARY ROOF OVERVIEW

Photographic Overview

7 - SITE LANDSCAPE

8 - SITE PARKING LOT

9 - CONFERENCE ROOM CHAMBERS

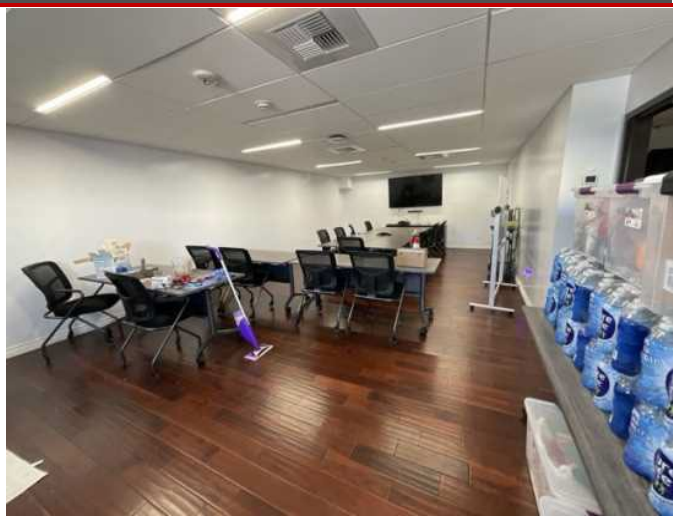
10 - OFFICES

11 - BREAK ROOM

12 - RESTROOM

Photographic Overview

13 - RECEPTION AREA



14 - CONFERENCE ROOM

15 - ROOFTOP MECHANICAL EQUIPMENT

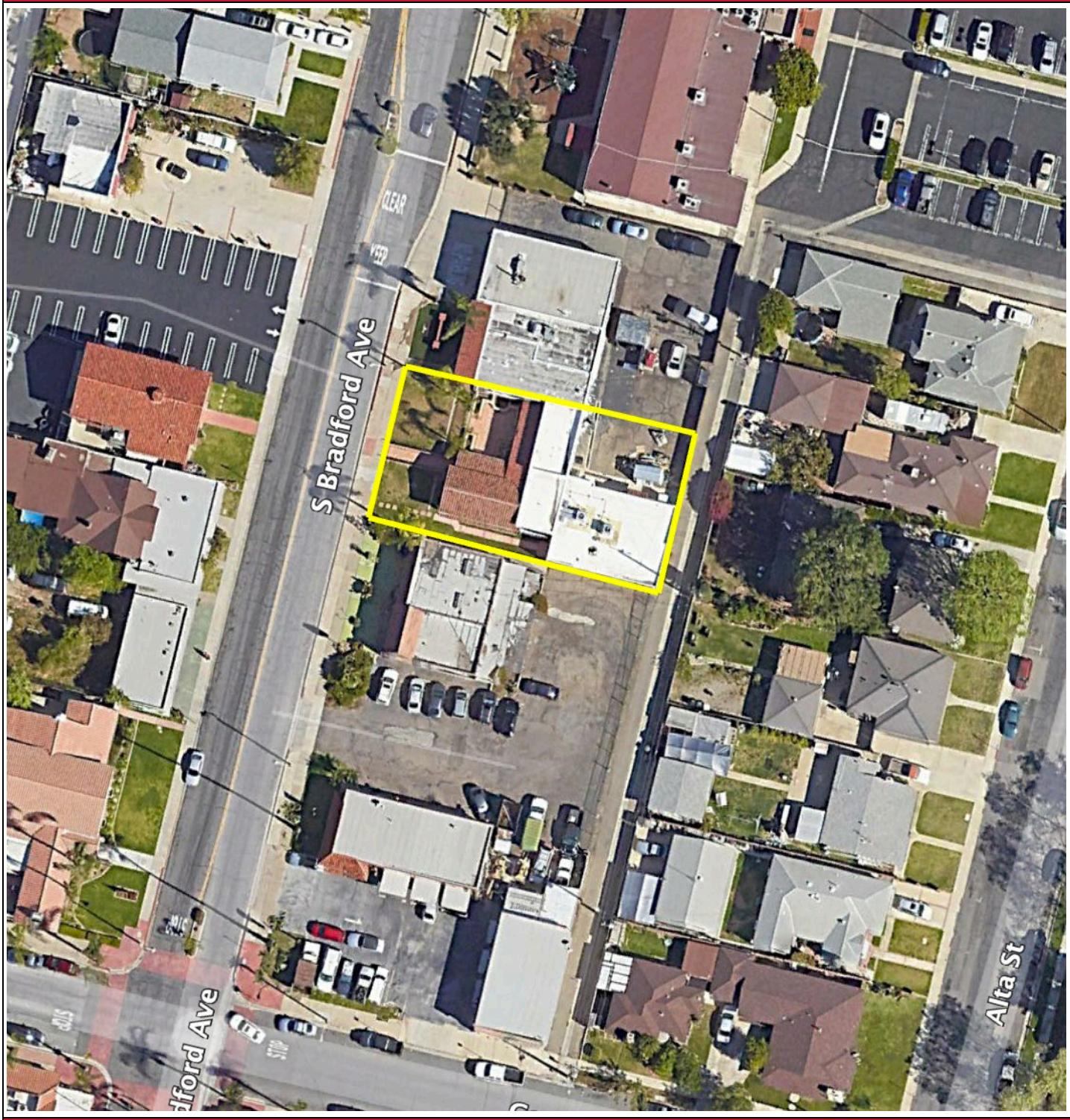
16 - WATER HEATER

17 - FIRE ALARM PANEL

18 - COURTYARD

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
165429.23R000-004.468	Old City Hall
Source	**On-Site Date**
Google Earth Pro	January 29, 2024

N

Appendix C:
Pre-Survey Questionnaire

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name:	**Old City Hall**
Name of person completing form:	**Joey Ruiz**
Title / Association with property:	**Public Works Supervisor**
Length of time associated w/ property:	
Date Completed:	
Phone Number:	**(714) 329-4912**
Method of Completion:	**PRIOR: fully completed by client in advance**

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	3,948 ft.		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	UNK	
		Roof		New roof was installed in 2023
		Interiors	UNK	
		HVAC		New unit installed in 2023
		Electrical	UNK	
		Site Pavement	UNK	
		Accessibility	UNK	

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?		NO			
8	Are there any wall, window, basement or roof leaks?		NO			
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?		NO			
10	Are your elevators unreliable, with frequent service calls?				NA	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		NO			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		NO			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		NO			
14	Is the electrical service outdated, undersized, or otherwise problematic?	YES				Potentially upgraded electrical panel.
15	Are there any problems or inadequacies with exterior lighting?		NO			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		NO			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		NO			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.			UNK		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			UNK		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		NO			

Appendix D:
Component Condition Report

Component Condition Report | Old City Hall

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	2,800 SF	8	7331943
B2020	Building Exterior	Fair	Glazing, any type by SF	700 SF	14	7331967
B2050	Building Exterior	Good	Exterior Door, Fiberglass	2	23	7331958
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	3	38	7331974
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, EPDM	2,350 SF	19	7331947
B3010	Roof	Good	Roofing, Clay/Concrete Tile	1,100 SF	49	7331959
Interiors						
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core Decorative High-End	19	38	7331962
C1070	Throughout building	Good	Suspended Ceilings, Acoustical Tile (ACT)	2,300 SF	23	7331956
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	6,500 SF	8	7331963
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	700 SF	38	7331953
C2030	Site	Good	Flooring, Quarry Tile	94 SF	48	7331980
C2030	Throughout building	Good	Flooring, Luxury Vinyl Tile (LVT)	2,600 SF	13	7331966
C2030	Restrooms	Good	Flooring, Ceramic Tile	300 SF	38	7331944
C2050	Throughout building	Good	Ceiling Finishes, any flat surface, Prep & Paint	800 SF	8	7331960
Plumbing						
D2010	Mechanical room	Fair	Water Heater, Electric, Residential	1	5	7331950
D2010	Restrooms	Good	Shower, Ceramic Tile	1	28	7331964
D2010	Restrooms	Good	Toilet, Residential Water Closet	3	28	7331968
D2010	Interior locations	Good	Sink/Lavatory, Vanity Top, Stainless Steel	2	28	7331948
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	15	7331988
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	3	28	7331949
D2010	Throughout building	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	3,000 SF	38	7331952
HVAC						
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	3,000 SF	26	7331957
D3050	Roof	Good	Packaged Unit, RTU, Roof Mounted	1	16	7331946
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted	1	10	7331945
Electrical						
D5020	Building exterior	Good	Distribution Panel, 120/240 V	1	28	7331951
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,000 SF	38	7331969

Component Condition Report | Old City Hall

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,000 SF	18	7331973
Fire Alarm & Electronic Systems						
D7010	Site	Good	Vehicular Access Devices, Gate Operator	1	13	7331982
D7030	Throughout building	NA	Security/Surveillance System, Lease Costs for Security/Surveillance System, Lease	1 SF	0	7331970
D7050	Utility closet	Good	Fire Alarm Panel, Fully Addressable	1	13	7331955
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	3,000 SF	18	7331965
D7050	Entrance	Good	Fire Alarm Panel, Multiplex	1	13	7331954
Equipment & Furnishings						
E1010	Site	Good	Charging Station, Electric Vehicle, Single Connection	1	14	7331989
E1010	Site	Good	Charging Station, Electric Vehicle, Single Connection	1	14	7331975
E2010	Throughout building	Good	Casework, Cabinetry, Hardwood Standard	32 LF	18	7331972
Pedestrian Plazas & Walkways						
G2010	Site	Poor	Roadways, Pavement, Asphalt, Mill & Overlay	2,700 SF	0	7331984
G2030	Site	Good	Sidewalk, Concrete, Small Areas/Sections	200 SF	48	7331983
Sitework						
G2060	Courtyard	Fair	Decorative Fountains, Aerator or Nozzle	1	5	7345292
G2060	Site	Good	Fences & Gates, Fence, Wrought Iron 4'	60 LF	48	7331978
G2060	Site	Good	Decorative Fountains, Circulation Pump, 3 HP	1	13	7331961
G2060	Site	Good	Fences & Gates, Fence, Wrought Iron 6'	35 LF	48	7331987
G2060	Site	Good	Fences & Gates, Fence, Chain Link 6'	48 LF	34	7331979
G2060	Site	Good	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	18	7331986
G2080	Site	Good	Irrigation System, Drip System, Replace/Install	2,100 SF	18	7331977
G2080	Site	Good	Irrigation System, Control Panel	1	13	7331981
G4050	Site	Good	Site Walkway Fixture w/ Lamp, Bollard Style, Replace/Install	15	18	7331976
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	9	18	7331971

Appendix E:
Replacement Reserves

Replacement Reserves Report

Old City Hall

3/15/2024

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
Old City Hall	$132,960	$12,360	$12,731	$13,113	$13,506	$24,669	$14,329	$14,758	$112,287	$15,657	$54,832	$16,611	$17,109	$299,581	$243,224	$44,620	$75,742	$19,834	$463,062	$166,092	$26,875	**$1,793,952**
Grand Total	**$132,960**	**$12,360**	**$12,731**	**$13,113**	**$13,506**	**$24,669**	**$14,329**	**$14,758**	**$112,287**	**$15,657**	**$54,832**	**$16,611**	**$17,109**	**$299,581**	**$243,224**	**$44,620**	**$75,742**	**$19,834**	**$463,062**	**$166,092**	**$26,875**	**$1,793,952**

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	7331943	Exterior Walls, Stucco, Prep & Fog Coat or Paint, Prep & Fog Coat or Paint	10	2	8	2800	SF	$14.40	$40,320									$40,320										$40,320			**$80,640**
B2020	7331967	Glazing, any type by SF, Replace	30	16	14	700	SF	$176.00	$123,200															$123,200							**$123,200**
B3010	7331947	Roofing, Single-Ply Membrane, EPDM, Replace	20	1	19	2350	SF	$35.20	$82,720																				$82,720		**$82,720**
C2010	7331963	Wall Finishes, any surface, Prep & Paint	10	2	8	6500	SF	$4.80	$31,200									$31,200										$31,200			**$62,400**
C2030	7331966	Flooring, Luxury Vinyl Tile (LVT), Replace	15	2	13	2600	SF	$24.00	$62,400														$62,400								**$62,400**
C2050	7331960	Ceiling Finishes, any flat surface, Prep & Paint	10	2	8	800	SF	$6.40	$5,120									$5,120										$5,120			**$10,240**
D2010	7331950	Water Heater, Electric, Residential, Replace	15	10	5	1	EA	$2,880.00	$2,880						$2,880															$2,880	**$5,760**
D2010	7331988	Backflow Preventer, Domestic Water, Replace	30	15	15	1	EA	$10,240.00	$10,240																$10,240						**$10,240**
D3050	7331945	Packaged Unit, RTU, Roof-Mounted, Replace	20	10	10	1	EA	$28,800.00	$28,800											$28,800											**$28,800**
D3050	7331946	Packaged Unit, RTU, Roof Mounted, Replace	20	4	16	1	EA	$35,200.00	$35,200																	$35,200					**$35,200**
D5040	7331973	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	2	18	3000	SF	$14.40	$43,200																			$43,200			**$43,200**
D7010	7331982	Vehicular Access Devices, Gate Operator, Replace	15	2	13	1	EA	$36,480.00	$36,480														$36,480								**$36,480**
D7030	7331970	Security/Surveillance System, Lease Costs for Security/Surveillance System, Lease	1	1	0	1	SF	$12,000.00	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	**$252,000**
D7050	7331955	Fire Alarm Panel, Fully Addressable, Replace	15	2	13	1	EA	$48,000.00	$48,000														$48,000								**$48,000**
D7050	7331954	Fire Alarm Panel, Multiplex, Replace	15	2	13	1	EA	$12,800.00	$12,800														$12,800								**$12,800**
D7050	7331965	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	2	18	3000	SF	$9.60	$28,800																			$28,800			**$28,800**
E1010	7331989	Charging Station, Electric Vehicle, Single Connection, Replace	15	1	14	1	EA	$12,800.00	$12,800															$12,800							**$12,800**
E1010	7331975	Charging Station, Electric Vehicle, Single Connection, Replace	15	1	14	1	EA	$12,800.00	$12,800															$12,800							**$12,800**
E2010	7331972	Casework, Cabinetry, Hardwood Standard, Replace	20	2	18	32	LF	$960.00	$30,720																			$30,720			**$30,720**
G2010	7331984	Roadways, Pavement, Asphalt, Mill & Overlay	25	25	0	2700	SF	$44.80	$120,960	$120,960																					**$120,960**
G2060	7345292	Decorative Fountains, Aerator or Nozzle, Replace	10	5	5	1	EA	$6,400.00	$6,400						$6,400										$6,400						**$12,800**
G2060	7331961	Decorative Fountains, Circulation Pump, 3 HP, Replace	15	2	13	1	EA	$16,320.00	$16,320														$16,320								**$16,320**
G2060	7331986	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	2	18	20	EA	$480.00	$9,600																			$9,600			**$9,600**
G2080	7331981	Irrigation System, Control Panel, Replace	15	2	13	1	EA	$16,000.00	$16,000														$16,000								**$16,000**
G2080	7331977	Irrigation System, Drip System, Replace/Install	20	2	18	2100	SF	$9.60	$20,160																			$20,160			**$20,160**
G4050	7331976	Site Walkway Fixture w/ Lamp, Bollard Style, Replace/Install	20	2	18	15	EA	$2,240.00	$33,600																			$33,600			**$33,600**
G4050	7331971	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	2	18	9	EA	$1,920.00	$17,280																			$17,280			**$17,280**
Totals, Unescalated										**$132,960**	**$12,000**	**$12,000**	**$12,000**	**$12,000**	**$21,280**	**$12,000**	**$12,000**	**$88,640**	**$12,000**	**$40,800**	**$12,000**	**$12,000**	**$204,000**	**$160,800**	**$28,640**	**$47,200**	**$12,000**	**$272,000**	**$94,720**	**$14,880**	**$1,225,920**
Totals, Escalated (3.0% inflation, compounded annually)										**$132,960**	**$12,360**	**$12,731**	**$13,113**	**$13,506**	**$24,669**	**$14,329**	**$14,758**	**$112,287**	**$15,657**	**$54,832**	**$16,611**	**$17,109**	**$299,581**	**$243,224**	**$44,620**	**$75,742**	**$19,834**	**$463,062**	**$166,092**	**$26,875**	**$1,793,952**

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	7331950	D2010	**Water Heater**	Electric, Residential	38 GAL	Old City Hall	Mechanical room	Rheem	XG38T06EN38U0	RHUNM361412498	2014	2092588	1
2	7331988	D2010	**Backflow Preventer**	Domestic Water	2 IN	Old City Hall	Site	Febco	825Y	H08638		2092582	1

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7331946	D3050	**Packaged Unit**	RTU, Roof Mounted	5 TON	Old City Hall	Roof	Carrier	48VLUE6009030TP	4120F48257	2020	2092591	1
2	7331945	D3050	**Packaged Unit**	RTU, Roof-Mounted	4 TON	Old City Hall	Roof	Carrier	48ESNA4809030--	2214C34563	2014	2092590	1

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7331951	D5020	**Distribution Panel**	120/240 V	225 AMP	Old City Hall	Building exterior	General Electric	AQU1302RCX	3175408542	2022	2092589	1

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7331982	D7010	**Vehicular Access Devices**	Gate Operator		Old City Hall	Site	LiftMaster	F48AJ87F21	17922J2	2022	2092583	1
2	7331955	D7050	**Fire Alarm Panel**	Fully Addressable		Old City Hall	Utility closet	Potter	IPA-100	No dataplate	2022	2092587	1
3	7331954	D7050	**Fire Alarm Panel**	Multiplex		Old City Hall	Entrance	Potter	RA - 6500	NA	2022	2092586	1

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7331989	E1010	**Charging Station**	Electric Vehicle, Single Connection		Old City Hall	Site	Chargepoint	No dataplate	No dataplate	2023	2092585	1
2	7331975	E1010	**Charging Station**	Electric Vehicle, Single Connection		Old City Hall	Site	Chargepoint	No dataplate	No dataplate	2023	2092584	1

G20 OTHER

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7331961	G2060	**Decorative Fountains**	Circulation Pump, 3 HP		Old City Hall	Site				2022		1

FACILITY CONDITION ASSESSMENT

prepared for

City of Placentia FCA
401 E Chapman Ave
Placentia, CA 92870

DRAFT

Parque de Los Ninos and Gomez Community Center
1701 Atwood Avenue
Placentia, CA 92870

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BV PROJECT #:
165429.23R000-016.468

DATE OF REPORT:
${report.dateOfReport}

ON SITE DATE:
February 16, 2024

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	
Main Address	1701 Atwood Avenue Placentia, CA 92870
Site Developed	1975 Renovated: 2012
Site Area	3.61 acres
Parking Spaces	21 total spaces all in open lots; 1 of which is accessible.
Building Area	3,885 SF
Number of Stories	1
Outside Occupants / Leased Spaces	None
Date(s) of Visit	February 16, 2024
Management Point of Contact	Samantha Byfield City of Placentia Public Works Manager (714) 666-0267 sbyfield@placentia.org
On-site Point of Contact (POC)	Jonathan Munoz
Assessment and Report Prepared By	Ishaq Ameen
Reviewed By	Technical Report Reviewer for: Matt Anderson 800.733.0660 7297613 matt.anderson@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The Gomez Community Center and Park, originally constructed in 1975, underwent significant renovation in 2012 by The City of Placentia. Serving as a focal point for community engagement and recreation, the center provides various activities and learning opportunities for children, including interactive games and educational programs. Additionally, the center hosts special summer programs tailored for school students. The park boasts a diverse range of amenities, including play structures, sports fields (such as baseball, basketball, and handball courts), a fitness zone, and a swimming pool. As a vital facility for the city, the Gomez Community Center and Park not only serves practical purposes but also enhances the overall aesthetic appeal of the area.

Architectural

The community center building has a skillion-type structure with asphalt shingle roofing and a facade featuring a rough-textured stucco wall finish and aluminum windows. While the overall roof and exterior of the building are in good condition, certain areas of the fascia are damaged and showing signs of wear, necessitating replacement, which is included in the immediate budget cost. Additionally, water seepage through the windows during rainy weather has been reported, prompting the recommendation for repairs within the coming year. The restroom's unique style metal doors exhibit signs of aging and rusting, indicating a need for replacement in the near future. The ceiling, flooring, and wall finishes are generally in good condition, requiring typical lifecycle replacements as needed. However, the painted concrete flooring in the restrooms is in poor condition, with the coating peeling off in multiple areas, warranting floor finish replacement. In summary, the architectural assets of the facility are in fair condition overall, with some specific areas requiring repair and replacement.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building's HVAC system consists of packaged units and split system units for heating and cooling, which are currently in fair condition but approaching the end of their useful lifespan, necessitating replacements in the coming years. The ductwork, assumed to have been installed during the 2012 renovations, is also in fair condition and will require typical lifecycle replacement. The electrical switchboard for the building is aged but functional, and it is recommended to be replaced in the near future. Overall, the lighting and electrical system are in fair condition. The plumbing fixtures for this facility are in fair condition and will require typical lifecycle replacement. The plumbing supply and sanitary lines are in fair condition with no systemic issues reported or observed. The facility's fire protection and security measures are limited to fire extinguishers, smoke detectors, exit signs, and security system, all of which are currently in fair condition.

Site

The facility parking consists of an asphalt lot, which is in fair condition, requiring typical lifecycle mill & overlay and seal & stripe replacements. The concrete sidewalks, walkways, and curbs are in good shape. Playgrounds, sports fields, courts, and other park amenities are also in fair condition and require typical lifecycle replacements. However, the baseball backstop chain-link and dugout benches are showing signs of aging and rusting, necessitating replacement in the near term. Similarly, outdoor swimming pool accessories, equipment, and finishes are in fair condition, with typical lifecycle replacements recommended. However, pool lighting has been reported as inadequate and replacement is recommended under immediate needs. The site furnishings along with park benches, tables, and landscaping have been well-maintained. No other expenditures are anticipated in 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 each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

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

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

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Gomez Community Center (1975)	$650	3,885	$2,525,250	0.1%	6.6%	7.9%	14.6%
Pool Building (1975)	$450	555	$249,750	0.0%	7.3%	33.0%	56.5%

Immediate Needs

Facility/Building	Total Items	Total Cost
Parque de Los Ninos and Gomez Community Center	1	$1,600
Total	**1**	**$1,600**

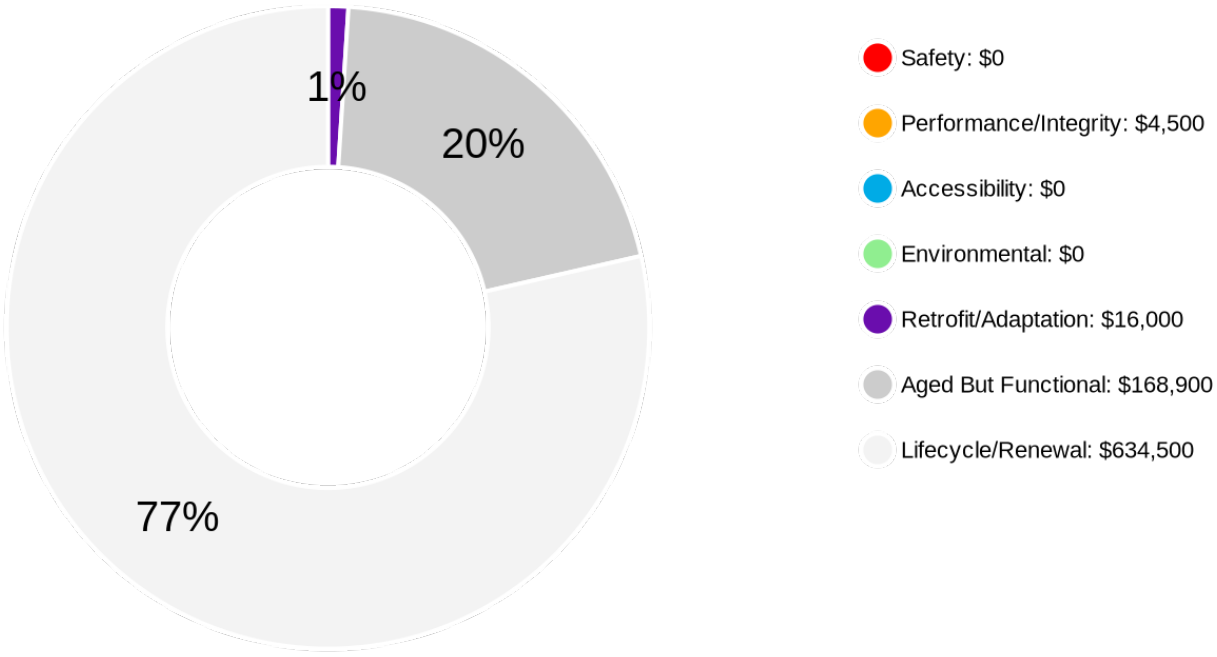
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-Year Total: $823,900

2. Gomez Community Center

Gomez Community Center: Systems Summary

System	Description	Condition
Address	201 North Bradford Avenue, Placentia, CA 92870	
Constructed/Renovated	1975 Renovated 2012	
Building Area	3,885 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish : Stucco Windows: Aluminum	Fair
Roof	Primary Building: Skillion construction with asphalt shingles Secondary Pool Building: Skillion construction with clay/concrete tiles	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet throughout building, VCT in community dining hall, and painted concrete in restrooms and pool building Ceilings: Painted gypsum board and exposed	Fair
Elevators	None	-

Gomez Community Center: Systems Summary		
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms; and drinking fountains	Fair
HVAC	Non-Central System: Packaged units and Furnaces with split-system condensing units	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors with exit signs	Fair
Equipment/Special	Swimming pool	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast

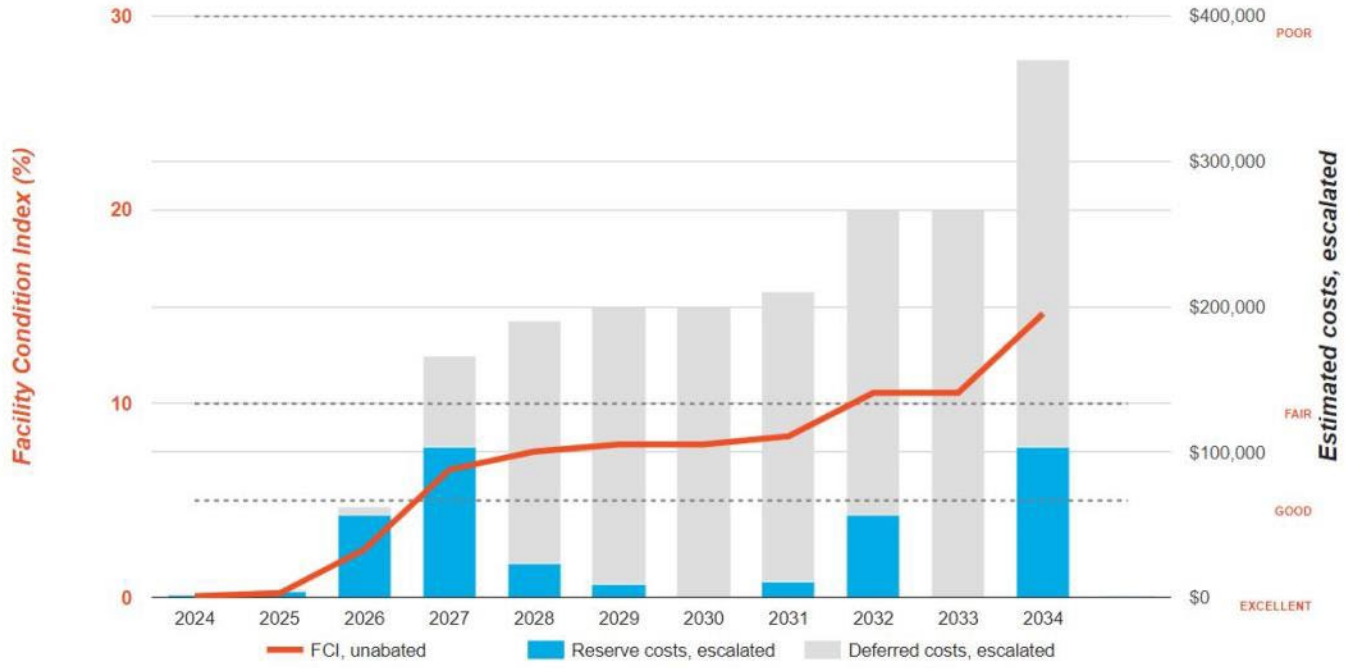
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	$3,200	$34,800	$23,500	$44,900	$106,400
Roofing	$1,600	-	-	$20,700	$2,900	$25,200
Interiors	-	$800	$52,300	$1,400	$72,600	$127,000
Plumbing	-	-	$1,600	$83,400	$2,500	$87,400
HVAC	-	$10,100	$36,600	-	$64,600	$111,400
Fire Protection	-	-	$800	-	$1,000	$1,800
Electrical	-	$47,000	$1,100	$41,500	$1,500	$91,100
Fire Alarm & Electronic Systems	-	-	$9,400	-	$14,700	$24,100
Site Pavement	-	-	$4,900	$5,700	$65,800	$76,400
Site Utilities	-	-	-	$6,700	-	$6,700
TOTALS (3% inflation)	**$1,600**	**$61,100**	**$141,500**	**$182,800**	**$270,500**	**$657,500**

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

FCI Analysis: Parque de Los Ninos and Gomez Community Center Gomez Community Center

Replacement Value: $2,525,300 Inflation Rate: 3.0% Average Needs per Year: $33,700



Immediate Needs

Gomez Community Center

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
7392265	Building exterior	B3080	Soffit/Fascia, Gypsum Board, Replace	Poor	Retrofit/Adaptation	$1,600
Total (1 items)						**$1,600**

Key Findings

Flashing in Poor condition.

Window Edge/Trim, per 12 SF Window (or 14 LF)
Gomez Community Center Parque de Los Ninos and Gomez Community Center

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

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $1,700

**$$**$$

Water seepage reported at windows. Provide flashing and positive slope away. - AssetCALC ID: 7393999

Soffit/Fascia in Poor condition.

Gypsum Board
Gomez Community Center Parque de Los Ninos and Gomez Community Center Building exterior

Uniformat Code: B3080
Recommendation: **Replace in 2024**

Priority Score: **54.9**

Plan Type: Retrofit/Adaptation

Cost Estimate: $1,600

**$$**$$

The fascia of the building on east and west side is damaged and coming off. - AssetCALC ID: 7392265

Exterior Door in Poor condition.

Steel, Standard
Gomez Community Center Parque de Los Ninos and Gomez Community Center Restrooms

Uniformat Code: B2050
Recommendation: **Replace in 2025**

Priority Score: **54.8**

Plan Type: Retrofit/Adaptation

Cost Estimate: $1,300

**$$**$$

The doors are showing signs of rust and wear. - AssetCALC ID: 7389463

Flooring in Poor condition.

any surface, w/ Paint or Sealant
Gomez Community Center Parque de Los Ninos and Gomez Community Center Restrooms

Uniformat Code: C2030
Recommendation: **Prep & Paint in 2025**

Priority Score: **54.7**

Plan Type: Retrofit/Adaptation

Cost Estimate: $800

**$$**$$

Paint chipping off. - AssetCALC ID: 7389440

3. Pool Building

Pool Building: Systems Summary

System	Description	Condition
Address	201 North Bradford Avenue, Placentia, CA 92870	
Constructed/Renovated	1975	
Building Area	555 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish : Stucco Windows: None	Fair
Roof	Skillion construction with clay/concrete tiles	Fair
Interiors	Walls: Painted gypsum board Floors: Concrete in restrooms and pool building Ceilings: Painted gypsum board and exposed	Fair
Elevators	None	-

Pool Building: Systems Summary

Plumbing	Distribution: Copper supply and cast iron waste & venting Fixtures: Toilets, urinals, and sinks in restrooms; and drinking fountain	Fair
HVAC	None	-
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Fluorescent Emergency Power: None	Fair
Fire Alarm	None	-
Equipment/Special	Pool Equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

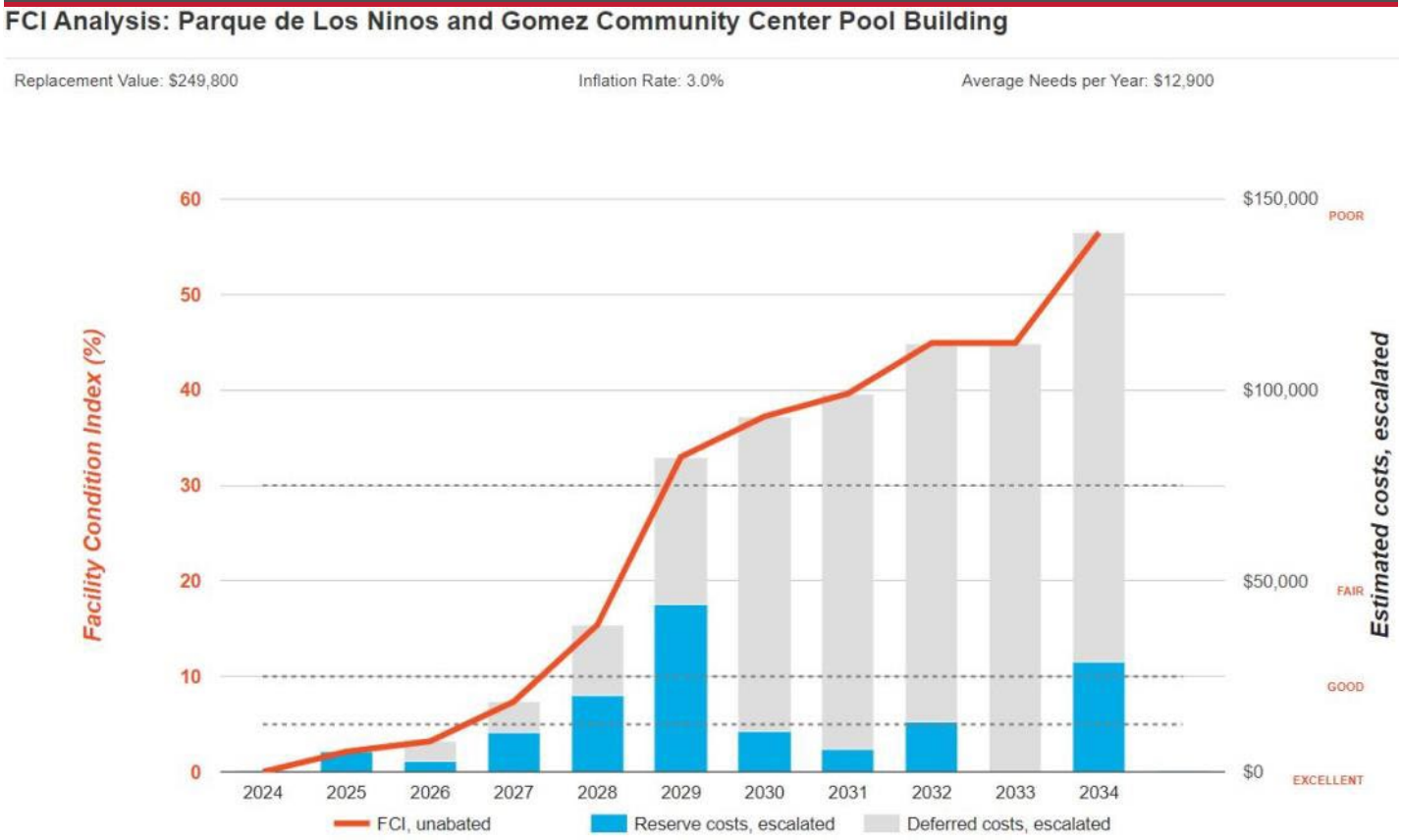
The table below shows the anticipated costs by trade or building system over the next 20 years.

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	$5,400	-	$6,100	$11,600
Roofing	-	-	-	$13,200	-	$13,200
Interiors	-	-	$4,100	-	$5,500	$9,600
Plumbing	-	$2,700	$20,300	$14,900	$3,000	$40,900
HVAC	-	-	-	$7,700	-	$7,700
Electrical	-	$2,300	$4,800	-	-	$7,100
Equipment & Furnishings	-	-	-	-	$900	$900
Special Construction & Demo	-	$3,000	$39,700	$22,800	$63,100	$128,700
Site Utilities	-	-	-	-	$4,000	$4,000
TOTALS (3% inflation)	**-**	**$8,000**	**$74,400**	**$58,700**	**$82,700**	**$223,800**

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings

Emergency Plumbing Fixtures in Poor condition.

Eye Wash & Shower Station
Pool Building Parque de Los Ninos and Gomez Community Center Swimming pool Filtration Room

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

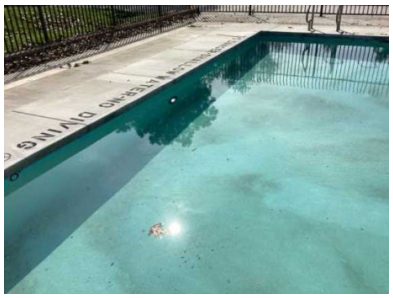
Priority Score: **83.7**

Plan Type: Performance/Integrity

Cost Estimate: $2,500

**$$**$$

Fixture showing signs of wear and aging. - AssetCALC ID: 7389448



Pool Accessories in Poor condition.

Underwater Lighting
Pool Building Parque de Los Ninos and Gomez Community Center Pool

Uniformat Code: F1050
Recommendation: **Replace in 2025**

Priority Score: **56.8**

Plan Type: Retrofit/Adaptation

Cost Estimate: $3,000

**$$**$$

The pool lighting has been reported as inadequate. Replacement is recommended. - AssetCALC ID: 7389437

Distribution Panel in Poor condition.

120/208 V
Pool Building Parque de Los Ninos and Gomez Community Center Pool Building Filtration Room

Uniformat Code: D5020
Recommendation: **Replace in 2025**

Priority Score: **54.8**

Plan Type: Retrofit/Adaptation

Cost Estimate: $2,200

**$$**$$

Panel shows signs of severe rust. - AssetCALC ID: 7389433

4. Site

Site Information		
Site Area	11.10 acres	
Parking Spaces	96 total spaces all in open lots; 3 of which are accessible.	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and adjacent concrete sidewalks, and curbs	Fair
Site Development	Property entrance signage; chain link and Metal Tube fencing; Playgrounds, sports fields, dugouts, and courts with bleachers, fencing, and site lights Limited park benches, picnic tables, and trash receptacles	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, and bushes Irrigation present No retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Building-mounted: Incandescent	Fair

Site Information		
Ancillary Structures	None	–
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.	
Site Additional Studies	No additional studies are currently recommended for the site areas.	
Site Areas Observed	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.	
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.	

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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	$5,900	-	$7,900	$13,700
Plumbing	-	-	$1,800	$9,800	$2,800	$14,500
Site Development	-	$6,900	$30,500	$143,300	$84,400	$265,200
Site Utilities	-	-	-	$97,500	-	$97,500
TOTALS (3% inflation)	**-**	**$6,900**	**$38,200**	**$250,600**	**$95,100**	**$390,800**

Immediate Needs

There are no immediate needs to report.

Key Findings

Sports Apparatus in Poor condition.

Player/Dugout Benches, 12' Length
Site Parque de Los Ninos and Gomez Community Center Site - Baseball Field

Uniformat Code: G2050
Recommendation: **Replace in 2026**

Priority Score: **55.7**

Plan Type: Retrofit/Adaptation

Cost Estimate: $1,000

**$$**$$

The benches are showing signs of aging and rusting. - AssetCALC ID: 7391575

Sports Apparatus in Poor condition.

Baseball, Backstop Chain-Link
Site Parque de Los Ninos and Gomez Community Center Site - Baseball Field

Uniformat Code: G2050
Recommendation: **Replace in 2026**

Priority Score: **55.7**

Plan Type: Retrofit/Adaptation

Cost Estimate: $5,500

**$$**$$

Chain link are showing signs of aging and rusting. - AssetCALC ID: 7391579

Sidewalk in Poor condition.

any pavement type, Sectional Repairs (per Man-Day)
Site
Sidewalk

Uniformat Code: G2030
Recommendation: **Repair in 2024**

Plan Type: Performance/Integrity

Cost Estimate: $4,800

Isolated areas of cracks and broken section, repair is required. - AssetCALC ID: 7373695

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 appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

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

6. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

7. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

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

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

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

8. Certification

City of Placentia, Citywide Asset Management Program (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Parque de Los Ninos and Gomez Community Center, 1701 Atwood Avenue, Placentia, CA 92870, 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.

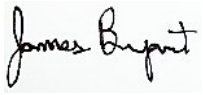
The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry 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: Ishaq Ameen
Project Manager

Reviewed by: 

James Bryant
Technical Report Reviewer for
Matt Anderson
Program Manager
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7297613

9. Appendices

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

Appendix A:
Photographic Record

Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - RIGHT ELEVATION

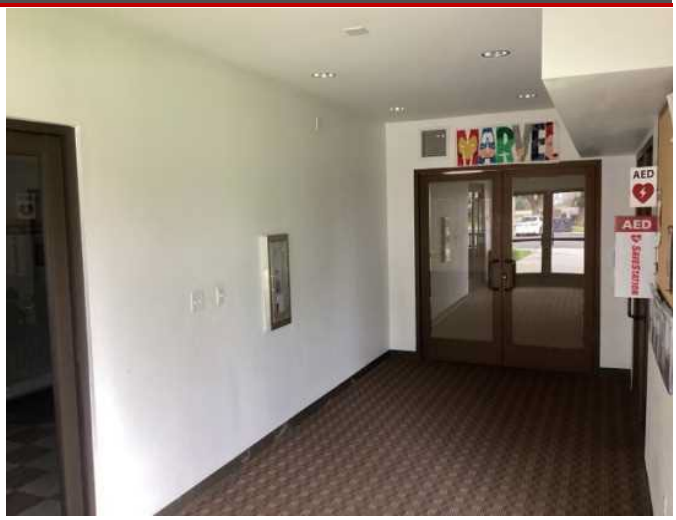
4 - REAR ELEVATION

5 – ROOF OVERVIEW

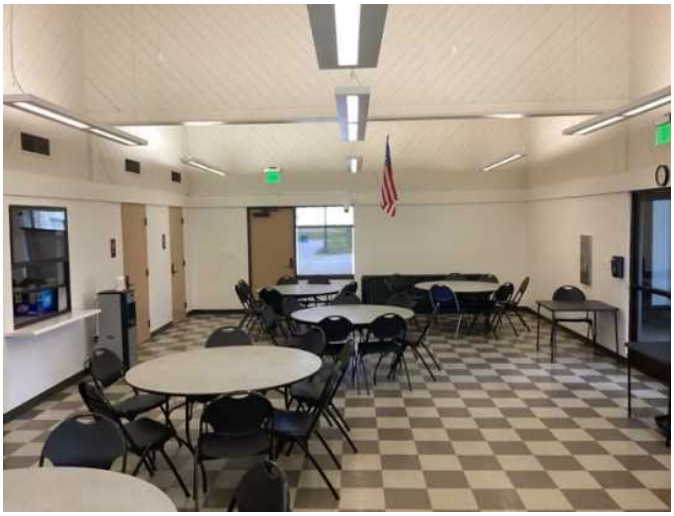
6 - ROOF OVERVIEW

Photographic Overview

7 - POOL BUILDING ROOFING



8 - ENTRANCE HALLWAY



9 - COMMUNITY DINNING HALL

10 - INDOOR GAMES HALL

11 - COMPUTER LEARNING CENTER

12 - WATER HEATER

Photographic Overview

13 – CONDENSING UNITS

14 - CONDENSING UNITS

15 - ELECTRICAL ROOM

16 - SWIMMING POOL

17 - POOL FILTRATION ROOM

18 - PARKING LOT

Photographic Overview

19 - BASKETBALL COURT

20 - FITNESS ZONE

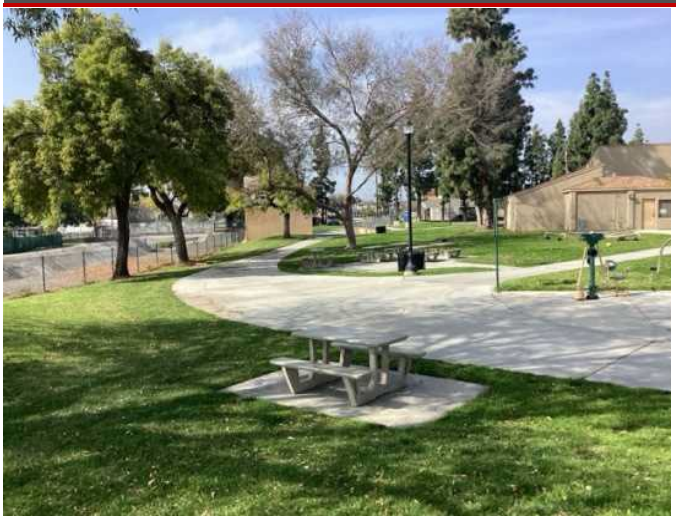
21 - BASEBALL COURT

22 - HANDBALL COURTS

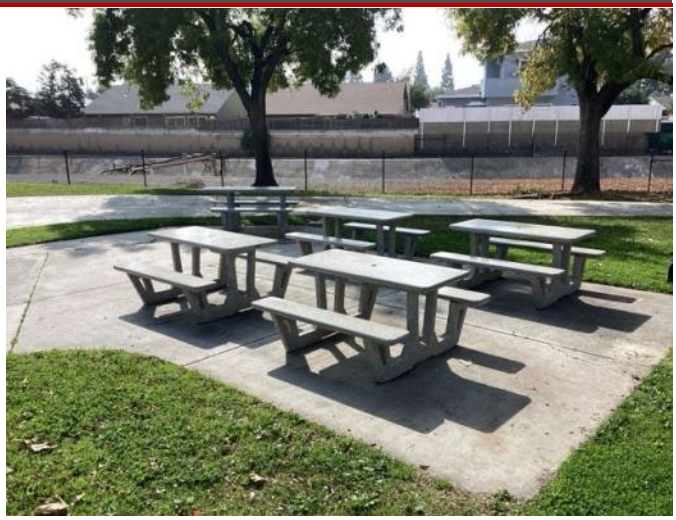
23 - SPORTS COURTS & FIELDS

24 - PLAY STRUCTURES

Photographic Overview



25 - SIDEWALKS & LANDSCAPING



26 - OUTDOOR PICNIC TABLES

27 - SIDEWALKS & LANDSCAPING

28 - SITE LANDSCAPING

Appendix B:
Site and Floor Plans

Site Plan

Project Number	Project Name
165429.23R000-016.468	Parque de Los Ninos and Gomez Community Center The City of Placentia
Source	**On-Site Date**
Google	February 16, 2024

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Appendix C:
Pre-Survey Questionnaire

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name:	**Parque de Los Ninos and Gomez Community Center Park**
Name of person completing form:	**Joey Ruiz**
Title / Association with property:	**Public Works Supervisor**
Length of time associated w/ property:	
Date Completed:	
Phone Number:	**(714) 329-4912**
Method of Completion:	**PRIOR: fully completed by client in advance**

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	NA		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	UNK	
		Roof	UNK	
		Interiors	UNK	
		HVAC	UNK	
		Electrical	UNK	
		Site Pavement	UNK	
		Accessibility	UNK	

Question		Response
4	List other significant capital improvements (focus on recent years; provide approximate date).	New benches and tables installed in 2023.
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.	Needs better pool lighting.

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?		NO			
8	Are there any wall, window, basement or roof leaks?	YES				Rain water may be penetrating windows.
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?		NO			
10	Are your elevators unreliable, with frequent service calls?				NA	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		NO			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		NO			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		NO			
14	Is the electrical service outdated, undersized, or otherwise problematic?		NO			
15	Are there any problems or inadequacies with exterior lighting?		NO			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		NO			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		NO			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.			UNK		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			UNK		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?			UNK		

Appendix D:
Component Condition Report

Component Condition Report | Parque de Los Ninos and Gomez Community Center / Gomez Community Center

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	5,828 SF	3	7389409
B2010		Poor	Flashing, Window Edge/Trim, per 12 SF Window (or 14 LF)	8	0	7393999
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	2	10	7389441
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	13	10	7389457
B2050	Restrooms	Poor	Exterior Door, Steel, Standard	2	1	7389463
B2050	Building Exterior Main Entrance	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	1	15	7389410
B2050	Throughout building	Fair	Exterior Door, Steel, Standard	4	5	7389442
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	3,885 SF	8	7389400
B3080	Building exterior	Poor	Soffit/Fascia, Gypsum Board	175 SF	0	7392265
Interiors						
C1030	Throughout building	Good	Interior Door, Aluminum-Framed & Glazed, Standard Swing	3	15	7389454
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	6	5	7389436
C1090	Restrooms	Fair	Toilet Partitions, Wood	2	7	7389407
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	6,798 SF	3	7389453
C2030	Community Dining Hall	Fair	Flooring, Vinyl Tile (VCT)	1,345 SF	3	7389402
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	2,080 SF	3	7389468
C2030	Restrooms	Poor	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	460 SF	1	7389440
C2050	Community Dinning Hall	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	2,090 SF	3	7389466
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,795 SF	3	7389408
Plumbing						
D2010	Mens Restroom	Fair	Urinal, Standard	1	10	7389447
D2010	Kitchen	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	1	8	7389459
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	3	7	7389446
D2010	Utility closet Exterior North	Fair	Water Heater, Gas, Residential	1	3	7389411
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	7	7389432
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	3,885 SF	10	7392287
D2010	Building exterior North	Fair	Pump, Circulation/Booster, Domestic Water	1	8	7391582
HVAC						
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	7389415
D3030	Duct Closet	Fair	Split System, Fan Coil Unit, DX	1	3	7389412
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	2	7389418

Component Condition Report | Parque de Los Ninos and Gomez Community Center / Gomez Community Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Utility closet Exterior North	Fair	Split System, Fan Coil Unit, DX	1	2	7389406
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	3,885 SF	15	7392402
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	7389419
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	7389455
Fire Protection						
D4030	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	2	5	7389405
Electrical						
D5020	Electrical room	Fair	Switchboard, 120/208 V	1	2	7389399
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,885 SF	10	7392395
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	4	4	7389424
D5040	Electrical room	Fair	Lighting Controls, Dimming Panel, Standard	1	8	7391573
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,885 SF	8	7389420
Fire Alarm & Electronic Systems						
D7030	Electrical room	NA	Security/Surveillance System, Operational Costs, Lease	3,885 SF	0	7389443
Pedestrian Plazas & Walkways						
G2020	Parking lot	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	8,525 SF	5	7389422
G2020	Parking lot	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	8,525 SF	15	7389439
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	8	8	7389431

Component Condition Report | Parque de Los Ninos and Gomez Community Center / Pool Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Pool Building exterior	Fair	Exterior Walls, Stucco	835 SF	3	7392261
B2050	Pool Building Filtration Room	Fair	Exterior Door, Wood, Solid-Core	1	5	7391571
Roofing						
B3010	Pool Building Roof	Fair	Roofing, Clay/Concrete Tile	555 SF	8	7389425
Interiors						
C2010	Pool building Interior	Fair	Wall Finishes, any surface, Prep & Paint	950 SF	3	7392270
C2030	Pool Building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	555 SF	3	7389421
C2050	Pool Building	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	555 SF	3	7389467
Plumbing						
D2010	Pool Building Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	7	7389403
D2010	Swimming pool Filtration Room	Poor	Emergency Plumbing Fixtures, Eye Wash & Shower Station	1	2	7389448

Component Condition Report | Parque de Los Ninos and Gomez Community Center / Pool Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Site West of Pool Building	Fair	Backflow Preventer, Domestic Water	1	7	7389429
D2010	Pool Building Restrooms	Fair	Shower, Ceramic Tile	2	5	7389462
D2010	Pool Building Restrooms	Fair	Urinal, Standard	1	5	7389444
D2010	Pool Building Exterior	Fair	Storage Tank, Domestic Water	1	10	7391570
D2010	Throughout Pool building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	555 SF	5	7392288
D2010	Pool Building Exterior	Fair	Drinking Fountain, Exterior/Site, Metal Pedestal	1	5	7389460
D2010	Pool Building Restrooms	Fair	Toilet, Residential Water Closet	3	5	7389445
HVAC						
D3010	Pool Building Filtration Room	Fair	Storage Tank, Fuel, Interior	2	10	7389449
Electrical						
D5020	Pool Building Filtration Room	Poor	Distribution Panel, 120/208 V	1	1	7389433
D5030	Throughout Pool building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	555 SF	3	7392394
D5040	Throughout Pool building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	555 SF	4	7392993
Equipment & Furnishings						
E1060	Kitchen	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	12	7389423
Special Construction & Demo						
F1050	Pool	Fair	Pool Accessories, Lifeguard Chair	2	10	7389469
F1050	Pool Building Filtration Room	Fair	Pool Equipment, Circulation Pump	1	4	7389401
F1050	Pool	Fair	Pool Finishes, Basin & Deck Finishes, Plaster Basin, Refinish	2,860 SF	5	7391568
F1050	Pool	Poor	Pool Accessories, Underwater Lighting	1,780 SF	1	7389437
F1050	Pool Building Filtration Room	Fair	Pool Equipment, Supplemental Components, Chemical Controller, Install	1	6	7389456
F1050	Pool Building Filtration Room	Fair	Pool Equipment, Filtration System	1	6	7389413
F1050	Pool	Fair	Pool Finishes, Basin & Deck Finishes, Concrete Deck	1,780 SF	15	7389428
Sitework						
G4050	Pool	Fair	Site Light Pole, 20' Height, w/o Base or Fixtures, Replace/Install	1	15	7391576

Component Condition Report | Parque de Los Ninos and Gomez Community Center / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Site - Handball Court	Fair	Exterior Walls, any painted surface, Prep & Paint	2,000 SF	3	7391584
Plumbing						
D2010	Site West End of Building	Fair	Backflow Preventer, Domestic Water	1	10	7389452
D2010	Site - Baseball Field	Fair	Drinking Fountain, Exterior/Site, Metal Pedestal	1	8	7389427
D2010	Building exterior East	Fair	Drinking Fountain, Exterior/Site, Metal Pedestal	1	3	7389416

Component Condition Report | Parque de Los Ninos and Gomez Community Center / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Athletic, Recreational & Playfield Areas						
G2050	Site - Handball Court	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	2,220 SF	15	7391569
G2050	Site - Fitness Zone	Fair	Sports Apparatus, Exercise Station Parks/Trails, Basic	8	3	7391587
G2050	Site - Baseball Field	Poor	Sports Apparatus, Baseball, Backstop Chain-Link	1	2	7391579
G2050	Site - Play Structures	Fair	Playfield Surfaces, Chips Rubber, 6" Depth	750 SF	5	7391581
G2050	Site - Baseball Field	Poor	Sports Apparatus, Player/Dugout Benches, 12' Length	2	2	7391575
G2050	Site near picnic tables	Fair	Campground Accessories, Grill, Pedestal-Style	1	5	7389404
G2050	Site - Basketball Court North	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	2,880 SF	10	7389434
G2050	Site - Play Structures	Fair	Play Structure, Multipurpose, Very Small	3	8	7391567
G2050	Site - Play Structures	Fair	Play Structure, Swing Set, 4 Seats	1	10	7391577
G2050	Site - Basketball Court North	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	2,880 SF	3	7389464
G2050	Site - Handball Court	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	2,220 SF	3	7391586
G2050	Site - Basketball Court North	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	10	7391580
Sitework						
G2060	Site - South end	Fair	Fences & Gates, Fence, Chain Link 4'	650 LF	10	7393384
G2060	Site North Wall	Fair	Fences & Gates, Fence, any Painted Surface, Prep & Paint	4,000 SF	5	7391572
G2060	Site	Fair	Picnic Table, Precast Concrete	6	10	7389461
G2060	Site	Fair	Park Bench, Metal Powder-Coated	3	10	7389430
G2060	Site	Good	Trash Receptacle, Medium-Duty Metal or Precast	6	8	7389426
G2060	Site East End of Building	Fair	Bike Rack, Fixed 1-5 Bikes	1	8	7389417
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 6'	300 LF	16	7389451
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial	20,000 SF	10	7393445
G4050	Site - Handball Court	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	2	10	7391585
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	10	10	7389435
G4050	Site - Basketball Court North	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	4	8	7389458

Appendix E:
Replacement Reserves

Replacement Reserves Report

3/6/2024

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
Parque de Los Ninos and Gomez Community Center / Gomez Community Center	$2,686	$5,055	$58,270	$95,586	$24,756	$15,423	$1,285	$12,089	$64,532	$1,404	$110,347	$2,548	$1,534	$96,365	$3,103	$96,643	$1,727	$17,528	$39,039	$1,887	$12,527	**$664,334**
Parque de Los Ninos and Gomez Community Center / Pool Building	$0	$5,330	$2,704	$10,320	$20,075	$43,977	$10,584	$5,996	$13,243	$0	$28,888	$0	$948	$11,612	$0	$31,624	$0	$0	$0	$0	$38,487	**$223,786**
Parque de Los Ninos and Gomez Community Center / Site	$0	$0	$6,935	$15,298	$0	$22,928	$0	$0	$59,786	$0	$190,868	$0	$0	$11,610	$0	$34,128	$21,336	$1,648	$14,704	$0	$11,707	**$390,946**
Grand Total	**$2,686**	**$10,384**	**$67,909**	**$121,205**	**$44,830**	**$82,328**	**$11,869**	**$18,085**	**$137,560**	**$1,404**	**$330,102**	**$2,548**	**$2,482**	**$119,587**	**$3,103**	**$162,395**	**$23,063**	**$19,177**	**$53,743**	**$1,887**	**$62,721**	**$1,279,067**

Parque de Los Ninos and Gomez Community Center / Gomez Community Center

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	7389409	Exterior Walls, Stucco, Prep & Fog Coat or Paint, Prep & Fog Coat or Paint	10	7	3	5828	SF	$4.99	$29,058				$29,058										$29,058									**$58,117**
B2010	7393999	Flashing, Window Edge/Trim, per 12 SF Window (or 14 LF), Replace	0	12	* 0	8	EA	$217.17	$1,737		$1,737																				**$1,737**
B2020	7389457	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	20	10	13	EA	$1,052.60	$13,684											$13,684											**$13,684**
B2020	7389441	Window, Steel, 16-25 SF, Replace	30	20	10	2	EA	$1,883.60	$3,767											$3,767											**$3,767**
B2050	7389463	Exterior Door, Steel, Standard, Replace	40	39	1	2	EA	$664.80	$1,330		$1,330																				**$1,330**
B2050	7389442	Exterior Door, Steel, Standard, Replace	40	35	5	4	EA	$664.80	$2,659						$2,659																**$2,659**
B2050	7389410	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	15	15	1	EA	$1,440.40	$1,440																$1,440						**$1,440**
B3010	7389400	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	12	8	3885	SF	$4.21	$16,357									$16,357													**$16,357**
B3080	7392265	Soffit/Fascia, Gypsum Board, Replace	20	20	0	175	SF	$9.20	$1,609	$1,609																				$1,609	**$3,219**
C1030	7389436	Interior Door, Wood, Solid-Core, Replace	40	35	5	6	EA	$775.60	$4,654						$4,654																**$4,654**
C1030	7389454	Interior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	40	25	15	3	EA	$1,440.40	$4,321																$4,321						**$4,321**
C1090	7389407	Toilet Partitions, Wood, Replace	20	13	7	2	EA	$554.00	$1,108								$1,108														**$1,108**
C2010	7389453	Wall Finishes, any surface, Prep & Paint	10	7	3	6798	SF	$1.35	$9,189				$9,189										$9,189								**$18,379**
C2030	7389440	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	9	1	460	SF	$1.66	$765		$765										$765										**$1,529**
C2030	7389402	Flooring, Vinyl Tile (VCT), Replace	15	12	3	1345	SF	$5.54	$7,451				$7,451															$7,451			**$14,903**
C2030	7389468	Flooring, Carpet, Commercial Standard, Replace	10	7	3	2080	SF	$8.31	$17,285				$17,285										$17,285								**$34,570**
C2050	7389408	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	1795	SF	$1.79	$3,222				$3,222										$3,222								**$6,444**
C2050	7389466	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	7	3	2090	SF	$2.77	$5,789				$5,789										$5,789								**$11,579**
D2010	7389411	Water Heater, Gas, Residential, Replace	15	12	3	1	EA	$1,440.40	$1,440				$1,440															$1,440			**$2,881**
D2010	7391582	Pump, Circulation/Booster, Domestic Water, Replace	15	7	8	1	EA	$5,650.80	$5,651									$5,651													**$5,651**
D2010	7392287	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	30	10	3885	SF	$12.19	$47,350											$47,350											**$47,350**
D2010	7389446	Toilet, Commercial Water Closet, Replace	30	23	7	3	EA	$1,440.40	$4,321								$4,321														**$4,321**
D2010	7389432	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	23	7	2	EA	$1,662.00	$3,324								$3,324														**$3,324**
D2010	7389459	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	22	8	1	EA	$1,218.80	$1,219									$1,219													**$1,219**
D2010	7389447	Urinal, Standard, Replace	30	20	10	1	EA	$1,218.80	$1,219											$1,219											**$1,219**
D3030	7389406	Split System, Fan Coil Unit, DX, Replace	15	13	2	1	EA	$5,096.80	$5,097			$5,097															$5,097				**$10,194**
D3030	7389418	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	$4,432.00	$4,432			$4,432															$4,432				**$8,864**
D3030	7389415	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$7,866.80	$7,867				$7,867															$7,867			**$15,734**
D3030	7389412	Split System, Fan Coil Unit, DX, Replace	15	12	3	1	EA	$5,096.80	$5,097				$5,097															$5,097			**$10,194**
D3050	7389419	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$9,972.00	$9,972					$9,972																	**$9,972**
D3050	7389455	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$9,972.00	$9,972					$9,972																	**$9,972**
D3050	7392402	HVAC System, Ductwork, Medium Density, Replace	30	15	15	3885	SF	$4.43	$17,218																$17,218						**$17,218**
D4030	7389405	Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	2	EA	$332.40	$665						$665										$665						**$1,330**
D5020	7389399	Switchboard, 120/208 V, Replace	40	38	2	1	EA	$44,320.00	$44,320			$44,320																			**$44,320**
D5030	7392395	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	30	10	3885	SF	$2.77	$10,761											$10,761											**$10,761**
D5040	7391573	Lighting Controls, Dimming Panel, Standard, Replace	20	12	8	1	EA	$1,950.08	$1,950									$1,950													**$1,950**
D5040	7389424	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	6	4	4	EA	$243.76	$975					$975										$975							**$1,950**
D5040	7389420	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	3885	SF	$4.99	$19,371									$19,371													**$19,371**
D7030	7389443	Security/Surveillance System, Operational Costs, Lease	1	1	0	3885	SF	$0.28	$1,076	$1,076	$1,076	$1,076	$1,076	$1,076	$1,076	$1,076	$1,076	$1,076	$1,076	$1,076	$1,076	$1,076	$1,076	$1,076	$1,076	$1,076	$1,076	$1,076	$1,076	$1,076	**$22,599**
G2020	7389422	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	0	5	8525	SF	$0.50	$4,251						$4,251					$4,251					$4,251					$4,251	**$17,002**
G2020	7389439	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	10	15	8525	SF	$3.88	$33,060																$33,060						**$33,060**
G4050	7389431	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	8	EA	$664.80	$5,318									$5,318													**$5,318**

Replacement Reserves Report

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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
Totals, Unescalated										**$2,686**	**$4,908**	**$54,925**	**$87,475**	**$21,995**	**$13,304**	**$1,076**	**$9,829**	**$50,942**	**$1,076**	**$82,108**	**$1,841**	**$1,076**	**$65,620**	**$2,051**	**$62,031**	**$1,076**	**$10,605**	**$22,931**	**$1,076**	**$6,936**	**$505,569**
Totals, Escalated (3.0% inflation, compounded annually)										**$2,686**	**$5,055**	**$58,270**	**$95,586**	**$24,756**	**$15,423**	**$1,285**	**$12,089**	**$64,532**	**$1,404**	**$110,347**	**$2,548**	**$1,534**	**$96,365**	**$3,103**	**$96,643**	**$1,727**	**$17,528**	**$39,039**	**$1,887**	**$12,527**	**$664,334**

Parque de Los Ninos and Gomez Community Center / Pool Building

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
B2010	7392261	Exterior Walls, Stucco	10	7	3	835	SF	$4.99	$4,163				$4,163										$4,163								**$8,327**
B2050	7391571	Exterior Door, Wood, Solid-Core, Replace	25	20	5	1	EA	$775.60	$776						$776																**$776**
B3010	7389425	Roofing, Clay/Concrete Tile, Replace	50	42	8	555	SF	$18.84	$10,454									$10,454													**$10,454**
C2010	7392270	Wall Finishes, any surface, Prep & Paint	10	7	3	950	SF	$1.35	$1,284				$1,284										$1,284								**$2,568**
C2030	7389421	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	7	3	555	SF	$1.66	$922				$922										$922								**$1,845**
C2050	7389467	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	7	3	555	SF	$2.77	$1,537				$1,537										$1,537								**$3,075**
D2010	7391570	Storage Tank, Domestic Water, Replace	30	20	10	1	EA	$6,648.00	$6,648											$6,648											**$6,648**
D2010	7392288	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	35	5	555	SF	$12.19	$6,764						$6,764																**$6,764**
D2010	7389429	Backflow Preventer, Domestic Water, Replace	30	23	7	1	EA	$1,551.20	$1,551								$1,551														**$1,551**
D2010	7389448	Emergency Plumbing Fixtures, Eye Wash & Shower Station, Replace	20	18	2	1	EA	$2,548.40	$2,548			$2,548																			**$2,548**
D2010	7389445	Toilet, Residential Water Closet, Replace	30	25	5	3	EA	$775.60	$2,327						$2,327																**$2,327**
D2010	7389462	Shower, Ceramic Tile, Replace	30	25	5	2	EA	$2,770.00	$5,540						$5,540																**$5,540**
D2010	7389444	Urinal, Standard, Replace	30	25	5	1	EA	$1,218.80	$1,219						$1,219																**$1,219**
D2010	7389460	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	15	10	5	1	EA	$1,662.00	$1,662						$1,662															$1,662	**$3,324**
D2010	7389403	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	23	7	2	EA	$1,662.00	$3,324								$3,324														**$3,324**
D3010	7389449	Storage Tank, Fuel, Interior, Replace	25	15	10	2	EA	$2,880.80	$5,762											$5,762											**$5,762**
D5020	7389433	Distribution Panel, 120/208 V, Replace	30	29	1	1	EA	$2,216.00	$2,216		$2,216																				**$2,216**
D5030	7392394	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	37	3	555	SF	$2.77	$1,537				$1,537																		**$1,537**
D5040	7392993	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	16	4	555	SF	$4.99	$2,767					$2,767																	**$2,767**
E1060	7389423	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	3	12	1	EA	$664.80	$665													$665									**$665**
F1050	7389437	Pool Accessories, Underwater Lighting, Replace	20	19	1	1780	SF	$1.66	$2,958		$2,958																				**$2,958**
F1050	7389401	Pool Equipment, Circulation Pump, Replace	25	21	4	1	EA	$15,068.80	$15,069					$15,069																	**$15,069**
F1050	7391568	Pool Finishes, Basin & Deck Finishes, Plaster Basin, Refinish	15	10	5	2860	SF	$6.87	$19,647						$19,647															$19,647	**$39,294**
F1050	7389456	Pool Equipment, Supplemental Components, Chemical Controller, Install	20	14	6	1	EA	$2,216.00	$2,216							$2,216															**$2,216**
F1050	7389413	Pool Equipment, Filtration System, Replace	15	9	6	1	EA	$6,648.00	$6,648							$6,648															**$6,648**
F1050	7389469	Pool Accessories, Lifeguard Chair, Replace	40	30	10	2	EA	$4,542.80	$9,086											$9,086											**$9,086**
F1050	7389428	Pool Finishes, Basin & Deck Finishes, Concrete Deck, Replace	50	35	15	1780	SF	$9.97	$17,750															$17,750							**$17,750**
G4050	7391576	Site Light Pole, 20' Height, w/o Base or Fixtures, Replace/Install	40	25	15	1	EA	$2,548.40	$2,548															$2,548							**$2,548**
Totals, Unescalated										**$0**	**$5,174**	**$2,548**	**$9,445**	**$17,836**	**$37,935**	**$8,864**	**$4,875**	**$10,454**	**$0**	**$21,495**	**$0**	**$665**	**$7,907**	**$0**	**$20,299**	**$0**	**$0**	**$0**	**$0**	**$21,309**	**$168,806**
Totals, Escalated (3.0% inflation, compounded annually)										**$0**	**$5,330**	**$2,704**	**$10,320**	**$20,075**	**$43,977**	**$10,584**	**$5,996**	**$13,243**	**$0**	**$28,888**	**$0**	**$948**	**$11,612**	**$0**	**$31,624**	**$0**	**$0**	**$0**	**$0**	**$38,487**	**$223,786**

Parque de Los Ninos and Gomez Community Center / Site

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
B2010	7391584	Exterior Walls, any painted surface, Prep & Paint	10	7	3	2000	SF	$2.68	$5,363				$5,363										$5,363								**$10,725**
D2010	7389452	Backflow Preventer, Domestic Water, Replace	30	20	10	1	EA	$5,761.60	$5,762											$5,762											**$5,762**
D2010	7389416	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	15	12	3	1	EA	$1,662.00	$1,662				$1,662															$1,662			**$3,324**
D2010	7389427	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	15	7	8	1	EA	$1,662.00	$1,662									$1,662													**$1,662**
G2050	7391579	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	18	2	1	EA	$5,540.00	$5,540			$5,540																			**$5,540**
G2050	7391575	Sports Apparatus, Player/Dugout Benches, 12' Length, Replace	15	13	2	2	EA	$498.60	$997			$997															$997				**$1,994**
G2050	7389464	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	2	3	2880	SF	$0.50	$1,436				$1,436					$1,436					$1,436					$1,436			**$5,744**
G2050	7391586	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	2	3	2220	SF	$0.50	$1,107				$1,107					$1,107					$1,107					$1,107			**$4,428**
G2050	7391587	Sports Apparatus, Exercise Station Parks/Trails, Basic, Replace	15	12	3	8	EA	$554.00	$4,432				$4,432															$4,432			**$8,864**
G2050	7391580	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	15	10	2	EA	$10,526.00	$21,052											$21,052											**$21,052**
G2050	7389434	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	15	10	2880	SF	$3.88	$11,169											$11,169											**$11,169**
G2050	7391569	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	10	15	2220	SF	$3.88	$8,609																$8,609						**$8,609**

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Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
G2050	7389404	Campground Accessories, Grill, Pedestal-Style, Replace	15	10	5	1	EA	$664.80	$665						$665															$665	**$1,330**
G2050	7391581	Playfield Surfaces, Chips Rubber, 6" Depth, Replace	15	10	5	750	SF	$7.76	$5,817						$5,817															$5,817	**$11,634**
G2050	7391567	Play Structure, Multipurpose, Very Small, Replace	20	12	8	3	EA	$6,648.00	$19,944									$19,944													**$19,944**
G2050	7391577	Play Structure, Swing Set, 4 Seats, Replace	20	10	10	1	EA	$2,770.00	$2,770											$2,770											**$2,770**
G2060	7391572	Fences & Gates, Fence, any Painted Surface, Prep & Paint	10	5	5	4000	SF	$3.32	$13,296						$13,296										$13,296						**$26,592**
G2060	7389426	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	12	8	6	EA	$775.60	$4,654									$4,654													**$4,654**
G2060	7389417	Bike Rack, Fixed 1-5 Bikes, Replace	20	12	8	1	EA	$664.80	$665									$665													**$665**
G2060	7389430	Park Bench, Metal Powder-Coated, Replace	20	10	10	3	EA	$775.60	$2,327											$2,327											**$2,327**
G2060	7393384	Fences & Gates, Fence, Chain Link 4', Replace	40	30	10	650	LF	$19.94	$12,964											$12,964											**$12,964**
G2060	7389461	Picnic Table, Precast Concrete, Replace	25	15	10	6	EA	$1,329.60	$7,978											$7,978											**$7,978**
G2060	7389451	Fences & Gates, Fence, Metal Tube 6', Replace	40	24	16	300	LF	$44.32	$13,296																	$13,296					**$13,296**
G2080	7393445	Irrigation System, Pop-Up Spray Heads, Commercial, Replace	20	10	10	20000	SF	$1.11	$22,160											$22,160											**$22,160**
G4050	7389458	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	12	8	4	EA	$4,432.00	$17,728									$17,728													**$17,728**
G4050	7391585	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	10	10	2	EA	$4,653.60	$9,307											$9,307											**$9,307**
G4050	7389435	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	10	10	10	EA	$4,653.60	$46,536											$46,536											**$46,536**
Totals, Unescalated										**$0**	**$0**	**$6,537**	**$14,000**	**$0**	**$19,778**	**$0**	**$0**	**$47,195**	**$0**	**$142,023**	**$0**	**$0**	**$7,906**	**$0**	**$21,905**	**$13,296**	**$997**	**$8,637**	**$0**	**$6,482**	**$288,756**
Totals, Escalated (3.0% inflation, compounded annually)										**$0**	**$0**	**$6,935**	**$15,298**	**$0**	**$22,928**	**$0**	**$0**	**$59,786**	**$0**	**$190,868**	**$0**	**$0**	**$11,610**	**$0**	**$34,128**	**$21,336**	**$1,648**	**$14,704**	**$0**	**$11,707**	**$390,946**

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	7391570	D2010	**Storage Tank**	Domestic Water	1000 GAL	Parque de Los Ninos and Gomez Community Center / Pool Building	Pool Building Exterior						1
2	7391582	D2010	**Pump**	Circulation/Booster, Domestic Water	3 HP	Parque de Los Ninos and Gomez Community Center / Gomez Community Center	Building exterior North						1
3	7389411	D2010	**Water Heater**	Gas, Residential	40 GAL	Parque de Los Ninos and Gomez Community Center / Gomez Community Center	Utility closet Exterior North	Inaccessible	Inaccessible	Inaccessible		2041530	1
4	7389429	D2010	**Backflow Preventer**	Domestic Water	1 IN	Parque de Los Ninos and Gomez Community Center / Pool Building	Site West of Pool Building						1
5	7389452	D2010	**Backflow Preventer**	Domestic Water	3 IN	Parque de Los Ninos and Gomez Community Center / Site	Site West End of Building						1

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7389449	D3010	**Storage Tank**	Fuel, Interior	250 GAL	Parque de Los Ninos and Gomez Community Center / Pool Building	Pool Building Filtration Room						2
2	7389415	D3030	**Split System**	Condensing Unit/Heat Pump	5 TON	Parque de Los Ninos and Gomez Community Center / Gomez Community Center	Roof	Carrier	Illegible	Illegible		2041555	1
3	7389418	D3030	**Split System**	Condensing Unit/Heat Pump	3 TON	Parque de Los Ninos and Gomez Community Center / Gomez Community Center	Roof	Carrier	25HBC360W300	4511E09766	2011	2041556	1
4	7389412	D3030	**Split System**	Fan Coil Unit, DX	5 TON	Parque de Los Ninos and Gomez Community Center / Gomez Community Center	Duct Closet	Carrier	FV4CNB006	4611A81801	2011	2041508	1
5	7389406	D3030	**Split System**	Fan Coil Unit, DX	5 TON	Parque de Los Ninos and Gomez Community Center / Gomez Community Center	Utility closet Exterior North	Carrier	CNPVT6024ACAABAA	2808X33176			1
6	7389419	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	4 TON	Parque de Los Ninos and Gomez Community Center / Gomez Community Center	Roof	Carrier	48SDN048090511--	2608G52156	2008	2041528	1
7	7389455	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	4 TON	Parque de Los Ninos and Gomez Community Center / Gomez Community Center	Roof	Carrier	48SDN048090511--	2608G31570	2008	2041529	1

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7389405	D4030	**Fire Extinguisher**	Wet Chemical/CO2		Parque de Los Ninos and Gomez Community Center / Gomez Community Center	Throughout building						2

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty

1	7389399	D5020	**Switchboard**	120/208 V	400 AMP	Parque de Los Ninos and Gomez Community Center / Gomez Community Center	Electrical room	Zinsco	453739	A-LA0169541	1975	2041578	1
2	7389433	D5020	**Distribution Panel**	120/208 V	200 AMP	Parque de Los Ninos and Gomez Community Center / Pool Building	Pool Building Filtration Room	Challenger					1
3	7389424	D5040	**Emergency & Exit Lighting**	Exit Sign, LED		Parque de Los Ninos and Gomez Community Center / Gomez Community Center	Throughout building				2012		4

F10 OTHER

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7389401	F1050	**Pool Equipment**	Circulation Pump	20 HP	Parque de Los Ninos and Gomez Community Center / Pool Building	Pool Building Filtration Room	Sprecher schuh	CAT3-30-120-32-B50 G0	15632		2041554	1
2	7389413	F1050	**Pool Equipment**	Filtration System		Parque de Los Ninos and Gomez Community Center / Pool Building	Pool Building Filtration Room					2041517	1

FACILITY CONDITION ASSESSMENT

DRAFT

prepared for

City of Placentia
401 East Chapman Avenue
Placentia, CA 92870
Mr. Luis Estevez

Parque de Los Vaqueros
1200 North Carlsbad Street
Orange, CA 92867

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BV PROJECT #:
165429.23R000-021.468

DATE OF REPORT:
to be filled in by CD

ON SITE DATE:
February 12, 2024

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Park
Number of Buildings	1
Main Address	1200 North Carlsbad Street, Orange, CA 92867
Site Developed	1990
Outside Occupants / Leased Spaces	None
Date(s) of Visit	February 12, 2024
Management Point of Contact	City of Placentia Luis Estevez 714.993.8148 lestevez@placentia.org
On-site Point of Contact (POC)	Jon Munoz 714.305.9794
Assessment & Report Prepared By	Kylan Boyd
Reviewed By	James Bryant, Technical Report Reviewer for Michael Chaney Program Manager 800.733.0660 x7297980 michael.chaney@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

Located at the Northeast corner of Placentia, Parque de Los Vaqueros is a 5.6-acre park situated in the middle of a greenbelt within a residential neighborhood that offers parking, picnic areas, playground equipment, and a restroom building.

Architectural

Nestled within the urban landscape, the local park stands as a testament to both its historical significance and enduring functionality. At its heart lies an aging restroom facility, constructed with durable concrete masonry unit (CMU) walls and guarded with robust metal pedestrian doors. Though structurally sound, the interior spaces indicate a need for a renovation, with worn interior surfaces.

Adjacent to the restroom facility, a playground and swing set offer recreational opportunities for area visitors. There are signs of deterioration and wear. Despite these issues, the park's provides ample space for leisurely strolls, picnics, and outdoor activities.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems exhibit signs of wear and deterioration. Despite their weathered condition, backflow preventers uphold water quality standards, while the irrigation system struggles to maintain efficiency amidst aging components. Compact electrical panels, showing signs of corrosion and wear, continue to distribute power, albeit with diminishing reliability. Similarly, the site pole lights, worn and flickering, provide feeble illumination along the park's pathways and can be found to be missing wires and other components. Despite their compromised condition, these systems still work, albeit with increasingly diminished effectiveness, highlighting the need for comprehensive refurbishment and modernization efforts within the park.

Site

Site amenities exhibit signs of wear and decay. The sidewalks have cracks and upheavals from surface root growth which compromise pedestrian safety and accessibility. Similarly the parking lot is characterized by extensive asphalt distress and failure. These issues necessitate intervention to rectify their deteriorating state and ensure the continued usability of the park's amenities.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

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

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

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Parque de Los Vaqueros / Restroom Building (1990)	$450	1,000	$450,000	0.0%	5.9%	8.2%	14.2%

Immediate Needs

Facility/Building	Total Items	Total Cost
Parque de Los Vaqueros / Restroom Building	1	$100
Parque de Los Vaqueros / Site	3	$49,800
Total	**4**	**$49,900**

Restroom Building

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
7377800	Restroom	Y1050	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	NA	Accessibility	$100
Total (1 items)						**$100**

Site

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
7377607	Site	G2020	Parking Lots, Pavement, Asphalt, Mill & Overlay	Failed	Performance/Integrity	$33,600
7377618	Site	G2050	Playfield Surfaces, Artificial Play Turf, Replace	Failed	Safety	$15,500
7377593	Site	G2050	Campground Accessories, Grill, Pedestal-Style, Replace	Failed	Performance/Integrity	$700
Total (3 items)						**$49,800**

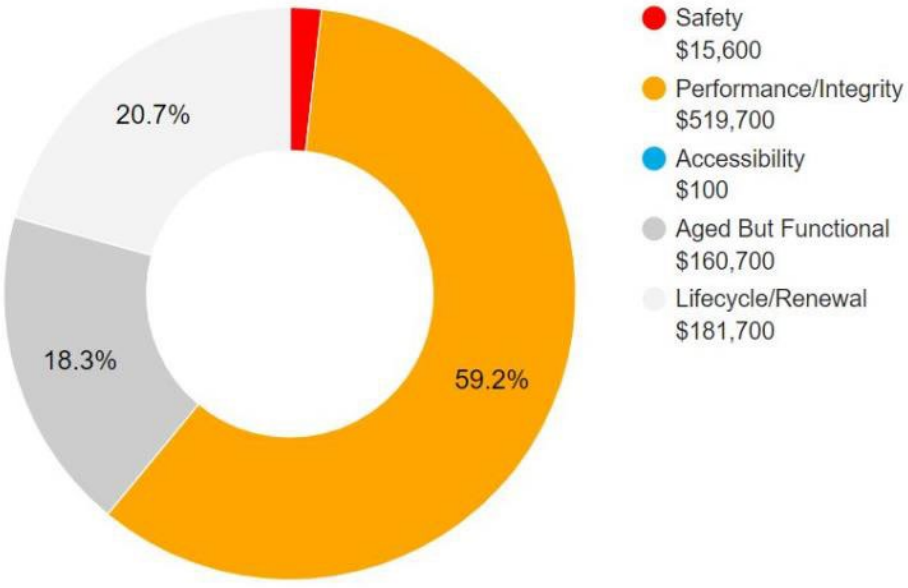
There are no immediate needs to report.

Plan Types

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

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: $877,800

2. Restroom Building

Restroom Building: Systems Summary		
Address	1200 North Carlsbad Street, Orange, CA 92867	
Constructed/Renovated	1990	
Building Area	1,000 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with wood roof deck supported by wood joists *and concrete strip/wall footing foundation system*	Fair
Façade	Wall Finish: CMU Windows: None	Fair
Roof	Flat construction with metal finish	Fair
Interiors	Walls: Painted gypsum board Floors: Unfinished Ceilings: Painted gypsum board	Poor
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Restroom Building: Systems Summary		
HVAC	None	--
Fire Suppression	None	--
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: linear fluorescent Exterior Building-Mounted Lighting: LED Emergency Power: None	Poor
Fire Alarm	None	--
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, and the exterior walls of the facility.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: ▪ Restroom Building, Roof; lack of ladder or other means of access	

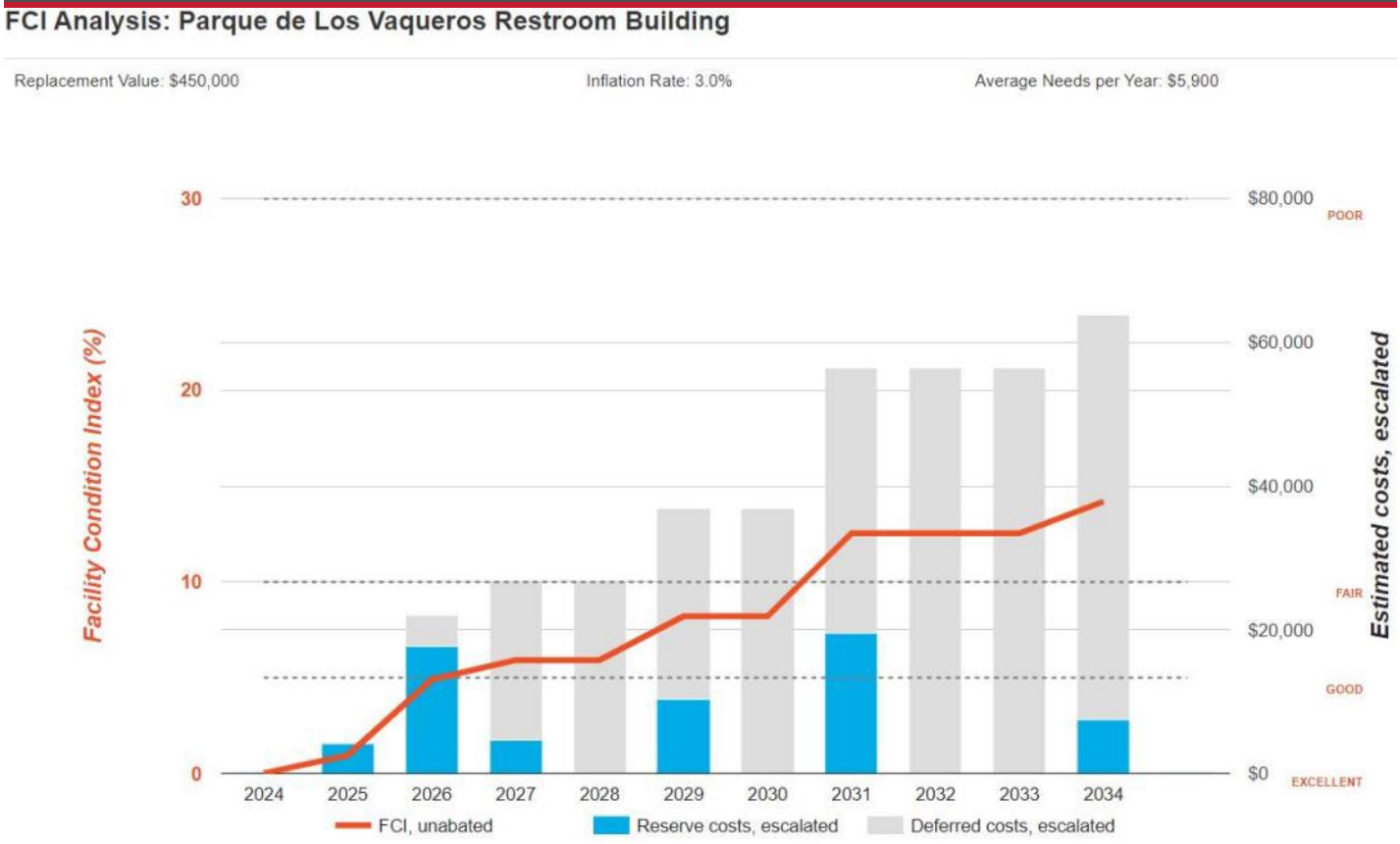
The table below shows the anticipated costs by trade or building system over the next 20 years.

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	$4,600	-	$6,200	$10,800
Roofing	-	-	-	$19,500	-	$19,500
Interiors	-	$4,200	-	-	$5,700	$9,900
Plumbing	-	-	$10,300	$7,400	-	$17,700
Electrical	-	$17,700	-	-	-	$17,700
Site Utilities	-	$2,800	-	-	-	$2,800
Accessibility	$100	-	-	-	-	$100
TOTALS (3% inflation)	**$100**	**$24,800**	**$14,900**	**$26,900**	**$11,800**	**$78,500**

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

Facility/Building	Total Items	Total Cost
Parque de Los Vaqueros / Restroom Building	1	$100
Total	**1**	**$100**

Restroom Building

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
7377800	Restroom	Y1050	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	NA	Accessibility	$100
Total (1 items)						**$100**

Key Findings

Electrical System in Poor condition.

Full System Renovation/Upgrade, Low Density/Complexity
Restroom Building Parque de Los Vaqueros
Throughout building

Uniformat Code: D5020
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type: Performance/Integrity

Cost Estimate: $14,400

**$$$**$

Electrical system is old and worn. Has corrosion on some of the panels. - AssetCALC ID: 7377605

Flooring in Poor condition.

any surface, w/ Paint or Sealant
Restroom Building Parque de Los Vaqueros
Throughout building

Uniformat Code: C2030
Recommendation: **Prep & Paint in 2025**

Priority Score: **81.7**

Plan Type: Performance/Integrity

Cost Estimate: $1,700

**$$**$$

Sealant on concrete - AssetCALC ID: 7377614

Wall Finishes in Poor condition.

any surface
Restroom Building Parque de Los Vaqueros
Throughout building

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

Priority Score: **81.7**

Plan Type: Performance/Integrity

Cost Estimate: $2,400

**$$**$$

Highly worn paint. Torn up walls - AssetCALC ID: 7377591

ADA Restrooms

Lavatory, Pipe Wraps/Insulation
Restroom Building Parque de Los Vaqueros
Restroom

Uniformat Code: Y1050
Recommendation: **Install in 2024**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $100

**$$**$$

Pipe under sink is not wrapped per ADA guidelines. - AssetCALC ID: 7377800

3. Site Summary

Site Information		
Site Area	5.6 acres (estimated)	
Parking Spaces	19 total spaces all in open lots; 1 of which are accessible	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, and ramps	Poor
Site Development	Property entrance signage; chain link fencing Playgrounds and site lights Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, and bushes Irrigation present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric	Fair
Site Lighting	Pole-mounted: LED Pedestrian walkway and landscape accent lighting	Fair
Ancillary Structures	Gazebos	Fair

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 exterior site areas.
Site Areas Observed	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.

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

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
Roofing	-	-	-	$1,800	-	$1,800
Plumbing	-	$1,800	-	$2,100	$2,700	$6,600
Electrical	-	$2,400	-	-	$4,000	$6,400
Special Construction & Demo	-	-	$11,200	-	-	$11,200
Site Development	$16,200	$457,800	$90,400	$25,700	$192,300	$782,300
Site Utilities	-	$70,500	$8,700	-	-	$79,300
Site Pavement	$33,600	$83,800	-	$5,200	$12,900	$135,400
TOTALS (3% inflation)	**$49,800**	**$616,200**	**$110,400**	**$34,700**	**$212,000**	**$1,023,100**

Immediate Needs

Facility/Building	Total Items	Total Cost
Parque de Los Vaqueros / Site	3	$49,800
Total	**3**	**$49,800**

Site

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
7377607	Site	G2020	Parking Lots, Pavement, Asphalt, Mill & Overlay	Failed	Performance/Integrity	$33,600
7377618	Site	G2050	Playfield Surfaces, Artificial Play Turf, Replace	Failed	Safety	$15,500
7377593	Site	G2050	Campground Accessories, Grill, Pedestal-Style, Replace	Failed	Performance/Integrity	$700
Total (3 items)						**$49,800**

Key Findings

Playfield Surfaces in Failed condition.

Artificial Play Turf
Site Parque de Los Vaqueros Site

Uniformat Code: G2050
Recommendation: **Replace in 2024**

Priority Score: **91.9**

Plan Type: Safety

Cost Estimate: $15,500

**$$$**$

Torn material, holes filled in with sand. Trip hazard - AssetCALC ID: 7377618

Motor in Poor condition.

AHU or Pump
Site Parque de Los Vaqueros Site

Uniformat Code: D5030
Recommendation: **Replace in 2026**

Priority Score: **85.7**

Plan Type: Performance/Integrity

Cost Estimate: $2,200

**$$**$$

Highly corroded components - AssetCALC ID: 7377617

Sidewalk in Poor condition.

Concrete, Large Areas
Site Parque de Los Vaqueros Site

Uniformat Code: G2030
Recommendation: **Replace in 2026**

Priority Score: **85.7**

Plan Type: Performance/Integrity

Cost Estimate: $74,800

$$$$

Surface cracking. Root systems are damaging concrete sidewalks - AssetCALC ID: 7377608

Parking Lots in Failed condition.

Pavement, Asphalt
Site Parque de Los Vaqueros Site

Uniformat Code: G2020
Recommendation: **Mill & Overlay in 2024**

Priority Score: **84.9**

Plan Type: Performance/Integrity

Cost Estimate: $33,600

**$$$**$

Road surface has failed in various areas, holes, and alligator cracking throughout. - AssetCALC ID: 7377607

Parking Lots in Poor condition.

Pavement, Asphalt
Site Parque de Los Vaqueros Site

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

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: $4,300

**$$**$$

Faded paint - AssetCALC ID: 7377619

Campground Accessories in Failed condition.

Grill, Pedestal-Style
Site Parque de Los Vaqueros Site

Uniformat Code: G2050
Recommendation: **Replace in 2024**

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: $700

**$$**$$

Very rusted metal. Unusable - AssetCALC ID: 7377593

Drinking Fountain in Poor condition.

Exterior/Site, Metal Pedestal
Site Parque de Los Vaqueros Site

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

Priority Score: **83.7**

Plan Type:
Performance/Integrity

Cost Estimate: $1,700

**$$**$$

Issues with pressure and operation - AssetCALC ID: 7377610

Play Structure in Poor condition.

Swing Set, 4 Seats
Site Parque de Los Vaqueros Site

Uniformat Code: G2050
Recommendation: **Replace in 2025**

Priority Score: **82.8**

Plan Type:
Performance/Integrity

Cost Estimate: $2,800

**$$**$$

Ripped plastic, rusted swings - AssetCALC ID: 7377613

Park Bench in Poor condition.

Wood/Composite/Fiberglass
Site Parque de Los Vaqueros Site

Uniformat Code: G2060
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: $5,300

**$$**$$

Cracks in material. - AssetCALC ID: 7377616

Pole Light Fixture w/ Lamps in Poor condition.

any type 20' High, w/ LED Replacement
Site Parque de Los Vaqueros Site

Uniformat Code: G4050
Recommendation: **Replace/Install in 2026**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: $66,500

$$$$

Some lights have had wires removed/stolen - AssetCALC ID: 7377601

Irrigation System in Poor condition.

Pop-Up Spray Heads, Commercial
Site Parque de Los Vaqueros Site

Uniformat Code: G2080
Recommendation: **Replace/Install in 2026**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: $277,000

$$$$

Some spray heads are damaged - AssetCALC ID: 7377594

4. ADA Accessibility

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

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

However, this does not:

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

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

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the 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 not included in the dataset
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

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

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system 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.

7. Certification

City of Placentia (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Parque de Los Vaqueros, 1200 North Carlsbad Street, Orange, CA 92867, 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.

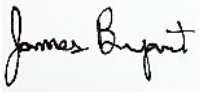
The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry 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: Kylan Boyd
Project Assessor

Reviewed by: 

James Bryant, Technical Report Reviewer for
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8. 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 - PARK OVERVIEW

2 - PARK OVERVIEW

3 - LEFT ELEVATION

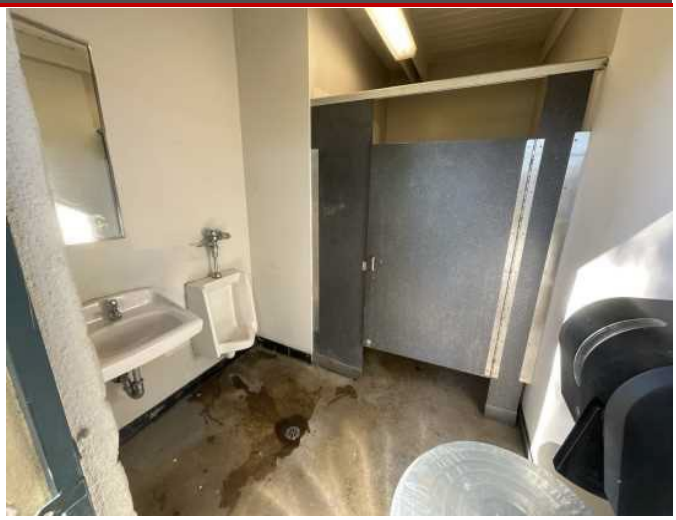
4 - FRONT ELEVATION

5 - PRIMARY ROOF OVERVIEW

6 - STRUCTURAL OVERVIEW

Photographic Overview

7 - STORAGE/UTILITY



8 - MEN'S RESTROOM

9 - WOMEN'S RESTROOM

10 - INTERIOR LIGHTING

11 - DOMESTIC WATER PIPING

12 - MAIN ELECTRICAL COMPONENTS

Photographic Overview

13 - PARK LANDSCAPING OVERVIEW

14 - GAZEBO

15 - PICNIC AREA

16 - PICNIC TABLES

17 - PLAYGROUND

18 - PARKING LOT

Appendix B:
Site and Floor Plan(s)

Site Plan

Project Number	Project Name
165429.23R000-021.468	Parque de Los Vaqueros City of Placentia
Source	**On-Site Date**
Google Earth	February 12, 2024

N

Appendix C:
Pre-Survey Questionnaire(s)

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name:	**Parque de Los Vaqueros**
Name of person completing form:	**Joey Ruiz**
Title / Association with property:	**Public Works Supervisor**
Length of time associated w/ property:	
Date Completed:	
Phone Number:	**(714) 329-4912**
Method of Completion:	**PRIOR: fully completed by client in advance**

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	600 ft.		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	UNK	
		Roof		New roof was installed due to fire 2011-2012
		Interiors	UNK	
		HVAC	NA	
		Electrical	UNK	
		Site Pavement	UNK	
		Accessibility	UNK	
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.	Wood footbridge needs replacement. Steel bridge requires paint.		

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?		NO			
8	Are there any wall, window, basement or roof leaks?		NO			
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?			UNK		
10	Are your elevators unreliable, with frequent service calls?				NA	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?	YES				The irrigation system uses a pump to boost up the water pressure. The drain pipe associated with the drinking fountain is rotted and/or broken.
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?				NA	
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?				NA	
14	Is the electrical service outdated, undersized, or otherwise problematic?		NO			
15	Are there any problems or inadequacies with exterior lighting?		NO			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		NO			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?					Wood footbridge needs replacement. Steel bridge requires paint.
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.			UNK		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			UNK		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		NO			

Appendix D:
Component Condition Report

Component Condition Report | Parque de Los Vaqueros / Restroom Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Concrete Block (CMU)	1,300 SF	25	7377600
B2050	Building Exterior	Fair	Exterior Door, Wire Mesh Metal, Gate	2	3	7377606
Roofing						
B3010	Throughout	Fair	Roofing, Metal	1,100 SF	7	7392399
Interiors						
C2010	Throughout building	Poor	Wall Finishes, any surface, Prep & Paint	1,800 SF	1	7377591
C2030	Throughout building	Poor	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1,000 SF	1	7377614
Plumbing						
D2010	Restrooms	Fair	Urinal, Standard	1	5	7377592
D2010	Restroom/ Site	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	1,000 SF	10	7377609
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	5	7377615
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	3	5	7377602
Electrical						
D5020	Throughout building	Poor	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	1,000 SF	2	7377605
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	1,000 SF	2	7377623
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	2	7377621
Accessibility						
Y1050	Restroom	NA	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	1	0	7377800

Component Condition Report | Parque de Los Vaqueros / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Roofing						
B3010	Gazebo Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	215 SF	10	7377598
Plumbing						
D2010	Site	Poor	Drinking Fountain, Exterior/Site, Metal Pedestal	1	2	7377610
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	10	7377603
Electrical						
D5030	Site	Poor	Motor, AHU or Pump	1	2	7377617
Special Construction & Demo						
F1020	Site	Fair	Gazebo, Wood Framed, Standard	175 SF	5	7377599
Pedestrian Plazas & Walkways						

Component Condition Report | Parque de Los Vaqueros / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	8,660 SF	1	7377619
G2020	Site	Failed	Parking Lots, Pavement, Asphalt, Mill & Overlay	8,660 SF	0	7377607
G2030	Site	Poor	Sidewalk, Concrete, Large Areas	7,500 SF	2	7377608
Athletic, Recreational & Playfield Areas						
G2050	Site	Poor	Play Structure, Swing Set, 4 Seats	1	1	7377613
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	2	7377611
G2050	Site	Fair	Playfield Surfaces, Sand, 6" Depth	5,170 SF	5	7377596
G2050	Site	Failed	Playfield Surfaces, Artificial Play Turf	700 SF	0	7377618
G2050	Site	Failed	Campground Accessories, Grill, Pedestal-Style	1	0	7377593
Sitework						
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	12	2	7377622
G2060	Site	Fair	Pedestrian Bridge, Wood Construction	115 SF	10	7377604
G2060	Site	Poor	Park Bench, Wood/Composite/Fiberglass	8	2	7377616
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	3	5	7377620
G2080	Site	Poor	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	250,000 SF	2	7377594
G2080	Site	Fair	Landscaping, Mature Trees, Removal/Trimming, Repair	40	5	7377590
G2080	Site	Fair	Irrigation System, Control Panel	1	2	7377595
G2080	Site	Fair	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	250,000 SF	2	7377597
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	5	7377612
G4050	Site	Poor	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	15	2	7377601

Appendix E:
Replacement Reserves

Replacement Reserves Report

3/6/2024

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
Parque de Los Vaqueros / Restroom Building	$89	$4,218	$20,571	$4,601	$0	$10,276	$0	$19,487	$0	$0	$7,445	$5,669	$0	$6,183	$0	$0	$0	$0	$0	$0	$0	**$78,538**
Parque de Los Vaqueros / Site	$49,760	$7,301	$608,897	$0	$0	$110,365	$5,156	$0	$0	$0	$29,532	$5,977	$157,974	$0	$0	$25,203	$6,929	$11,904	$0	$0	$4,002	**$1,022,999**
Grand Total	**$49,849**	**$11,519**	**$629,468**	**$4,601**	**$0**	**$120,641**	**$5,156**	**$19,487**	**$0**	**$0**	**$36,977**	**$11,646**	**$157,974**	**$6,183**	**$0**	**$25,203**	**$6,929**	**$11,904**	**$0**	**$0**	**$4,002**	**$1,101,537**

Parque de Los Vaqueros / Restroom Building

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B2050	7377606	Exterior Door, Wire Mesh Metal, Gate, Replace	10	7	3	2	EA	$2,105.20	$4,210				$4,210										$4,210									**$8,421**
B3010	7392399	Roofing, Metal, Replace	40	33	7	1100	SF	$14.40	$15,844								$15,844															**$15,844**
C2010	7377591	Wall Finishes, any surface, Prep & Paint	10	9	1	1800	SF	$1.35	$2,433		$2,433										$2,433											**$4,866**
C2030	7377614	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	9	1	1000	SF	$1.66	$1,662		$1,662										$1,662											**$3,324**
D2010	7377609	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	30	10	1000	SF	$5.54	$5,540											$5,540											**$5,540**
D2010	7377592	Urinal, Standard, Replace	30	25	5	1	EA	$1,218.80	$1,219						$1,219																	**$1,219**
D2010	7377615	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	25	5	2	EA	$1,662.00	$3,324						$3,324																	**$3,324**
D2010	7377602	Toilet, Commercial Water Closet, Replace	30	25	5	3	EA	$1,440.40	$4,321						$4,321																	**$4,321**
D5020	7377605	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	40	38	2	1000	SF	$14.40	$14,404			$14,404																				**$14,404**
D5040	7377623	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	18	2	1000	SF	$2.33	$2,327			$2,327																				**$2,327**
G4050	7377621	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	18	2	4	EA	$664.80	$2,659			$2,659																				**$2,659**
Y1050	7377800	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	0	0	0	1	EA	$88.64	$89	$89																						**$89**
Totals, Unescalated										**$89**	**$4,095**	**$19,390**	**$4,210**	**$0**	**$8,864**	**$0**	**$15,844**	**$0**	**$0**	**$5,540**	**$4,095**	**$0**	**$4,210**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$66,338**
Totals, Escalated (3.0% inflation, compounded annually)										**$89**	**$4,218**	**$20,571**	**$4,601**	**$0**	**$10,276**	**$0**	**$19,487**	**$0**	**$0**	**$7,445**	**$5,669**	**$0**	**$6,183**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$78,538**

Parque de Los Vaqueros / 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
B3010	7377598	Roofing, Asphalt Shingle, 30-Year Premium, Replace	30	20	10	215	SF	$6.09	$1,310											$1,310											**$1,310**
D2010	7377603	Backflow Preventer, Domestic Water, Replace	30	20	10	1	EA	$1,551.20	$1,551											$1,551											**$1,551**
D2010	7377610	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	15	13	2	1	EA	$1,662.00	$1,662			$1,662															$1,662				**$3,324**
D5030	7377617	Motor, AHU or Pump, Replace	18	16	2	1	EA	$2,216.00	$2,216			$2,216																		$2,216	**$4,432**
F1020	7377599	Gazebo, Wood Framed, Standard, Replace	30	25	5	175	SF	$55.40	$9,695						$9,695																**$9,695**
G2020	7377607	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	25	0	8660	SF	$3.88	$33,583	$33,583																					**$33,583**
G2020	7377619	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	4	1	8660	SF	$0.50	$4,318		$4,318					$4,318					$4,318					$4,318					**$17,272**
G2030	7377608	Sidewalk, Concrete, Large Areas, Replace	50	48	2	7500	SF	$9.97	$74,790			$74,790																			**$74,790**
G2050	7377593	Campground Accessories, Grill, Pedestal-Style, Replace	15	15	0	1	EA	$664.80	$665	$665															$665						**$1,330**
G2050	7377618	Playfield Surfaces, Artificial Play Turf, Replace	15	15	0	700	SF	$22.16	$15,512	$15,512															$15,512						**$31,024**
G2050	7377613	Play Structure, Swing Set, 4 Seats, Replace	20	19	1	1	EA	$2,770.00	$2,770		$2,770																				**$2,770**
G2050	7377611	Play Structure, Multipurpose, Medium, Replace	20	18	2	1	EA	$22,160.00	$22,160			$22,160																			**$22,160**
G2050	7377596	Playfield Surfaces, Sand, 6" Depth, Replace	20	15	5	5170	SF	$1.77	$9,165						$9,165																**$9,165**
G2060	7377622	Picnic Table, Wood/Composite/Fiberglass, Replace	20	18	2	12	EA	$664.80	$7,978			$7,978																			**$7,978**
G2060	7377616	Park Bench, Wood/Composite/Fiberglass, Replace	20	18	2	8	EA	$664.80	$5,318			$5,318																			**$5,318**
G2060	7377620	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	15	5	3	EA	$775.60	$2,327						$2,327																**$2,327**
G2060	7377604	Pedestrian Bridge, Wood Construction, Replace	25	15	10	115	SF	$166.20	$19,113											$19,113											**$19,113**
G2080	7377595	Irrigation System, Control Panel, Replace	15	13	2	1	EA	$5,540.00	$5,540			$5,540															$5,540				**$11,080**
G2080	7377597	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	10	8	2	250000	SF	$0.44	$110,800			$110,800										$110,800									**$221,600**
G2080	7377594	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	18	2	250000	SF	$1.11	$277,000			$277,000																			**$277,000**
G2080	7377590	Landscaping, Mature Trees, Removal/Trimming, Repair	0	-5	5	40	EA	$1,662.00	$66,480						$66,480																**$66,480**
G4050	7377601	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	18	2	15	EA	$4,432.00	$66,480			$66,480																			**$66,480**
G4050	7377612	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	15	5	1	EA	$7,534.40	$7,534						$7,534																**$7,534**
Totals, Unescalated										**$49,760**	**$7,088**	**$573,944**	**$0**	**$0**	**$95,202**	**$4,318**	**$0**	**$0**	**$0**	**$21,974**	**$4,318**	**$110,800**	**$0**	**$0**	**$16,177**	**$4,318**	**$7,202**	**$0**	**$0**	**$2,216**	**$897,317**
Totals, Escalated (3.0% inflation, compounded annually)										**$49,760**	**$7,301**	**$608,897**	**$0**	**$0**	**$110,365**	**$5,156**	**$0**	**$0**	**$0**	**$29,532**	**$5,977**	**$157,974**	**$0**	**$0**	**$25,203**	**$6,929**	**$11,904**	**$0**	**$0**	**$4,002**	**$1,022,999**

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	7377603	D2010	**Backflow Preventer**	Domestic Water	1 IN	Parque de Los Vaqueros / Site	Site	Wilkins Zurn	Inaccessible	072720			1

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7377617	D5030	**Motor**	AHU or Pump	5 HP	Parque de Los Vaqueros / Site	Site	General Electric	5NC1940123	Illegible		2012128	1

FACILITY CONDITION ASSESSMENT

prepared for

City of Placentia
401 East Chapman Avenue
Placentia, CA 92870
Samantha Byfield

DRAFT

Parque Del Arroyo Verde
1001 East Palm Drive
Placentia, CA 92870

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BV PROJECT #:
165429.23R000-022.468

DATE OF REPORT:
to be filled in by CD

ON SITE DATE:
February 12, 2024

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Park
Number of Buildings	1
Main Address	1001 East Palm Drive, Placentia, CA 92870
Site Developed	1990/2024
Outside Occupants / Leased Spaces	None
Date(s) of Visit	February 12, 2024
Management Point of Contact	City of Placentia, Samantha Byfield, Public Works Manager 714-993-8212 sbyfield@placentia.org
On-site Point of Contact (POC)	Jon Munoz 714.305.9794
Assessment & Report Prepared By	Kylan Boyd
Reviewed By	James Bryant, Technical Report Reviewer for Michael Chaney Program Manager 800.733.0660 x7297980 michael.chaney@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

Located at the Northeast corner of Placentia, Parque Del Arroyo Verde is a local 3.5-acre park situated within a residential neighborhood that offers parking, picnic areas, playground equipment, climbing equipment, and a restroom building.

Architectural

The City of Placentia recently approved a complete renovation for this park that started in May 2023. Situated within an urban landscape, the local park underwent extensive renovations, resulting in a modernized layout with upgraded amenities. The picnic areas are strategically positioned for convenience, while the playground boasts new equipment designed for safety and enjoyment. Visitors can explore the artistic climbing structures scattered throughout the park. At its heart lies an aging restroom facility, constructed with durable concrete masonry unit (CMU) walls and guarded with robust metal pedestrian doors. Though structurally sound, the interior spaces need for a renovation. Updates to the exterior walls were performed during the renovation phase as paint has been recently applied to the exterior CMU walls.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF (Mechanical, Electrical, Plumbing, and Fire Protection) for the park indicates that while the plumbing and electrical systems are aged, they remain functional despite visible signs of wear. The electrical components exhibit significant rusting, while the plumbing components show signs of corrosion. It's important to note that the restroom building lacks mechanical and fire protection features. Despite these limitations, the systems are operational and adequately support the park's facilities and amenities. Ongoing maintenance and periodic inspections are recommended to ensure continued functionality and safety.

Site

All site elements outside of the restroom building are in pristine condition due to recent renovations. In order to ensure longevity and functionality, a level of upkeep must be maintained through rigorous site maintenance practices, which include regular inspections, cleaning schedules, and prompt repairs as needed.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

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

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

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Parque del Arroyo Verde / Restroom Building (1990)	$450	475	$213,750	0.0%	0.5%	2.7%	13.6%

Immediate Needs

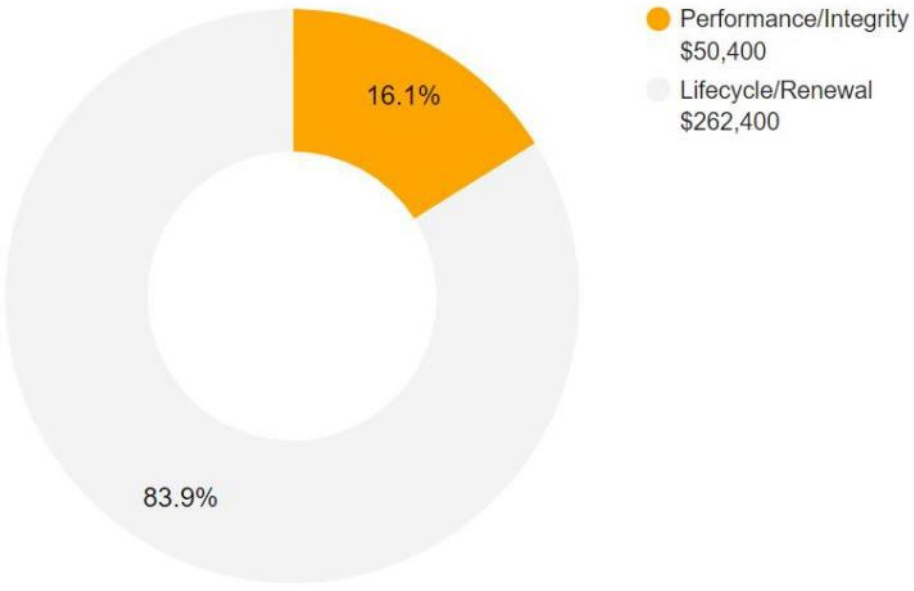
There are no immediate needs to report.

Plan Types

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

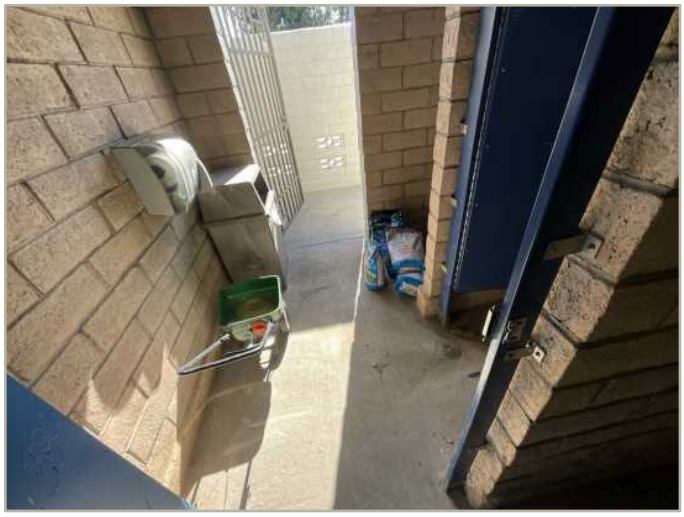
Plan Type Descriptions	
Safety	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	Component or system has failed, is almost failing, performs unreliably, does not perform as intended,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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: $312,800

2. Restroom Building



Restroom Building: Systems Summary		
Address	1001 East Palm Drive, Placentia, CA 92870	
Constructed/Renovated	1990 Renovated 2024	
Building Area	475 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with wood roof deck supported by wood joists *and concrete slab*	Fair
Façade	Wall Finish: Painted CMU Windows: None	Excellent
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Unfinished CMU Floors: Unfinished Ceilings: Exposed wood	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

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

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

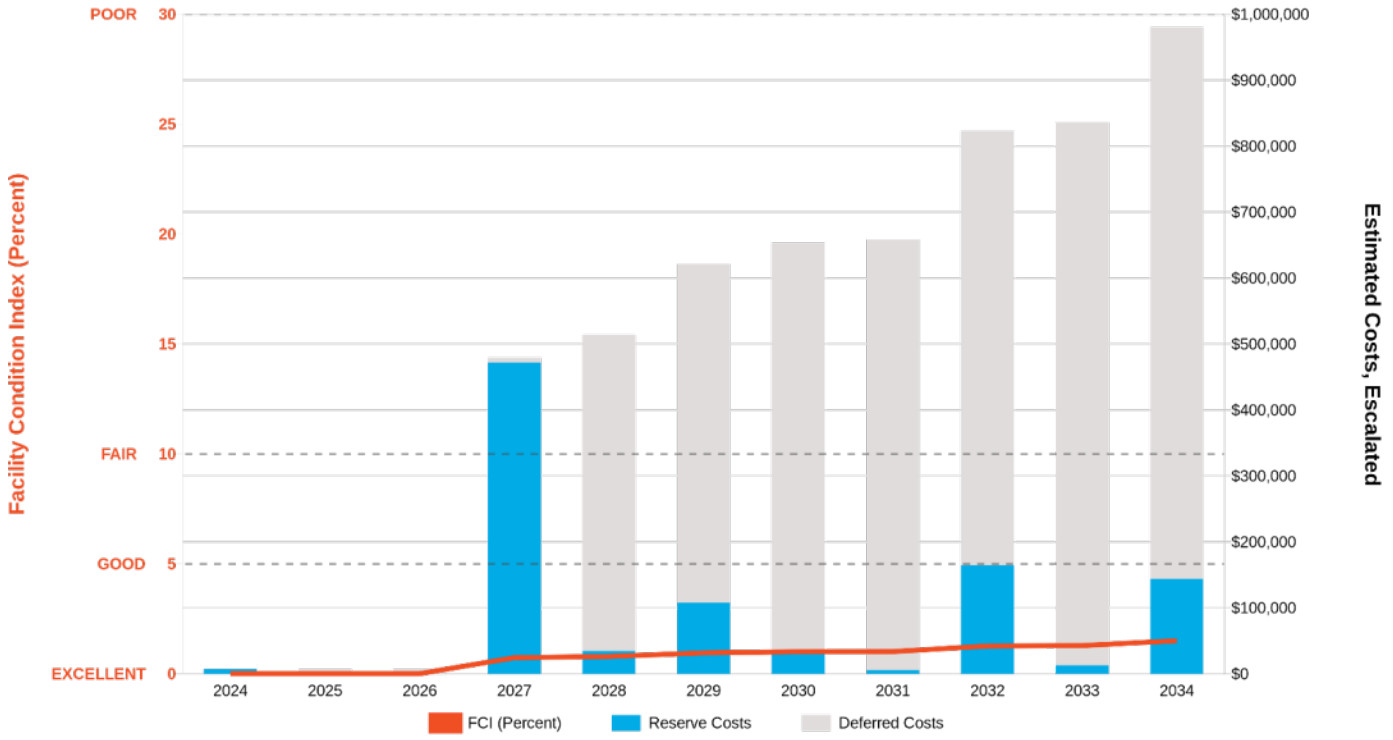
System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	$8,500	$11,400	$19,900
Roofing	-	-	-	$4,200	-	$4,200
Plumbing	-	-	$3,100	$10,600	-	$13,600
Electrical	-	$1,200	$1,500	-	-	$2,700
Site Utilities	-	$2,100	-	-	-	$2,100
Site Development	-	-	$2,100	-	-	$2,100
TOTALS (3% inflation)	**-**	**$3,300**	**$6,600**	**$23,200**	**$11,400**	**$44,500**

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: $64,999,350.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $89,139.00**



Immediate Needs

There are no immediate needs to report.

Key Findings

Exterior Fixture w/ Lamp in Poor condition.

any type, w/ LED Replacement
Restroom Building Parque del Arroyo Verde
Building exterior

Uniformat Code: G4050
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type: Performance/Integrity

Cost Estimate: $2,000

**$$**$$

Cover is missing from fixture - AssetCALC ID: 7382097

Interior Lighting System in Poor condition.

Full Upgrade, Low Density & Standard Fixtures
Restroom Building Parque del Arroyo Verde
Throughout building

Uniformat Code: D5040
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type: Performance/Integrity

Cost Estimate: $1,100

**$$**$$

Light cover is missing - AssetCALC ID: 7382091

3. Site Summary

Site Information		
Site Area	3.5 acres (estimated)	
Parking Spaces	14 total spaces all in open lots; 2 of which are accessible	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, and ramps	Excellent
Site Development	Property entrance signage; chain link fencing Playgrounds and site lights Significant park benches, picnic tables, trash receptacles	Excellent
Landscaping & Topography	Significant landscaping features including lawns, trees, and bushes Irrigation present Low to moderate site slopes throughout	Excellent
Utilities	Municipal water and sewer Local utility-provided electric	Excellent
Site Lighting	Pole-mounted: LED Pedestrian walkway and landscape accent lighting	Excellent
Ancillary Structures	Shade structures	Excellent

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 exterior site areas.
Site Areas Observed	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.

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

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
Plumbing	-	-	-	-	$2,500	$2,500
Electrical	-	$47,000	-	-	-	$47,000
Equipment & Furnishings	-	-	-	-	-	-
Special Construction & Demo	-	-	-	-	-	-
Site Development	-	-	$179,600	$33,200	$576,600	$789,400
Site Pavement	-	-	$6,200	$7,200	$17,900	$31,200
Site Utilities	-	-	-	-	$60,200	$60,200
TOTALS (3% inflation)	**-**	**$47,000**	**$185,800**	**$40,400**	**$657,200**	**$930,400**

Immediate Needs

There are no immediate needs to report.

Key Findings

Switchboard in Poor condition.

120/208 V
Site Parque del Arroyo Verde Site

Uniformat Code: D5020
Recommendation: **Replace in 2026**

Priority Score: **87.7**

Plan Type:
Performance/Integrity

Cost Estimate: $44,300

$$$$

Very rusted at the base - AssetCALC ID: 7382123

4. ADA Accessibility

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

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

However, this does not:

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

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

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the 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 not included in the dataset
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

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

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system 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.

7. Certification

City of Placentia (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Parque Del Arroyo Verde, 1001 East Palm Drive, Placentia, CA 92870, 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.

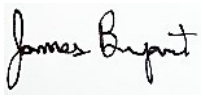
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

Reviewed by:



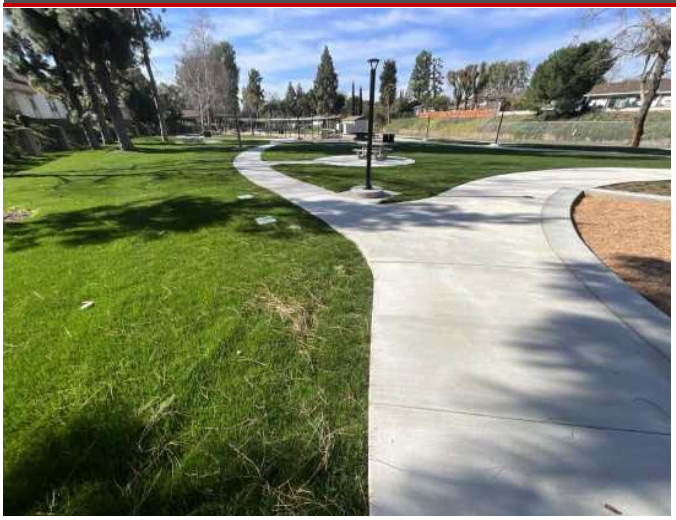
James Bryant, Technical Report Reviewer *for*
Michael Chaney,
Program Manager
800.733.0660 ext. 7297980
michael.chaney@bureauveritas.com

8. Appendices

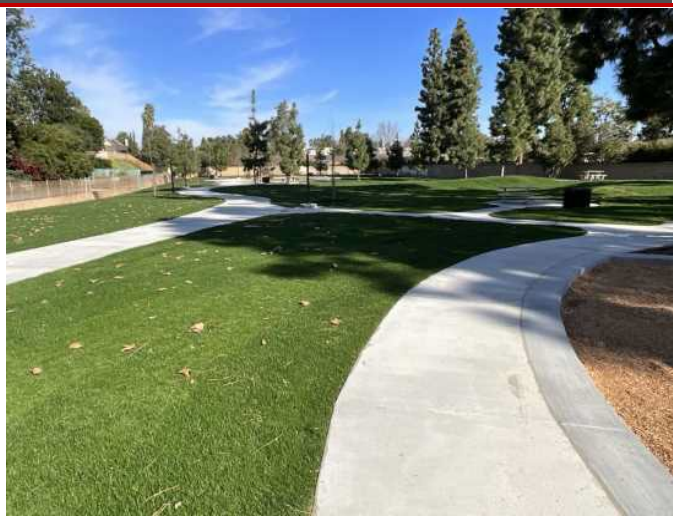
Appendix A: Photographic Record
Appendix B: Site and Floor Plan(s)
Appendix C: Pre-Survey Questionnaire(s)
Appendix D: Component Condition Report
Appendix E: Replacement Reserves
Appendix F: Equipment Inventory List

Appendix A:
Photographic Record

Photographic Overview



1 - LEFT ELEVATION

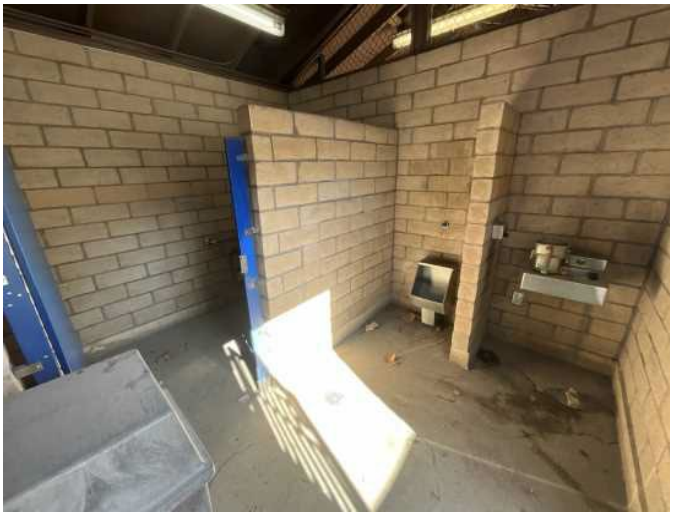


2 - REAR ELEVATION

3 - LEFT ELEVATION

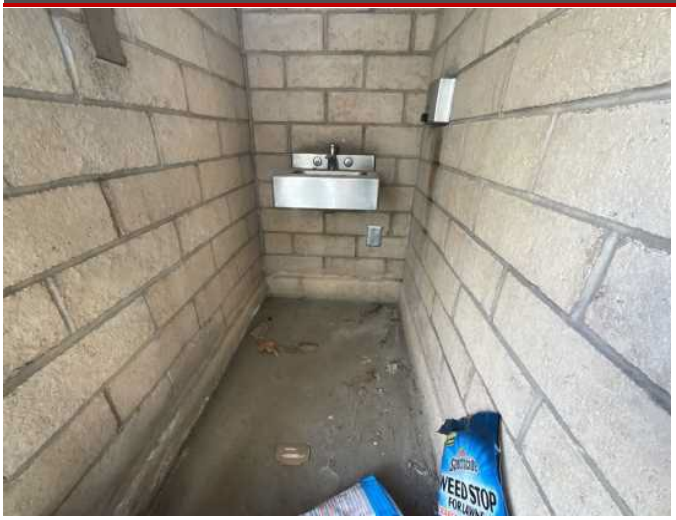
4 - RIGHT ELEVATION

5 - PRIMARY ROOF OVERVIEW

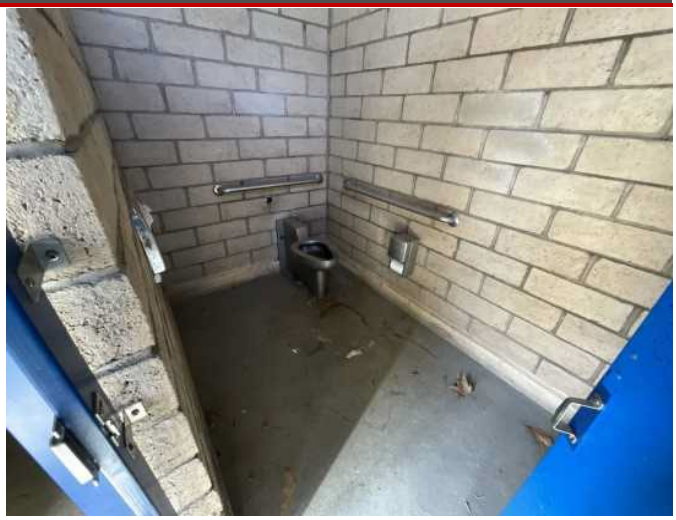


6 – RESTROOM OVERVIEW

Photographic Overview



7 – PLUMBING FIXTURES



8 - PLUMBING FIXTURES

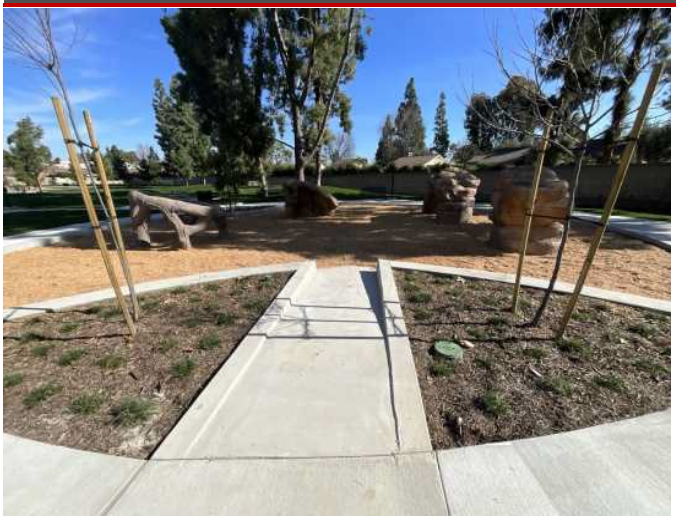
9 - MAIN SWITCHBOARD

10 - DISTRIBUTION PANEL

11 - DOMESTIC WATER PIPING

12 - BACKFLOW PREVENTERS

Photographic Overview



13 - CLIMBING ROCKS

14 - TABLE TENNIS AREA

15 - SIDEWALKS AND LANDSCAPING

16 - PLANTER LANDSCAPING

17 - LUNCH/PICNIC AREA

18 - PARKING LOT

Appendix B:
Site and Floor Plan(s)

Site Plan

Project Number	Project Name
165429.23R000-022.468	Parque de Arroyo Verde City of Placentia
Source	**On-Site Date**
Google Earth	February 12, 2024

BUREAU VERITAS

N

Appendix C:
Pre-Survey Questionnaire(s)

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name:	**Parque del Arroyo Verde**
Name of person completing form:	**Joey Ruiz**
Title / Association with property:	**Public Works Supervisor**
Length of time associated w/ property:	
Date Completed:	
Phone Number:	**(714) 329-4912**
Method of Completion:	**PRIOR: fully completed by client in advance**

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	525 ft.		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	UNK	
		Roof	UNK	
		Interiors	UNK	
		HVAC	NA	
		Electrical	Ongoing	
		Site Pavement	Ongoing	
		Accessibility	UNK	

Question		Response
4	List other significant capital improvements (focus on recent years; provide approximate date).	Complete park renovation 2023-2024 ongoing
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?		NO			
8	Are there any wall, window, basement or roof leaks?	YES				Roof inspection needed.
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?			UNK		
10	Are your elevators unreliable, with frequent service calls?				NA	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		NO			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?				NA	
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?				NA	
14	Is the electrical service outdated, undersized, or otherwise problematic?		NO			
15	Are there any problems or inadequacies with exterior lighting?		NO			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		NO			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		NO			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.			UNK		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			UNK		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?			UNK		

Appendix D:
Component Condition Report

Component Condition Report | Parque del Arroyo Verde / Restroom Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Excellent	Exterior Walls, any painted surface, Prep & Paint	950 SF	9	7382090
B2050	Throughout	Fair	Exterior Door, Wire Mesh Metal, Gate	2	7	7391995
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	2	25	7382110
Roofing						
B3010	Throughout	Fair	Roofing, Asphalt Shingle, 30-Year Premium	510 SF	10	7391992
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	10	7382092
D2010	Restrooms	Fair	Urinal, Standard	1	10	7382103
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	2	10	7382115
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	475 SF	5	7382124
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	475 SF	5	7382089
D5040	Throughout building	Poor	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	475 SF	2	7382091
Sitework						
G2060	Building Exterior	Fair	Fences & Gates, Pedestrian Gate, Wrought Iron	2	5	7382093
G4050	Building exterior	Poor	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	3	2	7382097

Component Condition Report | Parque del Arroyo Verde / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Excellent	Drinking Fountain, Exterior/Site, Metal Pedestal	1	14	7382104
D2010	Site	Excellent	Backflow Preventer, Domestic Water	1	29	7382087
D2010	Site	Excellent	Backflow Preventer, Domestic Water	1	29	7382120
Electrical						
D5020	Site	Poor	Switchboard, 120/208 V	1	2	7382123
Equipment & Furnishings						
E2010	Site	Excellent	Artwork, Moderate Size/Value	6	29	7382111
Special Construction & Demo						
F1020	Site	Excellent	Shade Structure, Metal-Framed, Standard	1,000 SF	29	7382119
Pedestrian Plazas & Walkways						
G2020	Site	Excellent	Parking Lots, Pavement, Asphalt, Mill & Overlay	11,000 SF	24	7382094
G2020	Site	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	11,000 SF	4	7382114

Component Condition Report | Parque del Arroyo Verde / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2020	Site	Excellent	Parking Lots, Curb & Gutter, Concrete	285 LF	49	7382121
G2030	Site	Excellent	Sidewalk, Concrete, Large Areas	20,000 SF	49	7382117
Athletic, Recreational & Playfield Areas						
G2050	Site	Excellent	Play Structure, Multipurpose, Large	1	19	7382098
G2050	Site	Excellent	Campground Accessories, Grill, Pedestal-Style	2	15	7382113
G2050	Site	Excellent	Playfield Surfaces, Chips Wood, 6" Depth	6,000 SF	3	7382116
G2050	Site	Excellent	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors	1	19	7382118
Sitework						
G2060	Site	Excellent	Trash Receptacle, Medium-Duty Metal or Precast	14	19	7382122
G2060	Site	Excellent	Picnic Table, Precast Concrete	22	24	7382107
G2060	Site	Excellent	Park Bench, Wood/Composite/Fiberglass	1	19	7382108
G2060	Site	Excellent	Park Bench, Metal Powder-Coated	9	19	7382099
G2060	Site	Excellent	Trash Receptacle, Heavy-Duty Fixed Concrete	2	24	7382101
G2060	Site	Excellent	Bike Rack, Fixed Single Loop	6	19	7382105
G2080	Site	Fair	Irrigation System, Control Panel	1	5	7382096
G2080	Site	Fair	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	152,500 SF	3	7382102
G2080	Site	Fair	Landscaping, Mature Trees, Removal/Trimming, Repair	44	5	7382095
G2080	Site	Excellent	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	152,500 SF	19	7382112
G4050	Site	Excellent	Site Walkway Fixture, Bollard Style, Concrete-Based, Replace/Install	18	19	7382106
G4050	Site	Excellent	Site Light Pole, Concrete Base Only, Replace/Install	1	49	7382109
G4050	Site	Excellent	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	19	7382088

Appendix E:
Replacement Reserves

Replacement Reserves Report

3/6/2024

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
Parque del Arroyo Verde / Restroom Building	$0	$0	$3,288	$0	$0	$6,631	$0	$5,178	$0	$3,324	$14,749	$0	$0	$0	$0	$0	$0	$6,959	$0	$4,467	$0	**$44,596**
Parque del Arroyo Verde / Site	$0	$0	$47,019	$88,384	$6,173	$91,198	$15,876	$0	$0	$24,504	$0	$0	$18,957	$99,255	$10,810	$22,786	$0	$0	$22,636	$472,801	$10,006	**$930,405**
Grand Total	**$0**	**$0**	**$50,307**	**$88,384**	**$6,173**	**$97,829**	**$15,876**	**$5,178**	**$0**	**$27,828**	**$14,749**	**$0**	**$18,957**	**$99,255**	**$10,810**	**$22,786**	**$0**	**$6,959**	**$22,636**	**$477,268**	**$10,006**	**$975,002**

Parque del Arroyo Verde / Restroom Building

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B2010	7382090	Exterior Walls, any painted surface, Prep & Paint	10	1	9	950	SF	$2.68	$2,547										$2,547										$2,547		**$5,095**
B2050	7391995	Exterior Door, Wire Mesh Metal, Gate, Replace	10	3	7	2	EA	$2,105.20	$4,210								$4,210										$4,210				**$8,421**
B3010	7391992	Roofing, Asphalt Shingle, 30-Year Premium, Replace	30	20	10	510	SF	$6.09	$3,108											$3,108											**$3,108**
D2010	7382124	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	35	5	475	SF	$5.54	$2,632						$2,632																**$2,632**
D2010	7382092	Toilet, Commercial Water Closet, Replace	30	20	10	2	EA	$1,440.40	$2,881											$2,881											**$2,881**
D2010	7382103	Urinal, Standard, Replace	30	20	10	1	EA	$1,218.80	$1,219											$1,219											**$1,219**
D2010	7382115	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	20	10	2	EA	$1,883.60	$3,767											$3,767											**$3,767**
D5030	7382089	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	35	5	475	SF	$2.77	$1,316						$1,316																**$1,316**
D5040	7382091	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	18	2	475	SF	$2.33	$1,105			$1,105																			**$1,105**
G2060	7382093	Fences & Gates, Pedestrian Gate, Wrought Iron, Replace	25	20	5	2	EA	$886.40	$1,773						$1,773																**$1,773**
G4050	7382097	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	18	2	3	EA	$664.80	$1,994			$1,994																			**$1,994**
Totals, Unescalated										**$0**	**$0**	**$3,100**	**$0**	**$0**	**$5,720**	**$0**	**$4,210**	**$0**	**$2,547**	**$10,975**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$4,210**	**$0**	**$2,547**	**$0**	**$33,310**
Totals, Escalated (3.0% inflation, compounded annually)										**$0**	**$0**	**$3,288**	**$0**	**$0**	**$6,631**	**$0**	**$5,178**	**$0**	**$3,324**	**$14,749**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$6,959**	**$0**	**$4,467**	**$0**	**$44,596**

Parque del Arroyo Verde / 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
D2010	7382104	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	15	1	14	1	EA	$1,662.00	$1,662															$1,662							**$1,662**
D5020	7382123	Switchboard, 120/208 V, Replace	40	38	2	1	EA	$44,320.00	$44,320			$44,320																			**$44,320**
G2020	7382114	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	1	4	11000	SF	$0.50	$5,485					$5,485					$5,485					$5,485					$5,485		**$21,938**
G2050	7382118	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace	20	1	19	1	EA	$1,551.20	$1,551																				$1,551		**$1,551**
G2050	7382113	Campground Accessories, Grill, Pedestal-Style, Replace	15	0	15	2	EA	$664.80	$1,330																$1,330						**$1,330**
G2050	7382116	Playfield Surfaces, Chips Wood, 6" Depth, Replace	3	0	3	6000	SF	$2.22	$13,296				$13,296			$13,296			$13,296			$13,296			$13,296			$13,296			**$79,776**
G2050	7382098	Play Structure, Multipurpose, Large, Replace	20	1	19	1	EA	$38,780.00	$38,780																				$38,780		**$38,780**
G2060	7382122	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	1	19	14	EA	$775.60	$10,858																				$10,858		**$10,858**
G2060	7382099	Park Bench, Metal Powder-Coated, Replace	20	1	19	9	EA	$775.60	$6,980																				$6,980		**$6,980**
G2060	7382108	Park Bench, Wood/Composite/Fiberglass, Replace	20	1	19	1	EA	$664.80	$665																				$665		**$665**
G2060	7382105	Bike Rack, Fixed Single Loop, Replace	20	1	19	6	EA	$332.40	$1,994																				$1,994		**$1,994**
G2080	7382102	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	10	7	3	152500	SF	$0.44	$67,588				$67,588										$67,588								**$135,176**
G2080	7382096	Irrigation System, Control Panel, Replace	15	10	5	1	EA	$5,540.00	$5,540						$5,540															$5,540	**$11,080**
G2080	7382112	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	1	19	152500	SF	$1.11	$168,970																				$168,970		**$168,970**
G2080	7382095	Landscaping, Mature Trees, Removal/Trimming, Repair	0	-5	5	44	EA	$1,662.00	$73,128						$73,128																**$73,128**
G4050	7382088	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	1	19	1	EA	$4,432.00	$4,432																				$4,432		**$4,432**
G4050	7382106	Site Walkway Fixture, Bollard Style, Concrete-Based, Replace/Install	20	1	19	18	EA	$1,662.00	$29,916																				$29,916		**$29,916**
Totals, Unescalated										**$0**	**$0**	**$44,320**	**$80,884**	**$5,485**	**$78,668**	**$13,296**	**$0**	**$0**	**$18,781**	**$0**	**$0**	**$13,296**	**$67,588**	**$7,147**	**$14,626**	**$0**	**$0**	**$13,296**	**$269,632**	**$5,540**	**$632,557**
Totals, Escalated (3.0% inflation, compounded annually)										**$0**	**$0**	**$47,019**	**$88,384**	**$6,173**	**$91,198**	**$15,876**	**$0**	**$0**	**$24,504**	**$0**	**$0**	**$18,957**	**$99,255**	**$10,810**	**$22,786**	**$0**	**$0**	**$22,636**	**$472,801**	**$10,006**	**$930,405**

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	7382087	D2010	**Backflow Preventer**	Domestic Water	2 IN	Parque del Arroyo Verde / Site	Site	Wilkins Zurn	No dataplate	506043	2023		1
2	7382120	D2010	**Backflow Preventer**	Domestic Water	2 IN	Parque del Arroyo Verde / Site	Site	Wilkins Zurn	No dataplate	506036	2023		1

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7382123	D5020	**Switchboard**	120/208 V	400 AMP	Parque del Arroyo Verde / Site	Site	RSE Sierra	No dataplate	No dataplate	2023	2012208	1

FACILITY CONDITION ASSESSMENT

prepared for

City of Placentia FCA
401 E Chapman Ave
Placentia, CA 92870

DRAFT

Placentia Avenue Storm Water Pump Station
380 South Placentia Avenue
Placentia, CA 92870

PREPARED BY:
Bureau Veritas
6021 University Blvd, Suite 200
Ellicott City, MD 21043
800.733.0660
www.us.bureauveritas.com

BV CONTACT:
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Program Manager
800.733.0660 7297613
matt.anderson@bureauveritas.com

BV PROJECT #:
165429.23R000-008.468

DATE OF REPORT:
${report.dateOfReport}

ON SITE DATE:
February 12, 2024

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Methodology 13
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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Pump Station
Main Address	380 South Placentia Avenue Placentia, CA 92870
Site Developed	2012 Renovated: 2018
Site Area	0.06 acres
Parking Spaces	None
Building Area	1,140 SF
Number of Stories	1
Outside Occupants / Leased Spaces	None
Date(s) of Visit	February 12, 2024
Management Point of Contact	City of Placentia Samantha Byfield Public Works Manager (714) 666-0267 sbyfield@placentia.org
On-site Point of Contact (POC)	Jon Munoz
Assessment and Report Prepared By	Kylan Boyd
Reviewed By	James Bryant Technical Report Reviewer for: Michael Chaney Program Manager 800.733.0660 x7297980 michael.chaney@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The City of Placentia implements a comprehensive stormwater program as required by the federal Clean Water Act. The program is designed to reach residents and businesses in the city with the overall goal of reducing stormwater pollutants that enter the storm drain system and minimizing potential water quality impacts to nearby creeks, channels, and rivers. Construction reportedly began around 2012, however, a sink hole had developed around 2018 that has since been dealt with and corrected.

Architectural

Architectural features include wrought iron fencing around the pump station subterranean level that is topped with PVC roofing material and skylights to allow natural light to enter the space. All finishes found are exposed concrete integral to the structure.

Mechanical, Electrical, Plumbing and Fire (MEPF)

A centrifugal fan can be found on top of the roof that supports air changes within the subterranean pump room by means of ductwork spanning the height of the facility. Electrical components are aged but still functioning well. A primary and secondary transformer as well as a switchboard on the surface level feed the Motor Control Center within the pump room. Vertical PVC pipe components can be found within the space and offer fluid transfer needs for the facility. No fire components can be found and it does not appear they are needed for this site.

Site

Typical lifecycle replacements are expected for site components. Location is shared with a Hotel in the same parking lot. Lot has site lights and other components that belong to the hotel.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

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

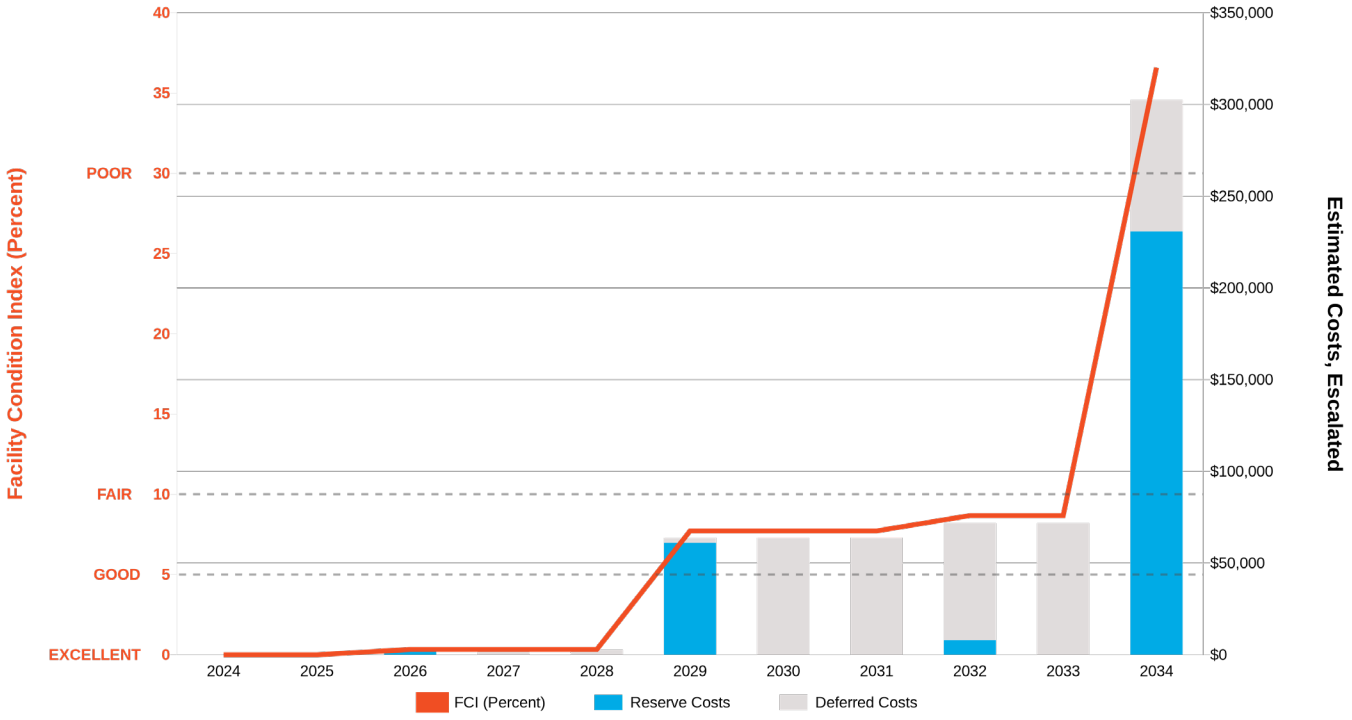
The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their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

FCI Analysis			
Replacement Value	*Total SF*		*Cost/SF*
$826,500	1,140		$725
Current FCI		$0	**0.0%**
3-Year		$2,800	**0.3%**
5-Year		$63,800	**7.7%**
10-Year		$302,400	**36.6%**

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $826,500.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $27,490.00**



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

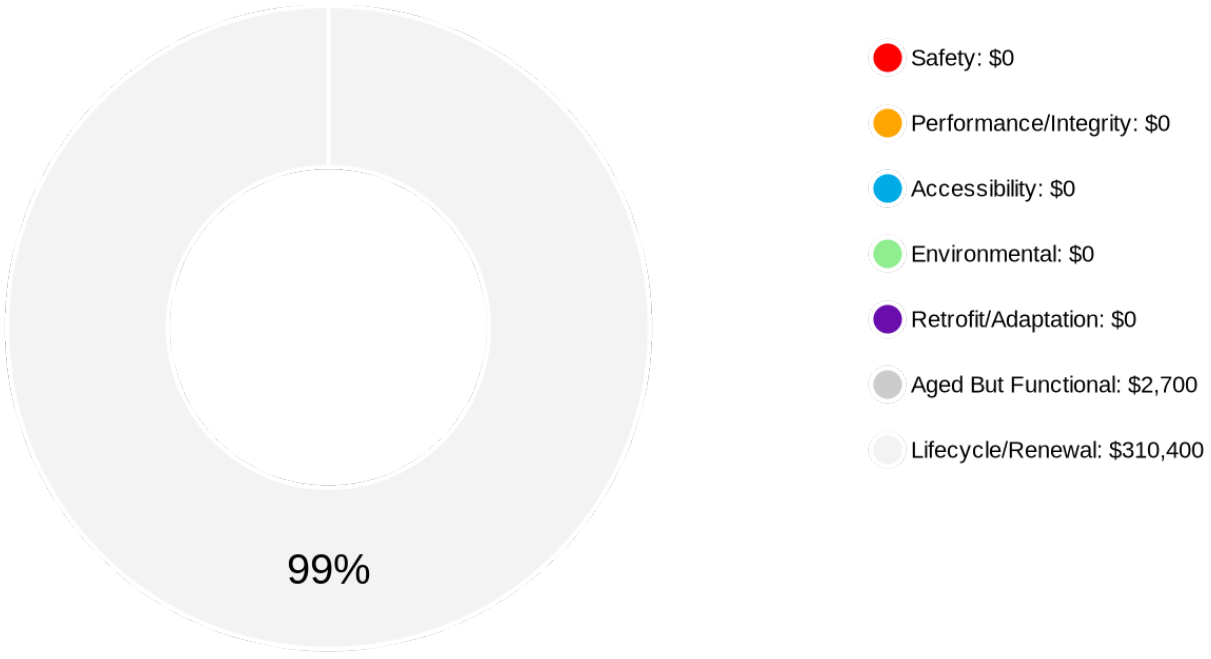
Plan Types

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

Plan Type Descriptions

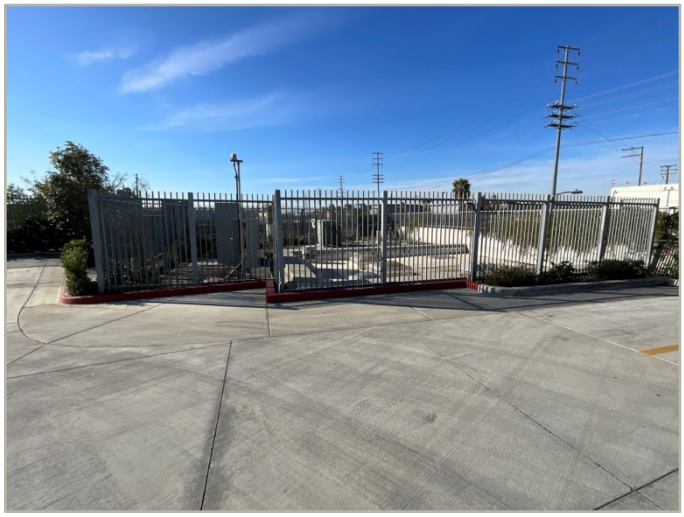
Safety	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk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

Plan Type Distribution (by Cost)



10-Year Total: $313,100

2. Building and Site Information



Systems Summary

System	Description	Condition
Structure	Concrete beams & columns with concrete slab	Good
Facade	Wall Finish : None Windows: None	Good
Roof	Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Unfinished Floors: unfinished concrete Ceilings: Unfinished/exposed concrete	Good
Elevators	None	n/a
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: None Fixtures: None	Good
HVAC	Supplemental components: Ductwork and exhaust fans	Good
Fire Suppression	None	n/a
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Fair

Systems Summary

Fire Alarm	None	n/a
Equipment/Special	None	n/a
Accessibility	Accessibility considerations are not part of this project scope.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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
Roofing	-	-	$24,000	$7,900	-	$31,900
Plumbing	-	-	-	-	-	$0
HVAC	-	-	-	$3,000	$4,100	$7,200
Electrical	-	$2,700	$37,100	$227,700	-	$267,500
Site Development	-	-	-	$10,800	-	$10,800
TOTALS	**$0**	**$2,700**	**$61,100**	**$249,400**	**$4,100**	**$317,300**

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 not included in the dataset
- For any "none" boxes checked or reference to "no issues" identified, that alone does not guarantee full compliance

4. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

5. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

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

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

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

6. Certification

City of Placentia, Citywide Asset Management Program (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Placentia Avenue Storm Water Pump Station, 380 South Placentia Avenue, Placentia, CA 92870, 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.

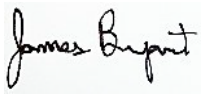
The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry 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: Kylan Boyd
Project Manager

Reviewed by: 

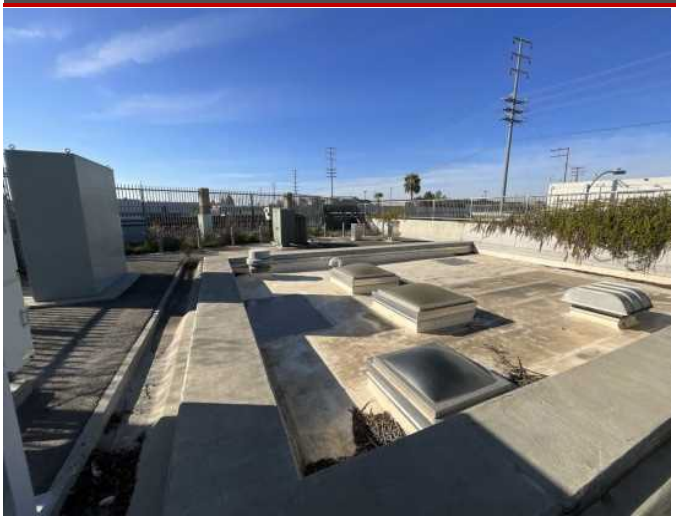
James Bryant, Technical Report Reviewer for
Michael Chaney
Program Manager
800.733.0660 x7297980
michael.chaney@bureauveritas.com

7. Appendices

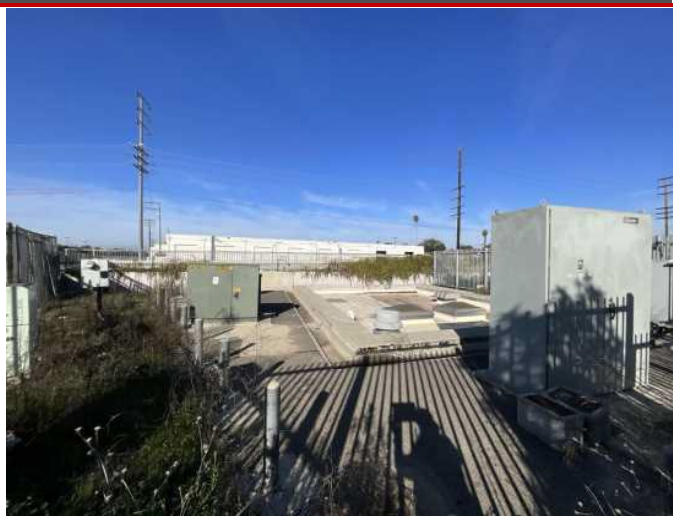
Appendix A: Photographic Record
Appendix B: Site and Floor Plans
Appendix C: Pre-Survey Questionnaire
Appendix D: Component Condition Report
Appendix E: Replacement Reserves
Appendix F: Equipment Inventory List

Appendix A:
Photographic Record

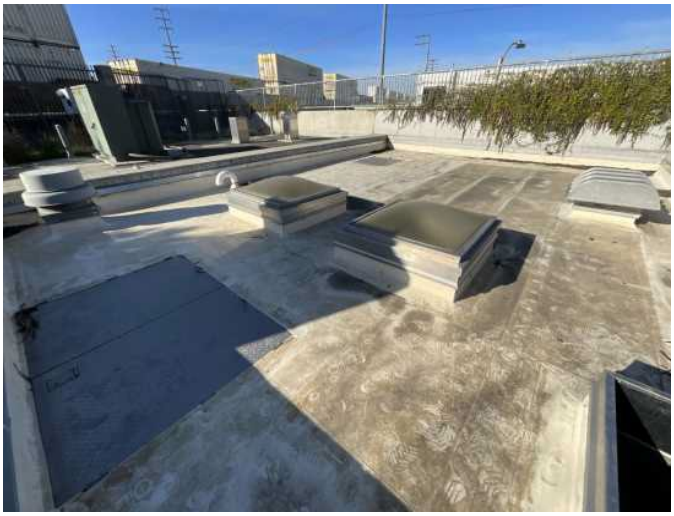
Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



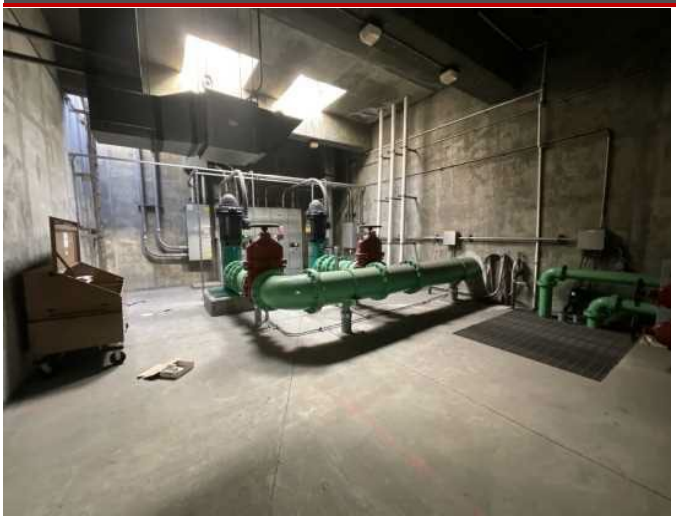
3 - PRIMARY ROOF OVERVIEW

4 - PERIMETER ELEMENTS & DRAINAGE

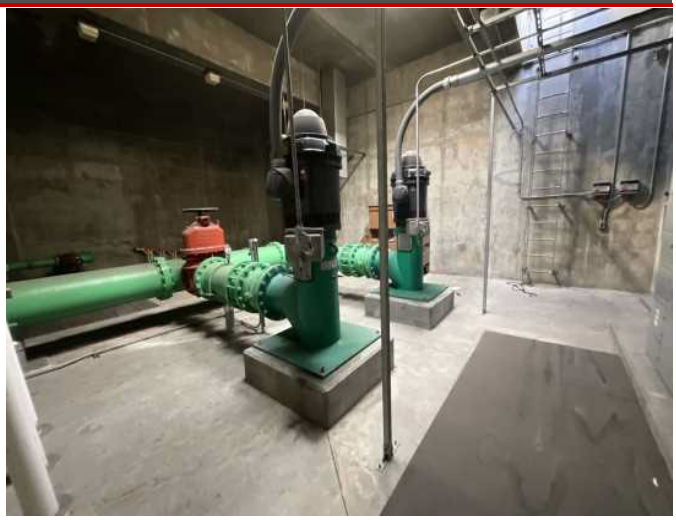
5 - MAIN SWITCHBOARD

6 - MOTOR CONTROL CENTER

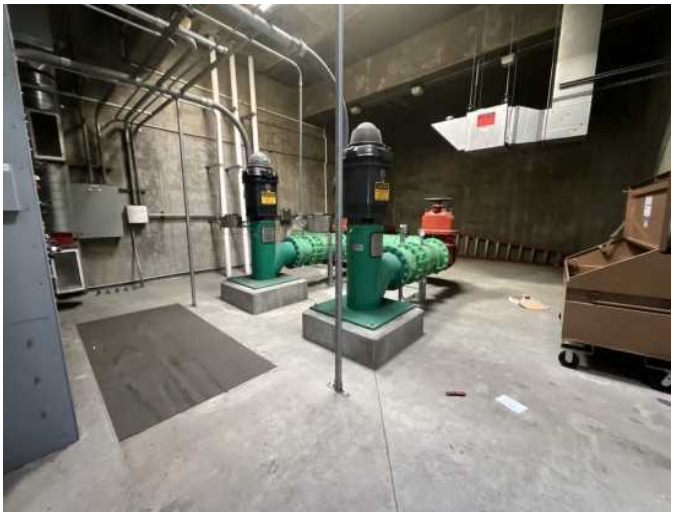
Photographic Overview



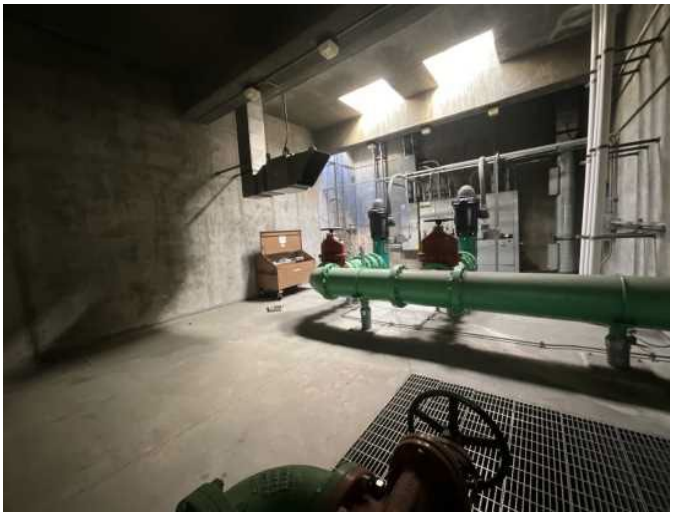
7 - SUBTERRANEAN PUMP ROOM



8 - SUBTERRANEAN PUMP ROOM



9 - SUBTERRANEAN PUMP ROOM

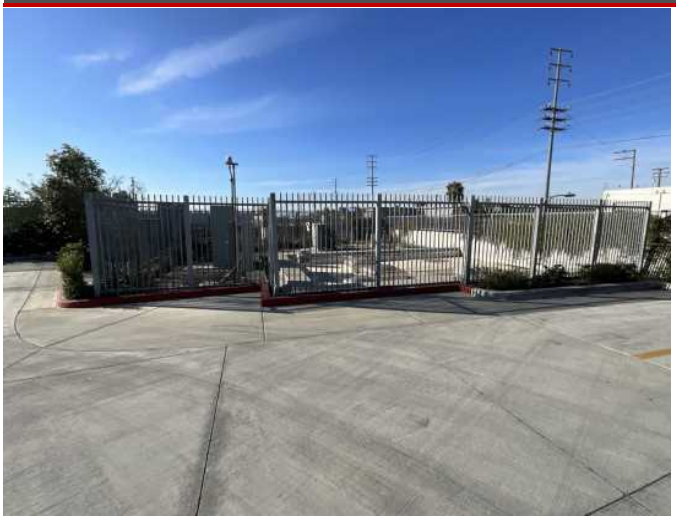


10 - SUBTERRANEAN PUMP ROOM

11 - DOMESTIC WATER PIPING

12 - MOTORS AND PUMPS

Photographic Overview



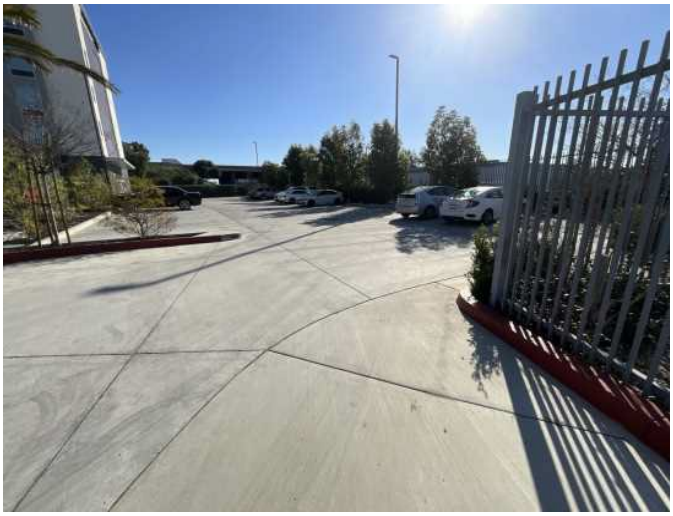
13 - FENCING

14 - PRIMARY TRANSFORMER

15 - MAIN DISTRIBUTION PANEL

16 - IRRIGATION CONTROL PANEL

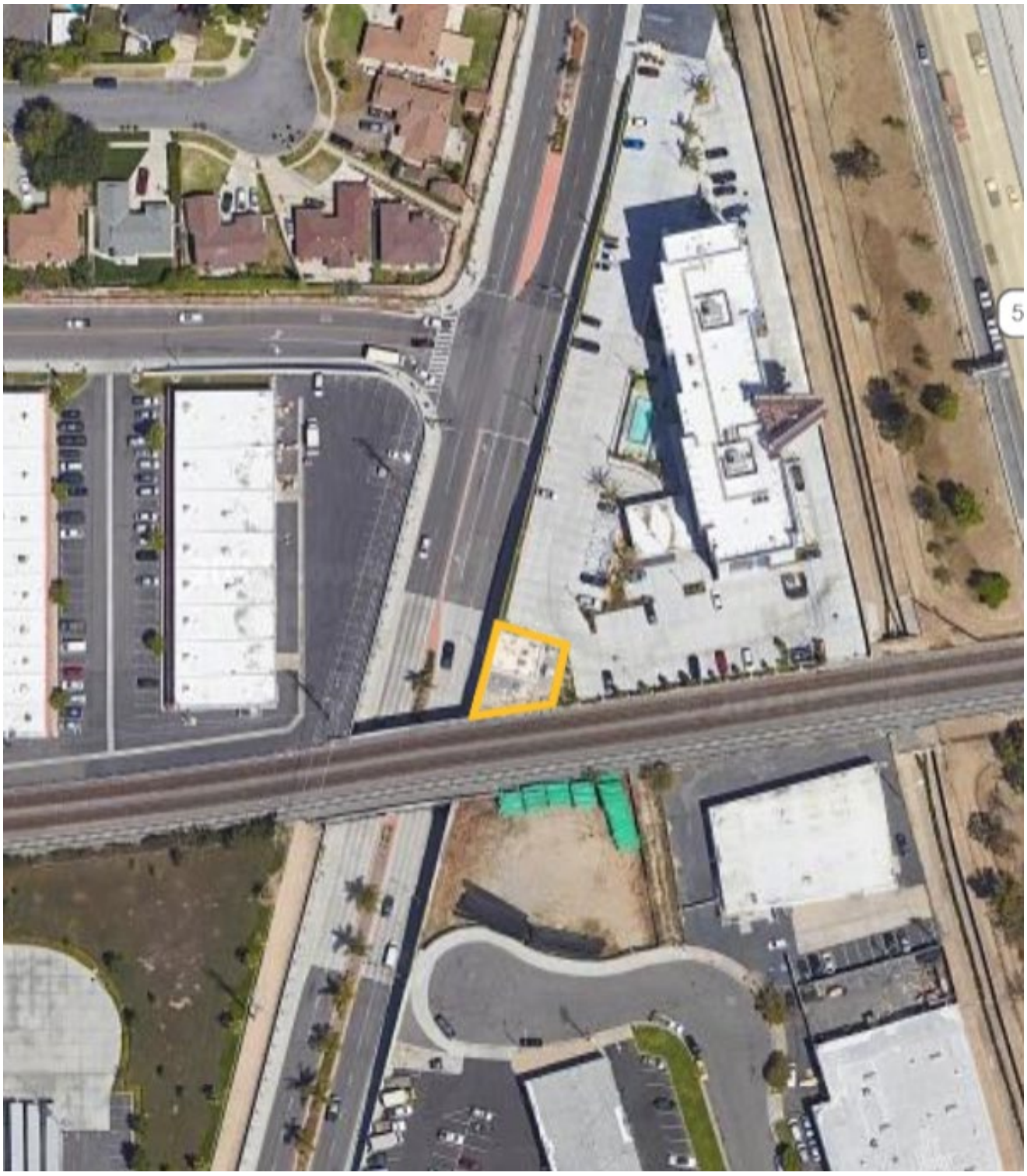
17 - SHARED MAIN PARKING LOT



18 - SHARED SECONDARY PARKING LOT

Appendix B:
Site and Floor Plans

Site Plan



Project Number	Project Name
165429.23R000-008.468	Placentia Avenue Storm Water Pump Station City of Placentia
Source	**On-Site Date**
Google Earth	February 13, 2024

BUREAU VERITAS

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Appendix C:
Pre-Survey Questionnaire

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name:	**Placentia Pump Station**
Name of person completing form:	**Joey Ruiz**
Title / Association with property:	**Public Works Supervisor**
Length of time associated w/ property:	
Date Completed:	
Phone Number:	**(714) 329-4912**
Method of Completion:	**PRIOR: fully completed by client in advance**

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	800 ft.		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	UNK	
		Roof	UNK	
		Interiors	UNK	
		HVAC	UNK	
		Electrical	UNK	
		Site Pavement	UNK	
		Accessibility	UNK	

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

Appendix D:
Component Condition Report

Component Condition Report | Placentia Avenue Storm Water Pump Station

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	760 SF	5	7408970
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	3	8	7408957
Plumbing						
D2010	Subterranean pump room	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	760 SF	25	7408965
HVAC						
D3050	Subterranean pump room	Fair	HVAC System, Ductwork, Low Density	760 SF	18	7408958
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [EF-1]	1	10	7408962
Electrical						
D5020	Site	Fair	Secondary Transformer, Dry, Stepdown	1	5	7408968
D5020	Roof	Fair	Switchboard, 120/208 V	1	10	7408966
D5020	Subterranean pump room	Fair	Motor Control Center, w/ Main Breaker [MCC-15]	1	10	7408963
D5030	Subterranean pump room	Fair	Motor, AHU or Pump	1	10	7408961
D5030	Subterranean pump room	Fair	Motor, AHU or Pump	1	10	7408967
D5030	Subterranean pump room	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	760 SF	10	7408969
D5040	Subterranean pump room	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	760 SF	2	7408960
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Wrought Iron 6'	213 LF	30	7408964
G2080	Site	Good	Irrigation System, Control Panel	1	10	7408959

Appendix E:
Replacement Reserves

Replacement Reserves Report

Placentia Avenue Storm Water Pump Station

3/5/2024

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
Placentia Avenue Storm Water Pump Station	$0	$0	$2,709	$0	$0	$61,061	$0	$0	$7,905	$0	$241,475	$0	$0	$0	$0	$0	$0	$0	$4,140	$0	$0	**$317,290**
Grand Total	**$0**	**$0**	**$2,709**	**$0**	**$0**	**$61,061**	**$0**	**$0**	**$7,905**	**$0**	**$241,475**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$4,140**	**$0**	**$0**	**$317,290**

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B3010	7408970	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	15	5	760	SF	$27.20	$20,672						$20,672																**$20,672**
B3060	7408957	Roof Skylight, per unit, up to 20 SF, Replace	30	22	8	3	EA	$2,080.00	$6,240									$6,240													**$6,240**
D3050	7408958	HVAC System, Ductwork, Low Density, Replace	30	12	18	760	SF	$3.20	$2,432																			$2,432			**$2,432**
D3060	7408962	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	15	10	1	EA	$2,240.00	$2,240											$2,240											**$2,240**
D5020	7408968	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	$32,000.00	$32,000						$32,000																**$32,000**
D5020	7408966	Switchboard, 120/208 V, Replace	40	30	10	1	EA	$72,000.00	$72,000											$72,000											**$72,000**
D5020	7408963	Motor Control Center, w/ Main Breaker, Replace	30	20	10	1	EA	$24,000.00	$24,000											$24,000											**$24,000**
D5030	7408969	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	30	10	760	SF	$4.00	$3,040											$3,040											**$3,040**
D5030	7408961	Motor, AHU or Pump, Replace	18	8	10	1	EA	$35,200.00	$35,200											$35,200											**$35,200**
D5030	7408967	Motor, AHU or Pump, Replace	18	8	10	1	EA	$35,200.00	$35,200											$35,200											**$35,200**
D5040	7408960	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	18	2	760	SF	$3.36	$2,554			$2,554																			**$2,554**
G2080	7408959	Irrigation System, Control Panel, Replace	15	5	10	1	EA	$8,000.00	$8,000											$8,000											**$8,000**
Totals, Unescalated										**$0**	**$0**	**$2,554**	**$0**	**$0**	**$52,672**	**$0**	**$0**	**$6,240**	**$0**	**$179,680**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,432**	**$0**	**$0**	**$243,578**
Totals, Escalated (3.0% inflation, compounded annually)										**$0**	**$0**	**$2,709**	**$0**	**$0**	**$61,061**	**$0**	**$0**	**$7,905**	**$0**	**$241,475**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$4,140**	**$0**	**$0**	**$317,290**

Appendix F:
Equipment Inventory List

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7408962	D3060	**Exhaust Fan** [EF-1]	Centrifugal, 12" Damper	400 CFM	Placentia Avenue Storm Water Pump Station	Roof	Greenheck	G-143-C-X	13461816		2012212	1

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7408968	D5020	**Secondary Transformer**	Dry, Stepdown	150 KVA	Placentia Avenue Storm Water Pump Station	Site	No dataplate	Illegible	Illegible		2012147	1
2	7408966	D5020	**Switchboard**	120/208 V	600 AMP	Placentia Avenue Storm Water Pump Station	Roof	Eaton	No dataplate	No dataplate			1
3	7408963	D5020	**Motor Control Center** [MCC-15]	w/ Main Breaker	600 AMP	Placentia Avenue Storm Water Pump Station	Subterranean pump room	Eaton	Freedom Series 2100	No dataplate		2012211	1
4	7408961	D5030	**Motor**	AHU or Pump	75 HP	Placentia Avenue Storm Water Pump Station	Subterranean pump room	Nidec Motor Corporation	10711332-100	422703-007			1
5	7408967	D5030	**Motor**	AHU or Pump	75 HP	Placentia Avenue Storm Water Pump Station	Subterranean pump room	Nidec Motor Corporation	10711332-100	No dataplate		2012210	1

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FACILITY CONDITION ASSESSMENT

prepared for

City of Placentia
401 East Chapman Avenue
Placentia, California 92870
Luis Estevez

Edwin T. Powell Building
143 South Bradford Avenue
Placentia, California 92870

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BV PROJECT#:
165429.23R000-005.468

DATE OF REPORT:
March 9, 2024

ON SITE DATE:
February 8, 2024

Draft - For Discussion Purposes Only

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Community Center
Main Address	143 South Bradford Avenue Placentia, California 92870
Site Developed	1926 Renovated: 2011
Site Area	0.29 acres
Parking Spaces	7 total spaces all in open lots; 1 of which is accessible.
Building Area	4,732 SF
Number of Stories	1
Outside Occupants/Leased Spaces	None
Date(s) of Visit	February 8, 2024
Management Point of Contact	Samantha Byfield City of Placentia Public Works Manager (714) 666-0267 sbyfield@placentia.org
On-site Point of Contact (POC)	Samantha Byfield
Assessment and Report Prepared By	Ishaq Ameen
Reviewed By	James Bryant Technical Report Reviewer for: Matt Anderson 800.733.0660 7297613 matt.anderson@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The Edwin T. Powell Building, originally constructed in 1926 as the Placentia Library, celebrates its 97th anniversary in 2024. This historical landmark stands as an architectural treasure for the City of Placentia, showcasing distinctive features that reflect its rich heritage. Despite its age, the building remains a vibrant hub within the community, serving as a library, senior citizen's center, and learning center.

Architectural

The historical building underwent slight renovations in 2011 while maintaining its historical charm. In 2019, the roof was replaced, ensuring its good condition. However, the windows are now showing signs of wear and deterioration, with one window recently shattered by winds. The cost of replacement for windows is included in the immediate budget. Additionally, some of the exterior wood doors on the south side of the building are in poor condition and recommended for replacement in the near future. The overall architectural assets of the building are aged but functional and are currently assessed to be in fair condition.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building's HVAC units, including the furnaces with split system condensing units, are old and showing signs of age and decreased efficiency. These units are currently functional but have surpassed their expected service life and are recommended for replacement in the near future, along with a full system upgrade. The electrical system for the building is aged and is recommended to be upgraded in the near future. This upgrade should include a thorough assessment of the existing system's condition and the selection of more modern and efficient electrical equipment. The plumbing fixtures in the building are generally in good condition and would require typical lifecycle replacements. The exterior drinking fountain located near the south entrance is non-functional and inaccessible. The fountain should be replaced and relocated to an accessible area. Plumbing system is aged, and recent instances of leakage or blockage issues were noted by maintenance, necessitating repairs. These issues highlight the vulnerability of the aging system and the potential for further deterioration. To ensure functionality of the plumbing system and avoid any sudden failures, it is recommended to replace and upgrade the system in the near future. Fire suppression is limited to fire extinguishers and the building is protected by a building wide fire alarm system. The fire alarm system are currently in fair condition.

Site

The concrete parking lot is in good condition and would require crack fill and stripe in near term. The posts supporting the property sign on the southeast corner of the property are showing signs of wear and deterioration and is in poor condition needing replacement in the near future. 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

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

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

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

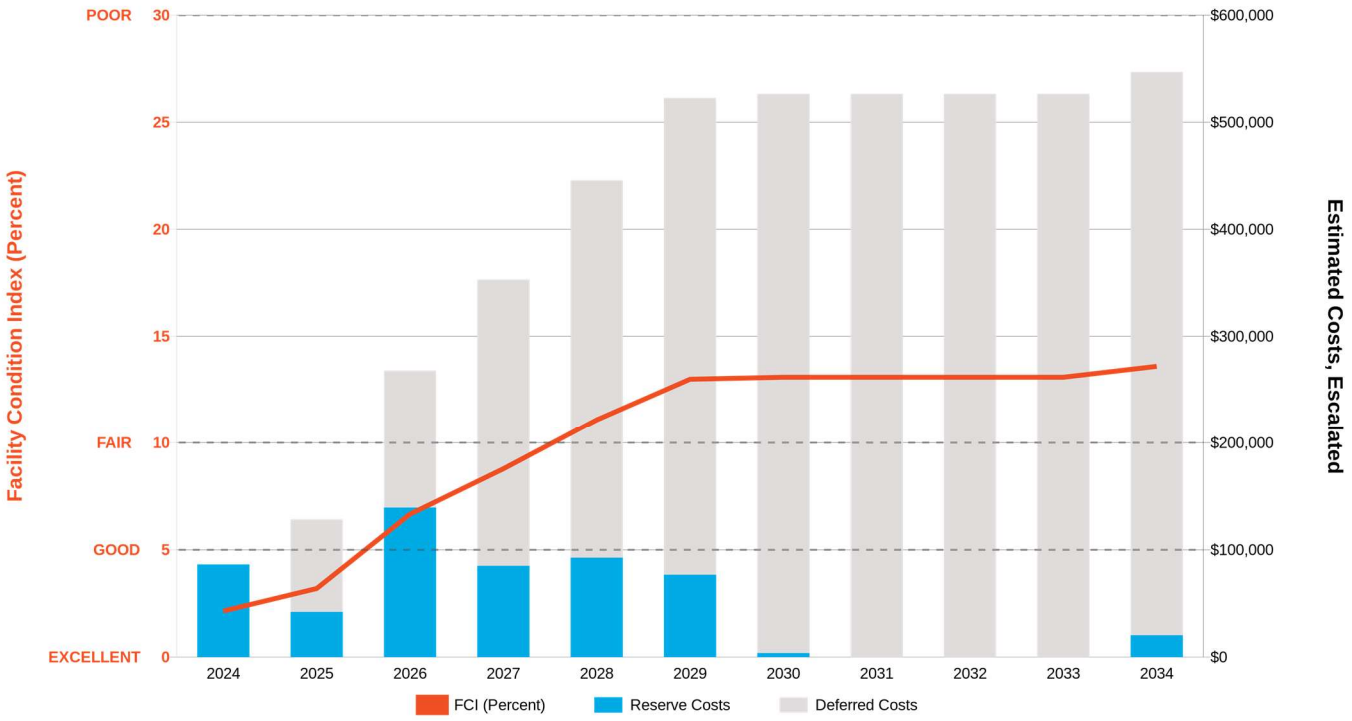
FCI Analysis		
Replacement Value	*Total SF*	*Cost/SF*
$4,022,200	4,732	$850

Current FCI	$86,400	**2.1%**
3-Year	$353,300	**8.8%**
5-Year	$522,800	**13.0%**
10-Year	$547,100	**13.6%**

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $4,022,200.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $49,729.00**



Immediate Needs

ID	Location	UF Code	Description	Condition	Plan Type	Cost
7360372	Edwin T. Powell Building	B2021	Window, Wood Historical, 16-25 SF, Restore	Failed	Safety	$86,400
TOTAL (1)						**$86,400**

Key Findings

Window in Failed condition.

Wood Historical, 16-25 SF
Edwin T. Powell Building Building Exterior

Uniformat Code: B2021
Recommendation: **Restore in 2024**

Priority Score: **96.9**

Plan Type: Safety

Cost Estimate: $86,400

**$$$**$

One of the windows shattered and broke due to wind. All windows showing signs of wear and deterioration. - AssetCALC ID: 7360372

Furnace in Poor condition.

Gas
Edwin T. Powell Building FACP Room

Uniformat Code: D3021
Recommendation: **Replace in 2025**

Priority Score: **86.8**

Plan Type: Performance/Integrity

Cost Estimate: $9,900

**$**$$$

The unit has surpassed its expected service life by a considerable margin and is showing signs of age and decreased efficiency. - AssetCALC ID: 7360381

Furnace in Poor condition.

Gas
Edwin T. Powell Building FACP Room

Uniformat Code: D3021
Recommendation: **Replace in 2025**

Priority Score: **86.8**

Plan Type: Performance/Integrity

Cost Estimate: $9,900

**$**$$$

The unit is showing signs of age and decreased efficiency. - AssetCALC ID: 7360358

Split System in Poor condition.

Condensing Unit/Heat Pump
Edwin T. Powell Building Building exterior
West Side

Uniformat Code: D3037
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $8,300

**$**$$$

Replaced fan motor recently, condition look poor from outset. No data plate seems to be at least 30 year old unit. - AssetCALC ID: 7360374

Exterior Walls in Fair condition.

Stucco
Edwin T. Powell Building Building Exterior

Uniformat Code: B2011
Recommendation: **Prep and Paint in 2029**

Priority Score: **58.4**

Plan Type: Aged But Functional

Cost Estimate: $51,100

**$$$**$

- AssetCALC ID: 7360355

Supplemental Components in Fair condition.

Battery Charger
Edwin T. Powell Building FACP Room

Uniformat Code: D5012
Recommendation: **Replace in 2026**

Priority Score: **57.7**

Plan Type: Aged But Functional

Cost Estimate: $2,600

**$**$$$

- AssetCALC ID: 7360354

Drinking Fountain in Poor condition.

Exterior/Site, Economy Pedestal
Edwin T. Powell Building Building exterior West Side

Uniformat Code: D2016
Recommendation: **Replace in 2025**

Priority Score: **56.8**

Plan Type: Retrofit/Adaptation

Cost Estimate: $1,100

**$**$$$

Non operable and not accessible. - AssetCALC ID: 7360380

Signage in Poor condition.

Property, Building or Pole-Mounted
Edwin T. Powell Building Site - SE Corner

Uniformat Code: G2063
Recommendation: **Replace/Install in 2025**

Priority Score: **54.8**

Plan Type: Retrofit/Adaptation

Cost Estimate: $2,400

**$**$$$

The property's post mounted signage posts are showing signs of damage, as the wood seems to be deteriorating and coming off. Need replacement. - AssetCALC ID: 7360360

Split System in Poor condition.

Condensing Unit/Heat Pump
Edwin T. Powell Building Building exterior
West Side

Uniformat Code: D3037
Recommendation: **Replace in 2025**

Priority Score: **54.8**

Plan Type:
Retrofit/Adaptation

Cost Estimate: $8,300

**$**$$$

The unit has surpassed its expected service life by a considerable margin and is showing signs of age and decreased efficiency. - AssetCALC ID: 7360356

Exterior Door in Poor condition.

Wood, Solid-Core
Edwin T. Powell Building Building exterior
West Side

Uniformat Code: B2051
Recommendation: **Replace in 2025**

Priority Score: **54.8**

Plan Type:
Retrofit/Adaptation

Cost Estimate: $3,400

**$**$$$

Doors showing signs of wear and deterioration. Paint is peeling off, and the wood is aged. - AssetCALC ID: 7360369

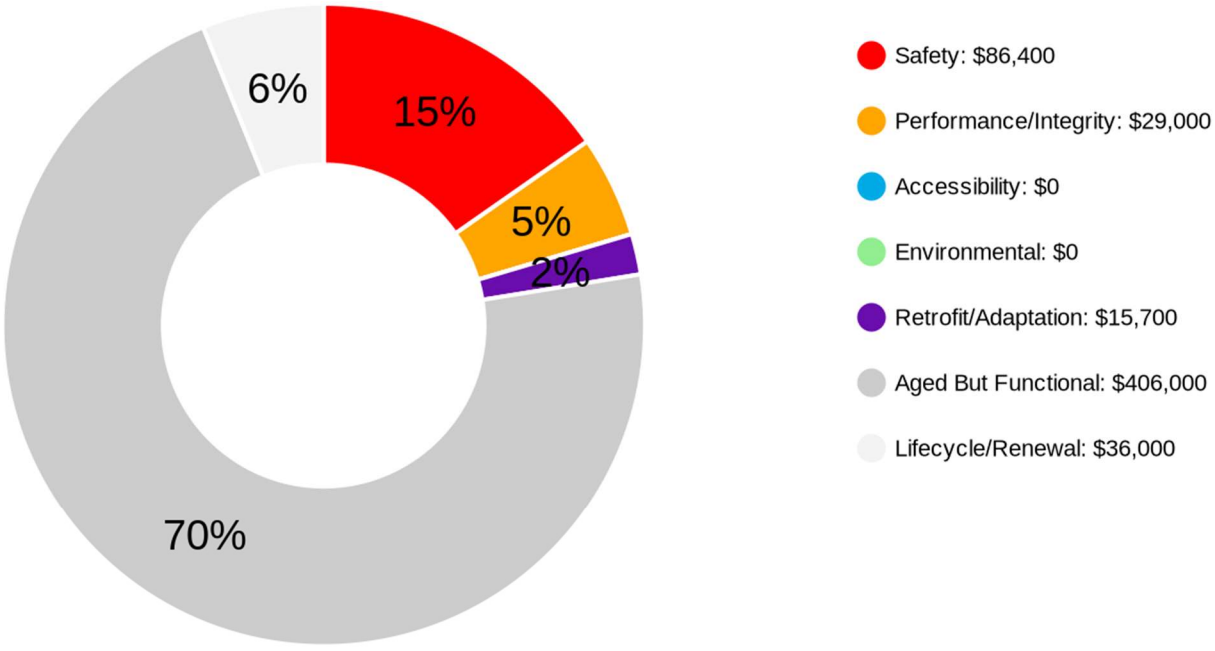
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-Year Total: $573,100

2. Building and Site Information

Systems Summary

System	Description	Condition
Structure	Concrete bearing walls with wood roof deck supported by wood joists over crawl space and concrete foundation slab	Fair
Facade	Wall Finish : Stucco Windows: Wood	Fair
Roof	Gable construction with clay/concrete tiles	Good
Interiors	Walls: Painted gypsum board Floors: Carpet and VCT throughout, ceramic tile in restrooms, and painted concrete in patio Ceilings: Painted gypsum board and exposed	Fair
Elevators	None	-
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas tankless water heaters Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Non-Central System: Furnaces with split-system condensing units	Poor
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: linear fluorescent Emergency Power: None	Fair

Systems Summary

Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	$86,400	$3,500	$63,000	$1,300	$79,600	$233,800
Roofing	-	-	-	-	-	$0
Interiors	-	-	$89,900	$11,600	$109,400	$211,000
Plumbing	-	$89,500	-	$11,300	$15,800	$116,600
HVAC	-	$37,600	$4,700	-	$80,200	$122,500
Fire Protection	-	-	$1,600	-	$2,200	$3,800
Electrical	-	$44,400	$38,300	-	$7,000	$89,700
Fire Alarm and Electronic Systems	-	$6,800	$17,600	-	$10,600	$34,900
Equipment and Furnishings	-	-	$39,500	-	$61,500	$101,000
Special Construction and Demo	-	-	-	-	$6,000	$6,000
Site Development	-	$12,000	$2,500	$6,200	$37,200	$57,800
Site Pavement	-	-	$1,500	$1,700	$57,500	$60,600
Site Utilities	-	-	$2,200	-	-	$2,200
TOTALS	**$86,400**	**$193,700**	**$260,900**	**$32,100**	**$466,900**	**$1,040,000**

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 not included in the dataset
- For any "none" boxes checked or reference to "no issues" identified, that alone does not guarantee full compliance

4. Purpose and Scope

Purpose

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

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

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

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

Scope

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

Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.

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

5. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

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

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

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

6. Certification

City of Placentia, Citywide Asset Management Program (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Edwin T. Powell Building, 143 South Bradford Avenue, Placentia, California 92870, 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.

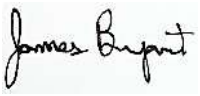
The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry 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: 

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

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

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Appendix A:
Photographic Record

Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

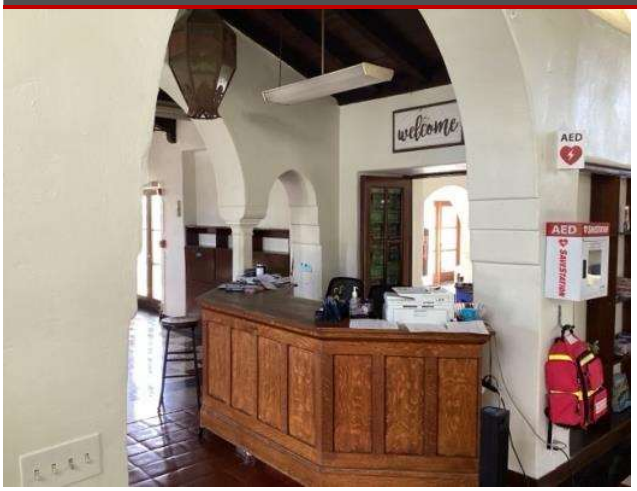
3 - RIGHT ELEVATION

4 - REAR ELEVATION

5 - ROOFING

6 - ROOF OVERVIEW

Photographic Overview



7 - FRONT DESK

8 - DINING/LOUNGE HALL

9 - LIBRARY ROOM

10 - OFFICE

11 - KITCHEN

12 - COMPUTER ROOM

Photographic Overview

13 - OUTDOOR PATIO

14 - WATER HEATER

15 - CONDENSING UNITS

16 - CONDENSING UNITS

17 – SERVICE DISTRIBUTION PANEL

18 - FIRE ALARM PANEL

Photographic Overview

19 - FENCES AND GATES

20 - PARKING LOTS

21 - SITE OVERVIEW

22 - LANDSCAPING

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Appendix B:
Site Plan (s)

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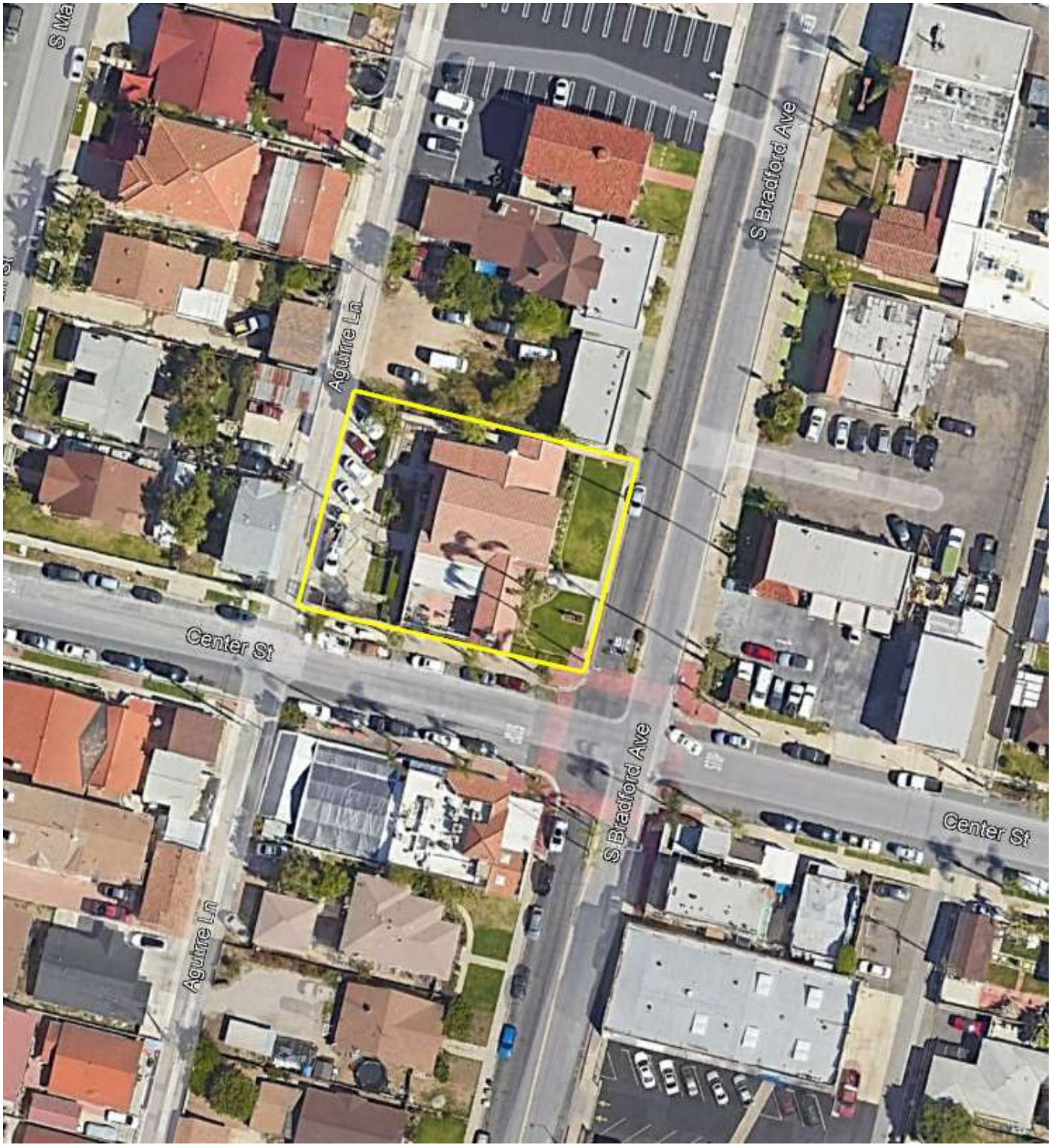
Site Plan



Project Number	Project Name
165429.23R000-005.468	Edwin T. Powell Building
Source	**On-Site Date**
Google	February 08, 2024

BUREAU VERITAS 1828 BUREAU VERITAS

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Appendix C:
Pre-Survey Questionnaire

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BV Facility Condition Assessment: Pre-Survey Questionnaire

Building/Facility Name: Edwin T Powell Building

Name of person completing form: Joey Ruiz

Title / Association with property: Public Works Supervisor

Length of time associated w/ property:

Date Completed:

Phone Number: (714) 329-4912

Method of Completion: PRIOR: fully completed by client in advance

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	3,000 ft.		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	UNK	
		Roof	UNK	
		Interiors	UNK	
		HVAC	UNK	
		Electrical	UNK	
		Site Pavement	UNK	
		Accessibility	UNK	

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?	New A/C unit, new windows, new electrical panel
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	

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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?		NO			
8	Are there any wall, window, basement or roof leaks?			YES		Window leaks due to rain
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?		NO			
10	Are your elevators unreliable, with frequent service calls?				NA	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?	YES				No water in the patio area.
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		NO			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?	YES				A/C and/or heating unit not adequate
14	Is the electrical service outdated, undersized, or otherwise problematic?	YES				New electrical panel needed
15	Are there any problems or inadequacies with exterior lighting?	YES				More exterior lighting needed
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		NO			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		NO			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.	YES				
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			UNK		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		NO			

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Appendix D:
Component Condition Report

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Component Condition Report | Edwin T. Powell Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Stucco, Prep & Paint	7,100 SF	5	7360355
B2020	Building Exterior	Failed	Window, Wood Historical, 16-25 SF, Restore	15	0	7360372
B2050	Building exterior West Side	Poor	Exterior Door, Wood, Solid-Core	3	1	7360369
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	1	10	7360391
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	3	4	7360395
Roofing						
B3010	Roof	Good	Roofing, Clay/Concrete Tile	4,732 SF	43	7360365
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	10	4	7360396
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	8,280 SF	3	7360373
C2030	Outdoor Patio	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	610 SF	4	7388926
C2030	Restrooms	Fair	Flooring, Ceramic Tile	300 SF	20	7360385
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	2,922 SF	9	7360376
C2030	Dinning/Lounge Hall and Office	Fair	Flooring, Carpet, Commercial Standard	900 SF	4	7360379
C2050	Back food storage area	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	4,732 SF	3	7360392
Plumbing						
D2010	Kitchen	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	12	7360383
D2010	Restrooms North Side	Good	Water Heater, Gas, Tankless	1	6	7360387
D2010	Building exterior West Side	Poor	Drinking Fountain, Exterior/Site, Economy Pedestal	1	1	7360380
D2010	Site - NW Corner	Fair	Backflow Preventer, Domestic Water	1	10	7360370
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	4,732 SF	2	7388928
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	3	15	7360389
D2010	Restrooms	Fair	Toilet, Residential Water Closet	3	10	7360384
HVAC						
D3020	FACP Room	Poor	Furnace, Gas	1	1	7360358
D3020	FACP Room	Poor	Furnace, Gas	1	1	7360381
D3030	Back food storage area	Fair	Air Conditioner, Window/Thru-Wall, Residential	1	3	7360359
D3030	Kitchen	Fair	Air Conditioner, Window/Thru-Wall	1	3	7360366
D3030	Building exterior West Side	Poor	Split System, Condensing Unit/Heat Pump	1	1	7360356
D3030	Building exterior West Side	Poor	Split System, Condensing Unit/Heat Pump	1	1	7360374
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	4,732 SF	15	7388929
Fire Protection						
D4030	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	3	4	7360390
Electrical						
D5010	FACP Room	Fair	Supplemental Components, Battery Charger	1	2	7360354

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Building exterior West Side	Poor	Distribution Panel, 120/240 V	1	0	7360353
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	4,732 SF	2	7388930
D5040	Throughout building	Fair	Emergency & Exit Lighting, Full Interior Upgrade, to LED, Upgrade	4,732 SF	2	7388927
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,732 SF	4	7360367
Fire Alarm & Electronic Systems						
D7050	FACP Room	Fair	Fire Alarm Panel, Multiplex	1	2	7360386
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Install	4,732 SF	5	7388931
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	4	7360361
E1030	Back food storage area	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	3	7360394
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 6-Burner w/ Griddle	1	4	7360371
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	4	7360368
Special Construction & Demo						
F1020	Site - SW Corner	Fair	Dumpster Enclosure Gates, Masonry and Steel	40 SF	15	7360363
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Concrete, Crack Fill & Stripe	2,375 SF	3	7388925
G2020	Site	Fair	Parking Lots, Pavement, Concrete	2,375 SF	15	7360378
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Wrought Iron 6'	200 LF	15	7360362
G2060	Site	Fair	Trash Receptacle, Heavy-Duty Fixed Concrete	1	4	7360377
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	1	2	7360382
G2060	Site - SE Corner	Poor	Signage, Property, Building or Pole-Mounted, Replace/Install	1	1	7360360
G2080	Site Landscape	Fair	Irrigation System, Pop-Up Spray Heads, Commercial	3,150 SF	7	7388935
G2080	Building exterior West Side	Fair	Irrigation System, Control Panel	1	2	7360364
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 250 W	2	5	7388932

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Appendix E:
Replacement Reserves

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Replacement Reserves Report

Edwin T. Powell Building

3/9/2024

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
Edwin T. Powell Building	$204,800	$192,157	$289,535	$98,478	$214,870	$158,084	$7,642	$12,397	$3,370	$61,001	$17,632	$0	$19,508	$119,658	$41,457	$442,478	$217,213	$47,602	$19,237	$108,297	$31,210	**$2,306,624**
Grand Total	**$204,800**	**$192,157**	**$289,535**	**$98,478**	**$214,870**	**$158,084**	**$7,642**	**$12,397**	**$3,370**	**$61,001**	**$17,632**	**$0**	**$19,508**	**$119,658**	**$41,457**	**$442,478**	**$217,213**	**$47,602**	**$19,237**	**$108,297**	**$31,210**	**$2,306,624**

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	7360355	Exterior Walls, Stucco, Prep & Paint	10	5	5	7100	SF	$14.40	$102,240						$102,240										$102,240							**$204,480**
B2020	Building Exterior	7360372	Window, Wood Historical, 16-25 SF, Restore	30	30	0	15	EA	$11,520.00	$172,800	$172,800																						**$172,800**
B2050	Building exterior West Side	7360369	Exterior Door, Wood, Solid-Core, Replace	25	24	1	3	EA	$2,240.00	$6,720		$6,720																					**$6,720**
B2050	Building Exterior	7360395	Exterior Door, Wood, Solid-Core, Replace	25	21	4	3	EA	$2,240.00	$6,720					$6,720																		**$6,720**
B2050	Building Exterior	7360391	Exterior Door, Steel, Standard, Replace	40	30	10	1	EA	$1,920.00	$1,920											$1,920												**$1,920**
C1030	Throughout building	7360396	Interior Door, Wood, Solid-Core, Replace	40	36	4	10	EA	$2,240.00	$22,400					$22,400																		**$22,400**
C2010	Throughout building	7360373	Wall Finishes, any surface, Prep & Paint	10	7	3	8280	SF	$3.90	$32,325				$32,325									$32,325										**$64,650**
C2030	Outdoor Patio	7388926	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	6	4	610	SF	$4.80	$2,928					$2,928									$2,928									**$5,856**
C2030	Restrooms	7360385	Flooring, Ceramic Tile, Replace	40	20	20	300	SF	$57.60	$17,280																					$17,280		**$17,280**
C2030	Throughout building	7360376	Flooring, Vinyl Tile (VCT), Replace	15	6	9	2922	SF	$16.00	$46,752										$46,752													**$46,752**
C2030	Dinning/Lounge Hall and Office	7360379	Flooring, Carpet, Commercial Standard, Replace	10	6	4	900	SF	$24.00	$21,600					$21,600										$21,600								**$43,200**
C2050	Back food storage area	7360392	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	7	3	4732	SF	$8.00	$37,856				$37,856									$37,856										**$75,712**
D2010	Restrooms North Side	7360387	Water Heater, Gas, Tankless, Replace	15	9	6	1	EA	$6,400.00	$6,400							$6,400																**$6,400**
D2010	Throughout building	7388928	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	38	2	4732	SF	$35.20	$166,566			$166,566																				**$166,566**
D2010	Site - NW Corner	7360370	Backflow Preventer, Domestic Water, Replace	30	20	10	1	EA	$4,480.00	$4,480											$4,480												**$4,480**
D2010	Building exterior West Side	7360380	Drinking Fountain, Exterior/Site, Economy Pedestal, Replace	15	14	1	1	EA	$2,240.00	$2,240		$2,240															$2,240						**$4,480**
D2010	Restrooms	7360384	Toilet, Residential Water Closet, Replace	30	20	10	3	EA	$2,240.00	$6,720											$6,720												**$6,720**
D2010	Kitchen	7360383	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	18	12	1	EA	$3,840.00	$3,840													$3,840										**$3,840**
D2010	Restrooms	7360389	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	3	EA	$4,800.00	$14,400																$14,400							**$14,400**
D3020	FACP Room	7360358	Furnace, Gas, Replace	20	19	1	1	EA	$19,840.00	$19,840		$19,840																					**$19,840**
D3020	FACP Room	7360381	Furnace, Gas, Replace	20	19	1	1	EA	$19,840.00	$19,840		$19,840																					**$19,840**
D3030	Building exterior West Side	7360356	Split System, Condensing Unit/Heat Pump, Replace	15	14	1	1	EA	$66,560.00	$66,560		$66,560														$66,560							**$133,120**
D3030	Building exterior West Side	7360374	Split System, Condensing Unit/Heat Pump, Replace	15	14	1	1	EA	$66,560.00	$66,560		$66,560														$66,560							**$133,120**
D3030	Back food storage area	7360359	Air Conditioner, Window/Thru-Wall, Residential, Replace	10	7	3	1	EA	$1,600.00	$1,600				$1,600										$1,600									**$3,200**
D3030	Kitchen	7360366	Air Conditioner, Window/Thru-Wall, Replace	10	7	3	1	EA	$7,040.00	$7,040				$7,040										$7,040									**$14,080**
D3050	Throughout building	7388929	HVAC System, Ductwork, Medium Density, Replace	30	15	15	4732	SF	$12.80	$60,570															$60,570								**$60,570**
D4030	Throughout building	7360390	Fire Extinguisher, Wet Chemical/CO2, Replace	10	6	4	3	EA	$960.00	$2,880					$2,880										$2,880								**$5,760**
D5010	FACP Room	7360354	Supplemental Components, Battery Charger, Replace	20	18	2	1	EA	$5,216.00	$5,216			$5,216																				**$5,216**
D5020	Building exterior West Side	7360353	Distribution Panel, 120/240 V, Replace	30	30	0	1	EA	$32,000.00	$32,000	$32,000																						**$32,000**
D5030	Throughout building	7388930	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	38	2	4732	SF	$12.80	$60,570			$60,570																				**$60,570**
D5040	Throughout building	7388927	Emergency & Exit Lighting, Full Interior Upgrade, to LED, Upgrade	10	8	2	4732	SF	$2.08	$9,843			$9,843											$9,843									**$19,685**
D5040	Throughout building	7360367	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	16	4	4732	SF	$14.40	$68,141					$68,141																		**$68,141**
D7050	FACP Room	7360386	Fire Alarm Panel, Multiplex, Replace	15	13	2	1	EA	$12,800.00	$12,800			$12,800																$12,800				**$25,600**
D7050	Throughout building	7388931	Fire Alarm System, Full System Upgrade, Simple Addressable, Install	20	15	5	4732	SF	$6.40	$30,285						$30,285																	**$30,285**
E1030	Back food storage area	7360394	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	12	3	1	EA	$8,640.00	$8,640				$8,640																$8,640			**$17,280**
E1030	Kitchen	7360368	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	11	4	1	EA	$14,400.00	$14,400					$14,400																$14,400		**$28,800**
E1030	Kitchen	7360371	Foodservice Equipment, Range/Oven, 6-Burner w/ Griddle, Replace	15	11	4	1	EA	$32,640.00	$32,640					$32,640																$32,640		**$65,280**
E1030	Kitchen	7360361	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	11	4	1	EA	$14,720.00	$14,720					$14,720																$14,720		**$29,440**
F1020	Site - SW Corner	7360363	Dumpster Enclosure Gates, Masonry and Steel, Replace	35	20	15	40	SF	$192.00	$7,680																$7,680							**$7,680**
G2020	Site	7388925	Parking Lots, Pavement, Concrete, Crack Fill & Stripe	5	2	3	2375	SF	$1.12	$2,660				$2,660					$2,660					$2,660					$2,660				**$10,640**
G2020	Site	7360378	Parking Lots, Pavement, Concrete, Replace	50	35	15	2375	SF	$28.80	$68,400													$2,660			$68,400							**$68,400**
G2060	Site	7360382	Park Bench, Wood/Composite/Fiberglass, Replace	20	18	2	1	EA	$1,920.00	$1,920			$1,920																				**$1,920**
G2060	Site	7360377	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	21	4	1	EA	$4,480.00	$4,480					$4,480																		**$4,480**
G2060	Site	7360362	Fences & Gates, Fence, Wrought Iron 6', Replace	50	35	15	200	LF	$153.60	$30,720																$30,720							**$30,720**
G2060	Site - SE Corner	7360360	Signage, Property, Building or Pole-Mounted, Replace/Install	20	19	1	1	EA	$4,800.00	$4,800		$4,800																					**$4,800**
G2080	Building exterior West Side	7360364	Irrigation System, Control Panel, Replace	15	13	2	1	EA	$16,000.00	$16,000			$16,000																$16,000				**$32,000**
G2080	Site Landscape	7388935	Irrigation System, Pop-Up Spray Heads, Commercial, Replace	20	13	7	3150	SF	$3.20	$10,080							$10,080																**$10,080**
G4050	Building exterior	7388932	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 250 W, Replace	20	15	5	2	EA	$1,920.00	$3,840						$3,840																	**$3,840**
Totals, Unescalated											**$204,800**	**$186,560**	**$272,915**	**$90,121**	**$190,909**	**$136,365**	**$6,400**	**$10,080**	**$2,660**	**$46,752**	**$13,120**	**$0**	**$13,683**	**$81,481**	**$27,408**	**$284,010**	**$135,360**	**$28,800**	**$11,300**	**$61,760**	**$17,280**	**$1,821,763**
Totals, Escalated (3.0% inflation, compounded annually)											**$204,800**	**$192,157**	**$289,535**	**$98,478**	**$214,870**	**$158,084**	**$7,642**	**$12,397**	**$3,370**	**$61,001**	**$17,632**	**$0**	**$19,508**	**$119,658**	**$41,457**	**$442,478**	**$217,213**	**$47,602**	**$19,237**	**$108,297**	**$31,210**	**$2,306,624**

Draft - For Discussion Purposes Only

Appendix F:
Equipment Inventory List

Draft - For Discussion Purposes Only

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7360387	D2010	**Water Heater**	Gas, Tankless	11 GPM	Edwin T. Powell Building	Restrooms North Side	Rinnai	No dataplate	No dataplate		2041571	
2	7360370	D2010	**Backflow Preventer**	Domestic Water	1 IN	Edwin T. Powell Building	Site - NW Corner						

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7360358	D3020	**Furnace**	Gas	120 MBH	Edwin T. Powell Building	FACP Room	Payne	No dataplate	No dataplate		2041564	
2	7360381	D3020	**Furnace**	Gas	120 MBH	Edwin T. Powell Building	FACP Room	Westinghouse	FGUJ120PB	DH 16746	1971	2041520	
3	7360366	D3030	**Air Conditioner**	Window/Thru-Wall	1 TON	Edwin T. Powell Building	Kitchen	LG				2041531	
4	7360359	D3030	**Air Conditioner**	Window/Thru-Wall, Residential	1	Edwin T. Powell Building	Back food storage area	Keystone	No dataplate	No dataplate		2041548	
5	7360356	D3030	**Split System**	Condensing Unit/Heat Pump	4 TON	Edwin T. Powell Building	Building exterior West Side	Payne	PA10JA048-A	3199E00127	1999	2041546	
6	7360374	D3030	**Split System**	Condensing Unit/Heat Pump	4 TON	Edwin T. Powell Building	Building exterior West Side	Westinghouse	No dataplate	No dataplate		2041551	

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7360390	D4030	**Fire Extinguisher**	Wet Chemical/CO2		Edwin T. Powell Building	Throughout building						3

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7360353	D5020	**Distribution Panel**	120/240 V	200 AMP	Edwin T. Powell Building	Building exterior West Side					2041552	

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7360386	D7050	**Fire Alarm Panel**	Multiplex		Edwin T. Powell Building	FACP Room	Honeywell	5140DLM			2041511	

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7360368	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF		Edwin T. Powell Building	Kitchen	Vent-A-Hood	B200	001533		2041570	
2	7360371	E1030	**Foodservice Equipment**	Range/Oven, 6-Burner w/ Griddle		Edwin T. Powell Building	Kitchen	Wolf	CH-6-1829-FT22L	34568 F36		2041509	
3	7360394	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In		Edwin T. Powell Building	Back food storage area	Everest	EBR1	BBR116020019	2002	2041510	
4	7360361	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Edwin T. Powell Building	Kitchen	True Manufacturing Co	T-49	7030209		2041573	

FACILITY CONDITION ASSESSMENT

DRAFT

prepared for

City of Placentia, Citywide Asset Management Program
401 E Chapman Ave
Placentia, CA 92870
Samantha Byfield

Richard Samp Park
600 Loyola Drive
Placentia, CA 92870

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BV PROJECT #:
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DATE OF REPORT:
to be filled in by CD

ON SITE DATE:
February 1, 2024

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Park
Number of Buildings	0
Main Address	600 Loyola Drive, Placentia, CA 92870
Site Developed	1970 (estimated)
Outside Occupants / Leased Spaces	The enclosure space housing the antennas is leased to a cellular company.
Date(s) of Visit	February 1, 2024
Management Point of Contact	City of Placentia Samantha Byfield, Public Works Manager 714-993-8212 sbyfield@placentia.org
On-site Point of Contact (POC)	Samantha Byfield
Assessment & Report Prepared By	Alvaro Bedoya
Reviewed By	Michael Chaney Program Manager 800.733.0660 x7297980 michael.chaney@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The Richard Samp Park was built in what's assumed to be the early 1970's. The park creates a space for community members to congregate safely and enjoy nature; provide space and equipment where children can play, and site features which community members can use to improve their health in a relaxing environment.

Site

The asphalt parking lots, and concrete sidewalks are in fair condition with a good amount of useful life remaining.

The swing set is in fair condition and nearing the end of its expected useful life. The play structure is in fair condition with a good amount of useful life remaining. The rubber surfacing for the play set is significantly damaged, and not capable of providing fall protection for users. The sand surfaces are in fair condition with a good amount of useful life remaining

The CMU block exterior wall, wrought iron fence, and gates are in fair condition with a good amount of useful life remaining.

The water fountain is damaged and significantly corroded, and the backflow preventer is leaking badly.

The irrigation system including the control panel and pop-up spray heads are in fair condition with a good amount of useful life remaining.

Most of the site features including composite picnic tables, park benches, trash receptacles, and grills are in fair condition with a good amount of useful life remaining. The wood picnic table is splitting and splintering and needs to replaced.

The site lighting is in fair condition with a good amount of useful life remaining. The client reported the current lighting cannot meet the lighting needs of the park.

Recommended Additional Studies

No additional studies recommended at this time.

Immediate Needs

Location	UF	Description	Cond	Plan Type	Cost
Richard Samp Park	G2062	Picnic Table, Wood, Replace	Poor	Performance/Integrity	$1,000
Richard Samp Park	G2055	Playfield Surfaces, Rubber, Small Areas, Replace	Poor	Performance/Integrity	$43,700
Richard Samp Park	D2016	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	Poor	Performance/Integrity	$2,400
Richard Samp Park	D2014	Backflow Preventer, Domestic Water, Replace	Poor	Performance/Integrity	$5,100
TOTAL (4 items)					**$52,200**

Key Findings

Backflow Preventer in Poor condition.

Domestic Water
Richard Samp Park
Site

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

Plan Type: Performance/Integrity

Cost Estimate: $5,100

The backflow preventer is leaking badly. - AssetCALC ID: 7335227

Drinking Fountain in Poor condition.

Exterior/Site, Metal Pedestal
Richard Samp Park
Site

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

Plan Type: Performance/Integrity

Cost Estimate: $2,400

The water fountain is damaged and significantly corroded. - AssetCALC ID: 7335223

Playfield Surfaces in Poor condition.

Rubber, Small Areas
Richard Samp Park
Site

Uniformat Code: G2050
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: $43,700

The rubber surfacing for the play set is significantly damaged, and not capable of providing fall protection for users. - AssetCALC ID: 7335226

Picnic Table in Poor condition.

Wood
Richard Samp Park
Site

Uniformat Code: G2060
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: $1,000

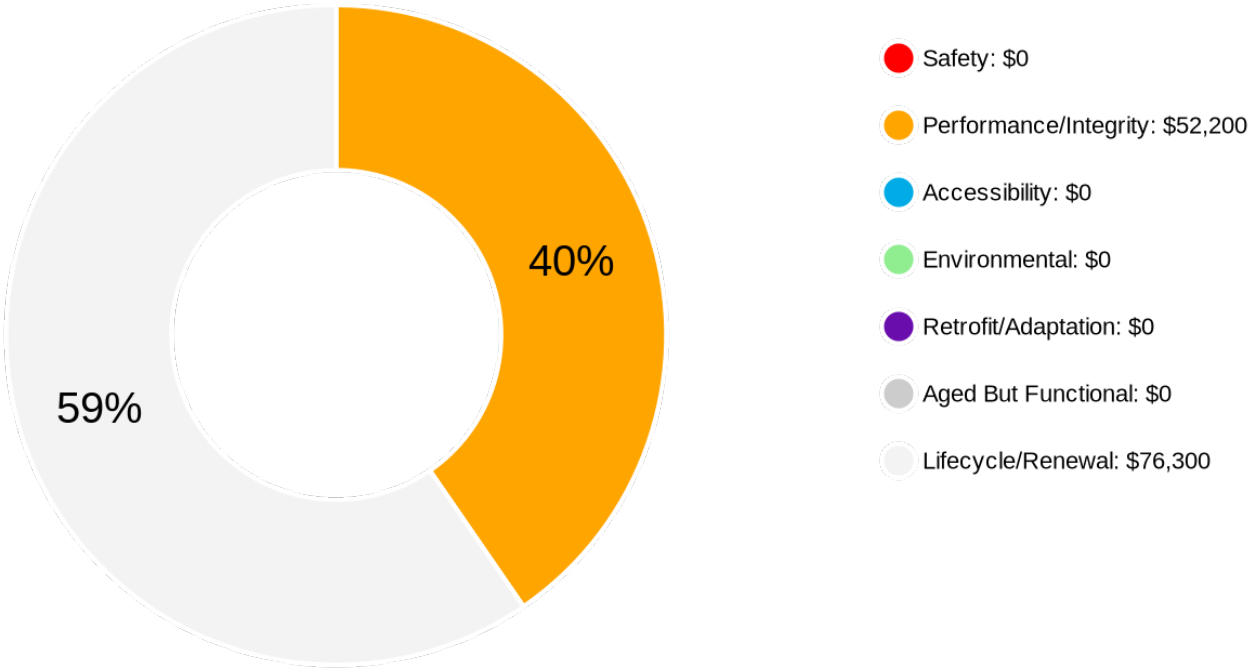
Wood splitting and splintering is present, and this table needs to be replaced. - AssetCALC ID: 7335217

Plan Types

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

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

Plan Type Distribution (by Cost)



10-Year Total: $128,400

2. Site Elements

Site Information		
Site Area	3.2 acres	
Parking Spaces	10 total spaces all in open lots; 0 of which are accessible.	
System	*Description*	*Condition*
Site Pavement	Concrete parking lots with concrete sidewalks	Fair
Site Development	CMU perimeter wall Playgrounds and open spaces Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, and bushes Irrigation present	Fair
Utilities	Municipal water and sewer Local utility-provided electric	Fair
Site Lighting	Pole-mounted: LED	Good
Ancillary Structures	None	-

Site Information	
Site Accessibility	Potential moderate issues have been identified at this site and a detailed accessibility study is recommended. See the appendix for associated photos and additional information
Site Additional Studies	Beyond the accessibility study recommended above, no additional studies are currently recommended for the site.
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.

Richard Samp Park: 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
Plumbing	$7,520	$0	$0	$0	$3,739	$11,259
Sitework	$44,640	$0	$7,975	$68,284	$338,280	$459,179
TOTALS	**$52,200**	**$0**	**$8,000**	**$68,300**	**$342,100**	**$470,600**

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

4. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

5. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

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

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system or component replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

6. Certification

City of Placentia, Citywide Asset Management Program (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Richard Samp Park, 600 Loyola Drive, Placentia, CA 92870, 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: Alvaro Bedoya
Project Assessor

Reviewed by:

Michael Chaney,
Program Manager
800.733.0660 ext. 7297980
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

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name:	**Richard Samp Park**
Name of person completing form:	**Joey Ruiz**
Title / Association with property:	**Public Works Supervisor**
Length of time associated w/ property:	
Date Completed:	
Phone Number:	**(714) 329-4912**
Method of Completion:	**PRIOR: fully completed by client in advance**

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	NA		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	UNK	
		Roof	UNK	
		Interiors	UNK	
		HVAC	UNK	
		Electrical	UNK	
		Site Pavement	UNK	
		Accessibility	UNK	

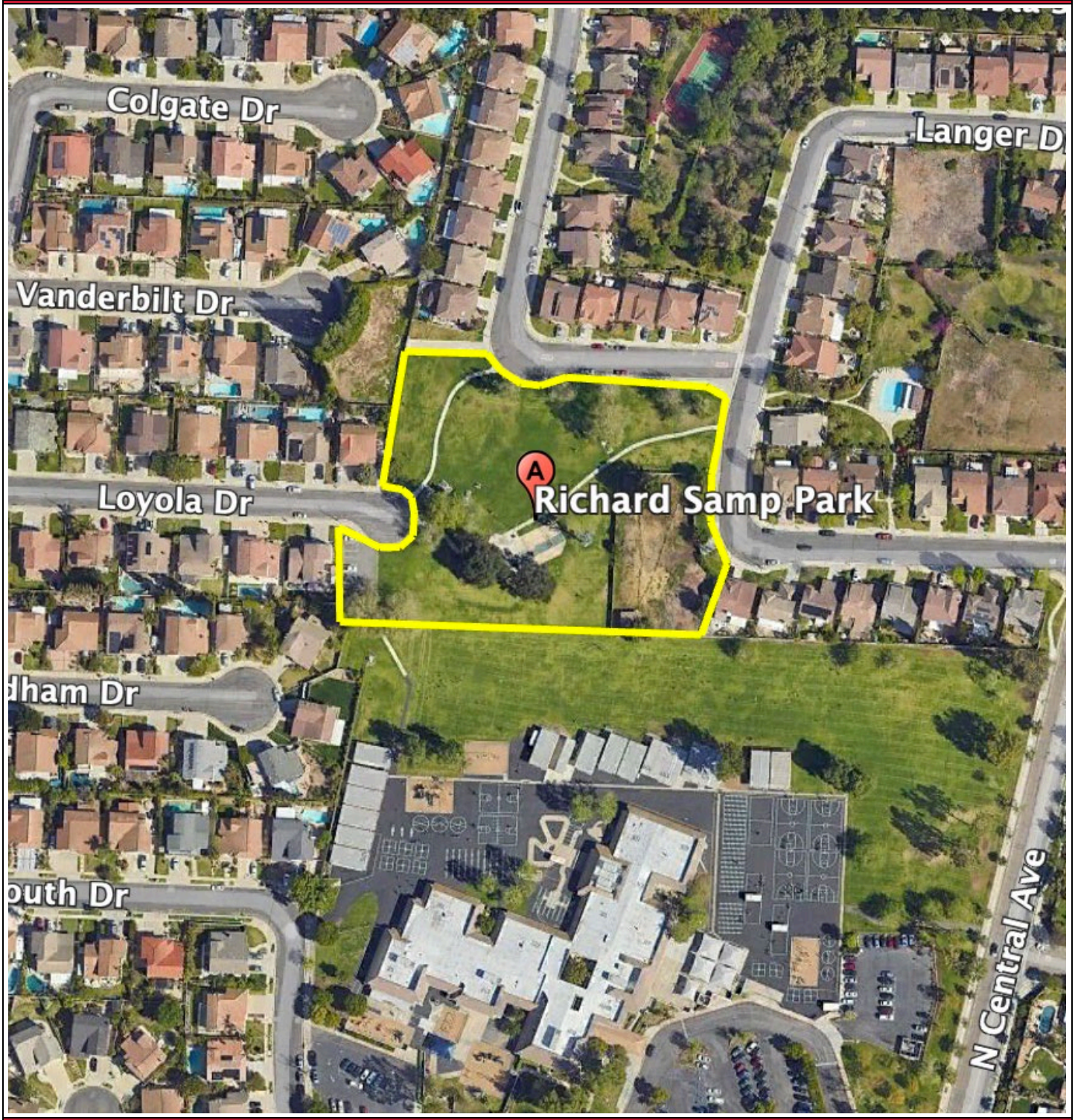
Question		Response
4	List other significant capital improvements (focus on recent years; provide approximate date).	
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	
6	Describe any on-going extremely problematic, historically chronic, or immediate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

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?		NO			
8	Are there any wall, window, basement or roof leaks?		NO			
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?				NA	
10	Are your elevators unreliable, with frequent service calls?				NA	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		NO			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?				NA	
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?				NA	
14	Is the electrical service outdated, undersized, or otherwise problematic?		NO			
15	Are there any problems or inadequacies with exterior lighting?	YES				Nonsufficient lighting in the park.
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		NO			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		NO			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.			UNK		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			UNK		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?			UNK		

Appendix B:
Site and Floor Plan(s)

Site Plan



Project Number	Project Name
165429.23R000-023.468	Richard Samp Park Placentia, CA
Source	**On-Site Date**
Google Earth Pro	February 1, 2024

N

Appendix C:
Pre-Survey Questionnaire(s)

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name:	**Richard Samp Park**
Name of person completing form:	**Joey Ruiz**
Title / Association with property:	**Public Works Supervisor**
Length of time associated w/ property:	
Date Completed:	
Phone Number:	**(714) 329-4912**
Method of Completion:	**PRIOR: fully completed by client in advance**

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	NA		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	UNK	
		Roof	UNK	
		Interiors	UNK	
		HVAC	UNK	
		Electrical	UNK	
		Site Pavement	UNK	
		Accessibility	UNK	

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.	Picnic shelter needed.

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?		NO			
8	Are there any wall, window, basement or roof leaks?		NO			
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?				NA	
10	Are your elevators unreliable, with frequent service calls?				NA	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		NO			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?				NA	
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?				NA	
14	Is the electrical service outdated, undersized, or otherwise problematic?		NO			
15	Are there any problems or inadequacies with exterior lighting?	YES				Nonsufficient lighting in the park.
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		NO			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		NO			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.			UNK		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			UNK		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?			UNK		

Appendix D:
Component Condition Report

Component Condition Report | Richard Samp Park

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Site	Fair	Exterior Walls, Brick	3,200 SF	30	7335221
Plumbing						
D2010	Site	Poor	Drinking Fountain, Exterior/Site, Metal Pedestal	1	0	7335223
D2010	Site	Poor	Backflow Preventer, Domestic Water	1	0	7335227
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Overlay	4,800 SF	12	7335219
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	4,050 SF	30	7335225
Athletic, Recreational & Playfield Areas						
G2050	Site	Poor	Playfield Surfaces, Rubber, Small Areas	1,050 SF	0	7335226
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	1	5	7335234
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	7	7335224
G2050	Site	Fair	Playfield Surfaces, Sand, 3" Depth	2,200 SF	9	7351065
G2050	Site	Fair	Campground Accessories, Grill, Pedestal-Style	3	5	7335218
Sitework						
G2060	Site	Poor	Picnic Table, Wood	1	0	7335217
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	6	8	7335220
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	3	11	7335232
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	2	7	7335216
G2060	Site	Fair	Fences & Gates, Fence, Wrought Iron 6'	30 LF	30	7335228
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	102,000 SF	11	7335230
G2080	Site	Fair	Irrigation System, Control Panel	1	9	7335229
G4050	Site	Fair	Floodlights, Floodlights, 90 W, Replace/Install	2	10	7335222

Appendix E:
Replacement Reserves

Replacement Reserves Report

Richard Samp Park

2/29/2024

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
Richard Samp Park	$52,160	$0	$0	$0	$0	$7,976	$0	$41,717	$7,297	$14,112	$5,161	$230,558	$21,900	$0	$0	$3,739	$0	$0	$0	$0	$85,826	**$470,446**
Grand Total	**$52,160**	**$0**	**$0**	**$0**	**$0**	**$7,976**	**$0**	**$41,717**	**$7,297**	**$14,112**	**$5,161**	**$230,558**	**$21,900**	**$0**	**$0**	**$3,739**	**$0**	**$0**	**$0**	**$0**	**$85,826**	**$470,446**

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
D2010	7335227	Backflow Preventer, Domestic Water, Replace	30	30	0	1	EA	$5,120.00	$5,120	$5,120																					**$5,120**
D2010	7335223	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	15	15	0	1	EA	$2,400.00	$2,400	$2,400															$2,400						**$4,800**
G2020	7335219	Parking Lots, Pavement, Asphalt, Overlay	25	13	12	4800	SF	$3.20	$15,360													$15,360									**$15,360**
G2050	7335218	Campground Accessories, Grill, Pedestal-Style, Replace	15	10	5	3	EA	$960.00	$2,880						$2,880															$2,880	**$5,760**
G2050	7335226	Playfield Surfaces, Rubber, Small Areas, Replace	20	20	0	1050	SF	$41.60	$43,680	$43,680																				$43,680	**$87,360**
G2050	7335234	Play Structure, Swing Set, 4 Seats, Replace	20	15	5	1	EA	$4,000.00	$4,000						$4,000																**$4,000**
G2050	7335224	Play Structure, Multipurpose, Medium, Replace	20	13	7	1	EA	$32,000.00	$32,000								$32,000														**$32,000**
G2050	7351065	Playfield Surfaces, Sand, 3" Depth, Replace	20	11	9	2200	SF	$1.28	$2,816										$2,816												**$2,816**
G2060	7335217	Picnic Table, Wood, Replace	20	20	0	1	EA	$960.00	$960	$960																				$960	**$1,920**
G2060	7335216	Park Bench, Wood/Composite/Fiberglass, Replace	20	13	7	2	EA	$960.00	$1,920								$1,920														**$1,920**
G2060	7335220	Park Bench, Wood/Composite/Fiberglass, Replace	20	12	8	6	EA	$960.00	$5,760									$5,760													**$5,760**
G2060	7335232	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	9	11	3	EA	$1,120.00	$3,360												$3,360										**$3,360**
G2080	7335229	Irrigation System, Control Panel, Replace	15	6	9	1	EA	$8,000.00	$8,000										$8,000												**$8,000**
G2080	7335230	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	9	11	102000	SF	$1.60	$163,200												$163,200										**$163,200**
G4050	7335222	Floodlights, Floodlights, 90 W, Replace/Install	20	10	10	2	EA	$1,920.00	$3,840											$3,840											**$3,840**
Totals, Unescalated										**$52,160**	**$0**	**$0**	**$0**	**$0**	**$6,880**	**$0**	**$33,920**	**$5,760**	**$10,816**	**$3,840**	**$166,560**	**$15,360**	**$0**	**$0**	**$2,400**	**$0**	**$0**	**$0**	**$0**	**$47,520**	**$345,216**
Totals, Escalated (3.0% inflation, compounded annually)										**$52,160**	**$0**	**$0**	**$0**	**$0**	**$7,976**	**$0**	**$41,717**	**$7,297**	**$14,112**	**$5,161**	**$230,558**	**$21,900**	**$0**	**$0**	**$3,739**	**$0**	**$0**	**$0**	**$0**	**$85,826**	**$470,446**

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	7335227	D2010	**Backflow Preventer**	Domestic Water	2 IN	Richard Samp Park	Site	Zurn	No dataplate	1492209		2092560	1

FACILITY CONDITION ASSESSMENT

DRAFT

prepared for

City of Placentia, Citywide Asset Management Program
401 E Chapman Ave
Placentia, CA 92870
Samantha Byfield

Santa Fe Park
550 West Santa Fe Avenue
Placentia, CA 92870

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BV PROJECT #:
165429.23R000-024.468

DATE OF REPORT:
to be filled in by CD

ON SITE DATE:
February 19, 2024

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Park
Number of Buildings	0
Main Address	550 West Santa Fe Avenue, Placentia, CA 92870
Site Developed	1980 Renovated 2023
Outside Occupants / Leased Spaces	None
Date(s) of Visit	February 19, 2024
Management Point of Contact	Samantha Byfield Samantha Byfield, Public Works Manager 714-993-8212 sbyfield@placentia.org
On-site Point of Contact (POC)	Samantha Byfield
Assessment & Report Prepared By	Ishaq Ameen
Reviewed By	Michael Chaney Program Manager 800.733.0660 x7297980 michael.chaney@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The Santa Fe Park, originally established in what assumed to be the 1980s, underwent renovations and upgrades in 2023. Among the new additions is a vibrant, railroad-themed playground, designed to captivate children with its unique and colorful features. Additionally, the park has a dedicated fitness zone equipped with exercise machines, along with picnic tables and benches for visitors to relax and enjoy outdoor gatherings.

Architectural

There are no buildings at this site.

Mechanical, Electrical, Plumbing and Fire (MEPF)

There are no buildings at this site.

Site

The park's concrete sidewalks, walkways, and curbs are all in fair condition. Recently installed playground structures and rubber surfaces are in good condition. Site furnishings such as park benches, picnic tables, trash receptacles, and sun shades are also in good condition. The outdoor gym equipment appears to be halfway through its expected useful life and is assessed to be in fair condition, necessitating typical lifecycle replacement. The site landscaping, irrigation, lighting, and fencing have been well-maintained. Overall, no major expenditures are anticipated in the near term.

Recommended Additional Studies

No additional studies recommended at this time.

Immediate Needs

There are no immediate needs to report.

Key Findings

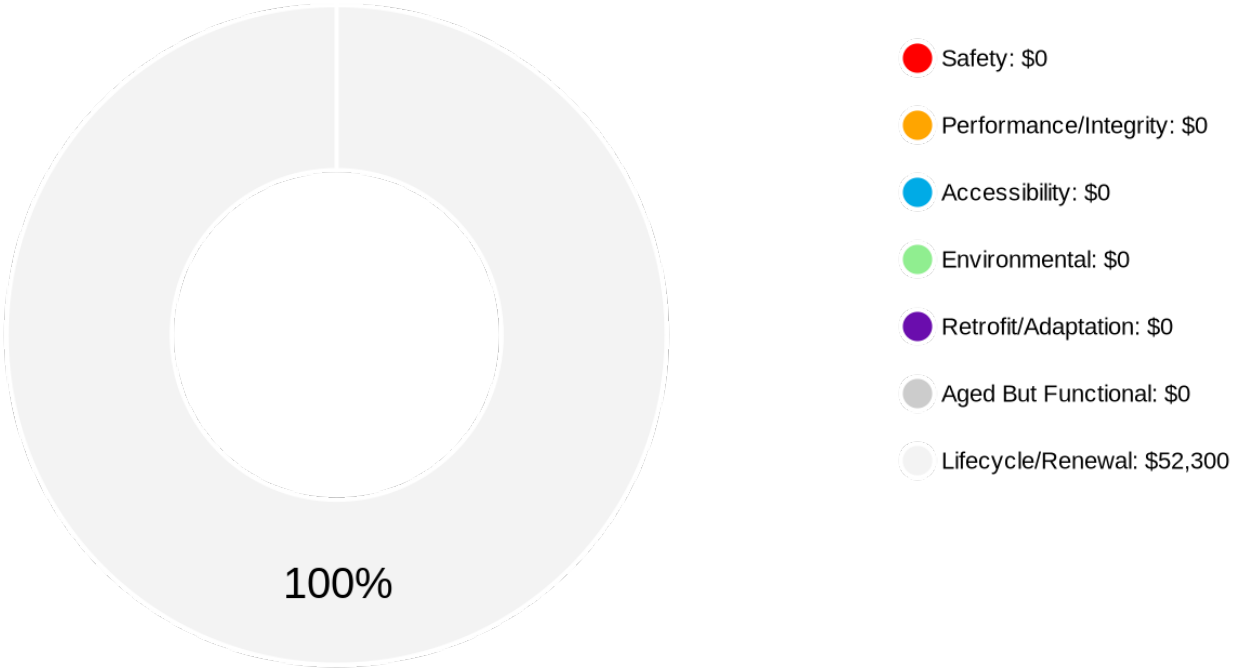
There are no key findings to report.

Plan Types

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

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

Plan Type Distribution (by Cost)



10-Year Total: $52,300

2. Site Elements

Site Information		
Site Area	0.93 acres	
Parking Spaces	There is no parking lot at this site.	
System	*Description*	*Condition*
Site Pavement	Concrete sidewalks and curbs	Fair
Site Development	CMU wall fencing Playgrounds and open green space with site lights Limited 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	Good
Ancillary Structures	None	-

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.

Santa Fe Park: System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	$0	$0	$14,596	$0	$19,616	$34,212
Plumbing	$0	$0	$0	$4,838	$11,965	$16,803
Special Construction & Demo	$0	$0	$0	$0	$0	$0
Sitework	$0	$0	$0	$32,911	$923,366	$956,277
TOTALS	**$0**	**$0**	**$14,600**	**$37,800**	**$955,000**	**$1,007,400**

3. ADA Accessibility

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

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

However, this does not:

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

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

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

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

4. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

5. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

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

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system or component replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

6. Certification

City of Placentia, Citywide Asset Management Program (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Santa Fe Park, 550 West Santa Fe Avenue, Placentia, CA 92870, the “Property”. It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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Reviewed by:

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Program Manager
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7. Appendices

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

Appendix A:
Photographic Record

Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

4 - RIGHT ELEVATION

5 - BACKFLOW PREVENTER

6 - ELECTRICAL PANEL

Photographic Overview

7 - IRRIGATION CONTROL

8 - SHED AND PICNIC TABLE

9 - FITNESS ZONE

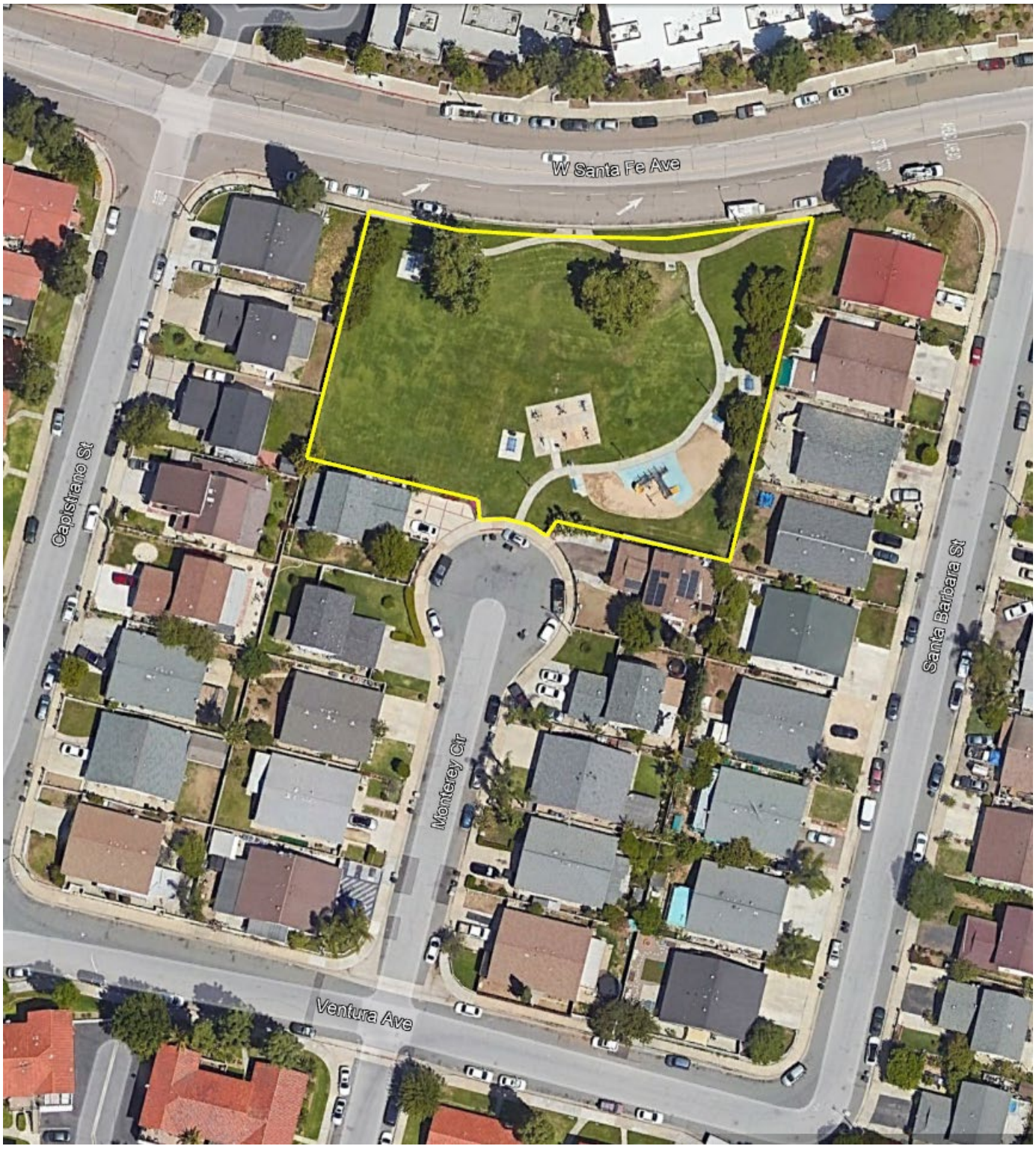
10 - PLAY STRUCTURES

11 - SITE WALKWAYS AND LANDSCAPING

12 - SITE LANDSCAPE

Appendix B:
Site and Floor Plan(s)

Site Plan



Project Number	Project Name
165429.23R000-024.468	Santa Fe Park The City of Placentia
Source	**On-Site Date**
Google	February 19, 2024

BUREAU VERITAS

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Appendix C:
Pre-Survey Questionnaire(s)

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name:	**Santa Fe Park**
Name of person completing form:	**Joey Ruiz**
Title / Association with property:	**Public Works Supervisor**
Length of time associated w/ property:	
Date Completed:	
Phone Number:	**(714) 329-4912**
Method of Completion:	**PRIOR: fully completed by client in advance**

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.

<table>
<tr><th colspan="2">Data Overview</th><th colspan="3">Response</th></tr>
<tr><td>1</td><td>Year/s constructed / renovated</td><td colspan="3"></td></tr>
<tr><td>2</td><td>Building size in SF</td><td colspan="3">ft.</td></tr>
<tr><td rowspan="8">3</td><td rowspan="8">Major Renovation/Rehabilitation</td><td></td><td>Year</td><td>Additional Detail</td></tr>
<tr><td>Façade</td><td>UNK</td><td></td></tr>
<tr><td>Roof</td><td>UNK</td><td></td></tr>
<tr><td>Interiors</td><td>UNK</td><td></td></tr>
<tr><td>HVAC</td><td>UNK</td><td></td></tr>
<tr><td>Electrical</td><td>UNK</td><td></td></tr>
<tr><td>Site Pavement</td><td>UNK</td><td></td></tr>
<tr><td>Accessibility</td><td>UNK</td><td></td></tr>
<tr><th colspan="2">Question</th><th colspan="3">Response</th></tr>
<tr><td>4</td><td>List other significant capital improvements (focus on recent years; provide approximate date).</td><td colspan="3">New playground installed in 2023</td></tr>
<tr><td>5</td><td>List any major capital expenditures planned/requested for the next few years. Have they been budgeted?</td><td colspan="3"></td></tr>
<tr><td>6</td><td>Describe any on-going extremely problematic, historically chronic, or immediate facility needs.</td><td colspan="3"></td></tr>
</table>

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

Appendix D:
Component Condition Report

Component Condition Report | Santa Fe Park

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Site Throughout	Fair	Exterior Walls, any painted surface, Prep & Paint	2,300 SF	3	7409911
Plumbing						
D2010	Site NE	Good	Backflow Preventer, Domestic Water, 2 IN	1	15	7409726
D2010	Site NE	Fair	Drinking Fountain, Exterior/Site, Metal Pedestal	1	10	7409728
Special Construction & Demo						
F1020		Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	650 SF	29	7409725
Pedestrian Plazas & Walkways						
G2030	Site Throughout	Fair	Sidewalk, Concrete, Large Areas	2,325 SF	30	7409915
Athletic, Recreational & Playfield Areas						
G2050	Site SE	Good	Play Structure, Multipurpose, Large	1	19	7409906
G2050	Site SE	Good	Play Structure, Multipurpose, Small	2	19	7409907
G2050	Site	Fair	Sports Apparatus, Exercise Station Parks/Trails, Standard	6	7	7409908
G2050	Site SE	Good	Playground Surfaces, Rubber, Poured-in-Place	2,485 SF	19	7409730
Sitework						
G2060	Site Thoughout	Fair	Fences & Gates, Walls, Concrete Masonry Unit (CMU)	2,300 SF	20	7409910
G2060	Site Throughout	Good	Picnic Table, Precast Concrete	3	15	7409727
G2060	Site Playground	Good	Park Bench, Metal Powder-Coated	2	15	7409732
G2060	Site Throughout	Good	Trash Receptacle, Medium-Duty Metal or Precast	4	15	7409733
G2080	Site NE Corner	Fair	Irrigation System, Control Panel	1	8	7409729
G2080	Site Throughout	Fair	Irrigation System, Pop-Up Spray Heads, Commercial	34,400 SF	15	7409905
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	4	15	7409731

Appendix E:
Replacement Reserves

Replacement Reserves Report

Santa Fe Park

3/4/2024

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
Santa Fe Park	$0	$0	$0	$14,597	$0	$0	$0	$17,710	$15,201	$0	$4,838	$0	$0	$19,617	$0	$232,573	$0	$0	$0	$503,368	$199,395	**$1,007,300**
Grand Total	**$0**	**$0**	**$0**	**$14,597**	**$0**	**$0**	**$0**	**$17,710**	**$15,201**	**$0**	**$4,838**	**$0**	**$0**	**$19,617**	**$0**	**$232,573**	**$0**	**$0**	**$0**	**$503,368**	**$199,395**	**$1,007,300**

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	7409911	Exterior Walls, any painted surface, Prep & Paint	10	7	3	2300	SF	$5.81	$13,358				$13,358										$13,358								**$26,717**
D2010	7409726	Backflow Preventer, Domestic Water, 2 IN, Replace	30	15	15	1	EA	$7,680.00	$7,680																$7,680						**$7,680**
D2010	7409728	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	15	5	10	1	EA	$3,600.00	$3,600											$3,600											**$3,600**
G2050	7409908	Sports Apparatus, Exercise Station Parks/Trails, Standard, Replace	15	8	7	6	EA	$2,400.00	$14,400								$14,400														**$14,400**
G2050	7409906	Play Structure, Multipurpose, Large, Replace	20	1	19	1	EA	$84,000.00	$84,000																				$84,000		**$84,000**
G2050	7409907	Play Structure, Multipurpose, Small, Replace	20	1	19	2	EA	$24,000.00	$48,000																				$48,000		**$48,000**
G2050	7409730	Playground Surfaces, Rubber, Poured-in-Place, Replace	20	1	19	2485	SF	$62.40	$155,064																				$155,064		**$155,064**
G2060	7409727	Picnic Table, Precast Concrete, Replace	25	10	15	3	EA	$2,880.00	$8,640																$8,640						**$8,640**
G2060	7409732	Park Bench, Metal Powder-Coated, Replace	20	5	15	2	EA	$1,680.00	$3,360																$3,360						**$3,360**
G2060	7409733	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	5	15	4	EA	$1,680.00	$6,720																$6,720						**$6,720**
G2060	7409910	Fences & Gates, Walls, Concrete Masonry Unit (CMU), Replace	50	30	20	2300	SF	$48.00	$110,400																					$110,400	**$110,400**
G2080	7409729	Irrigation System, Control Panel, Replace	15	7	8	1	EA	$12,000.00	$12,000									$12,000													**$12,000**
G2080	7409905	Irrigation System, Pop-Up Spray Heads, Commercial, Replace	20	5	15	34400	SF	$2.40	$82,560																$82,560						**$82,560**
G4050	7409731	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	5	15	4	EA	$10,080.00	$40,320																$40,320						**$40,320**
Totals, Unescalated										**$0**	**$0**	**$0**	**$13,358**	**$0**	**$0**	**$0**	**$14,400**	**$12,000**	**$0**	**$3,600**	**$0**	**$0**	**$13,358**	**$0**	**$149,280**	**$0**	**$0**	**$0**	**$287,064**	**$110,400**	**$603,461**
Totals, Escalated (3.0% inflation, compounded annually)										**$0**	**$0**	**$0**	**$14,597**	**$0**	**$0**	**$0**	**$17,710**	**$15,201**	**$0**	**$4,838**	**$0**	**$0**	**$19,617**	**$0**	**$232,573**	**$0**	**$0**	**$0**	**$503,368**	**$199,395**	**$1,007,300**

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	7409726	D2010	**Backflow Preventer**	Domestic Water, 2 IN	2 IN	Santa Fe Park	Site NE	Inaccessible	Inaccessible	Inaccessible			1

FACILITY CONDITION ASSESSMENT

DRAFT

prepared for

City of Placentia
401 East Chapman Avenue
Placentia, CA 92870
Luis Estevez

Placentia Teen Center
166 North Walnut Avenue
Placentia, CA 92870

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BV PROJECT #:
165429.23R000-013.468

DATE OF REPORT:
March 15, 2024

ON SITE DATE:
January 28, 2024

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Community Center
Number of Buildings	1
Main Address	166 North Walnut Avenue, Placentia, CA 92870
Site Developed	1960 (estimated)
Outside Occupants / Leased Spaces	None
Date(s) of Visit	January 28, 2024
Management Point of Contact	City of Placentia, Samantha Byfield, Public Works Manager 714-993-8212 sbyfield@placentia.org
On-site Point of Contact (POC)	Samantha Byfield
Assessment & Report Prepared By	Nezar M. Tibi
Reviewed By	Michael Chaney Program Manager 800.733.0660 x7297980 michael.chaney@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

This facility is estimated to have been constructed around the year 1960. Prior to its current use, it served as an art center, a club house for the Placentia Teen Advisory Council, and the Boy Scouts.

Architectural

The exterior walls are painted stucco, which need repair and repainting. The exterior doors and windows are aged but in fair condition. The asphalt shingle roof is also in fair condition. All interior finishes are in fair condition.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The plumbing system and components are either beyond their expected useful life or close to reaching that point. The gas water heater and toilets are considered to be in poor condition.

The HVAC systems and components are in fair to good condition and are comprised of a recently installed packaged unit and a window unit.

The main 200 AMP electrical panel is well beyond its expected useful life, with corrosion present on the panel. The branch wiring and lighting systems are in fair condition.

Fire extinguishers are the only available means for fire suppression.

The fire alarm panel and system components are aged and should be renewed soon.

Site

In general, the site has been well maintained. The site contains no landscaping features. The asphalt parking lot is in fair condition, but pavement markings are in poor condition or missing. Property signs, sidewalks and site features are in fair condition. New lighting is needed on the east side of the building.

Recommended Additional Studies

No additional studies are recommended at this time.

Facility Condition Index (FCI)

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

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

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

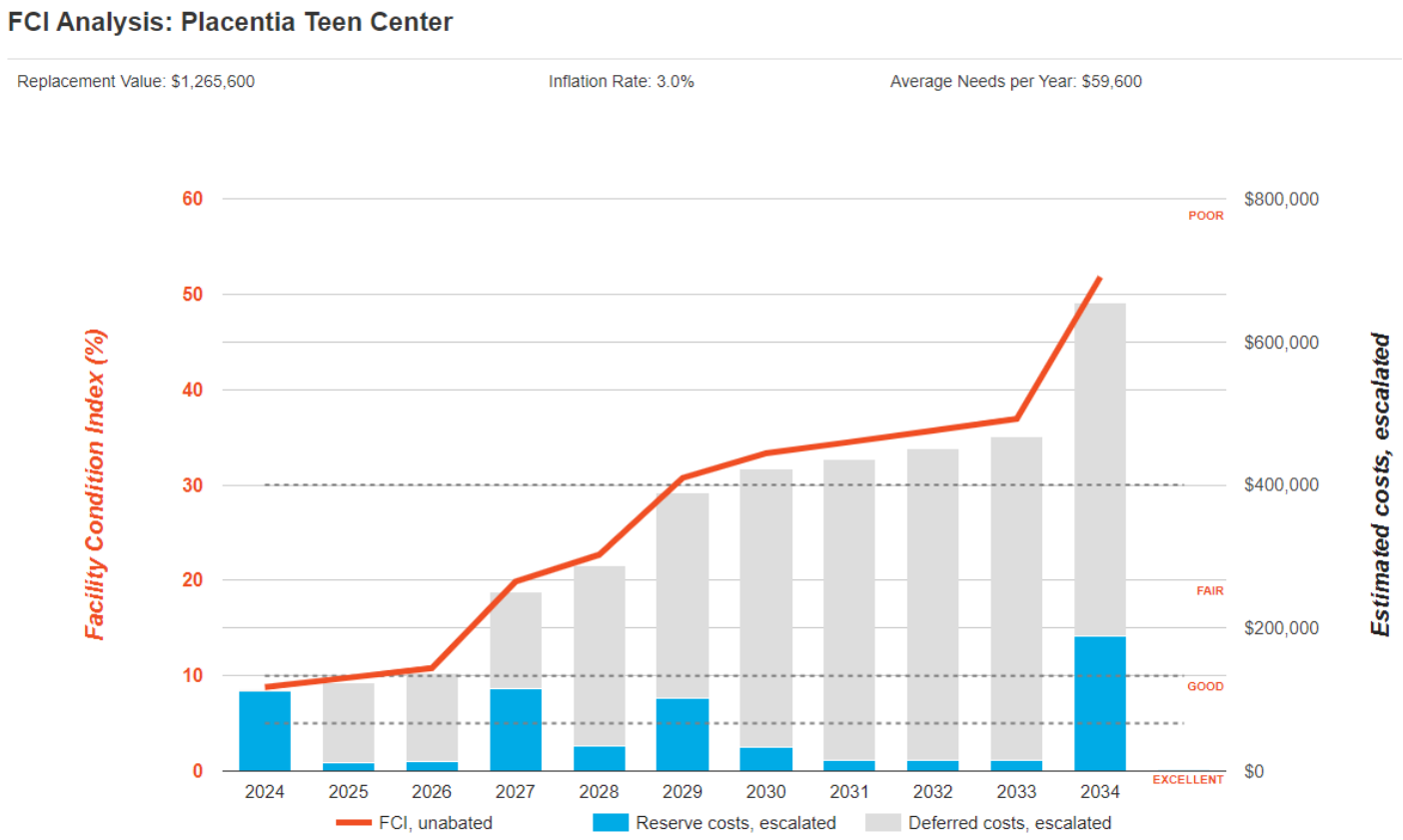
FCI Analysis | Placentia Teen Center(1960)

Replacement Value	*Total SF*	*Cost/SF*
$ 1,265,600	*1,947*	*$ 650*

	Est Reserve Cost	FCI
Current	$ 111,500	**8.8 %**
3-Year	$ 251,300	19.9 %
5-Year	$ 388,900	30.7 %
10-Year	$ 655,500	51.8 %

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



Immediate Needs

Location	UF	Description	Cond	Plan Type	Cost
Placentia Teen Center	E2013	Casework, Cabinetry, Hardwood Standard, Replace	Poor	Performance/Integrity	$24,000
Placentia Teen Center	D5023	Distribution Panel, 120/240 V, Replace	Poor	Performance/Integrity	$8,000
Placentia Teen Center	D2016	Toilet, Residential Water Closet, Replace	Poor	Performance/Integrity	$4,500
Placentia Teen Center	D7051	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	Poor	Performance/Integrity	$18,700
Placentia Teen Center	D7031	Security/Surveillance System, Lease Costs for Security/Surveillance System, Lease	NA	Safety	$12,000
Placentia Teen Center	B2011	Exterior Walls, Stucco, Prep & Fog Coat or Paint, Prep & Fog Coat or Paint	Poor	Performance/Integrity	$27,400
Placentia Teen Center	D7051	Fire Alarm Panel, Multiplex, Replace	Poor	Performance/Integrity	$12,800
Placentia Teen Center	D2012	Water Heater, Gas, Residential, Replace	Poor	Performance/Integrity	$4,200
Placentia Teen Center	G2021	Parking Lots, Pavement, Asphalt, Seal & Stripe	Poor	Performance/Integrity	$5,000
TOTAL (9 items)					**$116,600**

Key Findings

Security/Surveillance System

Plan Type: Safety

Cost Estimate: $12,000

Lease Costs for Security/Surveillance System
Placentia Teen Center
Utility closet

Uniformat Code: D7030
Recommendation: **Lease in 2024**

Operational lease costs (annual) - AssetCALC ID: 7360783

Exterior Walls in Poor condition.

Plan Type: Performance/Integrity

Cost Estimate: $27,400

Stucco, Prep & Fog Coat or Paint
Placentia Teen Center
Building Exterior

Uniformat Code: B2010
Recommendation: **Prep & Fog Coat or Paint in 2024**

There are holes at several locations and graffiti painted on a wall, The wall finish should be repaired and painted. - AssetCALC ID: 7360796

Parking Lots in Poor condition.

Plan Type: Performance/Integrity

Cost Estimate: $5,000

Pavement, Asphalt
Placentia Teen Center
Site

Uniformat Code: G2020
Recommendation: **Seal & Stripe in 2024**

The pavement has missing striping for parking spaces and ADA pavement markings. - AssetCALC ID: 7360924

Water Heater in Poor condition.

Plan Type: Performance/Integrity

Cost Estimate: $4,200

Gas, Residential
Placentia Teen Center
Utility closet

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

This water heater is well beyond its expected useful life. - AssetCALC ID: 7360785

Toilet in Poor condition.

Residential Water Closet
Placentia Teen Center
Restrooms

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

Plan Type:
Performance/Integrity

Cost Estimate: $4,500

The toilets are worn - AssetCALC ID: 7360778

Casework in Poor condition.

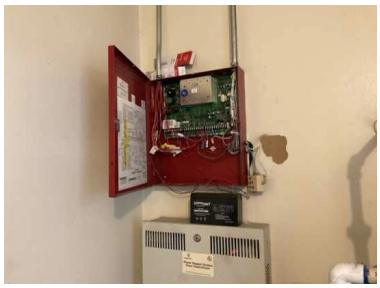
Cabinetry, Hardwood Standard
Placentia Teen Center
Kitchen

Uniformat Code: E2010
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: $24,000

The kitchen cabinetry shows signs of aging, visible wear, scratches, chips and a fading finish - AssetCALC ID: 7360803



Fire Alarm Panel in Poor condition.

Multiplex
Placentia Teen Center
Utility closet

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

Plan Type:
Performance/Integrity

Cost Estimate: $12,800

The fire alarm panel is over ten years beyond its expected useful life. - AssetCALC ID: 7360793

Fire Alarm System in Poor condition.

Full System Upgrade, Standard Addressable
Placentia Teen Center
Throughout building

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

Plan Type:
Performance/Integrity

Cost Estimate: $18,700

The fire alarm and components are beyond their expected useful life. - AssetCALC ID: 7360789

Distribution Panel in Poor condition.

120/240 V
Placentia Teen Center
Building exterior

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

Plan Type: Performance/Integrity

Cost Estimate: $8,000

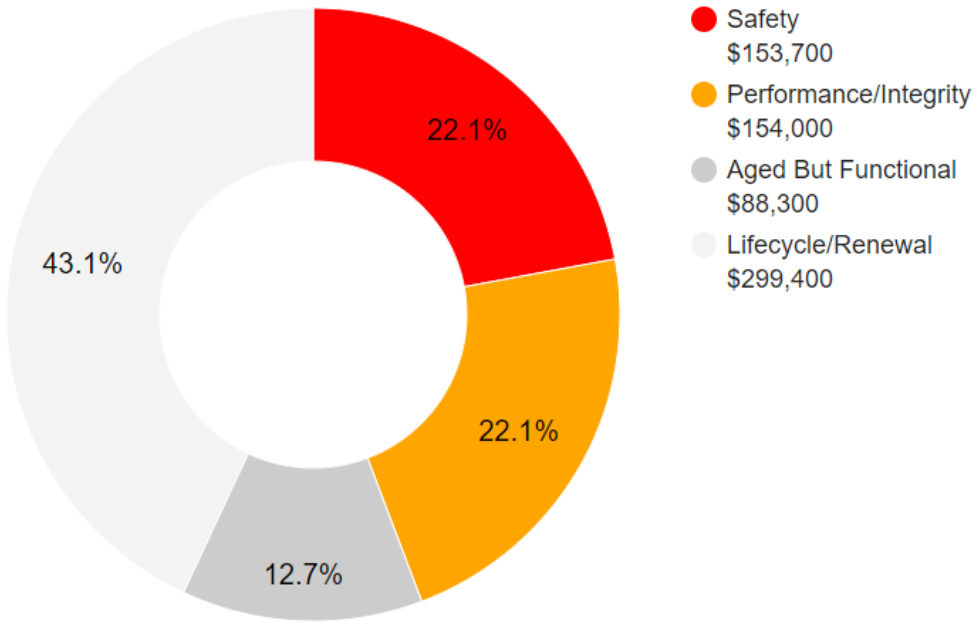
This panel is well beyond its expected useful life, with corrosion present on the panel. - AssetCALC ID: 7360792

Plan Types

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

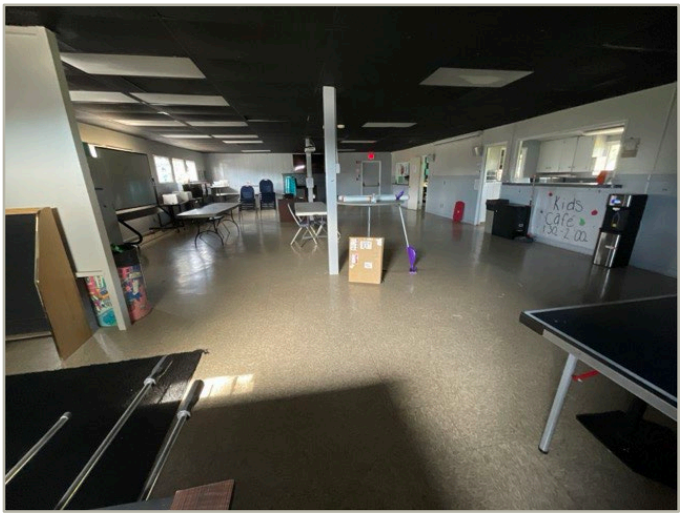
Plan Type Descriptions	
Safety	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	Component or system has failed, is almost failing, performs unreliably, does not perform as intended,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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: $695,400

2. Building Systems & Site Elements



Building Systems Summary		
Address	166 North Walnut Avenue, Placentia, CA 92870	
Constructed/Renovated	1960 (estimated)	
Building Area	1,947 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Stucco Windows: Wood	Poor
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board painted and acoustic panels Floors: Carpet and VCT Ceilings: Painted exposed irregular elements, ACT and Texture acoustic paneling	Fair
Elevators	None	-

Building Systems Summary		
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, and sinks in all restrooms	Poor
HVAC	Non-Central System: Packaged units Supplemental components: Ductless window/thru-wall AC	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED and linear fluorescent	Poor
Fire Alarm	Alarm panel with smoke detectors, alarms, pull stations, and exit signs	Poor
Equipment/Special	None	-
Accessibility	Potential moderate issues have been identified at this building and a detailed accessibility study is recommended.	
Additional Studies	Beyond the accessibility study recommended above, no additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

Site Information		
Site Area	0.2 acres	
Parking Spaces	9 total spaces all in open lots; 0 of which are accessible.	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, and ramps.	Fair
Site Development	Property entrance painted signage; chain-link fence mechanical enclosures Several park benches in front	Fair
Landscaping & Topography	No landscaping features	-
Utilities	Municipal water and sewer / Local utility-provided electric and natural gas	Fair
Site Lighting	Building-mounted: LED	Fair
Ancillary Structures	None	-
Site Accessibility	Potential moderate issues have been identified at this site and a detailed accessibility study is recommended.	
Site Additional Studies	Beyond the accessibility study recommended above, no additional studies are currently recommended for the site.	
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.	

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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	$27,400	-	$6,700	$93,500	$49,400	$177,000
Roofing	-	-	-	$34,300	-	$34,300
Interiors	-	-	$101,800	$6,500	$85,600	$193,900
Plumbing	$8,600	-	$89,900	-	$6,500	$105,100
HVAC	-	-	-	-	$81,500	$81,500
Electrical	$8,000	-	-	$56,300	-	$64,300
Fire Alarm & Electronic Systems	$43,500	$25,100	$40,500	$76,100	$244,100	$429,300
Equipment & Furnishings	$24,000	-	$13,300	-	$64,000	$101,300
Site Pavement	$5,000	-	$5,800	$6,800	$17,000	$34,600
Site Development	-	-	$6,700	-	$4,600	$11,300
Site Utilities	-	-	-	$15,500	-	$15,500
TOTALS (3% inflation)	**$116,500**	**$25,100**	**$264,800**	**$288,900**	**$552,700**	**$1,248,000**

*Totals have been rounded to the nearest $100.

3. ADA Accessibility

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

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

However, this does not:

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

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

4. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

5. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

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

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system or component replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

6. Certification

City of Placentia, Citywide Asset Management Program (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Placentia Teen Center, 166 North Walnut Avenue, Placentia, CA 92870, the “Property”. It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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Project Assessor

Reviewed by:

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Program Manager
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7. Appendices

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

Appendix A:
Photographic Record

Appendix B:
Site Plan

Appendix C:
Pre-Survey Questionnaire(s)

CLIENT DELIVERY, PLEASE INSERT

PRE-SURVEY QUESTIONNAIRE

Appendix D:
Component Condition Report

CLIENT DELIVERY, PLEASE INSERT

COMPONENT CONDITION REPORT

Appendix E:
Replacement Reserves

CLIENT DELIVERY, PLEASE INSERT
REPLACEMENT RESERVES

Appendix F:
Equipment Inventory List

CLIENT DELIVERY, PLEASE INSERT
EQUIPMENT INVENTORY LIST

(ONLY FOR 354 & 468 SERVICE CODES –
FOR 017 THIS APPENDIX SHOULD BE REMOVED)

Draft - For Discussion Purposes Only

FACILITY CONDITION ASSESSMENT

prepared for

City of Placentia
401 East Chapman Avenue
Placentia, CA 92870
Luis Estevez

Tuffree Park and Tynes Gym
2101 North Tuffree Boulevard
Placentia, CA 92870

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BV PROJECT #:
165429.23R000-025.468

DATE OF REPORT:
March 11, 2024

ON SITE DATE:
February 13, 2024

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Park
Number of Buildings	1
Main Address	2101 North Tuffree Boulevard, Placentia, CA 92870
Site Developed	1971
Outside Occupants / Leased Spaces	None
Date(s) of Visit	February 13, 2024
Management Point of Contact	City of Placentia, Samantha Byfield, Public Works Manager 714-993-8212 sbyfield@placentia.org
On-site Point of Contact (POC)	Jon Munoz 714.305.9794
Assessment & Report Prepared By	Kylan Boyd
Reviewed By	James Bryant, Technical Report Reviewer *for* Michael Chaney, Program Manager 800.733.0660 ext. 7297980 michael.chaney@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

Located at the Northern tip of Placentia, Tuffree Park and Tynes Gym is a 6.7-acre park situated on the West side of Tuffree Middle School and directly below Tri-City Park. This location offers parking, picnic areas, playground equipment, tennis courts, sports fields, and a basketball gym with restrooms attached.

Architectural

The gym, characterized by its open basketball layout, features acoustic ceiling tiles that enhance sound quality within the space. A protective netting system is installed to safeguard the ceiling lights and tiles. The gyms construction includes concrete masonry unit (CMU) walls, single-pane windows, and roofing composed of modified bitumen and metal, typical of structures from the 1970s era. The flooring is constructed with durable vinyl sheeting, providing resilience and ease of maintenance for various activities.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Along with the aging infrastructure of the local park, the buildings MEPF systems have either failed or exhibit signs of high wear and deterioration. Mechanical and electrical features are present, however, Backflow preventers uphold water quality standards, while the irrigation system appears to maintain efficiency amidst aging components. Compact electrical panels, showing signs of corrosion and fatigue, continue to distribute power, albeit with diminishing reliability. Similarly, the site pole lights, worn and flickering, provide feeble illumination along the park's pathways and can be found to be missing wires and other components. Despite their compromised condition, these systems persevere, albeit with increasingly diminished effectiveness, highlighting the need for comprehensive refurbishment and modernization efforts within the park. The plumbing system appears to be in fair overall condition. There is no fire alarm system present. One fire extinguisher alone provides fire suppression to the building.

Site

Site amenities exhibit signs of wear and decay. The sidewalks, marred by a series of cracks and upheavals from age and soil erosion, compromise pedestrian safety and accessibility. Likewise, the parking lot is characterized by asphalt distress. Landscaping maintenance appears to be kept to the highest standards.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

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

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

FCI Analysis		
Replacement Value *$4,225,000*	*Total SF* *6,500*	*Cost/SF* *$650*

	Est Reserve Cost	FCI
Current	$123,100	0.0 **%**
3-Year	$787,200	6.3 **%**
5-Year	$919,400	8.46 **%**
10-Year	$3,337,900	12.05 **%**

Immediate Needs

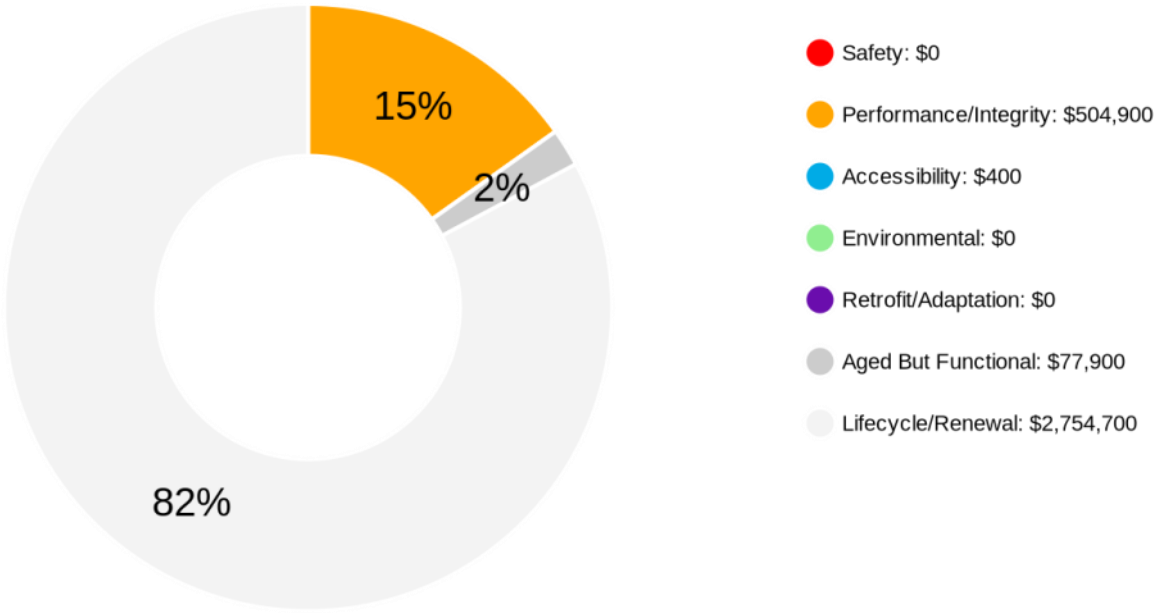
Location	UF	Description	Cond	Plan Type	Cost
Tuffree Park and Tynes Gym / Site	G2031	Sidewalk, Concrete, Large Areas, Replace	Failed	Performance/Integrity	$122,700
Tuffree Park and Tynes Gym / Tynes Gym	Y1051	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	NA	Accessibility	$100
Tuffree Park and Tynes Gym / Tynes Gym	Y1031	ADA Entrances & Doors, Hardware, Lever Handle, Install	NA	Accessibility	$300
TOTAL (3 items)					**$123,100**

Plan Types

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

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

Plan Type Distribution (by Cost)



10-Year Total: $3,337,900

2. Tynes Gym

Tynes Gym: Systems Summary		
Address	2101 North Tuffree Boulevard, Placentia, CA 92870	
Constructed/Renovated	1971	
Building Area	6,250 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with wood roof deck supported by wood joists *and concrete strip/wall footing foundation system*	Fair
Façade	Wall Finish: CMU Windows: None	Fair
Roof	Primary roof overview: Flat construction with modified bitumen finish Secondary roof overview: Flat construction with metal finish	Fair
Interiors	Walls: Painted gypsum board Floors: Vinyl sheeting, carpet Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Tynes Gym: Systems Summary		
HVAC	Furnace	Failed
Fire Suppression	Fire Extinguishers	Excellent
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: linear fluorescent Exterior Building-Mounted Lighting: LED Emergency Power: None	Poor
Fire Alarm	None	--
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, and the exterior walls of the facility.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: ▪ Gym, Roof; lack of ladder or other means of access	

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

System Expenditure Forecast

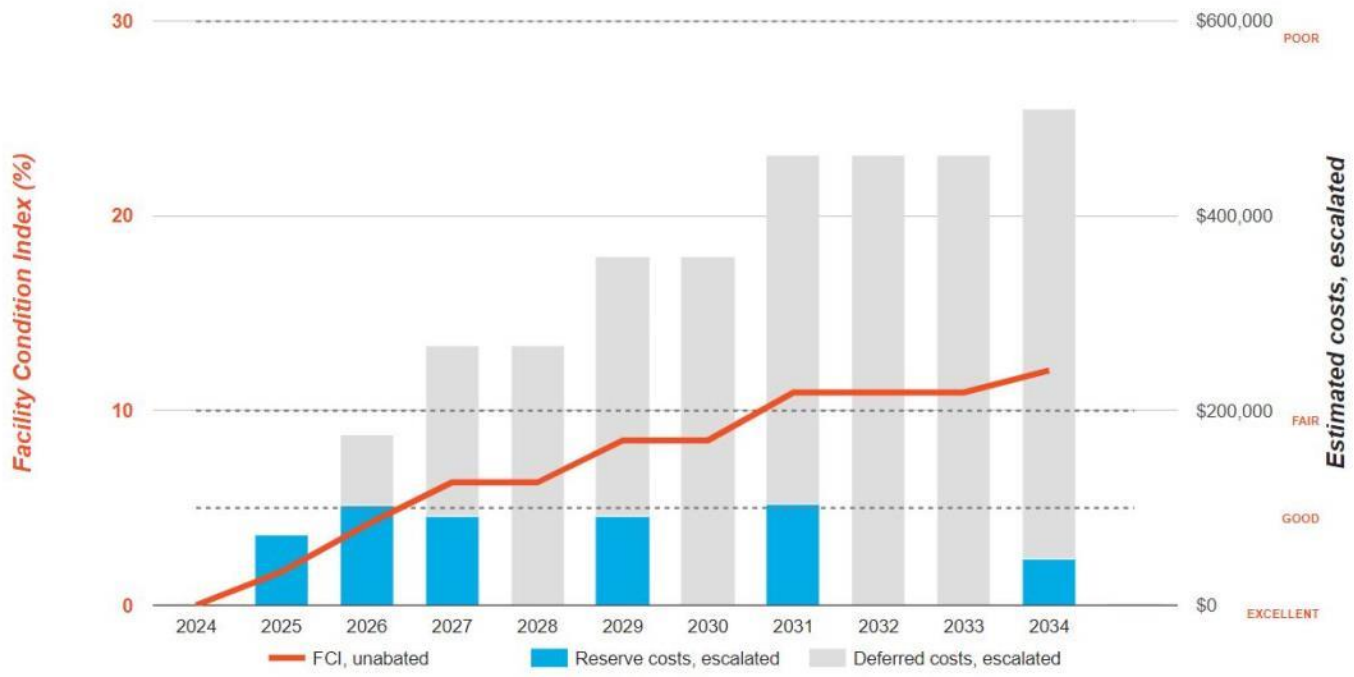
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	$69,000	$1,800	$6,500	-	$77,400
Roofing	-	-	$91,900	-	-	$91,900
Interiors	-	$43,000	$80,900	-	$150,600	$274,500
Plumbing	-	$3,700	$8,300	$99,100	$9,600	$120,700
HVAC	-	$30,600	-	-	-	$30,600
Fire Protection	-	-	-	$200	$300	$500
Electrical	-	$28,000	-	$43,600	-	$71,600
Equipment & Furnishings	-	-	-	$2,200	$3,000	$5,200
Site Development	-	-	$5,700	$35,700	-	$41,400
Accessibility	$400	-	-	-	-	$400
TOTALS (3% inflation)	**$400**	**$174,300**	**$188,700**	**$187,400**	**$163,500**	**$714,300**

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Tuffree Park and Tynes Gym Tynes Gym

Replacement Value: $4,225,000 | Inflation Rate: 3.0% | Average Needs per Year: $46,400



Immediate Needs

Facility/Building	Total Items	Total Cost
Tuffree Park and Tynes Gym / Tynes Gym	2	$400
Total	**2**	**$400**

Tynes Gym

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7391155	Tuffree Park and Tynes Gym / Tynes Gym	Throughout building	Y1030	ADA Entrances & Doors, Hardware, Lever Handle, Install	NA	Accessibility	$300
7391209	Tuffree Park and Tynes Gym / Tynes Gym	Throughout building	Y1050	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	NA	Accessibility	$100
Total (2 items)							**$400**

Key Findings

Glazing in Poor condition.

any type by SF
Tynes Gym Tuffree Park and Tynes Gym
Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2025**

Priority Score: **87.8**

Plan Type:
Performance/Integrity

Cost Estimate: $67,000

$$$$

Windows are single pane. Operation is prone to failures. - AssetCALC ID: 7391204

Sink/Lavatory in Poor condition.

Service Sink, Floor
Tynes Gym Tuffree Park and Tynes Gym Utility Room

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

Priority Score: **83.8**

Plan Type:
Performance/Integrity

Cost Estimate: $900

**$$**$$

Highly corroded - AssetCALC ID: 7391154

Flooring in Poor condition.

Carpet, Commercial Standard
Tynes Gym Tuffree Park and Tynes Gym
Office

Uniformat Code: C2030
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $2,100

**$$**$$

Stains and rips - AssetCALC ID: 7391153

Suspended Ceilings in Poor condition.

Acoustical Tile (ACT)
Tynes Gym Tuffree Park and Tynes Gym
Gymnasium

Uniformat Code: C1070
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: $23,300

**$$$**$

Water damage to tiles from a leak is present - AssetCALC ID: 7391165

HVAC System in Poor condition.

Ductwork, Medium Density
Tynes Gym Tuffree Park and Tynes Gym
Throughout building

Uniformat Code: D3050
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type: Performance/Integrity

Cost Estimate: $28,800

**$$$**$

Corrosion and rust found - AssetCALC ID: 7391194

Wall Finishes in Poor condition.

any surface
Tynes Gym Tuffree Park and Tynes Gym
Throughout building

Uniformat Code: C2010
Recommendation: **Prep & Paint in 2026**

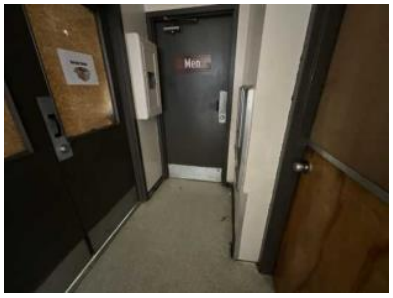
Priority Score: **81.6**

Plan Type: Performance/Integrity

Cost Estimate: $15,200

**$$$**$

Faded paint. Scuffs - AssetCALC ID: 7391167



ADA Entrances & Doors

Hardware, Lever Handle
Tynes Gym Tuffree Park and Tynes Gym
Throughout building

Uniformat Code: Y1030
Recommendation: **Install in 2024**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $300

**$$**$$

Door knobs are not ADA compliant - AssetCALC ID: 7391155

ADA Restrooms

Lavatory, Pipe Wraps/Insulation
Tynes Gym Tuffree Park and Tynes Gym
Throughout building

Uniformat Code: Y1050
Recommendation: **Install in 2024**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $100

**$$**$$

No pipe wrap under sink per ADA requirements. - AssetCALC ID: 7391209

3. Site

Site Information		
Site Area	6.7 acres (estimated)	
Parking Spaces	33 total spaces all in open lots; 1 of which are accessible	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, and ramps	Poor
Site Development	Property entrance signage; chain link fencing Playgrounds and site lights Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, and bushes Irrigation present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric	Fair
Site Lighting	Pole-mounted: LED Pedestrian walkway and landscape accent lighting	Fair
Ancillary Structures	Snack shack	Fair

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 exterior site areas.
Site Areas Observed	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.

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

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
Plumbing	-	$4,100	$1,800	-	$6,400	$12,300
Electrical	-	$47,000	$2,400	$18,300	-	$67,700
Equipment & Furnishings	-	-	-	$53,600	-	$53,600
Site Development	-	$215,300	$79,800	$2,146,700	$266,700	$2,708,600
Site Utilities	-	-	-	$2,200	$6,900	$9,100
Site Pavement	$122,700	$8,900	$73,800	$10,400	$25,900	$241,700
TOTALS (3% inflation)	**$122,700**	**$275,400**	**$157,800**	**$2,231,200**	**$306,000**	**$3,093,100**

Immediate Needs

Facility/Building	Total Items	Total Cost
Tuffree Park and Tynes Gym / Site	1	$122,700
Total	**1**	**$122,700**

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7391197	Tuffree Park and Tynes Gym / Site	Site	G2030	Sidewalk, Concrete, Large Areas, Replace	Failed	Performance/Integrity	$122,700
Total (1 items)							**$122,700**

Key Findings

Sidewalk in Failed condition.

Concrete, Large Areas
Site Tuffree Park and Tynes Gym Site

Uniformat Code: G2030
Recommendation: **Replace in 2024**

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: $122,700

$$$$

Sidewalk has large deep cracks throughout and has otherwise failed in some areas near the gym. - AssetCALC ID: 7391197

Parking Lots in Poor condition.

Pavement, Asphalt
Site Tuffree Park and Tynes Gym Site

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

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: $8,700

**$$**$$

Highly faded stripes - AssetCALC ID: 7391166

Drinking Fountain in Poor condition.

Exterior/Site, Precast Pedestal
Site Tuffree Park and Tynes Gym Site

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

Priority Score: **83.8**

Plan Type:
Performance/Integrity

Cost Estimate: $4,000

**$$**$$

Highly aged components - AssetCALC ID: 7391175

Sports Apparatus in Poor condition.

Baseball, Backstop Chain-Link
Site Tuffree Park and Tynes Gym Site

Uniformat Code: G2050
Recommendation: **Replace in 2025**

Priority Score: **82.8**

Plan Type:
Performance/Integrity

Cost Estimate: $22,200

**$$$**$

Highly rusted and bent fencing material - AssetCALC ID: 7391208

Sports Field and Court Lighting in Poor condition.

Light Fixture w/ Lamps
Site Tuffree Park and Tynes Gym Site

Uniformat Code: G2050
Recommendation: **Replace in 2026**

Priority Score: **82.7**

Plan Type: Performance/Integrity

Cost Estimate: $38,800

**$$$**$

Missing bulbs - AssetCALC ID: 7391150

Athletic Surfaces & Courts in Poor condition.

Tennis/Volleyball, Rubber-Acrylic w/ Integral Color
Site Tuffree Park and Tynes Gym Site

Uniformat Code: G2050
Recommendation: **Resurface in 2026**

Priority Score: **82.7**

Plan Type: Performance/Integrity

Cost Estimate: $71,000

$$$$

Cracks in the surface can be found throughout - AssetCALC ID: 7391177

Sports Field and Court Lighting in Poor condition.

Light Fixture w/ Lamps
Site Tuffree Park and Tynes Gym Site

Uniformat Code: G2050
Recommendation: **Replace in 2026**

Priority Score: **82.7**

Plan Type: Performance/Integrity

Cost Estimate: $49,900

**$$$**$

Missing bulbs - AssetCALC ID: 7391192

Playfield Surfaces in Poor condition.

Artificial Play Turf
Site Tuffree Park and Tynes Gym Site

Uniformat Code: G2050
Recommendation: **Replace in 2026**

Priority Score: **82.7**

Plan Type: Performance/Integrity

Cost Estimate: $19,100

**$$$**$

Holes in material - AssetCALC ID: 7391180

Flagpole in Poor condition.

Metal
Site Tuffree Park and Tynes Gym Site

Uniformat Code: G2060
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: $2,800

**$$**$$

Rust and corrosion found. Pole is bent - AssetCALC ID: 7391168

4. ADA Accessibility

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

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

However, this does not:

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

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

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the 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 not included in the dataset
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

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

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system 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.

7. Certification

City of Placentia (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Tuffree Park and Tynes Gym, 2101 North Tuffree Boulevard, Placentia, CA 92870, 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.

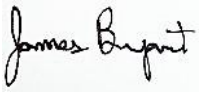
This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

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:

Kylan Boyd
Project Assessor

Reviewed by:



James Bryant, Technical Report Reviewer for
Michael Chaney
Program Manager
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8. Appendices

Appendix A: Photographic Record
Appendix B: Site 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

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Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

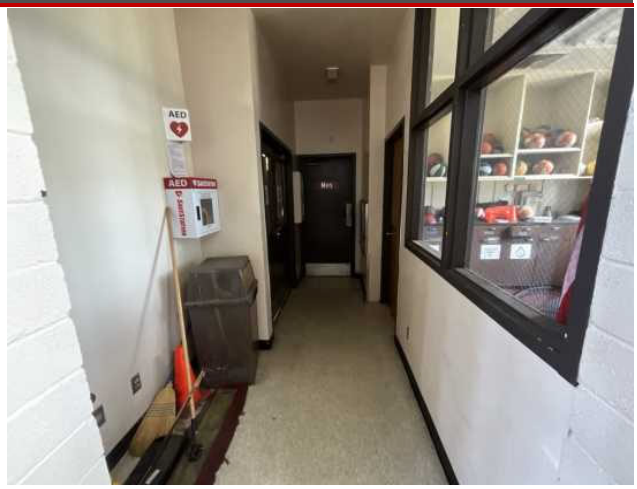
4 - RIGHT ELEVATION

5 - ROOF OVERVIEW

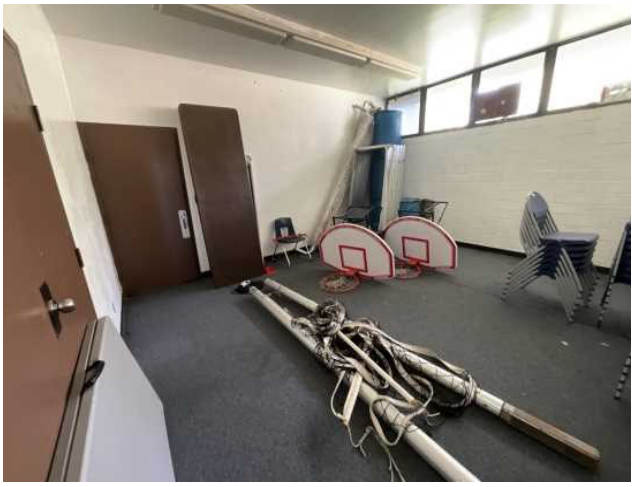
6 - ROOF STRUCTURE

Photographic Overview

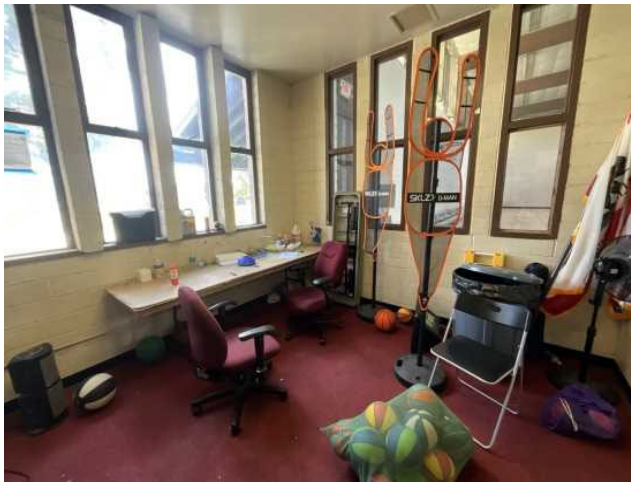
7 - RESTROOM



8 - OFFICE HALLWAY

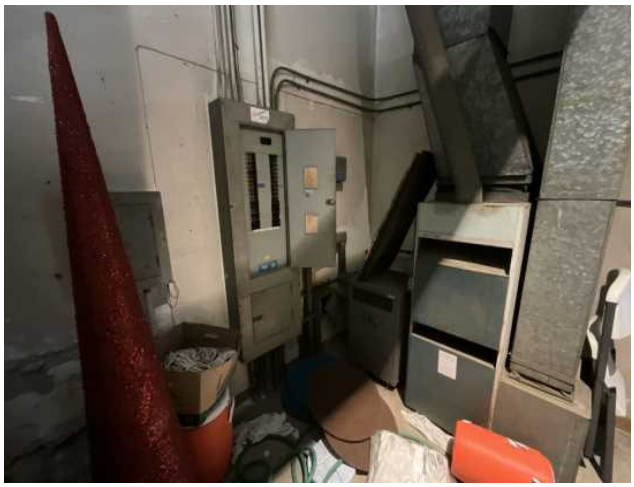


9 - STORAGE ROOM



10 - OFFICE

11 - MAIN MECHANICAL ROOM



12 - DISTRIBUTION PANEL AND FURNACE

Photographic Overview

13 - PLUMBING FIXTURES

14 - FIRE EXTINGUISHER

15 - PLAYGROUND OVERVIEW

16 - SIDEWALKS AND LANDSCAPING

17 - PICNIC AREA

18 - TENNIS COURTS

Appendix B:
Site Plan(s)

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Site Plan

Project Number	Project Name
165429.23R000-025.468	Tuffree Park and Tynes Gym
Source	**On-Site Date**
Google Earth	February 13, 2024

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Appendix C:
Pre-Survey Questionnaire(s)

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BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: Tuffree Park and Tynes Gym

Name of person completing form: Joey Ruiz

Title / Association with property: Public Works Supervisor

Length of time associated w/ property:

Date Completed:

Phone Number: (714) 329-4912

Method of Completion: PRIOR: fully completed by client in advance

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	5,750 ft.		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	UNK	
		Roof	UNK	
		Interiors	UNK	
		HVAC	UNK	
		Electrical	UNK	
		Site Pavement	UNK	
		Accessibility	UNK	

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?	New sports lighting for 2024
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	New interior gym lighting and ceiling needed.

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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?	YES				Sidewalk issues throughout the park.
8	Are there any wall, window, basement or roof leaks?	YES				Roof inspection needed for leaks. Windows need to be re-sealed
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?			UNK		
10	Are your elevators unreliable, with frequent service calls?				NA	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		NO			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?			UNK		
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?	YES				A/C and heating not working.
14	Is the electrical service outdated, undersized, or otherwise problematic?		NO			
15	Are there any problems or inadequacies with exterior lighting?	YES				Inadequate walk way lighting.
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		NO			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		NO			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.			UNK		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			UNK		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?			UNK		

Appendix D:
Component Condition Report

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Component Condition Report | Tuffree Park and Tynes Gym / Tynes Gym

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Concrete Block (CMU)	8,875 SF	30	7391164
B2020	Building Exterior	Poor	Glazing, any type by SF	1,100 SF	1	7391204
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	2	5	7391212
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	8	7	7391205
Roofing						
B3010	Roof	Poor	Roofing, Modified Bitumen	6,500 SF	0	7391193
B3010	Roof	Fair	Roofing, Metal	840 SF	3	7391201
Interiors						
C1070	Gymnasium	Poor	Suspended Ceilings, Acoustical Tile (ACT)	6,000 SF	2	7391165
C2010	Throughout building	Poor	Wall Finishes, any surface, Prep & Paint	11,250 SF	2	7391167
C2030	Gymnasium	Fair	Flooring, Vinyl Sheeting	6,000 SF	5	7391160
C2030	Office	Poor	Flooring, Carpet, Commercial Standard	250 SF	1	7391153
Plumbing						
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	6,500 SF	7	7400689
D2010	Office	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	2	7391213
D2010	Restrooms	Fair	Urinal, Standard	1	10	7391163
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	15	7391189
D2010	Utility Room	Poor	Sink/Lavatory, Service Sink, Floor	1	1	7391154
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	5	5	7391182
HVAC						
D3050	Throughout building	Poor	HVAC System, Ductwork, Medium Density	6,500 SF	2	7391194
Fire Protection						
D4030	Office	Excellent	Fire Extinguisher, Type ABC, up to 20 LB	1	10	7391176

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Component Condition Report | Tuffree Park and Tynes Gym / Tynes Gym

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5020	Utility Room	Fair	Secondary Transformer, Dry, Stepdown	1	2	7391173
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	6,500 SF	2	7391161
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,500 SF	10	7391190
Equipment & Furnishings						
E1040	Office	Excellent	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	10	7391149
Athletic, Recreational & Playfield Areas						
G2050	Gymnasium	Good	Sports Apparatus, Baseball/Football, Protective Netting	6,000 SF	10	7391188
G2050	Gymnasium	Fair	Sports Apparatus, Scoreboard, Electronic Basic	1	3	7391157
Sitework						
G2060	Building Exterior	Fair	Fences & Gates, Pedestrian Gate, Wrought Iron	2	5	7391191
Accessibility						
Y1030	Throughout building	NA	ADA Entrances & Doors, Hardware, Lever Handle, Install	1	0	7391155
Y1050	Throughout building	NA	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	1	0	7391209

Component Condition Report | Tuffree Park and Tynes Gym / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	5	7391178
D2010	Site	Poor	Drinking Fountain, Exterior/Site, Precast Pedestal	1	1	7391175
D2010	Site	Excellent	Backflow Preventer, Domestic Water	1	29	7391158
Electrical						
D5020	Site	Fair	Switchboard, 120/208 V	1	2	7391159
D5020	Site	Fair	Secondary Transformer, Dry, Stepdown	1	10	7391184
D5030	Site	Fair	Motor, AHU or Pump	1	3	7391207

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Component Condition Report | Tuffree Park and Tynes Gym / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Site	Fair	Lighting Controls, Dimming Panel, Digital Time Control Clock & Photosensor	1	10	7391179
Equipment & Furnishings						
E2010	Site	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	300	10	7391196
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	17,414 SF	3	7391169
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	17,414 SF	1	7391166
G2030	Site	Failed	Sidewalk, Concrete, Large Areas	12,300 SF	0	7391197
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Sports Field Lighting, Pole Light Fixture w/ Lamps	7	10	7391171
G2050	Site	Good	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors	2	14	7391172
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	6	10	7391210
G2050	Site	Poor	Playfield Surfaces, Sand, 6" Depth	1,815 SF	0	7391200
G2050	Site	Fair	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	14,240 SF	3	7391211
G2050	Site	Good	Campground Accessories, Grill, Pedestal-Style	2	10	7391206
G2050	Site	Poor	Playfield Surfaces, Artificial Play Turf	860 SF	0	7391180
G2050	Site	Poor	Sports Field and Court Lighting, Light Fixture w/ Lamps	9	0	7391192
G2050	Site	Fair	Sports Apparatus, Player/Dugout Benches, 12' Length	4	3	7391203
G2050	Site	Poor	Sports Apparatus, Baseball, Backstop Chain-Link	4	1	7391208
G2050	Site	Poor	Play Structure, Swing Set, 4 Seats	1	0	7391152
G2050	Site	Poor	Play Structure, Multipurpose, Medium	1	0	7391202
G2050	Site	Fair	Athletic Surfaces, Diamond Field, Infield Soil, Maintain	2	3	7391195
G2050	Site	Poor	Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color, Resurface	14,240 SF	2	7391177
G2050	Site	Fair	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat)	100	5	7391187
G2050	Site	Poor	Sports Field and Court Lighting, Light Fixture w/ Lamps	7	0	7391150
G2050	Site	Fair	Sports Court Lighting, Pole Light Fixture w/ Lamps	9	10	7391162

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Component Condition Report | Tuffree Park and Tynes Gym / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Sitework						
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	2	12	7391186
G2060	Site	Fair	Picnic Table, Precast Concrete	7	15	7391199
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	5	10	7391181
G2060	Site	Fair	Bike Rack, Fixed 1-5 Bikes	1	5	7391156
G2060	Site	Poor	Flagpole, Metal	1	2	7391168
G2060	Site	Good	Park Bench, Metal Powder-Coated	2	14	7391183
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	500 LF	10	7391151
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	240 LF	5	7391185
G2080	Site	Fair	Irrigation System, Control Panel	1	5	7391170
G4050	Site	Fair	Site Walkway Fixture, Bollard Style, Concrete-Based, Replace/Install	1	10	7391174
G4050	Site	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	15	7391198

Appendix E:
Replacement Reserves

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Replacement Reserves Report

3/11/2024

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
Tuffree Park and Tynes Gym	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Tuffree Park and Tynes Gym / Site	$746,573	$103,614	$361,826	$343,060	$0	$92,742	$29,942	$47,227	$0	$0	$6,280,842	$87,866	$297,836	$100,377	$20,329	$207,397	$58,726	$0	$9,806	$67,335	$175,722	**$9,031,219**
Tuffree Park and Tynes Gym / Tynes Gym	$417,216	$208,225	$295,270	$48,674	$0	$268,952	$0	$300,286	$0	$0	$240,830	$8,305	$62,619	$0	$0	$14,956	$0	$12,694	$0	$0	$1,124,991	**$3,003,018**
Grand Total	**$1,163,789**	**$311,839**	**$657,096**	**$391,735**	**$0**	**$361,694**	**$29,942**	**$347,513**	**$0**	**$0**	**$6,521,671**	**$96,171**	**$360,455**	**$100,377**	**$20,329**	**$222,353**	**$58,726**	**$12,694**	**$9,806**	**$67,335**	**$1,300,712**	**$12,034,237**

Tuffree Park and Tynes Gym

Tuffree Park and Tynes Gym / 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	Site	7391178	Backflow Preventer, Domestic Water, Replace	30	25	5	1	EA	$4,480.00	$4,480						$4,480																**$4,480**
D2010	Site	7391175	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	15	14	1	1	EA	$11,520.00	$11,520		$11,520															$11,520					**$23,040**
D5020	Site	7391159	Switchboard, 120/208 V, Replace	40	38	2	1	EA	$128,000.00	$128,000			$128,000																			**$128,000**
D5020	Site	7391184	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	$24,320.00	$24,320											$24,320											**$24,320**
D5030	Site	7391207	Motor, AHU or Pump, Replace	18	15	3	1	EA	$6,400.00	$6,400				$6,400																		**$6,400**
D5040	Site	7391179	Lighting Controls, Dimming Panel, Digital Time Control Clock & Photosensor, Replace	20	10	10	1	EA	$14,976.00	$14,976											$14,976											**$14,976**
E2010	Site	7391196	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	15	10	300	EA	$384.00	$115,200											$115,200											**$115,200**
G2020	Site	7391166	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	4	1	17414	SF	$1.44	$25,076		$25,076					$25,076					$25,076				$25,076						**$100,305**
G2020	Site	7391169	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	22	3	17414	SF	$11.20	$195,037				$195,037																		**$195,037**
G2030	Site	7391197	Sidewalk, Concrete, Large Areas, Replace	50	50	0	12300	SF	$28.80	$354,240	$354,240																					**$354,240**
G2050	Site	7391192	Sports Field and Court Lighting, Light Fixture w/ Lamps, Replace	25	25	0	9	EA	$16,000.00	$144,000	$144,000																					**$144,000**
G2050	Site	7391150	Sports Field and Court Lighting, Light Fixture w/ Lamps, Replace	25	25	0	7	EA	$16,000.00	$112,000	$112,000																					**$112,000**
G2050	Site	7391208	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	19	1	4	EA	$16,000.00	$64,000		$64,000																				**$64,000**
G2050	Site	7391177	Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color, Resurface	10	8	2	14240	SF	$14.40	$205,056			$205,056										$205,056									**$410,112**
G2050	Site	7391211	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	10	7	3	14240	SF	$4.80	$68,352				$68,352										$68,352								**$136,704**
G2050	Site	7391203	Sports Apparatus, Player/Dugout Benches, 12' Length, Replace	15	12	3	4	EA	$1,440.00	$5,760				$5,760															$5,760			**$11,520**
G2050	Site	7391187	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat), Replace	25	20	5	100	EA	$384.00	$38,400						$38,400																**$38,400**
G2050	Site	7391171	Sports Field Lighting, Pole Light Fixture w/ Lamps, Replace	50	40	10	7	EA	$304,000.00	$2,128,000											$2,128,000											**$2,128,000**
G2050	Site	7391162	Sports Court Lighting, Pole Light Fixture w/ Lamps, Replace	50	40	10	9	EA	$240,000.00	$2,160,000											$2,160,000											**$2,160,000**
G2050	Site	7391210	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	15	10	6	EA	$30,400.00	$182,400											$182,400											**$182,400**
G2050	Site	7391172	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace	20	6	14	2	EA	$4,480.00	$8,960															$8,960							**$8,960**
G2050	Site	7391206	Campground Accessories, Grill, Pedestal-Style, Replace	15	5	10	2	EA	$1,920.00	$3,840											$3,840											**$3,840**
G2050	Site	7391152	Play Structure, Swing Set, 4 Seats, Replace	20	20	0	1	EA	$8,000.00	$8,000	$8,000																				$8,000	**$16,000**
G2050	Site	7391202	Play Structure, Multipurpose, Medium, Replace	20	20	0	1	EA	$64,000.00	$64,000	$64,000																				$64,000	**$128,000**
G2050	Site	7391200	Playfield Surfaces, Sand, 6" Depth, Replace	20	20	0	1815	SF	$5.12	$9,293	$9,293																				$9,293	**$18,586**
G2050	Site	7391180	Playfield Surfaces, Artificial Play Turf, Replace	15	15	0	860	SF	$64.00	$55,040	$55,040															$55,040						**$110,080**
G2050	Site	7391195	Athletic Surfaces, Diamond Field, Infield Soil, Maintain	4	1	3	2	EA	$19,200.00	$38,400				$38,400				$38,400				$38,400				$38,400				$38,400		**$192,000**
G2060	Site	7391185	Fences & Gates, Fence, Chain Link 8', Replace	40	35	5	240	LF	$80.00	$19,200						$19,200																**$19,200**
G2060	Site	7391156	Bike Rack, Fixed 1-5 Bikes, Replace	20	15	5	1	EA	$1,920.00	$1,920						$1,920																**$1,920**
G2060	Site	7391151	Fences & Gates, Fence, Chain Link 4', Replace	40	30	10	500	LF	$57.60	$28,800											$28,800											**$28,800**
G2060	Site	7391181	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	10	10	5	EA	$2,240.00	$11,200											$11,200											**$11,200**
G2060	Site	7391186	Park Bench, Wood/Composite/Fiberglass, Replace	20	8	12	2	EA	$1,920.00	$3,840													$3,840									**$3,840**
G2060	Site	7391183	Park Bench, Metal Powder-Coated, Replace	20	6	14	2	EA	$2,240.00	$4,480														$4,480								**$4,480**
G2060	Site	7391199	Picnic Table, Precast Concrete, Replace	25	10	15	7	EA	$3,840.00	$26,880																$26,880						**$26,880**
G2060	Site	7391168	Flagpole, Metal, Replace	30	28	2	1	EA	$8,000.00	$8,000			$8,000																			**$8,000**
G2080	Site	7391170	Irrigation System, Control Panel, Replace	15	10	5	1	EA	$16,000.00	$16,000						$16,000															$16,000	**$32,000**
G4050	Site	7391174	Site Walkway Fixture, Bollard Style, Concrete-Based, Replace/Install	20	10	10	1	EA	$4,800.00	$4,800											$4,800											**$4,800**
G4050	Site	7391198	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	5	15	1	EA	$12,800.00	$12,800																$12,800						**$12,800**
Totals, Unescalated											**$746,573**	**$100,596**	**$341,056**	**$313,949**	**$0**	**$80,000**	**$25,076**	**$38,400**	**$0**	**$0**	**$4,673,536**	**$63,476**	**$208,896**	**$68,352**	**$13,440**	**$133,120**	**$36,596**	**$0**	**$5,760**	**$38,400**	**$97,293**	**$6,984,519**
Totals, Escalated (3.0% inflation, compounded annually)											**$746,573**	**$103,614**	**$361,826**	**$343,060**	**$0**	**$92,742**	**$29,942**	**$47,227**	**$0**	**$0**	**$6,280,842**	**$87,866**	**$297,836**	**$100,377**	**$20,329**	**$207,397**	**$58,726**	**$0**	**$9,806**	**$67,335**	**$175,722**	**$9,031,219**

Tuffree Park and Tynes Gym / Tynes Gym

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Replacement Reserves Report

3/11/2024

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
B2020	Building Exterior	7391204	Glazing, any type by SF, Replace	30	29	1	1100	SF	$176.00	$193,600		$193,600																				**$193,600**
B2050	Building Exterior	7391212	Exterior Door, Wood, Solid-Core, Replace	25	20	5	2	EA	$2,240.00	$4,480						$4,480																**$4,480**
B2050	Building Exterior	7391205	Exterior Door, Steel, Standard, Replace	40	33	7	8	EA	$1,920.00	$15,360								$15,360														**$15,360**
B3010	Roof	7391201	Roofing, Metal, Replace	40	37	3	840	SF	$41.60	$34,944				$34,944																		**$34,944**
B3010	Roof	7391193	Roofing, Modified Bitumen, Replace	20	20	0	6500	SF	$64.00	$416,000	$416,000																				$416,000	**$832,000**
C1070	Gymnasium	7391165	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	23	2	6000	SF	$11.20	$67,200			$67,200																			**$67,200**
C2010	Throughout building	7391167	Wall Finishes, any surface, Prep & Paint	10	8	2	11250	SF	$3.90	$43,920			$43,920									$43,920										**$87,840**
C2030	Gymnasium	7391160	Flooring, Vinyl Sheeting, Replace	15	10	5	6000	SF	$33.60	$201,600						$201,600															$201,600	**$403,200**
C2030	Office	7391153	Flooring, Carpet, Commercial Standard, Replace	10	9	1	250	SF	$24.00	$6,000		$6,000										$6,000										**$12,000**
D2010	Throughout	7400689	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	33	7	6500	SF	$35.20	$228,800								$228,800														**$228,800**
D2010	Utility Room	7391154	Sink/Lavatory, Service Sink, Floor, Replace	35	34	1	1	EA	$2,560.00	$2,560		$2,560																				**$2,560**
D2010	Office	7391213	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	13	2	2	EA	$3,840.00	$7,680			$7,680																$7,680			**$15,360**
D2010	Restrooms	7391182	Toilet, Commercial Water Closet, Replace	30	25	5	5	EA	$4,160.00	$20,800						$20,800																**$20,800**
D2010	Restrooms	7391163	Urinal, Standard, Replace	30	20	10	1	EA	$3,520.00	$3,520											$3,520											**$3,520**
D2010	Restrooms	7391189	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	2	EA	$4,800.00	$9,600																$9,600						**$9,600**
D3050	Throughout building	7391194	HVAC System, Ductwork, Medium Density, Replace	30	28	2	6500	SF	$12.80	$83,200			$83,200																			**$83,200**
D4030	Office	7391176	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	0	10	1	EA	$480.00	$480											$480										$480	**$960**
D5020	Utility Room	7391173	Secondary Transformer, Dry, Stepdown, Replace	30	28	2	1	EA	$24,320.00	$24,320			$24,320																			**$24,320**
D5030	Throughout building	7391161	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	38	2	6500	SF	$8.00	$52,000			$52,000																			**$52,000**
D5040	Throughout building	7391190	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	6500	SF	$14.40	$93,600											$93,600											**$93,600**
E1040	Office	7391149	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	0	10	1	EA	$4,800.00	$4,800											$4,800										$4,800	**$9,600**
G2050	Gymnasium	7391157	Sports Apparatus, Scoreboard, Electronic Basic, Replace	25	22	3	1	EA	$9,600.00	$9,600				$9,600																		**$9,600**
G2050	Gymnasium	7391188	Sports Apparatus, Baseball/Football, Protective Netting, Replace	15	5	10	6000	SF	$12.80	$76,800											$76,800											**$76,800**
G2060	Building Exterior	7391191	Fences & Gates, Pedestrian Gate, Wrought Iron, Replace	25	20	5	2	EA	$2,560.00	$5,120						$5,120																**$5,120**
Y1030	Throughout building	7391155	ADA Entrances & Doors, Hardware, Lever Handle, Install	0	0	0	1	EA	$960.00	$960	$960																					**$960**
Y1050	Throughout building	7391209	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	0	0	0	1	EA	$256.00	$256	$256																					**$256**
Totals, Unescalated											**$417,216**	**$202,160**	**$278,320**	**$44,544**	**$0**	**$232,000**	**$0**	**$244,160**	**$0**	**$0**	**$179,200**	**$6,000**	**$43,920**	**$0**	**$0**	**$9,600**	**$0**	**$7,680**	**$0**	**$0**	**$622,880**	**$2,287,680**
Totals, Escalated (3.0% inflation, compounded annually)											**$417,216**	**$208,225**	**$295,270**	**$48,674**	**$0**	**$268,952**	**$0**	**$300,286**	**$0**	**$0**	**$240,830**	**$8,305**	**$62,619**	**$0**	**$0**	**$14,956**	**$0**	**$12,694**	**$0**	**$0**	**$1,124,991**	**$3,003,018**

Appendix F:
Equipment Inventory List

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D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7391178	D2010	**Backflow Preventer**	Domestic Water	1 IN	Tuffree Park and Tynes Gym / Site	Site	Wilkins Zurn	975 XL	338061			
2	7391158	D2010	**Backflow Preventer**	Domestic Water	2 IN	Tuffree Park and Tynes Gym / Site	Site	Febco	825Y	P2002			

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7391176	D4030	**Fire Extinguisher**	Type ABC, up to 20 LB		Tuffree Park and Tynes Gym / Tynes Gym	Office						

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7391173	D5020	**Secondary Transformer**	Dry, Stepdown	37.5 KVA	Tuffree Park and Tynes Gym / Tynes Gym	Utility Room	Crittenden	Illegible	Illegible		2012206	
2	7391184	D5020	**Secondary Transformer**	Dry, Stepdown	45 KVA	Tuffree Park and Tynes Gym / Site	Site	MGM Transformer Company	NA	0301-37S-0090-4		2012205	
3	7391159	D5020	**Switchboard**	120/208 V	400 AMP	Tuffree Park and Tynes Gym / Site	Site	Square D	No dataplate	No dataplate		2012204	
4	7391207	D5030	**Motor**	AHU or Pump	5 HP	Tuffree Park and Tynes Gym / Site	Site	Leeson	Illegible	Illegible		2012202	

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7391149	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted		Tuffree Park and Tynes Gym / Tynes Gym	Office						

G20 OTHER

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7391171	G2050	**Sports Field Lighting**	Pole Light Fixture w/ Lamps		Tuffree Park and Tynes Gym / Site	Site				1971		7

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FACILITY CONDITION ASSESSMENT

prepared for

City of Placentia
401 East Chapman Avenue
Placentia, CA 92870
Luis Estevez

Wagner Park
700 Trumpet Avenue
Placentia, CA 92870

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BV PROJECT #:
165429.23R000-026.468

DATE OF REPORT:
March 11, 2024

ON SITE DATE:
February 13, 2024

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Park
Number of Buildings	None
Main Address	700 Trumpet Avenue, Placentia, CA 92870
Site Developed	1990 Renovated 2023
Outside Occupants / Leased Spaces	None
Date(s) of Visit	February 13, 2024
Management Point of Contact	City of Placentia, Samantha Byfield, Public Works Manager 714-993-8212 sbyfield@placentia.org
On-site Point of Contact (POC)	Jon Munoz 714.305.9794
Assessment & Report Prepared By	Kylan Boyd
Reviewed By	James Bryant, Technical Report Reviewer for Michael Chaney Program Manager 800.733.0660 x7297980 michael.chaney@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

Located at the Northeast corner of Placentia, Wagner Park was developed in 1990 and is a small, 2.3-acre park situated within a residential neighborhood that offers a picnic area and playground equipment. It was renovated in 2023.

Architectural

Situated within an urban landscape, this recently updated park sits just outside of a local Elementary school and offers a medium sized playground with a complimentary six seat swing set. The one picnic area is strategically positioned for convenience, while the playground boasts new equipment designed for safety and enjoyment.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The site plumbing components are aged and show signs of corrosion. but they remain functional despite visible signs of wear. The electrical and irrigation components are in fair condition. Despite these limitations, the systems are operational and adequately support the park's amenities. Ongoing maintenance and periodic inspections are recommended to ensure continued functionality and safety.

Site

Uneven sections of the sidewalks can be seen at concrete control joints with other surface cracks and breaks found throughout from roots and soil erosion. Lawn maintenance is excellent, and furnishings show low signs of damage and wear.

Recommended Additional Studies

No additional studies recommended at this time.

Immediate Needs

There are no immediate needs to report.

Key Findings

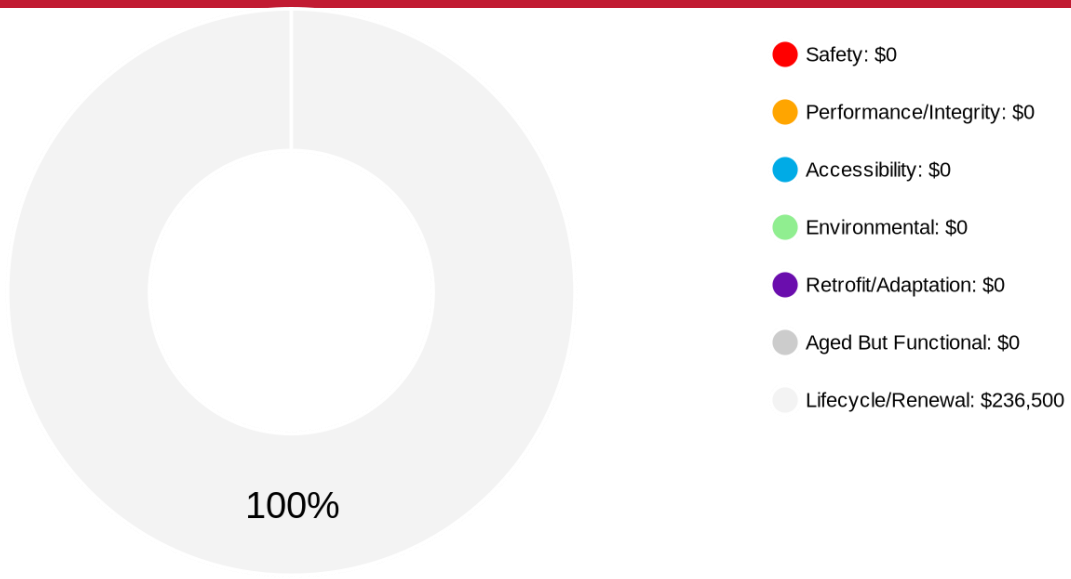
There are no key findings to report.

Plan Types

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

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

Plan Type Distribution (by Cost)



10-Year Total: $236,500

2. Site Summary

Site Information		
Site Area	2.3 acres (estimated)	
Parking Spaces	None	
System	*Description*	*Condition*
Site Pavement	Areas of concrete aprons and pavement and adjacent concrete sidewalks	Fair
Site Development	Chain link fencing Playgrounds Very limited park benches, picnic tables, trash receptacles	Excellent
Landscaping & Topography	Significant landscaping features including lawns, trees, and bushes Irrigation present Low to moderate site slopes throughout	Excellent
Utilities	Municipal water and sewer Local utility-provided electric	Excellent
Site Lighting	None	--
Ancillary Structures	None	--

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 exterior site areas.
Site Areas Observed	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.

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

Wagner Park: 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
Plumbing	$0	$0	$0	$3,010	$0	$3,010
Electrical	$0	$0	$0	$0	$6,611	$6,611
Site work	$0	$8,826	$208,112	$16,559	$509,698	$743,195
TOTALS	**$0**	**$8,900**	**$208,200**	**$19,600**	**$516,400**	**$753,100**

3. ADA Accessibility

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

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

However, this does not:

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

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

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

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

4. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

5. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

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

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system or component replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

6. Certification

City of Placentia (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Wagner Park, 700 Trumpet Avenue, Placentia, CA 92870, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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Reviewed by:

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7. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan(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 - PICNIC AREA

6 - WALKWAYS AND LANDSCAPING

Appendix B:
Site Plan(s)

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Site Plan

Project Number	Project Name
165429.23R000-026.468	Wagner Park
Source	**On-Site Date**
Google Earth	February 13, 2024

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Appendix C:
Pre-Survey Questionnaire(s)

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BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: Wagner Park

Name of person completing form: Joey Ruiz

Title / Association with property: Public Works Supervisor

Length of time associated w/ property:

Date Completed:

Phone Number: (714) 329-4912

Method of Completion: PRIOR: fully completed by client in advance

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	NA		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	UNK	
		Roof	UNK	
		Interiors	UNK	
		HVAC	UNK	
		Electrical	UNK	
		Site Pavement	UNK	
		Accessibility	UNK	

Question		Response
4	List other significant capital improvements (focus on recent years; provide approximate date).	New playground installed in 2023.
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.	The entire park needs walk way and security lighting.

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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?	YES				Sidewalk issues throughout the park.
8	Are there any wall, window, basement or roof leaks?				NA	
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?				NA	
10	Are your elevators unreliable, with frequent service calls?				NA	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?				NA	
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?				NA	
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?				NA	
14	Is the electrical service outdated, undersized, or otherwise problematic?		NO			
15	Are there any problems or inadequacies with exterior lighting?	YES				Inadequate walk way lighting.
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		NO			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		NO			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.			UNK		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			UNK		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?			UNK		

Appendix D:
Component Condition Report

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Component Condition Report | Wagner Park

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	10	7388801
Electrical						
D5030	Throughout	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,000 SF	17	7398085
Pedestrian Plazas & Walkways						
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	14,000 SF	30	7388803
Athletic, Recreational & Playfield Areas						
G2050	Site	Excellent	Play Structure, Swing Set, 4 Seats	1	19	7388804
G2050	Site	Fair	Playfield Surfaces, Chips Wood, 3" Depth	5,200 SF	2	7388805
G2050	Site	Excellent	Campground Accessories, Grill, Pedestal-Style	1	14	7388809
G2050	Site	Excellent	Play Structure, Multipurpose, Medium	1	19	7388806
Sitework						
G2060	Site	Excellent	Park Bench, Metal Powder-Coated	4	19	7388812
G2060	Site	Excellent	Picnic Table, Precast Concrete	3	24	7388807
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	4	10	7388802
G2080	Site	Fair	Landscaping, Mature Trees, Removal/Trimming, Repair	40	5	7388813
G2080	Site	Fair	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	105,000 SF	5	7388811
G2080	Site	Fair	Irrigation System, Control Panel	1	5	7388808
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	105,000 SF	15	7388810

Appendix E:
Replacement Reserves

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Replacement Reserves Report

Wagner Park

3/11/2024

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
Wagner Park	$0	$0	$17,653	$0	$0	$416,226	$0	$0	$21,079	$0	$18,062	$23,034	$0	$0	$28,074	$732,868	$0	$40,726	$0	$148,978	$58,951	**$1,505,651**
Grand Total	**$0**	**$0**	**$17,653**	**$0**	**$0**	**$416,226**	**$0**	**$0**	**$21,079**	**$0**	**$18,062**	**$23,034**	**$0**	**$0**	**$28,074**	**$732,868**	**$0**	**$40,726**	**$0**	**$148,978**	**$58,951**	**$1,505,651**

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	Site	7388801	Backflow Preventer, Domestic Water, Replace	30	20	10	1	EA	$4,480.00	$4,480											$4,480											**$4,480**
D5030	Throughout	7398085	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	23	17	1000	SF	$8.00	$8,000																		$8,000				**$8,000**
G2050	Site	7388809	Campground Accessories, Grill, Pedestal-Style, Replace	15	1	14	1	EA	$1,920.00	$1,920															$1,920							**$1,920**
G2050	Site	7388805	Playfield Surfaces, Chips Wood, 3" Depth, Replace	3	1	2	5200	SF	$3.20	$16,640			$16,640			$16,640			$16,640			$16,640			$16,640			$16,640			$16,640	**$116,480**
G2050	Site	7388804	Play Structure, Swing Set, 4 Seats, Replace	20	1	19	1	EA	$12,000.00	$12,000																				$12,000		**$12,000**
G2050	Site	7388806	Play Structure, Multipurpose, Medium, Replace	20	1	19	1	EA	$64,000.00	$64,000																				$64,000		**$64,000**
G2060	Site	7388802	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	10	10	4	EA	$2,240.00	$8,960											$8,960											**$8,960**
G2060	Site	7388812	Park Bench, Metal Powder-Coated, Replace	20	1	19	4	EA	$2,240.00	$8,960																				$8,960		**$8,960**
G2080	Site	7388811	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	10	5	5	105000	SF	$1.28	$134,400						$134,400										$134,400						**$268,800**
G2080	Site	7388808	Irrigation System, Control Panel, Replace	15	10	5	1	EA	$16,000.00	$16,000						$16,000															$16,000	**$32,000**
G2080	Site	7388810	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	5	15	105000	SF	$3.20	$336,000																$336,000						**$336,000**
G2080	Site	7388813	Landscaping, Mature Trees, Removal/Trimming, Repair	0	-5	5	40	EA	$4,800.00	$192,000						$192,000																**$192,000**
Totals, Unescalated											**$0**	**$0**	**$16,640**	**$0**	**$0**	**$359,040**	**$0**	**$0**	**$16,640**	**$0**	**$13,440**	**$16,640**	**$0**	**$0**	**$18,560**	**$470,400**	**$0**	**$24,640**	**$0**	**$84,960**	**$32,640**	**$1,053,600**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$17,653**	**$0**	**$0**	**$416,226**	**$0**	**$0**	**$21,079**	**$0**	**$18,062**	**$23,034**	**$0**	**$0**	**$28,074**	**$732,868**	**$0**	**$40,726**	**$0**	**$148,978**	**$58,951**	**$1,505,651**

Appendix F:
Equipment Inventory List

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D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7388801	D2010	**Backflow Preventer**	Domestic Water	1 IN	Wagner Park	Site	Wilkins	Illegible	76966			

Facility	Uniformat Code	Cost Description
Bradford Avenue Pedestrian Bridge	B2010	Exterior Walls, any painted surface, Prep & Paint
Bradford Avenue Pedestrian Bridge	B3010	Roofing, Built-Up, Replace
Bradford Avenue Pedestrian Bridge	C2010	Wall Finishes, any surface, Prep & Paint
Bradford Avenue Pedestrian Bridge	C2050	Ceiling Finishes, any flat surface, Prep & Paint
Bradford Avenue Pedestrian Bridge	D1010	Elevator Cab Finishes, Standard, Replace
Bradford Avenue Pedestrian Bridge	D1010	Passenger Elevator, Hydraulic, 3 Floors, 1500 to 2500 LB, Renovate
Bradford Avenue Pedestrian Bridge	D1010	Elevator Controls, Automatic, 1 Car, Replace
Bradford Avenue Pedestrian Bridge	D1010	Elevator Controls, Automatic, 1 Car, Replace
Bradford Avenue Pedestrian Bridge	D1010	Passenger Elevator, Hydraulic, 3 Floors, 1500 to 2500 LB, Renovate
Bradford Avenue Pedestrian Bridge	D2010	Pump, Circulation, Domestic Water, Replace
Bradford Avenue Pedestrian Bridge	D2010	Pump, Circulation, Domestic Water, Replace
Bradford Avenue Pedestrian Bridge	D2010	Backflow Preventer, Domestic Water, Replace
Bradford Avenue Pedestrian Bridge	D2010	Backflow Preventer, Domestic Water, Replace
Bradford Avenue Pedestrian Bridge	D3060	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace
Bradford Avenue Pedestrian Bridge	D3060	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace
Bradford Avenue Pedestrian Bridge	D4030	Fire Extinguisher, Wet Chemical/CO2, Replace
Bradford Avenue Pedestrian Bridge	D5040	Lighting Controls, Dimming Panel, Digital Time Control Clock & Photosensor, Replace
Bradford Avenue Pedestrian Bridge	D5040	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace

Bradford Avenue Pedestrian Bridge	D5040	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace
Bradford Avenue Pedestrian Bridge	D7030	Security/Surveillance System, Lease Costs for Security/Surveillance System, Replace
Bradford Avenue Pedestrian Bridge	D7050	Fire Alarm System, Full System Upgrade, Basic/Zoned, Install
Bradford Avenue Pedestrian Bridge	G2020	Parking Lots, Pavement, Asphalt, Seal & Stripe
Bradford Avenue Pedestrian Bridge	G2020	Parking Lots, Pavement, Asphalt, Mill & Overlay
Bradford Avenue Pedestrian Bridge	G2060	Bike Rack, Fixed 1-5 Bikes, Replace
Bradford Avenue Pedestrian Bridge	G2060	Trash Receptacle, Medium-Duty Metal or Precast, Replace
Bradford Avenue Pedestrian Bridge	G2060	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace
Bradford Avenue Pedestrian Bridge	G2080	Irrigation System, Pop-Up Spray Heads, Commercial, Replace
Bradford Avenue Pedestrian Bridge	G4050	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install
Bradford Avenue Pedestrian Bridge	G4050	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace
Bradford Avenue Pedestrian Bridge	G4050	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace
Bradford Park	D2010	Backflow Preventer, Domestic Water, Replace
Bradford Park	D2010	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace
Bradford Park	G2030	Sidewalk, Brick/Masonry Pavers, Replace
Bradford Park	G2060	Trash Receptacle, Medium-Duty Metal or Precast, Replace
Bradford Park	G2060	Park Bench, Wood/Composite/Fiberglass, Replace
Bradford Park	G2060	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install
Bradford Park	G2060	Signage, Property, Monument, Replace/Install
Bradford Park	G2060	Flagpole, Metal, Replace
Bradford Park	G2080	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair
Bradford Park	G2080	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install

Bradford Park	G2080	Landscaping, Mature Trees, Removal/Trimming, Repair
Bradford Park	G2080	Landscaping, Ground Cover, Repair
Bradford Park	G4050	Site Walkway Fixture w/ Lamp, Bollard Style, Replace/Install
Bradford Park	G4050	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install
Bradford Park	G4050	Site Walkway Fixture, Bollard Style, Concrete-Based, Replace/Install
Aguirre Community Center	B1020	Roof Sheathing, Plywood, Replace
Aguirre Community Center	B2020	Window, Wood, 16-25 SF, Replace
Aguirre Community Center	B2050	Exterior Door, Wood, Solid-Core, Replace
Aguirre Community Center	B2050	Exterior Door, Steel Gate, Replace
Aguirre Community Center	B3010	Roofing, Asphalt Shingle, 20-Year Standard, Replace
Aguirre Community Center	B3010	Roofing, any type, Repairs per Man-Day, Repair
Aguirre Community Center	B3010	Roofing, Modified Bitumen, Replace
Aguirre Community Center	B3060	Roof Skylight, per unit, up to 20 SF, Replace
Aguirre Community Center	C1070	Suspended Ceilings, Acoustical Tile (ACT), Replace
Aguirre Community Center	C1070	Suspended Ceilings, Acoustical Tile (ACT), Replace
Aguirre Community Center	C2010	Wall Finishes, any surface, Prep & Paint
Aguirre Community Center	C2030	Flooring, Vinyl Tile (VCT), Replace
Aguirre Community Center	C2050	Ceiling Finishes, exposed irregular elements, Prep & Paint
Aguirre Community Center	D2010	Water Heater, Electric, Residential, 5 to 15 GAL, Replace
Aguirre Community Center	D2010	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace
Aguirre Community Center	D2010	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace
Aguirre Community Center	D2010	Urinal, Standard, Replace
Aguirre Community Center	D2010	Toilet, Commercial Water Closet, Replace
Aguirre Community Center	D2010	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace
Aguirre Community Center	D2010	Sink/Lavatory, Vanity Top, Enameled Steel, Replace
Aguirre Community Center	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace
Aguirre Community Center	D3050	HVAC System, Ductwork, Medium Density, Replace

Aguirre Community Center	D4030	Fire Extinguisher, Wet Chemical/CO2, Replace
Aguirre Community Center	D5020	Distribution Panel, 120/208 V, Replace
Aguirre Community Center	D5030	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace
Aguirre Community Center	D5040	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace
Aguirre Community Center	D5040	Emergency & Exit Lighting, Exit Sign, LED, Replace
Aguirre Community Center	D7030	Security/Surveillance System, Lease Costs for Security/Surveillance System, Lease
Aguirre Community Center	G4050	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace
Aguirre Community Center	G4050	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace
Aguirre Community Center	P2030	Architectural Study, Building Envelope, Roof, Evaluate/Report
Champions Sports Park - Site	D2010	Backflow Preventer, Domestic Water, 3 IN, Replace
Champions Sports Park - Site	D2010	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace
Champions Sports Park - Site	D2010	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace
Champions Sports Park - Site	E2010	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace
Champions Sports Park - Site	F1020	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace
Champions Sports Park - Site	F1020	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace
Champions Sports Park - Site	F1020	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace
Champions Sports Park - Site	G2020	Parking Lots, Pavement, Asphalt, Seal & Stripe
Champions Sports Park - Site	G2020	Parking Lots, Pavement, Asphalt, Seal & Stripe
Champions Sports Park - Site	G2020	Parking Lots, Pavement, Asphalt, Seal & Stripe
Champions Sports Park - Site	G2020	Parking Lots, Pavement, Asphalt, Mill & Overlay
Champions Sports Park - Site	G2020	Parking Lots, Pavement, Asphalt, Mill & Overlay

Champions Sports Park - Site	G2020	Parking Lots, Pavement, Asphalt, Mill & Overlay
Champions Sports Park - Site	G2050	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe
Champions Sports Park - Site	G2050	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace
Champions Sports Park - Site	G2050	Sports Apparatus, Player/Dugout Benches, 12' Length, Replace
Champions Sports Park - Site	G2050	Sports Apparatus, Scoreboard, Electronic Basic, Replace
Champions Sports Park - Site	G2050	Sports Field and Court Lighting, Light Fixture w/ Lamps, Replace
Champions Sports Park - Site	G2050	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay
Champions Sports Park - Site	G2050	Sports Apparatus, Baseball, Backstop Chain-Link, Replace
Champions Sports Park - Site	G2050	Camping/Picnic Accessories, Grill, Pedestal-Style, Replace
Champions Sports Park - Site	G2050	Play Structure, Multipurpose, Medium, Replace
Champions Sports Park - Site	G2050	Play Structure, Swing Set, 4 Seats, Replace
Champions Sports Park - Site	G2050	Play Structure, Multipurpose, Small, Replace
Champions Sports Park - Site	G2050	Playfield Surfaces, Rubber, Small Areas, Replace
Champions Sports Park - Site	G2060	Trash Receptacle, Medium-Duty Metal or Precast, Replace
Champions Sports Park - Site	G2060	Picnic Table, Metal Powder-Coated, Replace
Champions Sports Park - Site	G2060	Picnic Table, Metal Powder-Coated, Replace
Champions Sports Park - Site	G2060	Bike Rack, Fixed 1-5 Bikes, Replace
Champions Sports Park - Site	G2060	Trash Receptacle, Medium-Duty Metal or Precast, Replace
Champions Sports Park - Site	G2060	Trash Receptacle, Medium-Duty Metal or Precast, Replace
Champions Sports Park - Site	G2060	Bike Rack, Fixed 1-5 Bikes, Replace
Champions Sports Park - Site	G2060	Picnic Table, Precast Concrete, Replace
Champions Sports Park - Site	G2060	Park Bench, Metal Powder-Coated, Replace
Champions Sports Park - Site	G2060	Park Bench, Precast Concrete, Replace
Champions Sports Park - Site	G2060	Bike Rack, Fixed 1-5 Bikes, Replace
Champions Sports Park - Site	G2060	Park Bench, Metal Powder-Coated, Replace

Champions Sports Park - Site	G2060	Fences & Gates, Vehicle Gate, Chain Link Manual, Replace
Champions Sports Park - Site	G2060	Fences & Gates, Fence, Chain Link 4', Replace
Champions Sports Park - Site	G2060	Fences & Gates, Fence, Chain Link 6', Replace
Champions Sports Park - Site	G4050	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, Replace
Champions Sports Park - Site	G4050	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, Replace
Champions Sports Park - Site	G4050	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, Replace
Champions Sports Park - Site	G4050	Floodlights, Floodlights, 90 W, Replace/Install
Champions Sports Park - Site	G4050	Floodlights, Floodlights, 90 W, Replace/Install
Champions Sports Park - Snack Shack	B1020	Roof Sheathing, Plywood, Replace
Champions Sports Park - Snack Shack	B2020	Screens & Shutters, Rolling Shutter, 10 to 50 SF, Replace
Champions Sports Park - Snack Shack	B2020	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF, Replace
Champions Sports Park - Snack Shack	B2050	Exterior Door, Wood, Solid-Core, Replace
Champions Sports Park - Snack Shack	B2050	Exterior Door, Steel Gate, Replace
Champions Sports Park - Snack Shack	B3010	Roofing, Clay/Concrete Tile, Replace
Champions Sports Park - Snack Shack	B3010	Roofing, any type, Repairs per Man-Day, Repair
Champions Sports Park - Snack Shack	B3060	Roof Skylight, per unit, up to 20 SF, Replace
Champions Sports Park - Snack Shack	C1030	Interior Door, Wood, Solid-Core, Replace
Champions Sports Park - Snack Shack	C1070	Suspended Ceilings, Acoustical Tile (ACT), Replace
Champions Sports Park - Snack Shack	C1070	Suspended Ceilings, Acoustical Tile (ACT), Replace
Champions Sports Park - Snack Shack	C2010	Wall Finishes, any surface, Prep & Paint
Champions Sports Park - Snack Shack	C2030	Flooring, any surface, w/ Paint or Sealant, Prep & Paint
Champions Sports Park - Snack Shack	C2030	Flooring, Wood, Strip, Replace

Champions Sports Park - Snack Shack	C2050	Ceiling Finishes, exposed irregular elements, Prep & Paint
Champions Sports Park - Snack Shack	D2010	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace
Champions Sports Park - Snack Shack	D2010	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace
Champions Sports Park - Snack Shack	D2010	Urinal, Standard, Replace
Champions Sports Park - Snack Shack	D2010	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace
Champions Sports Park - Snack Shack	D2010	Toilet, Commercial Water Closet, Replace
Champions Sports Park - Snack Shack	D2010	Sink/Lavatory, Vanity Top, Enameled Steel, Replace
Champions Sports Park - Snack Shack	D3030	Evaporative Cooler, 0.75 to 1 HP, 8000 CFM, Replace
Champions Sports Park - Snack Shack	D3050	HVAC System, Ductwork, Medium Density, Replace
Champions Sports Park - Snack Shack	D3060	Exhaust Fan, Centrifugal, 16" Damper, 1001 to 2000 CFM, Replace
Champions Sports Park - Snack Shack	D4030	Fire Extinguisher, Wet Chemical/CO2, Replace
Champions Sports Park - Snack Shack	D5020	Secondary Transformer, Dry, Stepdown, Replace
Champions Sports Park - Snack Shack	D5020	Switchboard, 277/480 V, Replace
Champions Sports Park - Snack Shack	D5020	Distribution Panel, 277/480 V, 400 AMP, Replace
Champions Sports Park - Snack Shack	D5030	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace
Champions Sports Park - Snack Shack	D5040	Emergency & Exit Lighting, Exit Sign, LED, Replace
Champions Sports Park - Snack Shack	D5040	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace
Champions Sports Park - Snack Shack	D7030	Security/Surveillance System, Lease Costs for Security/Surveillance System, Lease
Champions Sports Park - Snack Shack	E1030	Foodservice Equipment, ,
Champions Sports Park - Snack Shack	E1030	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace

Champions Sports Park - Snack Shack	E1030	Foodservice Equipment, Coffee Machine, Replace
Champions Sports Park - Snack Shack	E1030	Foodservice Equipment, Griddle, Replace
Champions Sports Park - Snack Shack	E1030	Foodservice Equipment, Griddle, Replace
Champions Sports Park - Snack Shack	E1030	Foodservice Equipment, Icemaker, Freestanding, Replace
Champions Sports Park - Snack Shack	G2080	Irrigation System, Pop-Up Spray Heads, Commercial, Replace
Champions Sports Park - Snack Shack	G4050	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace
Champions Sports Park - Snack Shack	P2030	Architectural Study, Building Envelope, Roof, Evaluate/Report
City Corporate Yard Building	B2010	Exterior Walls, any painted surface, Prep & Paint
City Corporate Yard Building	B2020	Window, Aluminum Double-Glazed, 16-25 SF, Replace
City Corporate Yard Building	B2050	Exterior Door, Wood, Solid-Core, Replace
City Corporate Yard Building	B2050	Exterior Door, Steel, Standard, Replace
City Corporate Yard Building	B2050	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace
City Corporate Yard Building	B2050	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace
City Corporate Yard Building	B2050	Overhead/Dock Door, Aluminum, 20'x20' (400 SF), Replace
City Corporate Yard Building	B3010	Roofing, Modified Bitumen, Replace
City Corporate Yard Building	B3060	Roof Skylight, per unit, up to 20 SF, Replace
City Corporate Yard Building	C1030	Interior Door, Wood, Solid-Core, Replace
City Corporate Yard Building	C1070	Suspended Ceilings, Acoustical Tile (ACT), Replace
City Corporate Yard Building	C1070	Suspended Ceilings, Acoustical Tile (ACT), Replace
City Corporate Yard Building	C1090	Toilet Partitions, Metal, Replace
City Corporate Yard Building	C1090	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace
City Corporate Yard Building	C2010	Wall Finishes, Ceramic Tile, Replace
City Corporate Yard Building	C2010	Wall Finishes, any surface, Prep & Paint
City Corporate Yard Building	C2010	Wall Finishes, any surface, Prep & Paint
City Corporate Yard Building	C2030	Flooring, any surface, w/ Paint or Sealant, Prep & Paint
City Corporate Yard Building	C2030	Flooring, any surface, w/ Paint or Sealant, Prep & Paint
City Corporate Yard Building	C2030	Flooring, Ceramic Tile, Replace

City Corporate Yard Building	C2030	Flooring, Vinyl Tile (VCT), Replace
City Corporate Yard Building	C2030	Flooring, Carpet, Commercial Standard, Replace
City Corporate Yard Building	C2050	Ceiling Finishes, any flat surface, Prep & Paint
City Corporate Yard Building	C2050	Ceiling Finishes, exposed irregular elements, Prep & Paint
City Corporate Yard Building	D2010	Water Heater, Gas, Residential, Replace
City Corporate Yard Building	D2010	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace
City Corporate Yard Building	D2010	Sink/Lavatory, Service Sink, Floor, Replace
City Corporate Yard Building	D2010	Emergency Plumbing Fixtures, Eye Wash & Shower Station, Replace
City Corporate Yard Building	D2010	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace
City Corporate Yard Building	D2010	Sink/Lavatory, Service Sink, Wall-Hung, Replace
City Corporate Yard Building	D2010	Sink/Lavatory, Vanity Top, Stainless Steel, Replace
City Corporate Yard Building	D2010	Shower, Fiberglass, Replace
City Corporate Yard Building	D2010	Toilet, Commercial Water Closet, Replace
City Corporate Yard Building	D2010	Sink/Lavatory, Wall-Hung, Vitreous China, Replace
City Corporate Yard Building	D2010	Urinal, Standard, Replace
City Corporate Yard Building	D2060	Air Compressor, Tank-Style, Replace
City Corporate Yard Building	D3010	Supplemental Components, Tank Monitoring System, Fuel Oil, Replace
City Corporate Yard Building	D3020	Unit Heater, Electric, Replace
City Corporate Yard Building	D3020	Unit Heater, Natural Gas, Replace
City Corporate Yard Building	D3020	Unit Heater, Natural Gas, Replace
City Corporate Yard Building	D3020	Unit Heater, Natural Gas, Replace
City Corporate Yard Building	D3020	Unit Heater, Natural Gas, Replace
City Corporate Yard Building	D3020	Unit Heater, Natural Gas, Replace
City Corporate Yard Building	D3050	Supplemental Components, Air Separator, HVAC, Replace
City Corporate Yard Building	D3050	HVAC System, Ductwork, Medium Density, Replace
City Corporate Yard Building	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace
City Corporate Yard Building	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace
City Corporate Yard Building	D3060	Exhaust Fan, Centrifugal, 16" Damper, Replace

City Corporate Yard Building	D4030	Fire Extinguisher, Wet Chemical/CO2, Replace
City Corporate Yard Building	D5020	Switchboard, 120/208 V, Replace
City Corporate Yard Building	D5020	Secondary Transformer, Dry, Stepdown, Replace
City Corporate Yard Building	D5020	Switchboard, 277/480 V, Replace
City Corporate Yard Building	D5020	Distribution Panel, 120/208 V, Replace
City Corporate Yard Building	D5030	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace
City Corporate Yard Building	D5040	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace
City Corporate Yard Building	D7030	Security/Surveillance System, Lease Costs for Security/Surveillance System, Lease
City Corporate Yard Building	D7050	Fire Alarm Panel, Multiplex, Replace
City Corporate Yard Building	E1010	Charging Station, Electric Vehicle, Single Connection, Replace
City Corporate Yard Building	E1010	Charging Station, Electric Vehicle, Single Connection, Replace
City Corporate Yard Building	E1030	Foodservice Equipment, Icemaker, Freestanding, Replace
City Corporate Yard Building	G4050	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace
City Corporate Yard - Open Garage	B2010	Exterior Walls, Metal Siding, Replace
City Corporate Yard - Open Garage	B2010	Exterior Walls, Concrete Block (CMU), Replace
City Corporate Yard - Open Garage	B3010	Roofing, Metal, Replace
City Corporate Yard - Open Garage	D3020	Unit Heater, Natural Gas, Replace
City Corporate Yard - Open Garage	D5020	Secondary Transformer, Dry, Stepdown, Replace
City Corporate Yard - Open Garage	D5020	Distribution Panel, 120/208 V, Replace
City Corporate Yard - Open Garage	D5030	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace
City Corporate Yard - Open Garage	D5040	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace
City Corporate Yard - Site	D3010	Fuel Storage Tanks and Dispensers, Fuel Storage Tanks and Dispensers, Replace
City Corporate Yard - Site	F1020	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace
City Corporate Yard - Site	F1020	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace

City Corporate Yard - Site	G2020	Parking Lots, Pavement, Asphalt, Seal & Stripe
City Corporate Yard - Site	G2020	Parking Lots, Pavement, Asphalt, Mill & Overlay
City Hall (with Police Station)	B2010	Exterior Walls, any painted surface, Prep & Paint
City Hall (with Police Station)	B2010	Exterior Walls, any painted surface, Prep & Paint
City Hall (with Police Station)	B2010	Curtain Wall, Glazing, Replace
City Hall (with Police Station)	B2050	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace
City Hall (with Police Station)	B2050	Exterior Door, Aluminum-Framed & Glazed, Swinging or Sliding w/ Motor, Replace
City Hall (with Police Station)	B2050	Exterior Door, Steel, Standard, Replace
City Hall (with Police Station)	B2050	Overhead/Dock Door, Aluminum, 20'x20' (400 SF), Replace
City Hall (with Police Station)	B2050	Overhead/Dock Door, Aluminum, 20'x20' (400 SF), Replace
City Hall (with Police Station)	B3010	Roofing, Modified Bitumen, Replace
City Hall (with Police Station)	B3060	Roof Skylight, per unit, up to 20 SF, Replace
City Hall (with Police Station)	C1070	Suspended Ceilings, Acoustical Tile (ACT), Replace
City Hall (with Police Station)	C1070	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace
City Hall (with Police Station)	C1090	Toilet Partitions, Metal, Replace
City Hall (with Police Station)	C1090	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace
City Hall (with Police Station)	C2010	Wall Finishes, Ceramic Tile, Replace
City Hall (with Police Station)	C2010	Wall Finishes, Wood Paneling, Raised Architectural Wainscot, Replace
City Hall (with Police Station)	C2010	Wall Finishes, Fabric, Replace
City Hall (with Police Station)	C2010	Wall Finishes, any surface, Prep & Paint
City Hall (with Police Station)	C2030	Flooring, Ceramic Tile, Replace
City Hall (with Police Station)	C2030	Flooring, Carpet, Commercial Standard, Replace
City Hall (with Police Station)	C2030	Flooring, Carpet, Commercial Tile, Replace
City Hall (with Police Station)	C2050	Ceiling Finishes, Wood Paneling, Replace
City Hall (with Police Station)	C2050	Ceiling Finishes, any flat surface, Prep & Paint
City Hall (with Police Station)	D2010	Pump, Circulation/Booster, Domestic Water, Replace
City Hall (with Police Station)	D2010	Pump, Circulation/Booster, Domestic Water, Replace

City Hall (with Police Station)	D2010	Water Heater, Gas, Commercial (125 MBH), Replace
City Hall (with Police Station)	D2010	Sink/Lavatory, Service Sink, Floor, Replace
City Hall (with Police Station)	D2010	Drinking Fountain, Wall-Mounted, Single-Level, Replace
City Hall (with Police Station)	D2010	Drinking Fountain, Wall-Mounted, Single-Level, Replace
City Hall (with Police Station)	D2010	Toilet, Commercial Water Closet, Replace
City Hall (with Police Station)	D2010	Sink/Lavatory, Wall-Hung, Vitreous China, Replace
City Hall (with Police Station)	D2010	Sink/Lavatory, Wall-Hung, Vitreous China, Replace
City Hall (with Police Station)	D2010	Shower, Ceramic Tile, Replace
City Hall (with Police Station)	D2010	Sink/Lavatory, Vanity Top, Stainless Steel, Replace
City Hall (with Police Station)	D2010	Urinal, Standard, Replace
City Hall (with Police Station)	D2010	Sink/Lavatory, Vanity Top, Stainless Steel, Replace
City Hall (with Police Station)	D2010	Urinal, Waterless, Replace
City Hall (with Police Station)	D2010	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace
City Hall (with Police Station)	D2010	Toilet, Commercial Water Closet, Replace
City Hall (with Police Station)	D2060	Air Compressor, Tank-Style, Replace
City Hall (with Police Station)	D3020	Boiler, Gas, HVAC, Replace
City Hall (with Police Station)	D3030	Chiller, Water-Cooled, 81 to 100 TON, Replace
City Hall (with Police Station)	D3030	Cooling Tower, (Typical) Open Circuit, Replace
City Hall (with Police Station)	D3030	Split System Ductless, Single Zone, Replace
City Hall (with Police Station)	D3050	Pump, Distribution, HVAC Chilled or Condenser Water, Replace
City Hall (with Police Station)	D3050	Pump, Distribution, HVAC Heating Water, Replace
City Hall (with Police Station)	D3050	Pump, Distribution, HVAC Heating Water, Replace
City Hall (with Police Station)	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace
City Hall (with Police Station)	D3050	Air Handler, Interior AHU, Easy/Moderate Access, Replace
City Hall (with Police Station)	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace
City Hall (with Police Station)	D3050	Air Handler, Interior AHU, Easy/Moderate Access, Replace

City Hall (with Police Station)	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace
City Hall (with Police Station)	D3050	Air Handler, Interior AHU, Easy/Moderate Access, Replace
City Hall (with Police Station)	D3050	Fan Coil Unit, Hydronic Terminal, Replace
City Hall (with Police Station)	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace
City Hall (with Police Station)	D3050	HVAC System, Ductwork, Medium Density, Replace
City Hall (with Police Station)	D3060	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace
City Hall (with Police Station)	D3060	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace
City Hall (with Police Station)	D3060	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace
City Hall (with Police Station)	D5010	Generator, Diesel, Replace
City Hall (with Police Station)	D5010	Uninterruptible Power Supply, Individual Battery, Replace
City Hall (with Police Station)	D5010	Automatic Transfer Switch, ATS, Replace
City Hall (with Police Station)	D5020	Secondary Transformer, Dry, Stepdown, Replace
City Hall (with Police Station)	D5020	Switchboard, 120/208 V, Replace
City Hall (with Police Station)	D5020	Switchboard, 120/208 V, Replace
City Hall (with Police Station)	D5020	Secondary Transformer, Dry, Stepdown, Replace
City Hall (with Police Station)	D5020	Secondary Transformer, Dry, Stepdown, Replace
City Hall (with Police Station)	D5020	Distribution Panel, 120/208 V, Replace
City Hall (with Police Station)	D5020	Motor Control Center, w/ Main Breaker, Replace
City Hall (with Police Station)	D5020	Motor Control Center, w/ Main Breaker, Replace
City Hall (with Police Station)	D5040	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace
City Hall (with Police Station)	D7010	Vehicular Access Devices, Gate w/ Controller, Replace
City Hall (with Police Station)	D7010	Vehicular Access Devices, Gate w/ Controller, Replace
City Hall (with Police Station)	D7030	Security/Surveillance System, Lease Costs for Security/Surveillance System, Lease
City Hall (with Police Station)	D7050	Fire Alarm Panel, Fully Addressable, Replace
City Hall (with Police Station)	D7050	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install

City Hall (with Police Station)	E1010	Charging Station, Electric Vehicle, Single Connection, Replace
City Hall (with Police Station)	E1040	Detention Equipment, Toilet & Wash Basin, Stainless Steel, Replace
City Hall (with Police Station)	E1040	Detention Equipment, Security Doors & Hardware, Swinging, Replace
City Hall (with Police Station)	E2010	Casework, Cabinetry, Hardwood Standard, Replace
City Hall (with Police Station)	E2010	Casework, Countertop, Solid Surface, Replace
City Hall (with Police Station)	E2010	Casework, Cabinetry, Hardwood Standard, Replace
City Hall (with Police Station)	E2010	Casework, Cabinetry Hardwood High-End, Replace
City Hall (with Police Station)	E2010	Casework, Cabinetry Hardwood High-End, Replace
City Hall (with Police Station)	E2010	Casework, Countertop, Solid Surface, Replace
City Hall (with Police Station)	E2010	Fixed Seating, Auditorium/Theater, Metal Cushioned Deluxe, Replace
City Hall (with Police Station)	F1020	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace
City Hall (with Police Station)	F1020	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace
City Hall (with Police Station)	F1050	Pool Equipment, Circulation Pump, Replace
City Hall (with Police Station)	G2020	Parking Lots, Pavement, Asphalt, Repair
City Hall (with Police Station)	G2020	Parking Lots, Pavement, Asphalt, Seal & Stripe
City Hall (with Police Station)	G2020	Parking Lots, Pavement, Asphalt, Seal & Stripe
City Hall (with Police Station)	G2020	Parking Lots, Pavement, Asphalt, Mill & Overlay
City Hall (with Police Station)	G2020	Parking Lots, Pavement, Asphalt, Mill & Overlay
City Hall (with Police Station)	G2030	Sidewalk, Brick/Masonry Pavers, Replace
City Hall (with Police Station)	G2030	Sidewalk, Concrete, Large Areas, Replace
City Hall (with Police Station)	G2060	Park Bench, Wood/Composite/Fiberglass, Replace
City Hall (with Police Station)	G2060	Park Bench, Wood/Composite/Fiberglass, Replace
City Hall (with Police Station)	G2060	Signage, Property, Monument, Replace/Install
City Hall (with Police Station)	G2060	Signage, Property, Monument, Replace/Install

City Hall (with Police Station)	G2060	Flagpole, Metal, Replace
City Hall (with Police Station)	G2060	Bollard, Concrete or Metal, Replace
City Hall (with Police Station)	G2080	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install
City Hall (with Police Station)	G4050	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install
City Hall (with Police Station)	G4050	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install
City Hall (with Police Station)	G4050	Site Walkway Fixture, Bollard Style, Concrete-Based, Replace/Install
City Hall (with Police Station)	G4050	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace
Edwin T. Powell Building	B2010	Exterior Walls, Stucco, Prep & Paint
Edwin T. Powell Building	B2020	Window, Wood Historical, 16-25 SF, Restore
Edwin T. Powell Building	B2050	Exterior Door, Wood, Solid-Core, Replace
Edwin T. Powell Building	B2050	Exterior Door, Wood, Solid-Core, Replace
Edwin T. Powell Building	B2050	Exterior Door, Steel, Standard, Replace
Edwin T. Powell Building	C1030	Interior Door, Wood, Solid-Core, Replace
Edwin T. Powell Building	C2010	Wall Finishes, any surface, Prep & Paint
Edwin T. Powell Building	C2030	Flooring, any surface, w/ Paint or Sealant, Prep & Paint
Edwin T. Powell Building	C2030	Flooring, Ceramic Tile, Replace
Edwin T. Powell Building	C2030	Flooring, Vinyl Tile (VCT), Replace
Edwin T. Powell Building	C2030	Flooring, Carpet, Commercial Standard, Replace
Edwin T. Powell Building	C2050	Ceiling Finishes, exposed irregular elements, Prep & Paint
Edwin T. Powell Building	D2010	Water Heater, Gas, Tankless, Replace
Edwin T. Powell Building	D2010	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace
Edwin T. Powell Building	D2010	Backflow Preventer, Domestic Water, Replace
Edwin T. Powell Building	D2010	Drinking Fountain, Exterior/Site, Economy Pedestal, Replace
Edwin T. Powell Building	D2010	Toilet, Residential Water Closet, Replace
Edwin T. Powell Building	D2010	Sink/Lavatory, Vanity Top, Stainless Steel, Replace
Edwin T. Powell Building	D2010	Sink/Lavatory, Wall-Hung, Vitreous China, Replace
Edwin T. Powell Building	D3020	Furnace, Gas, Replace
Edwin T. Powell Building	D3020	Furnace, Gas, Replace
Edwin T. Powell Building	D3030	Split System, Condensing Unit/Heat Pump, Replace

Edwin T. Powell Building	D3030	Split System, Condensing Unit/Heat Pump, Replace
Edwin T. Powell Building	D3030	Air Conditioner, Window/Thru-Wall, Residential, Replace
Edwin T. Powell Building	D3030	Air Conditioner, Window/Thru-Wall, Replace
Edwin T. Powell Building	D3050	HVAC System, Ductwork, Medium Density, Replace
Edwin T. Powell Building	D4030	Fire Extinguisher, Wet Chemical/CO2, Replace
Edwin T. Powell Building	D5010	Supplemental Components, Battery Charger, Replace
Edwin T. Powell Building	D5020	Distribution Panel, 120/240 V, Replace
Edwin T. Powell Building	D5030	Electrical System, Wiring & Switches, High Density/Complexity, Replace
Edwin T. Powell Building	D5040	Emergency & Exit Lighting, Full Interior Upgrade, to LED, Upgrade
Edwin T. Powell Building	D5040	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace
Edwin T. Powell Building	D7050	Fire Alarm Panel, Multiplex, Replace
Edwin T. Powell Building	D7050	Fire Alarm System, Full System Upgrade, Simple Addressable, Install
Edwin T. Powell Building	E1030	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace
Edwin T. Powell Building	E1030	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace
Edwin T. Powell Building	E1030	Foodservice Equipment, Range/Oven, 6-Burner w/ Griddle, Replace
Edwin T. Powell Building	E1030	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace
Edwin T. Powell Building	F1020	Dumpster Enclosure Gates, Masonry and Steel, Replace
Edwin T. Powell Building	G2020	Parking Lots, Pavement, Concrete, Crack Fill & Stripe
Edwin T. Powell Building	G2020	Parking Lots, Pavement, Concrete, Replace
Edwin T. Powell Building	G2060	Park Bench, Wood/Composite/Fiberglass, Replace
Edwin T. Powell Building	G2060	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace
Edwin T. Powell Building	G2060	Fences & Gates, Fence, Wrought Iron 6', Replace
Edwin T. Powell Building	G2060	Signage, Property, Building or Pole-Mounted, Replace/Install

Edwin T. Powell Building	G2080	Irrigation System, Control Panel, Replace
Edwin T. Powell Building	G2080	Irrigation System, Pop-Up Spray Heads, Commercial, Replace
Edwin T. Powell Building	G4050	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 250 W, Replace
Fire Station 1	B2010	Exterior Walls, any painted surface, Prep & Paint
Fire Station 1	B2020	Window, Aluminum Double-Glazed, up to 15 SF, Replace
Fire Station 1	B2020	Window, Vinyl-Clad Double-Glazed, up to 15 SF, Replace
Fire Station 1	B2050	Exterior Door, Wood, Solid-Core, Replace
Fire Station 1	B2050	Exterior Door, Aluminum-Framed & Glazed, Residential Slider, Replace
Fire Station 1	B2050	Overhead/Dock Door, Aluminum, 20'x14' (280 SF), Replace
Fire Station 1	B2050	Overhead/Dock Door, Steel, 20'x14' (280 SF), Replace
Fire Station 1	B3010	Roofing, Clay/Concrete Tile, Replace
Fire Station 1	B3010	Roofing, Single-Ply Membrane, TPO/PVC, Replace
Fire Station 1	B3020	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace
Fire Station 1	C1030	Interior Door, Wood, Solid-Core, Replace
Fire Station 1	C1070	Suspended Ceilings, Acoustical Tile (ACT), Replace
Fire Station 1	C1090	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace
Fire Station 1	C2010	Wall Finishes, any surface, Prep & Paint
Fire Station 1	C2030	Flooring, any surface, w/ Epoxy Coating, Prep & Paint
Fire Station 1	C2030	Flooring, Vinyl Tile (VCT), Replace
Fire Station 1	C2030	Flooring, Carpet, Commercial Tile, Replace
Fire Station 1	C2050	Ceiling Finishes, any flat surface, Prep & Paint
Fire Station 1	D2010	Water Heater, Gas, Residential, Replace
Fire Station 1	D2010	Sink/Lavatory, Service Sink, Laundry, Replace
Fire Station 1	D2010	Sink/Lavatory, Vanity Top, Stainless Steel, Replace
Fire Station 1	D2060	Air Compressor, Tank-Style, Replace
Fire Station 1	D2060	Air Compressor, Tank-Style, Replace
Fire Station 1	D2060	Air Compressor, Tank-Style, Replace

Fire Station 1	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace
Fire Station 1	D3050	HVAC System, Ductwork, Low Density, Replace
Fire Station 1	D3060	Exhaust Fan, Centrifugal, 24" Damper, Replace
Fire Station 1	D3060	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace
Fire Station 1	D5010	Generator, Diesel, Replace
Fire Station 1	D5010	Automatic Transfer Switch, ATS, Replace
Fire Station 1	D5020	Distribution Panel, 120/240 V, Residential Style, Replace
Fire Station 1	D5030	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace
Fire Station 1	D5040	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace
Fire Station 1	D7030	Security/Surveillance System, Lease Costs for Security/Surveillance System, Lease
Fire Station 1	E1030	Laundry Equipment, Washer, Commercial, Replace
Fire Station 1	E1030	Laundry Equipment, Dryer, Commercial, Replace
Fire Station 1	E2010	Casework, Cabinetry, Hardwood Standard, Replace
Fire Station 1	E2010	Casework, Cabinetry, Hardwood Standard, Replace
Fire Station 1	E2010	Casework, Countertop, Solid Surface, Replace
Fire Station 1	E2010	Casework, Countertop, Solid Surface, Replace
Fire Station 1	F1020	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace
Fire Station 1	G2010	Roadways, Pavement, Concrete, Replace
Fire Station 1	G2020	Parking Lots, Pavement, Asphalt, Mill & Overlay
Fire Station 1	G2030	Sidewalk, Concrete, Large Areas, Replace
Fire Station 1	G2060	Fences & Gates, Vehicle Gate, Chain Link Sliding Electric, Replace
Fire Station 1	G2060	Fences & Gates, Fence, Chain Link 6', Replace
Fire Station 1	G2060	Signage, Property, Monument, Replace/Install

Fire Station 1	G2060	Flagpole, Metal, Replace
Fire Station 1	G2080	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install
Fire Station 1	G4050	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace
Fire Station 2	B2010	Exterior Walls, any painted surface, Prep & Paint
Fire Station 2	B2020	Window, Vinyl-Clad Double-Glazed, 16-25 SF, Replace
Fire Station 2	B2050	Exterior Door, Wood, Solid-Core, Replace
Fire Station 2	B2050	Exterior Door, Steel, Standard, Replace
Fire Station 2	B2050	Overhead/Dock Door, Aluminum, 20'x14' (280 SF), Replace
Fire Station 2	B2050	Overhead/Dock Door, Aluminum, 20'x14' (280 SF), Replace
Fire Station 2	B3010	Roofing, Clay/Concrete Tile, Replace
Fire Station 2	B3010	Roofing, Single-Ply Membrane, TPO/PVC, Replace
Fire Station 2	B3060	Roof Skylight, per unit, up to 20 SF, Replace
Fire Station 2	C1030	Interior Door, Wood, Solid-Core Decorative High-End, Replace
Fire Station 2	C1030	Interior Door, Wood, Solid-Core, Replace
Fire Station 2	C1090	Toilet Partitions, Plastic/Laminate, Replace
Fire Station 2	C1090	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace
Fire Station 2	C2010	Wall Finishes, Wood Paneling, Raised Architectural Wainscot, Replace
Fire Station 2	C2010	Wall Finishes, any surface, Prep & Paint
Fire Station 2	C2030	Flooring, any surface, w/ Epoxy Coating, Prep & Paint
Fire Station 2	C2030	Flooring, Vinyl Tile (VCT), Replace
Fire Station 2	C2030	Flooring, Carpet, Commercial Tile, Replace
Fire Station 2	C2050	Ceiling Finishes, Wood Paneling, Replace
Fire Station 2	C2050	Ceiling Finishes, any flat surface, Prep & Paint
Fire Station 2	D2010	Water Heater, Gas, Tankless, 6.5 to 9.5 GPM, Replace
Fire Station 2	D2010	Water Heater, Gas, Tankless, 6.5 to 9.5 GPM, Replace
Fire Station 2	D2010	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace
Fire Station 2	D2010	Urinal, Waterless, Replace

Fire Station 2	D2010	Sink/Lavatory, Service Sink, Laundry, Replace
Fire Station 2	D2010	Sink/Lavatory, Wall-Hung, Vitreous China, Replace
Fire Station 2	D2010	Shower, Fiberglass, Replace
Fire Station 2	D2010	Sink/Lavatory, Vanity Top, Stainless Steel, Replace
Fire Station 2	D2060	Air Compressor, Tank-Style, Replace
Fire Station 2	D3030	Split System Ductless, Single Zone, Replace
Fire Station 2	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace
Fire Station 2	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace
Fire Station 2	D3050	HVAC System, Ductwork, Low Density, Replace
Fire Station 2	D3060	Exhaust Fan, Centrifugal, 24" Damper, Replace
Fire Station 2	D3060	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace
Fire Station 2	D3060	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace
Fire Station 2	D5010	Generator, Diesel, Replace
Fire Station 2	D5010	Automatic Transfer Switch, ATS, Replace
Fire Station 2	D5020	Distribution Panel, 120/208 V, Replace
Fire Station 2	D5030	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace
Fire Station 2	D5040	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace
Fire Station 2	D6060	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace
Fire Station 2	D7030	Security/Surveillance System, Lease Costs for Security/Surveillance System, Lease
Fire Station 2	E1030	Laundry Equipment, Washer, Commercial, Replace
Fire Station 2	E1030	Foodservice Equipment, Icemaker, Freestanding, Replace
Fire Station 2	E1030	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace
Fire Station 2	E1030	Foodservice Equipment, Range/Oven, 4-Burner w/ Griddle, Replace
Fire Station 2	E1060	Residential Appliances, Clothes Dryer, Replace

Fire Station 2	E1060	Residential Appliances, Washer, Replace
Fire Station 2	E2010	Casework, Cabinetry, Hardwood Standard, Replace
Fire Station 2	E2010	Casework, Cabinetry, Hardwood Standard, Replace
Fire Station 2	E2010	Casework, Countertop, Solid Surface, Replace
Fire Station 2	G2010	Roadways, Pavement, Concrete, Replace
Fire Station 2	G2020	Parking Lots, Pavement, Asphalt, Mill & Overlay
Fire Station 2	G2020	Parking Lots, Pavement, Asphalt, Seal & Stripe
Fire Station 2	G2030	Sidewalk, Concrete, Large Areas, Replace
Fire Station 2	G2060	Signage, Property, Monument, Replace/Install
Fire Station 2	G2060	Flagpole, Metal, Replace
Fire Station 2	G2080	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install
Fire Station 2	G4050	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install
Fire Station 2	G4050	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace
Fire Station 2	P2030	Engineering Study, Structural, Superstructure, Evaluate/Report
Goldenrod Park	D2010	Backflow Preventer, Domestic Water, Replace
Goldenrod Park	D2010	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace
Goldenrod Park	G2050	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace
Goldenrod Park	G2050	Sports Apparatus, Exercise Station Parks/Trails, Deluxe, Replace
Goldenrod Park	G2050	Athletic Surfaces & Courts, Basketball/General, Pavement, Mill & Overlay
Goldenrod Park	G2050	Campground Accessories, Grill, Pedestal-Style, Replace
Goldenrod Park	G2050	Playfield Surfaces, Sand, 3" Depth, Replace
Goldenrod Park	G2050	Play Structure, Swing Set, 4 Seats, Replace
Goldenrod Park	G2050	Playfield Surfaces, Artificial Play Turf, Replace
Goldenrod Park	G2050	Play Structure, Climbing Wall, by vertical surface area, Replace

Goldenrod Park	G2050	Play Structure, Multipurpose, Medium, Replace
Goldenrod Park	G2050	Play Structure, Multipurpose, Very Small, Replace
Goldenrod Park	G2050	Play Structure, Multipurpose, Very Small, Replace
Goldenrod Park	G2060	Trash Receptacle, Medium-Duty Metal or Precast, Replace
Goldenrod Park	G2060	Park Bench, Metal Powder-Coated, Replace
Goldenrod Park	G2060	Picnic Table, Precast Concrete, Replace
Goldenrod Park	G2060	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install
Goldenrod Park	G2080	Irrigation System, Control Panel, Replace
Goldenrod Park	G2080	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair
Goldenrod Park	G2080	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install
Goldenrod Park	G2080	Landscaping, Mature Trees, Removal/Trimming, Repair
Goldenrod Park	G4050	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install
Jaycee Parkette	D2010	Backflow Preventer, Domestic Water, 1 IN, Replace
Jaycee Parkette	D2010	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace
Jaycee Parkette	G2050	Play Structure, Multipurpose, Small, Replace
Jaycee Parkette	G2050	Play Structure, Swing Set, 4 Seats, Replace
Jaycee Parkette	G2050	Playfield Surfaces, Artificial Play Turf, Replace
Jaycee Parkette	G2050	Playfield Surfaces, Sand, 3" Depth, Replace
Jaycee Parkette	G2060	Trash Receptacle, Medium-Duty Metal or Precast, Replace
Jaycee Parkette	G2080	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install
Jaycee Parkette	G2080	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair
Jaycee Parkette	G2080	Landscaping, Turf/Sod, Replace
Jaycee Parkette	G4050	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install
Koch Park Community Center	B2010	Exterior Walls, Stucco, Prep & Fog Coat or Paint, Prep & Fog Coat or Paint
Koch Park Community Center	B2020	Window, Wood, 16-25 SF, Replace

Koch Park Community Center	B2020	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace
Koch Park Community Center	B2050	Exterior Door, Steel, Standard, Replace
Koch Park Community Center	B3010	Roofing, Single-Ply Membrane, TPO/PVC, Replace
Koch Park Community Center	C1030	Interior Door, Wood, Solid-Core, Replace
Koch Park Community Center	C1030	Interior Door, Steel, Standard, Replace
Koch Park Community Center	C1090	Toilet Partitions, Plastic/Laminate, Replace
Koch Park Community Center	C2010	Wall Finishes, Laminated Paneling (FRP), Replace
Koch Park Community Center	C2010	Wall Finishes, Laminated Paneling (FRP), Replace
Koch Park Community Center	C2010	Wall Finishes, any surface, Prep & Paint
Koch Park Community Center	C2030	Flooring, any surface, w/ Paint or Sealant, Prep & Paint
Koch Park Community Center	C2030	Flooring, Vinyl Tile (VCT), Replace
Koch Park Community Center	C2030	Flooring, Vinyl Sheeting, Replace
Koch Park Community Center	C2030	Flooring, Carpet, Commercial Standard, Replace
Koch Park Community Center	C2050	Ceiling Finishes, exposed irregular elements, Prep & Paint
Koch Park Community Center	D2010	Water Heater, Electric, Instant Hot, Replace
Koch Park Community Center	D2010	Water Heater, Electric, Residential, Replace
Koch Park Community Center	D2010	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace
Koch Park Community Center	D2010	Toilet, Commercial Water Closet, Replace
Koch Park Community Center	D2010	Sink/Lavatory, Vanity Top, Stainless Steel, Replace
Koch Park Community Center	D2010	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace
Koch Park Community Center	D3050	HVAC System, Ductwork, Medium Density, Replace
Koch Park Community Center	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace
Koch Park Community Center	D5020	Secondary Transformer, Dry, Stepdown, Replace
Koch Park Community Center	D5020	Secondary Transformer, Dry, Stepdown, Replace
Koch Park Community Center	D5020	Switchgear, 120/208 V, Replace
Koch Park Community Center	D5020	Distribution Panel, 120/240 V, Replace
Koch Park Community Center	D5020	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace

Koch Park Community Center	D5020	Distribution Panel, 120/240 V, Residential Style, Replace
Koch Park Community Center	D5040	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace
Koch Park Community Center	E1030	Foodservice Equipment, Fountain Dispenser, Fountain Dispenser
Koch Park Community Center	E1030	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace
Koch Park Community Center	E1030	Foodservice Equipment, Freezer, 1-Door Reach-In, Replace
Koch Park Community Center	E1030	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace
Koch Park Community Center	E1030	Foodservice Equipment, Icemaker, Freestanding, Replace
Koch Park Community Center	E2010	Casework, Cabinetry, Hardwood Standard, Replace
Koch Park Community Center	E2010	Casework, Countertop, Solid Surface, Replace
Koch Park Community Center	G4050	Exterior Site Lighting, Wall Pack, any type w/ LED, 13 to 26 W, Replace
Koch Park - Site	D2010	Backflow Preventer, Domestic Water, Replace
Koch Park - Site	D2010	Drinking Fountain, Pedestal -Mounted, Bi-Level, Replace
Koch Park - Site	F1020	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace
Koch Park - Site	F1020	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace
Koch Park - Site	G2020	Parking Lots, Pavement, Asphalt, Mill & Overlay
Koch Park - Site	G2030	Sidewalk, Concrete, Small Areas/Sections, Replace
Koch Park - Site	G2050	Sports Apparatus, Player/Dugout Benches, 12' Length, Replace
Koch Park - Site	G2050	Sports Apparatus, Baseball, Batting Cage, Replace
Koch Park - Site	G2050	Sports Apparatus, Baseball, Backstop Chain-Link, Replace
Koch Park - Site	G2050	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat), Replace
Koch Park - Site	G2050	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace

Koch Park - Site	G2050	Campground Accessories, Grill, Pedestal-Style, Replace
Koch Park - Site	G2050	Playfield Surfaces, Sand, 3" Depth, Replace
Koch Park - Site	G2050	Playfield Surfaces, Rubber, Small Areas, Replace
Koch Park - Site	G2050	Play Structure, Multipurpose, Large, Replace
Koch Park - Site	G2050	Play Structure, Multipurpose, Small, Replace
Koch Park - Site	G2050	Play Structure, Multipurpose, Small, Replace
Koch Park - Site	G2050	Play Structure, Swing Set, 4 Seats, Replace
Koch Park - Site	G2050	Play Structure, Multipurpose, Medium, Replace
Koch Park - Site	G2050	Play Structure, Multipurpose, Large, Replace
Koch Park - Site	G2050	Playfield Surfaces, Rubber, Small Areas, Replace
Koch Park - Site	G2060	Fences & Gates, Fence, Chain Link 6', Replace
Koch Park - Site	G2060	Bike Rack, Fixed 1-5 Bikes, Replace
Koch Park - Site	G2060	Trash Receptacle, Medium-Duty Metal or Precast, Replace
Koch Park - Site	G2060	Park Bench, Metal Powder-Coated, Replace
Koch Park - Site	G2060	Fences & Gates, Fence, Chain Link 8', Replace
Koch Park - Site	G2060	Fences & Gates, Fence, Chain Link 4', Replace
Koch Park - Site	G2060	Signage, Property, Building or Pole-Mounted, Replace/Install
Koch Park - Site	G2060	Flagpole, Metal, Replace
Koch Park - Site	G2060	Bollard, Concrete or Metal, Replace
Koch Park - Site	G2080	Irrigation System, Control Panel, Replace
Koch Park - Site	G2080	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install
Koch Park - Site	G4050	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install
Koch Park - Site	G4050	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, Replace
Koch Park - Site	G4050	Floodlights, Floodlights, 90 W, Replace/Install
Backs Community Center	B1010	Balcony Structure, Wood, Replace
Backs Community Center	B2010	Exterior Walls, any painted surface, Prep & Paint

Backs Community Center	B2020	Window, Vinyl-Clad Double-Glazed, 28-40 SF, Replace
Backs Community Center	B2020	Window, Aluminum Double-Glazed, up to 15 SF, Replace
Backs Community Center	B2050	Exterior Door, Wood, Solid-Core, Replace
Backs Community Center	B3010	Roofing, Clay/Concrete Tile, Replace
Backs Community Center	B3010	Roofing, any type, Repairs per Man-Day, Repair
Backs Community Center	B3020	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace
Backs Community Center	C1070	Suspended Ceilings, Acoustical Tile (ACT), Replace
Backs Community Center	C1070	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace
Backs Community Center	C1090	Toilet Partitions, Plastic/Laminate, Replace
Backs Community Center	C2010	Wall Finishes, any surface, Prep & Paint
Backs Community Center	C2030	Flooring, Vinyl Tile (VCT), Replace
Backs Community Center	C2030	Flooring, Vinyl Tile (VCT), Replace
Backs Community Center	C2030	Flooring, Carpet, Commercial Standard, Replace
Backs Community Center	C2030	Flooring, Carpet, Commercial Tile, Replace
Backs Community Center	C2050	Ceiling Finishes, any flat surface, Prep & Paint
Backs Community Center	C2050	Ceiling Finishes, any flat surface, Prep & Paint
Backs Community Center	D2010	Water Heater, Gas, Residential, Replace
Backs Community Center	D2010	Drinking Fountain, Wall-Mounted, Bi-Level, Replace
Backs Community Center	D2010	Sink/Lavatory, Drop-In Style, Vitreous China, Replace
Backs Community Center	D2010	Sink/Lavatory, Service Sink, Floor, Replace
Backs Community Center	D2010	Sink/Lavatory, Service Sink, Wall-Hung, Replace
Backs Community Center	D3030	Split System, Fan Coil Unit, DX, 1 to 1.5 TON, Replace
Backs Community Center	D3030	Computer Room AC Unit, Air-Cooled, CRAC Drycooler/Condenser, Replace
Backs Community Center	D3030	Computer Room AC Unit, Air-Cooled, CRAC Drycooler/Condenser, Replace
Backs Community Center	D3030	Computer Room AC Unit, Air-Cooled, CRAC Drycooler/Condenser, Replace
Backs Community Center	D3050	Air Handler, Interior AHU, Easy/Moderate Access, Replace

Backs Community Center	D3050	HVAC System, Ductwork, Low Density, Replace
Backs Community Center	D5020	Switchboard, 120/208 V, Replace
Backs Community Center	D5020	Distribution Panel, 120/208 V, Replace
Backs Community Center	D5030	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace
Backs Community Center	D5040	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace
Backs Community Center	D7030	Security/Surveillance System, Lease Costs for Security/Surveillance System, Lease
Backs Community Center	E2010	Casework, Countertop, Solid Surface, Replace
Backs Community Center	G2060	Signage, Property, Building-Mounted Individual Letters, Replace/Install
Backs Community Center	G4050	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace
Kraemer Memorial Park - Restroom Building	B2010	Exterior Walls, any painted surface, Prep & Paint
Kraemer Memorial Park - Restroom Building	B2020	Window, Steel, up to 15 SF, Replace
Kraemer Memorial Park - Restroom Building	C1090	Toilet Partitions, Metal, Replace
Kraemer Memorial Park - Restroom Building	C2010	Wall Finishes, any surface, Prep & Paint
Kraemer Memorial Park - Restroom Building	C2030	Flooring, any surface, w/ Paint or Sealant, Prep & Paint
Kraemer Memorial Park - Restroom Building	D2010	Drinking Fountain, Wall-Mounted, Bi-Level, rr Replace
Kraemer Memorial Park - Restroom Building	D2010	Urinal, Waterless, Replace
Kraemer Memorial Park - Restroom Building	D2010	Toilet, Commercial Water Closet, Replace
Kraemer Memorial Park - Restroom Building	D2010	Sink/Lavatory, Vanity Top, Stainless Steel, Replace
Kraemer Memorial Park - Restroom Building	D5040	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace
Kraemer Memorial Park - Site	D2010	Backflow Preventer, Domestic Water, Replace
Kraemer Memorial Park - Site	D2010	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace
Kraemer Memorial Park - Site	D2010	Sink/Lavatory, Vanity Top, Stainless Steel, Replace

Kraemer Memorial Park - Site	D5020	Distribution Panel, 120/240 V, Residential Style, Replace
Kraemer Memorial Park - Site	F1020	Shed/Gazebo/Shade Structure, Wood-Framed, Standard, Replace
Kraemer Memorial Park - Site	G2020	Parking Lots, Pavement, Asphalt, Seal & Stripe
Kraemer Memorial Park - Site	G2030	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair
Kraemer Memorial Park - Site	G2030	Sidewalk, Brick/Masonry Pavers, Replace
Kraemer Memorial Park - Site	G2030	Sidewalk, Concrete, Large Areas, Replace
Kraemer Memorial Park - Site	G2050	Athletic Surfaces & Courts, Basketball, 2-Color Surface, Seal & Stripe
Kraemer Memorial Park - Site	G2050	Sports Apparatus, Exercise Station Parks, Standard, Replace
Kraemer Memorial Park - Site	G2050	Sports Apparatus, Baseball/Football, Protective Netting, Replace
Kraemer Memorial Park - Site	G2050	Sports Apparatus, Baseball, Backstop Chain-Link, Replace
Kraemer Memorial Park - Site	G2050	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace
Kraemer Memorial Park - Site	G2050	Play Structure, Swing Set, 4 Seats, Replace
Kraemer Memorial Park - Site	G2050	Playfield Surfaces, Rubber, Small Areas, Replace
Kraemer Memorial Park - Site	G2050	Play Structure, Multipurpose, Medium, Replace
Kraemer Memorial Park - Site	G2050	Play Structure, Multipurpose, Small, Replace
Kraemer Memorial Park - Site	G2060	Trash Receptacle, Portable/Light-Duty, Replace
Kraemer Memorial Park - Site	G2060	Park Bench, Metal Powder-Coated, Replace
Kraemer Memorial Park - Site	G2060	Picnic Table, Wood/Composite/Fiberglass, Replace
Kraemer Memorial Park - Site	G2060	Park Bench, Wood, Replace
Kraemer Memorial Park - Site	G2060	Park Bench, Metal Powder-Coated, Replace
Kraemer Memorial Park - Site	G2060	Fences & Gates, Fence, Metal Tube 4', Replace
Kraemer Memorial Park - Site	G2060	Fences & Gates, Fence, Chain Link 4', Replace
Kraemer Memorial Park - Site	G2060	Fences & Gates, Fence, Chain Link 16', Replace
Kraemer Memorial Park - Site	G2060	Signage, Property, Building or Pole-Mounted, Replace/Install
Kraemer Memorial Park - Site	G2060	Signage, Property, Monument, Replace/Install

Kraemer Memorial Park - Site	G2060	Dumpster Enclosure, Gates, Metal, Replace/Install
Kraemer Memorial Park - Site	G2060	Bollard, Concrete or Metal, Replace
Kraemer Memorial Park - Site	G2060	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install
Kraemer Memorial Park - Site	G2080	Irrigation System, Control Panel, Replace
Kraemer Memorial Park - Site	G2080	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install
Kraemer Memorial Park - Site	G2080	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install
Kraemer Memorial Park - Site	G2080	Landscaping, Sod at Eroded Areas, Repair
Kraemer Memorial Park - Site	G4050	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install
Kraemer Storm Water Pump Station	B3060	Roof Hatch, Metal, Replace
Kraemer Storm Water Pump Station	C2010	Wall Finishes, any surface, Prep & Paint
Kraemer Storm Water Pump Station	C2030	Flooring, any surface, w/ Paint or Sealant, Prep & Paint
Kraemer Storm Water Pump Station	C2050	Ceiling Finishes, any flat surface, Prep & Paint
Kraemer Storm Water Pump Station	D2010	Backflow Preventer, Domestic Water, Replace
Kraemer Storm Water Pump Station	D2020	Supplemental Components, Grease Trap/Interceptor, Undercounter, Replace
Kraemer Storm Water Pump Station	D3010	Meter, w/ Digital Pulser, Natural Gas, Replace
Kraemer Storm Water Pump Station	D3010	Storage Tank, Fuel, Interior, Replace
Kraemer Storm Water Pump Station	D3030	Split System Ductless, Single Zone, Replace
Kraemer Storm Water Pump Station	D3060	Exhaust Fan, Centrifugal, 24" Damper, 2001 to 5000 CFM, Replace
Kraemer Storm Water Pump Station	D4030	Fire Extinguisher, Wet Chemical/CO2, Replace
Kraemer Storm Water Pump Station	D5010	Generator, Gas or Gasoline, Replace
Kraemer Storm Water Pump Station	D5010	Automatic Transfer Switch, ATS, Replace
Kraemer Storm Water Pump Station	D5020	Motor Control Center, w/ Main Breaker, Replace
Kraemer Storm Water Pump Station	D5030	Circulation Pump, Circulation Pump, Replace

Kraemer Storm Water Pump Station	D5030	Variable Frequency Drive, VFD, by HP of Motor, 20 HP, Replace
Kraemer Storm Water Pump Station	D5040	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace
Kraemer Storm Water Pump Station	D7050	Fire Alarm Panel, Multiplex, Replace
Kraemer Storm Water Pump Station	D7050	Fire Alarm System, Full System Upgrade, Standard Addressable, Install
Kraemer Storm Water Pump Station	G2060	Fences & Gates, Fence, Chain Link 6', Replace
Kraemer Storm Water Pump Station	G2080	Pump Station, Sanitary Pump Station Pump Control Panel, Replace
Kraemer Storm Water Pump Station	G4050	Exterior Site Lighting, Wall Pack, any type w/ LED, 50 to 105 W, Replace
McFadden Park - Pool Equipment Building	B2010	Exterior Walls, Stucco
McFadden Park - Pool Equipment Building	B2020	Glazing, any type by SF, Replace
McFadden Park - Pool Equipment Building	B2050	Exterior Door, Steel, Standard, Replace
McFadden Park - Pool Equipment Building	B3010	Roofing, any type, Repairs per Man-Day, Repair
McFadden Park - Pool Equipment Building	D2010	Emergency Plumbing Fixtures, Eye Wash & Shower Station, Replace
McFadden Park - Pool Equipment Building	D3010	Storage Tank, Chemical, Interior, Replace
McFadden Park - Pool Equipment Building	D3010	Storage Tank, Chemical, Interior, Replace
McFadden Park - Pool Equipment Building	D5030	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace
McFadden Park - Pool Equipment Building	D5040	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace
McFadden Park - Pool Equipment Building	F1050	Pool Equipment, Circulation Pump, Replace
McFadden Park - Pool Equipment Building	F1050	Pool Equipment, Filtration System, Replace
McFadden Park - Pool Equipment Building	F1050	Pool Equipment, Gas Heater, Replace
McFadden Park - Pool Equipment Building	F1050	Pool Equipment, Filtration System, Replace
McFadden Park - Restroom Building	B2050	Exterior Door, Steel, Standard, Replace

McFadden Park - Restroom Building	B2050	Exterior Door, Wire Mesh Metal, Gate, Replace
McFadden Park - Restroom Building	C1090	Toilet Partitions, Plastic/Laminate, Replace
McFadden Park - Restroom Building	C2010	Wall Finishes, any surface, Prep & Paint
McFadden Park - Restroom Building	C2030	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint
McFadden Park - Restroom Building	D2010	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace
McFadden Park - Restroom Building	D2010	Toilet, Commercial Water Closet, Replace
McFadden Park - Restroom Building	D2010	Sink/Lavatory, Wall Hung, Stainless Steel, Replace
McFadden Park - Restroom Building	D2010	Urinal, Standard, Replace
McFadden Park - Restroom Building	D5040	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace
McFadden Park - Site	D2010	Backflow Preventer, Domestic Water, Replace
McFadden Park - Site	D2010	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace
McFadden Park - Site	D2010	Shower, Enameled Steel, Replace
McFadden Park - Site	D4010	Backflow Preventer, Fire Suppression, Replace
McFadden Park - Site	D4010	Backflow Preventer, Fire Suppression, Replace
McFadden Park - Site	F1020	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace
McFadden Park - Site	F1050	Pool Accessories, Underwater Lighting, Replace
McFadden Park - Site	F1050	Pool Finishes, Basin & Deck Finishes, Plaster Basin, Refinish
McFadden Park - Site	F1050	Pool Accessories, Ladder, Replace
McFadden Park - Site	F1050	Pool Accessories, Lifeguard Chair, Replace
McFadden Park - Site	G2020	Parking Lots, Pavement, Asphalt, Overlay
McFadden Park - Site	G2050	Sports Apparatus, Exercise Station Parks/Trails, Deluxe, Replace
McFadden Park - Site	G2050	Sports Apparatus, Player Bench, 12' Length, Replace
McFadden Park - Site	G2050	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay

McFadden Park - Site	G2050	Sports Field and Court Lighting, Light Fixture w/ Lamps, Replace
McFadden Park - Site	G2050	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace
McFadden Park - Site	G2050	Campground Accessories, Grill, Pedestal-Style, Replace
McFadden Park - Site	G2050	Playfield Surfaces, Rubber, Small Areas, Replace
McFadden Park - Site	G2050	Play Structure, Swing Set, 4 Seats, Replace
McFadden Park - Site	G2050	Play Structure, Multipurpose, Large, Replace
McFadden Park - Site	G2060	Picnic Table, Wood/Composite/Fiberglass, Replace
McFadden Park - Site	G2060	Park Bench, Metal Powder-Coated, Replace
McFadden Park - Site	G2060	Fences & Gates, Fence, Wrought Iron 6', Replace
McFadden Park - Site	G2060	Park Bench, Metal Powder-Coated, Replace
McFadden Park - Site	G2060	Bike Rack, Fixed 1-5 Bikes, Replace
McFadden Park - Site	G2060	Fences & Gates, Fence, Wrought Iron 6', Replace
McFadden Park - Site	G2060	Fences & Gates, Fence, Chain Link 4', Replace
McFadden Park - Site	G2060	Signage, Property, Monument, Replace/Install
McFadden Park - Site	G2060	Flagpole, Metal, Replace
McFadden Park - Site	G2060	Bollard, Concrete or Metal, Replace
McFadden Park - Site	G2060	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install
McFadden Park - Site	G2060	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install
McFadden Park - Site	G2080	Irrigation System, Control Panel, Replace
McFadden Park - Site	G2080	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install
McFadden Park - Site	G3010	Piping & Valves, Post Indicator Valve (PIV), Site Water, Replace/Install
McFadden Park - Site	G4050	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, Replace
McFadden Park - Site	G4050	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install
Whitten Community Center	B2010	Exterior Walls, Stucco, Prep & Fog Coat or Paint, Prep & Fog Coat or Paint
Whitten Community Center	B2010	Exterior Walls, Stucco, Prep & Fog Coat or Paint, Prep & Fog Coat or Paint
Whitten Community Center	B2020	Glazing, any type by SF, Replace

Whitten Community Center	B2050	Exterior Door, Steel, Standard, Replace
Whitten Community Center	B2050	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace
Whitten Community Center	B3010	Roofing, Single-Ply Membrane, EPDM, Replace
Whitten Community Center	B3060	Roof Skylight, per unit, up to 20 SF, Replace
Whitten Community Center	B3060	Roof Hatch, Metal, Replace
Whitten Community Center	B3080	Soffit, Wood, Replace
Whitten Community Center	C1010	Interior Wall, Movable Partitions, Fabric 8 to 10' Height, Replace
Whitten Community Center	C1020	Interior Window, Fixed, 24 SF, Replace
Whitten Community Center	C1030	Interior Door, Wood, Solid-Core, Replace
Whitten Community Center	C1070	Suspended Ceilings, Acoustical Tile (ACT), Replace
Whitten Community Center	C1090	Toilet Partitions, Plastic/Laminate, Replace
Whitten Community Center	C2010	Wall Finishes, Ceramic Tile, Replace
Whitten Community Center	C2010	Wall Finishes, any surface, Prep & Paint
Whitten Community Center	C2030	Flooring, any surface, w/ Paint or Sealant, Prep & Paint
Whitten Community Center	C2030	Flooring, Ceramic Tile, Replace
Whitten Community Center	C2030	Flooring, Vinyl Sheeting, Repair
Whitten Community Center	C2030	Flooring, Vinyl Sheeting, Replace
Whitten Community Center	C2030	Flooring, Vinyl Tile (VCT), Replace
Whitten Community Center	C2030	Flooring, Carpet, Commercial Standard, Replace
Whitten Community Center	C2050	Ceiling Finishes, any flat surface, Prep & Paint
Whitten Community Center	D2010	Water Heater, Electric, Residential, Replace
Whitten Community Center	D2010	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace
Whitten Community Center	D2010	Sink/Lavatory, Service Sink, Floor, Replace
Whitten Community Center	D2010	Drinking Fountain, Wall-Mounted, Single-Level, Replace
Whitten Community Center	D2010	Toilet, Commercial Water Closet, Replace
Whitten Community Center	D2010	Sink/Lavatory, Vanity Top, Stainless Steel, Replace
Whitten Community Center	D2010	Sink/Lavatory, Wall-Hung, Vitreous China, Replace
Whitten Community Center	D2010	Urinal, Standard, Replace
Whitten Community Center	D2010	Toilet, Residential Water Closet, Replace
Whitten Community Center	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace

Whitten Community Center	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace
Whitten Community Center	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace
Whitten Community Center	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace
Whitten Community Center	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace
Whitten Community Center	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace
Whitten Community Center	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace
Whitten Community Center	D3050	HVAC System, Ductwork, Medium Density, Replace
Whitten Community Center	D3060	Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM, Replace
Whitten Community Center	D3060	Exhaust Fan, Centrifugal, 16" Damper, Replace
Whitten Community Center	D3060	Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM, Replace
Whitten Community Center	D3060	Exhaust Fan, Centrifugal, 16" Damper, Replace
Whitten Community Center	D3060	Exhaust Fan, Centrifugal, 16" Damper, Replace
Whitten Community Center	D4010	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace
Whitten Community Center	D4010	Supplemental Components, Fire Riser, Wet, Replace
Whitten Community Center	D5020	Secondary Transformer, Dry, Stepdown, Replace
Whitten Community Center	D5020	Switchboard, 277/480 V, Replace
Whitten Community Center	D5020	Distribution Panel, 277/480 V, Replace
Whitten Community Center	D5030	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace
Whitten Community Center	D5040	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace
Whitten Community Center	D7030	Security/Surveillance System, Lease Costs for Security/Surveillance System, Lease
Whitten Community Center	D7050	Fire Alarm Panel, Multiplex, Replace
Whitten Community Center	D7050	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install

Whitten Community Center	E1030	Foodservice Equipment, Freezer, 3-Door Reach-In, Replace
Whitten Community Center	E2010	Casework, Cabinetry, Hardwood Standard, Replace
Whitten Community Center	G4050	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace
Melrose Storm Water Pump Station	B2010	Exterior Walls, any painted surface, Prep & Paint
Melrose Storm Water Pump Station	B3010	Roofing, Modified Bitumen, Replace
Melrose Storm Water Pump Station	B3060	Roof Hatch, Metal, Replace
Melrose Storm Water Pump Station	D2010	Pump, Circulation/Booster, Domestic Water, Replace
Melrose Storm Water Pump Station	D2010	Piping & Valves, Check Valve, Domestic Water, 14 IN, Replace
Melrose Storm Water Pump Station	D3060	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace
Melrose Storm Water Pump Station	D3060	Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM, Replace
Melrose Storm Water Pump Station	D3060	Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM, Replace
Melrose Storm Water Pump Station	D4030	Fire Extinguisher, Wet Chemical/CO2, Replace
Melrose Storm Water Pump Station	D5020	Supplemental Components, Circuit Breaker/Disconnect, Replace
Melrose Storm Water Pump Station	D5020	Distribution Panel, 277/480 V, Replace
Melrose Storm Water Pump Station	D5020	Motor Control Center, w/ Main Breaker, Replace
Melrose Storm Water Pump Station	D5020	Supplemental Components, Circuit Breaker/Disconnect, 400 AMP, Replace
Melrose Storm Water Pump Station	D5030	Variable Frequency Drive, VFD, by HP of Motor, 25 HP, Replace
Melrose Storm Water Pump Station	D5030	Circulation Pump, Circulation Pump, Replace
Melrose Storm Water Pump Station	D5030	Circulation Pump, Circulation Pump, Replace
Melrose Storm Water Pump Station	D5040	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace
Melrose Storm Water Pump Station	G2060	Fences & Gates, Fence, Chain Link 6', Replace

Melrose Storm Water Pump Station	G2080	Pump Station, Sanitary Pump Station Pump Control Panel, Replace
Melrose Storm Water Pump Station	G3030	Roof Drains
Melrose Storm Water Pump Station	G4050	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace
Old City Hall	B2010	Exterior Walls, Stucco, Prep & Fog Coat or Paint, Prep & Fog Coat or Paint
Old City Hall	B2020	Glazing, any type by SF, Replace
Old City Hall	B3010	Roofing, Single-Ply Membrane, EPDM, Replace
Old City Hall	C2010	Wall Finishes, any surface, Prep & Paint
Old City Hall	C2030	Flooring, Luxury Vinyl Tile (LVT), Replace
Old City Hall	C2050	Ceiling Finishes, any flat surface, Prep & Paint
Old City Hall	D2010	Water Heater, Electric, Residential, Replace
Old City Hall	D2010	Backflow Preventer, Domestic Water, Replace
Old City Hall	D3050	Packaged Unit, RTU, Roof-Mounted, Replace
Old City Hall	D3050	Packaged Unit, RTU, Roof Mounted, Replace
Old City Hall	D5040	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace
Old City Hall	D7010	Vehicular Access Devices, Gate Operator, Replace
Old City Hall	D7030	Security/Surveillance System, Lease Costs for Security/Surveillance System, Lease
Old City Hall	D7050	Fire Alarm Panel, Fully Addressable, Replace
Old City Hall	D7050	Fire Alarm Panel, Multiplex, Replace
Old City Hall	D7050	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install
Old City Hall	E1010	Charging Station, Electric Vehicle, Single Connection, Replace
Old City Hall	E1010	Charging Station, Electric Vehicle, Single Connection, Replace
Old City Hall	E2010	Casework, Cabinetry, Hardwood Standard, Replace
Old City Hall	G2010	Roadways, Pavement, Asphalt, Mill & Overlay
Old City Hall	G2060	Decorative Fountains, Aerator or Nozzle, Replace

Old City Hall	G2060	Decorative Fountains, Circulation Pump, 3 HP, Replace
Old City Hall	G2060	Signage, Property, Building-Mounted Individual Letters, Replace/Install
Old City Hall	G2080	Irrigation System, Control Panel, Replace
Old City Hall	G2080	Irrigation System, Drip System, Replace/Install
Old City Hall	G4050	Site Walkway Fixture w/ Lamp, Bollard Style, Replace/Install
Old City Hall	G4050	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace
Gomez Community Center	B2010	Exterior Walls, Stucco, Prep & Fog Coat or Paint, Prep & Fog Coat or Paint
Gomez Community Center	B2010	Flashing, Window Edge/Trim, per 12 SF Window (or 14 LF), Replace
Gomez Community Center	B2020	Window, Aluminum Double-Glazed, 16-25 SF, Replace
Gomez Community Center	B2020	Window, Steel, 16-25 SF, Replace
Gomez Community Center	B2050	Exterior Door, Steel, Standard, Replace
Gomez Community Center	B2050	Exterior Door, Steel, Standard, Replace
Gomez Community Center	B2050	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace
Gomez Community Center	B3010	Roofing, Asphalt Shingle, 20-Year Standard, Replace
Gomez Community Center	B3080	Soffit/Fascia, Gypsum Board, Replace
Gomez Community Center	C1030	Interior Door, Wood, Solid-Core, Replace
Gomez Community Center	C1030	Interior Door, Aluminum-Framed & Glazed, Standard Swing, Replace
Gomez Community Center	C1090	Toilet Partitions, Wood, Replace
Gomez Community Center	C2010	Wall Finishes, any surface, Prep & Paint
Gomez Community Center	C2030	Flooring, any surface, w/ Paint or Sealant, Prep & Paint
Gomez Community Center	C2030	Flooring, Vinyl Tile (VCT), Replace
Gomez Community Center	C2030	Flooring, Carpet, Commercial Standard, Replace
Gomez Community Center	C2050	Ceiling Finishes, any flat surface, Prep & Paint
Gomez Community Center	C2050	Ceiling Finishes, exposed irregular elements, Prep & Paint
Gomez Community Center	D2010	Water Heater, Gas, Residential, Replace
Gomez Community Center	D2010	Pump, Circulation/Booster, Domestic Water, Replace

Gomez Community Center	D2010	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace
Gomez Community Center	D2010	Toilet, Commercial Water Closet, Replace
Gomez Community Center	D2010	Sink/Lavatory, Wall-Hung, Vitreous China, Replace
Gomez Community Center	D2010	Sink/Lavatory, Vanity Top, Enameled Steel, Replace
Gomez Community Center	D2010	Urinal, Standard, Replace
Gomez Community Center	D3030	Split System, Fan Coil Unit, DX, Replace
Gomez Community Center	D3030	Split System, Condensing Unit/Heat Pump, Replace
Gomez Community Center	D3030	Split System, Condensing Unit/Heat Pump, Replace
Gomez Community Center	D3030	Split System, Fan Coil Unit, DX, Replace
Gomez Community Center	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace
Gomez Community Center	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace
Gomez Community Center	D3050	HVAC System, Ductwork, Medium Density, Replace
Gomez Community Center	D4030	Fire Extinguisher, Wet Chemical/CO2, Replace
Gomez Community Center	D5020	Switchboard, 120/208 V, Replace
Gomez Community Center	D5030	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace
Gomez Community Center	D5040	Lighting Controls, Dimming Panel, Standard, Replace
Gomez Community Center	D5040	Emergency & Exit Lighting, Exit Sign, LED, Replace
Gomez Community Center	D5040	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace
Gomez Community Center	D7030	Security/Surveillance System, Lease Costs for Security/Surveillance System, Lease
Gomez Community Center	G2020	Parking Lots, Pavement, Asphalt, Seal & Stripe
Gomez Community Center	G2020	Parking Lots, Pavement, Asphalt, Mill & Overlay
Gomez Community Center	G4050	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace
Parque de Los Ninos - Pool Building	B2010	Exterior Walls, Stucco

Parque de Los Ninos - Pool Building	B2050	Exterior Door, Wood, Solid-Core, Replace
Parque de Los Ninos - Pool Building	B3010	Roofing, Clay/Concrete Tile, Replace
Parque de Los Ninos - Pool Building	C2010	Wall Finishes, any surface, Prep & Paint
Parque de Los Ninos - Pool Building	C2030	Flooring, any surface, w/ Paint or Sealant, Prep & Paint
Parque de Los Ninos - Pool Building	C2050	Ceiling Finishes, exposed irregular elements, Prep & Paint
Parque de Los Ninos - Pool Building	D2010	Storage Tank, Domestic Water, Replace
Parque de Los Ninos - Pool Building	D2010	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace
Parque de Los Ninos - Pool Building	D2010	Backflow Preventer, Domestic Water, Replace
Parque de Los Ninos - Pool Building	D2010	Emergency Plumbing Fixtures, Eye Wash & Shower Station, Replace
Parque de Los Ninos - Pool Building	D2010	Toilet, Residential Water Closet, Replace
Parque de Los Ninos - Pool Building	D2010	Shower, Ceramic Tile, Replace
Parque de Los Ninos - Pool Building	D2010	Urinal, Standard, Replace
Parque de Los Ninos - Pool Building	D2010	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace
Parque de Los Ninos - Pool Building	D2010	Sink/Lavatory, Wall-Hung, Vitreous China, Replace
Parque de Los Ninos - Pool Building	D3010	Storage Tank, Fuel, Interior, Replace
Parque de Los Ninos - Pool Building	D5020	Distribution Panel, 120/208 V, Replace
Parque de Los Ninos - Pool Building	D5030	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace
Parque de Los Ninos - Pool Building	D5040	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace
Parque de Los Ninos - Pool Building	E1060	Residential Appliances, Refrigerator, 14 to 18 CF, Replace
Parque de Los Ninos - Pool Building	F1050	Pool Accessories, Underwater Lighting, Replace

Parque de Los Ninos - Pool Building	F1050	Pool Equipment, Circulation Pump, Replace
Parque de Los Ninos - Pool Building	F1050	Pool Finishes, Basin & Deck Finishes, Plaster Basin, Refinish
Parque de Los Ninos - Pool Building	F1050	Pool Equipment, Supplemental Components, Chemical Controller, Install
Parque de Los Ninos - Pool Building	F1050	Pool Equipment, Filtration System, Replace
Parque de Los Ninos - Pool Building	F1050	Pool Accessories, Lifeguard Chair, Replace
Parque de Los Ninos - Pool Building	F1050	Pool Finishes, Basin & Deck Finishes, Concrete Deck, Replace
Parque de Los Ninos - Pool Building	G4050	Site Light Pole, 20' Height, w/o Base or Fixtures, Replace/Install
Parque de Los Ninos - Site	B2010	Exterior Walls, any painted surface, Prep & Paint
Parque de Los Ninos - Site	D2010	Backflow Preventer, Domestic Water, Replace
Parque de Los Ninos - Site	D2010	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace
Parque de Los Ninos - Site	D2010	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace
Parque de Los Ninos - Site	G2050	Sports Apparatus, Baseball, Backstop Chain-Link, Replace
Parque de Los Ninos - Site	G2050	Sports Apparatus, Player/Dugout Benches, 12' Length, Replace
Parque de Los Ninos - Site	G2050	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe
Parque de Los Ninos - Site	G2050	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe
Parque de Los Ninos - Site	G2050	Sports Apparatus, Exercise Station Parks/Trails, Basic, Replace
Parque de Los Ninos - Site	G2050	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace
Parque de Los Ninos - Site	G2050	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay
Parque de Los Ninos - Site	G2050	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay
Parque de Los Ninos - Site	G2050	Campground Accessories, Grill, Pedestal-Style, Replace

Parque de Los Ninos - Site	G2050	Playfield Surfaces, Chips Rubber, 6" Depth, Replace
Parque de Los Ninos - Site	G2050	Play Structure, Multipurpose, Very Small, Replace
Parque de Los Ninos - Site	G2050	Play Structure, Swing Set, 4 Seats, Replace
Parque de Los Ninos - Site	G2060	Fences & Gates, Fence, any Painted Surface, Prep & Paint
Parque de Los Ninos - Site	G2060	Trash Receptacle, Medium-Duty Metal or Precast, Replace
Parque de Los Ninos - Site	G2060	Bike Rack, Fixed 1-5 Bikes, Replace
Parque de Los Ninos - Site	G2060	Park Bench, Metal Powder-Coated, Replace
Parque de Los Ninos - Site	G2060	Fences & Gates, Fence, Chain Link 4', Replace
Parque de Los Ninos - Site	G2060	Picnic Table, Precast Concrete, Replace
Parque de Los Ninos - Site	G2060	Fences & Gates, Fence, Metal Tube 6', Replace
Parque de Los Ninos - Site	G2080	Irrigation System, Pop-Up Spray Heads, Commercial, Replace
Parque de Los Ninos - Site	G4050	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install
Parque de Los Ninos - Site	G4050	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install
Parque de Los Ninos - Site	G4050	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install
Parque de Los Vaqueros - Restroom Building	B2050	Exterior Door, Wire Mesh Metal, Gate, Replace
Parque de Los Vaqueros - Restroom Building	B3010	Roofing, Metal, Replace
Parque de Los Vaqueros - Restroom Building	C2010	Wall Finishes, any surface, Prep & Paint
Parque de Los Vaqueros - Restroom Building	C2030	Flooring, any surface, w/ Paint or Sealant, Prep & Paint
Parque de Los Vaqueros - Restroom Building	D2010	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace
Parque de Los Vaqueros - Restroom Building	D2010	Urinal, Standard, Replace
Parque de Los Vaqueros - Restroom Building	D2010	Sink/Lavatory, Wall-Hung, Vitreous China, Replace
Parque de Los Vaqueros - Restroom Building	D2010	Toilet, Commercial Water Closet, Replace
Parque de Los Vaqueros - Restroom Building	D5020	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace

Parque de Los Vaqueros - Restroom Building	D5040	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace
Parque de Los Vaqueros - Restroom Building	G4050	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace
Parque de Los Vaqueros - Restroom Building	Y1050	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install
Parque de Los Vaqueros - Site	B3010	Roofing, Asphalt Shingle, 30-Year Premium, Replace
Parque de Los Vaqueros - Site	D2010	Backflow Preventer, Domestic Water, Replace
Parque de Los Vaqueros - Site	D2010	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace
Parque de Los Vaqueros - Site	D5030	Motor, AHU or Pump, Replace
Parque de Los Vaqueros - Site	F1020	Gazebo, Wood Framed, Standard, Replace
Parque de Los Vaqueros - Site	G2020	Parking Lots, Pavement, Asphalt, Mill & Overlay
Parque de Los Vaqueros - Site	G2020	Parking Lots, Pavement, Asphalt, Seal & Stripe
Parque de Los Vaqueros - Site	G2030	Sidewalk, Concrete, Large Areas, Replace
Parque de Los Vaqueros - Site	G2050	Campground Accessories, Grill, Pedestal-Style, Replace
Parque de Los Vaqueros - Site	G2050	Playfield Surfaces, Artificial Play Turf, Replace
Parque de Los Vaqueros - Site	G2050	Play Structure, Swing Set, 4 Seats, Replace
Parque de Los Vaqueros - Site	G2050	Play Structure, Multipurpose, Medium, Replace
Parque de Los Vaqueros - Site	G2050	Playfield Surfaces, Sand, 6" Depth, Replace
Parque de Los Vaqueros - Site	G2060	Picnic Table, Wood/Composite/Fiberglass, Replace
Parque de Los Vaqueros - Site	G2060	Park Bench, Wood/Composite/Fiberglass, Replace
Parque de Los Vaqueros - Site	G2060	Trash Receptacle, Medium-Duty Metal or Precast, Replace
Parque de Los Vaqueros - Site	G2060	Pedestrian Bridge, Wood Construction, Replace
Parque de Los Vaqueros - Site	G2080	Irrigation System, Control Panel, Replace
Parque de Los Vaqueros - Site	G2080	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair
Parque de Los Vaqueros - Site	G2080	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install
Parque de Los Vaqueros - Site	G2080	Landscaping, Mature Trees, Removal/Trimming, Repair
Parque de Los Vaqueros - Site	G4050	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install

Parque de Los Vaqueros - Site	G4050	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install
Parque del Arroyo Verde - Restroom Building	B2010	Exterior Walls, any painted surface, Prep & Paint
Parque del Arroyo Verde - Restroom Building	B2050	Exterior Door, Wire Mesh Metal, Gate, Replace
Parque del Arroyo Verde - Restroom Building	B3010	Roofing, Asphalt Shingle, 30-Year Premium, Replace
Parque del Arroyo Verde - Restroom Building	D2010	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace
Parque del Arroyo Verde - Restroom Building	D2010	Toilet, Commercial Water Closet, Replace
Parque del Arroyo Verde - Restroom Building	D2010	Urinal, Standard, Replace
Parque del Arroyo Verde - Restroom Building	D2010	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace
Parque del Arroyo Verde - Restroom Building	D5030	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace
Parque del Arroyo Verde - Restroom Building	D5040	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace
Parque del Arroyo Verde - Restroom Building	G2060	Fences & Gates, Pedestrian Gate, Wrought Iron, Replace
Parque del Arroyo Verde - Restroom Building	G4050	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace
Parque del Arroyo Verde - Site	D2010	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace
Parque del Arroyo Verde - Site	D5020	Switchboard, 120/208 V, Replace
Parque del Arroyo Verde - Site	G2020	Parking Lots, Pavement, Asphalt, Seal & Stripe
Parque del Arroyo Verde - Site	G2050	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace
Parque del Arroyo Verde - Site	G2050	Campground Accessories, Grill, Pedestal-Style, Replace
Parque del Arroyo Verde - Site	G2050	Playfield Surfaces, Chips Wood, 6" Depth, Replace
Parque del Arroyo Verde - Site	G2050	Play Structure, Multipurpose, Large, Replace
Parque del Arroyo Verde - Site	G2060	Trash Receptacle, Medium-Duty Metal or Precast, Replace
Parque del Arroyo Verde - Site	G2060	Park Bench, Metal Powder-Coated, Replace
Parque del Arroyo Verde - Site	G2060	Park Bench, Wood/Composite/Fiberglass, Replace
Parque del Arroyo Verde - Site	G2060	Bike Rack, Fixed Single Loop, Replace

Parque del Arroyo Verde - Site	G2080	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair
Parque del Arroyo Verde - Site	G2080	Irrigation System, Control Panel, Replace
Parque del Arroyo Verde - Site	G2080	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install
Parque del Arroyo Verde - Site	G2080	Landscaping, Mature Trees, Removal/Trimming, Repair
Parque del Arroyo Verde - Site	G4050	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install
Parque del Arroyo Verde - Site	G4050	Site Walkway Fixture, Bollard Style, Concrete-Based, Replace/Install
Placentia Avenue Storm Water Pump Station	B3010	Roofing, Single-Ply Membrane, TPO/PVC, Replace
Placentia Avenue Storm Water Pump Station	B3060	Roof Skylight, per unit, up to 20 SF, Replace
Placentia Avenue Storm Water Pump Station	D3050	HVAC System, Ductwork, Low Density, Replace
Placentia Avenue Storm Water Pump Station	D3060	Exhaust Fan, Centrifugal, 12" Damper, Replace
Placentia Avenue Storm Water Pump Station	D5020	Secondary Transformer, Dry, Stepdown, Replace
Placentia Avenue Storm Water Pump Station	D5020	Switchboard, 120/208 V, Replace
Placentia Avenue Storm Water Pump Station	D5020	Motor Control Center, w/ Main Breaker, Replace
Placentia Avenue Storm Water Pump Station	D5030	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace
Placentia Avenue Storm Water Pump Station	D5030	Circulation Pump, AHU or Pump, Replace
Placentia Avenue Storm Water Pump Station	D5030	Circulation Pump, AHU or Pump, Replace
Placentia Avenue Storm Water Pump Station	D5030	Variable Frequency Drive, VFD, by HP of Motor, 20 HP, Replace
Placentia Avenue Storm Water Pump Station	D5040	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace
Placentia Avenue Storm Water Pump Station	G2080	Pump Station, Sanitary Pump Station Pump Control Panel, Replace
Placentia Avenue Storm Water Pump Station	G2080	Irrigation System, Control Panel, Replace
Placentia Teen Center	B2010	Exterior Walls, Stucco, Prep & Fog Coat or Paint, Prep & Fog Coat or Paint
Placentia Teen Center	B2020	Window, Wood, 16-25 SF, Replace
Placentia Teen Center	B2050	Exterior Door, Steel, Standard, Replace

Placentia Teen Center	B3010	Roofing, Asphalt Shingle, 20-Year Standard, Replace
Placentia Teen Center	C1070	Suspended Ceilings, Acoustical Tile (ACT), Replace
Placentia Teen Center	C2010	Wall Finishes, any surface, Prep & Paint
Placentia Teen Center	C2010	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced, Replace
Placentia Teen Center	C2030	Flooring, Vinyl Tile (VCT), Replace
Placentia Teen Center	C2030	Flooring, Carpet, Commercial Standard, Replace
Placentia Teen Center	C2050	Ceiling Finishes, exposed irregular elements, Prep & Paint
Placentia Teen Center	C2050	Ceiling Finishes, Textured Foam Acoustic, Replace
Placentia Teen Center	D2010	Water Heater, Gas, Residential, Replace
Placentia Teen Center	D2010	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace
Placentia Teen Center	D2010	Toilet, Residential Water Closet, Replace
Placentia Teen Center	D2010	Sink/Lavatory, Wall-Hung, Vitreous China, Replace
Placentia Teen Center	D3050	HVAC System, Ductwork, Medium Density, Replace
Placentia Teen Center	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace
Placentia Teen Center	D5020	Distribution Panel, 120/240 V, Replace
Placentia Teen Center	D5030	Electrical System, Wiring & Switches, Average Complexity, Replace
Placentia Teen Center	D5040	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace
Placentia Teen Center	D7030	Security/Surveillance System, Lease Costs for Security/Surveillance System, Lease
Placentia Teen Center	D7050	Fire Alarm Panel, Multiplex, Replace
Placentia Teen Center	D7050	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install
Placentia Teen Center	E1030	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace
Placentia Teen Center	E2010	Casework, Cabinetry, Hardwood Standard, Replace
Placentia Teen Center	G2020	Parking Lots, Pavement, Asphalt, Seal & Stripe
Placentia Teen Center	G2060	Park Bench, Wood/Composite/Fiberglass, Replace

Placentia Teen Center	G2060	Fences & Gates, Fence, Chain Link 8', Replace
Placentia Teen Center	G4050	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace
Richard Samp Park	D2010	Backflow Preventer, Domestic Water, Replace
Richard Samp Park	D2010	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace
Richard Samp Park	G2020	Parking Lots, Pavement, Asphalt, Overlay
Richard Samp Park	G2050	Campground Accessories, Grill, Pedestal-Style, Replace
Richard Samp Park	G2050	Playfield Surfaces, Rubber, Small Areas, Replace
Richard Samp Park	G2050	Play Structure, Swing Set, 4 Seats, Replace
Richard Samp Park	G2050	Play Structure, Multipurpose, Medium, Replace
Richard Samp Park	G2050	Playfield Surfaces, Sand, 3" Depth, Replace
Richard Samp Park	G2060	Picnic Table, Wood, Replace
Richard Samp Park	G2060	Park Bench, Wood/Composite/Fiberglass, Replace
Richard Samp Park	G2060	Park Bench, Wood/Composite/Fiberglass, Replace
Richard Samp Park	G2060	Trash Receptacle, Medium-Duty Metal or Precast, Replace
Richard Samp Park	G2080	Irrigation System, Control Panel, Replace
Richard Samp Park	G2080	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install
Richard Samp Park	G4050	Floodlights, Floodlights, 90 W, Replace/Install
Santa Fe Park	B2010	Exterior Walls, any painted surface, Prep & Paint
Santa Fe Park	D2010	Backflow Preventer, Domestic Water, 2 IN, Replace
Santa Fe Park	D2010	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace
Santa Fe Park	G2050	Sports Apparatus, Exercise Station Parks/Trails, Standard, Replace
Santa Fe Park	G2050	Play Structure, Multipurpose, Large, Replace
Santa Fe Park	G2050	Play Structure, Multipurpose, Small, Replace
Santa Fe Park	G2050	Playground Surfaces, Rubber, Poured-in-Place, Replace
Santa Fe Park	G2060	Picnic Table, Precast Concrete, Replace

Santa Fe Park	G2060	Park Bench, Metal Powder-Coated, Replace
Santa Fe Park	G2060	Trash Receptacle, Medium-Duty Metal or Precast, Replace
Santa Fe Park	G2060	Fences & Gates, Walls, Concrete Masonry Unit (CMU), Replace
Santa Fe Park	G2080	Irrigation System, Control Panel, Replace
Santa Fe Park	G2080	Irrigation System, Pop-Up Spray Heads, Commercial, Replace
Santa Fe Park	G4050	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install
Tuffree Park - Site	D2010	Backflow Preventer, Domestic Water, Replace
Tuffree Park - Site	D2010	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace
Tuffree Park - Site	D5020	Switchboard, 120/208 V, Replace
Tuffree Park - Site	D5020	Secondary Transformer, Dry, Stepdown, Replace
Tuffree Park - Site	D5030	Motor, AHU or Pump, Replace
Tuffree Park - Site	D5040	Lighting Controls, Dimming Panel, Digital Time Control Clock & Photosensor, Replace
Tuffree Park - Site	E2010	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace
Tuffree Park - Site	G2020	Parking Lots, Pavement, Asphalt, Seal & Stripe
Tuffree Park - Site	G2020	Parking Lots, Pavement, Asphalt, Mill & Overlay
Tuffree Park - Site	G2030	Sidewalk, Concrete, Large Areas, Replace
Tuffree Park - Site	G2050	Sports Field and Court Lighting, Light Fixture w/ Lamps, Replace
Tuffree Park - Site	G2050	Sports Field and Court Lighting, Light Fixture w/ Lamps, Replace
Tuffree Park - Site	G2050	Sports Apparatus, Baseball, Backstop Chain-Link, Replace
Tuffree Park - Site	G2050	Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color, Resurface
Tuffree Park - Site	G2050	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe
Tuffree Park - Site	G2050	Sports Apparatus, Player/Dugout Benches, 12' Length, Replace
Tuffree Park - Site	G2050	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat), Replace

Tuffree Park - Site	G2050	Sports Field Lighting, Pole Light Fixture w/ Lamps, Replace
Tuffree Park - Site	G2050	Sports Court Lighting, Pole Light Fixture w/ Lamps, Replace
Tuffree Park - Site	G2050	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace
Tuffree Park - Site	G2050	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace
Tuffree Park - Site	G2050	Campground Accessories, Grill, Pedestal-Style, Replace
Tuffree Park - Site	G2050	Play Structure, Swing Set, 4 Seats, Replace
Tuffree Park - Site	G2050	Play Structure, Multipurpose, Medium, Replace
Tuffree Park - Site	G2050	Playfield Surfaces, Sand, 6" Depth, Replace
Tuffree Park - Site	G2050	Playfield Surfaces, Artificial Play Turf, Replace
Tuffree Park - Site	G2050	Athletic Surfaces, Diamond Field, Infield Soil, Maintain
Tuffree Park - Site	G2060	Fences & Gates, Fence, Chain Link 8', Replace
Tuffree Park - Site	G2060	Bike Rack, Fixed 1-5 Bikes, Replace
Tuffree Park - Site	G2060	Fences & Gates, Fence, Chain Link 4', Replace
Tuffree Park - Site	G2060	Trash Receptacle, Medium-Duty Metal or Precast, Replace
Tuffree Park - Site	G2060	Park Bench, Wood/Composite/Fiberglass, Replace
Tuffree Park - Site	G2060	Park Bench, Metal Powder-Coated, Replace
Tuffree Park - Site	G2060	Picnic Table, Precast Concrete, Replace
Tuffree Park - Site	G2060	Flagpole, Metal, Replace
Tuffree Park - Site	G2080	Irrigation System, Control Panel, Replace
Tuffree Park - Site	G4050	Site Walkway Fixture, Bollard Style, Concrete-Based, Replace/Install
Tuffree Park - Site	G4050	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install
Tynes Gym	B2020	Glazing, any type by SF, Replace
Tynes Gym	B2050	Exterior Door, Wood, Solid-Core, Replace
Tynes Gym	B2050	Exterior Door, Steel, Standard, Replace
Tynes Gym	B3010	Roofing, Metal, Replace
Tynes Gym	B3010	Roofing, Modified Bitumen, Replace
Tynes Gym	C1070	Suspended Ceilings, Acoustical Tile (ACT), Replace
Tynes Gym	C2010	Wall Finishes, any surface, Prep & Paint
Tynes Gym	C2030	Flooring, Vinyl Sheeting, Replace

Tynes Gym	C2030	Flooring, Carpet, Commercial Standard, Replace
Tynes Gym	D2010	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace
Tynes Gym	D2010	Sink/Lavatory, Service Sink, Floor, Replace
Tynes Gym	D2010	Drinking Fountain, Wall-Mounted, Single-Level, Replace
Tynes Gym	D2010	Toilet, Commercial Water Closet, Replace
Tynes Gym	D2010	Urinal, Standard, Replace
Tynes Gym	D2010	Sink/Lavatory, Wall-Hung, Vitreous China, Replace
Tynes Gym	D3050	HVAC System, Ductwork, Medium Density, Replace
Tynes Gym	D4030	Fire Extinguisher, Type ABC, up to 20 LB, Replace
Tynes Gym	D5020	Secondary Transformer, Dry, Stepdown, Replace
Tynes Gym	D5030	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace
Tynes Gym	D5040	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace
Tynes Gym	E1040	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace
Tynes Gym	G2050	Sports Apparatus, Scoreboard, Electronic Basic, Replace
Tynes Gym	G2050	Sports Apparatus, Baseball/Football, Protective Netting, Replace
Tynes Gym	G2060	Fences & Gates, Pedestrian Gate, Wrought Iron, Replace
Tynes Gym	Y1030	ADA Entrances & Doors, Hardware, Lever Handle, Install
Tynes Gym	Y1050	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install
Wagner Park	D2010	Backflow Preventer, Domestic Water, Replace
Wagner Park	D5030	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace
Wagner Park	G2050	Campground Accessories, Grill, Pedestal-Style, Replace

Wagner Park	G2050	Playfield Surfaces, Chips Wood, 3" Depth, Replace
Wagner Park	G2050	Play Structure, Swing Set, 4 Seats, Replace
Wagner Park	G2050	Play Structure, Multipurpose, Medium, Replace
Wagner Park	G2060	Trash Receptacle, Medium-Duty Metal or Precast, Replace
Wagner Park	G2060	Park Bench, Metal Powder-Coated, Replace
Wagner Park	G2080	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair
Wagner Park	G2080	Irrigation System, Control Panel, Replace
Wagner Park	G2080	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install
Wagner Park	G2080	Landscaping, Mature Trees, Removal/Trimming, Repair
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$ 4,160	$ -	$ -	$ -	$ -
$ 176,000	$ -	$ -	$ -	$ -
$ 2,560	$ -	$ -	$ -	$ -
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$ -	$ -	$ 6,722	$ -	$ -
$ 64,000	$ -	$ -	$ -	$ -
$ 17,600	$ -	$ -	$ -	$ -
$ 28,800	$ -	$ -	$ -	$ -
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$ -	$ -	$ -	$ -	$ 5,402
$ 128,000	$ -	$ -	$ -	$ -
$ 24,320	$ -	$ -	$ -	$ -
$ 112,000	$ -	$ -	$ -	$ -
$ 6,400	$ -	$ -	$ -	$ -
$ 88,000	$ -	$ -	$ -	$ -
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$ 12,000	$ 12,360	$ 12,731	$ 13,113	$ 13,506
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$ -	$ -	$ -	$ 23,428	$ -
$ -	$ -	$ -	$ 6,993	$ -
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$ 1,647,360	$ -	$ -	$ -	$ -
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$ -	$ 9,572	$ -	$ -	$ -
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$ -	$ -	$ -	$ 25,421	$ -
$ -	$ -	$ -	$ -	$ -
$ -	$ -	$ -	$ 392,333	$ -
$ -	$ -	$ -	$ 35,667	$ -
$ -	$ -	$ -	$ -	$ 17,633
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$ -	$ -	$ -	$ 23,183	$ -
$ -	$ -	$ -	$ 110,566	$ -
$ -	$ -	$ -	$ 19,617	$ -
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$ -	$ -	$ -	$ 5,595	$ -
$ -	$ -	$ -	$ -	$ -
$ 96,000	$ -	$ -	$ -	$ -
$ 144,000	$ -	$ -	$ -	$ -
$ 166,720	$ -	$ -	$ -	$ -
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$ 19,200	$ -	$ -	$ -	$ -
$ 48,000	$ -	$ -	$ -	$ -
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$ 33,280	$ -	$ -	$ -	$ -
$ -	$ -	$ -	$ 121,948	$ -
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$ 172,800	$ -	$ -	$ -	$ -
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$ -	$ -	$ -	$ -	$ 3,295
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$ -	$ -	$ -	$ 41,366	$ -
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$ -	$ -	$ 176,710	$ -	$ -
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$ -	$ 2,307	$ -	$ -	$ -
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$ -	$ 68,557	$ -	$ -	$ -

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$ -	$ -	$ -	$ 1,748	$ -
$ -	$ -	$ -	$ 7,693	$ -
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$ -	$ -	$ -	$ -	$ 3,241
$ -	$ -	$ 5,534	$ -	$ -
$ 32,000	$ -	$ -	$ -	$ -
$ -	$ -	$ 64,259	$ -	$ -
$ -	$ -	$ 10,442	$ -	$ -
$ -	$ -	$ -	$ -	$ 76,693
$ -	$ -	$ 13,580	$ -	$ -
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$ -	$ -	$ -	$ 9,441	$ -
$ -	$ -	$ -	$ -	$ 16,207
$ -	$ -	$ -	$ -	$ 36,737
$ -	$ -	$ -	$ -	$ 16,567
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$ -	$ -	$ -	$ 2,907	$ -
$ -	$ -	$ -	$ -	$ -
$ -	$ -	$ 2,037	$ -	$ -
$ -	$ -	$ -	$ -	$ 5,042
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$ -	$ -	$ -	$ -	$ -
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$ 12,000	$ 12,360	$ 12,731	$ 13,113	$ 13,506
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$ -	$ -	$ -	$ 2,972	$ -
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$ 159,040	$ -	$ -	$ -	$ -
$ 20,448	$ -	$ -	$ -	$ -
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$ 32,000	$ -	$ -	$ -	$ -
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$ -	$ -	$ 16,974	$ -	$ -
$ -	$ -	$ -	$ 155,003	$ -
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$ 9,600	$ -	$ -	$ -	$ -
$ 64,000	$ -	$ -	$ -	$ -
$ 16,000	$ -	$ -	$ -	$ -
$ 89,600	$ -	$ -	$ -	$ -
$ -	$ -	$ -	$ 8,392	$ -
$ 4,480	$ -	$ -	$ -	$ -
$ 32,000	$ -	$ -	$ -	$ -
$ -	$ 13,184	$ -	$ -	$ -
$ 460,800	$ -	$ -	$ -	$ -
$ 25,600	$ -	$ -	$ -	$ -
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$ 1,440	$ -	$ -	$ -	$ -
$ 4,800	$ -	$ -	$ -	$ -
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$ 19,200	$ -	$ -	$ -	$ -
$ 21,440	$ -	$ -	$ -	$ -
$ 480,000	$ -	$ -	$ -	$ -
$ 17,600	$ -	$ -	$ -	$ -
$ 94,464	$ -	$ -	$ -	$ -

$ 3,520	$ -	$ -	$ -	$ -
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$ 40,000	$ -	$ -	$ -	$ -
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$ -	$ -	$ -	$ -	$ 21,070
$ -	$ -	$ 2,200	$ -	$ -
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$ -	$ -	$ -	$ 6,993	$ -
$ -	$ -	$ -	$ 93,677	$ -
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$ 12,000	$ 12,360	$ 12,731	$ 13,113	$ 13,506
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$ 3,000	$ -	$ -	$ -	$ -
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$ 4,800	$ -	$ -	$ -	$ -
$ -	$ -	$ 4,074	$ -	$ -

$ 3,520	$ -	$ -	$ -	$ -
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$ 9,600	$ -	$ -	$ -	$ -
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$ 89,069	$ -	$ -	$ -	$ -

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$ 12,000	$ 12,360	$ 12,731	$ 13,113	$ 13,506
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$ 112,000	$ -	$ -	$ -	$ -
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$ 55,040	$ -	$ -	$ -	$ -
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$ 6,130,845	$ 2,089,668	$ 2,219,939	$ 5,466,447	$ 1,442,424
1.159273983	1.194053122	1.229873385	1.266770454	1.304772951
2029	**2030**	**2031**	**2032**	**2033**
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$ -	$ 4,585	$ -	$ -	$ -
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$ -	$ 75,655	$ -	$ -	$ -

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$ -	$ 4,585	$ -	$ -	$ -
$ -	$ 5,349	$ -	$ -	$ -
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$ -	$ 95,524	$ -	$ -	$ -
$ -	$ 137,555	$ -	$ -	$ -
$ -	$ 18,341	$ -	$ -	$ -
$ -	$ 9,170	$ -	$ -	$ -
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$ 111,290	$ -	$ -	$ -	$ -
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$ 222,581	$ -	$ -	$ -	$ -
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$ 13,911	$ 14,329	$ 14,758	$ 15,201	$ 15,657
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$ 8,903	$ -	$ -	$ -	$ -
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$ -	$ 16,048	$ -	$ -	$ -
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$ -	$ -	$ -	$ 24,079	$ -
$ -	$ -	$ -	$ 23,714	$ -
$ -	$ -	$ -	$ 65,669	$ -
$ -	$ -	$ -	$ 187,279	$ -
$ -	$ -	$ -	$ 184,442	$ -

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$ 10,016	$ -	$ -	$ -	$ -
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$ 44,516	$ -	$ -	$ -	$ -
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$ 25,968	$ -	$ -	$ -	$ -
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$ 56,758	$ -	$ -	$ -	$ -
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$ 74,676	$ -	$ -	$ -	$ -
$ 6,455	$ -	$ -	$ -	$ -
$ 24,846	$ -	$ -	$ -	$ -
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$ -	$ 25,792	$ -	$ -	$ -
$ 14,873	$ -	$ -	$ -	$ -
$ 67,470	$ -	$ -	$ -	$ -
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$ 14,839	$ -	$ -	$ -	$ -
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$ 24,855	$ -	$ -	$ -	$ -
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$ 145,271	$ -	$ -	$ -	$ -
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$ -	$ -	$ 141,681	$ -	$ -
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$ 133,548	$ -	$ -	$ -	$ -
$ 267,097	$ -	$ -	$ -	$ -

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$ -	$ 427,949	$ -	$ -	$ -
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$ -	$ -	$ -	$ 19,458	$ -
$ 205,924	$ -	$ -	$ -	$ -
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$ 33,387	$ -	$ -	$ -	$ -
$ 156,734	$ -	$ -	$ -	$ -
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$ 23,081	$ -	$ -	$ -	$ -
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$ -	$ 5,457	$ -	$ -	$ -
$ -	$ -	$ -	$ 9,924	$ -
$ 319,032	$ -	$ -	$ -	$ -
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$ 31,532	$ -	$ -	$ -	$ -
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$ 13,911	$ 14,329	$ 14,758	$ 15,201	$ 15,657
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$ 133,548	$ -	$ -	$ -	$ -
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$ 1,113	$ -	$ -	$ -	$ -
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$ 3,339	$ -	$ -	$ -	$ -
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$ 13,911	$ 14,329	$ 14,758	$ 15,201	$ 15,657
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$ 22,648	$ -	$ -	$ -	$ -
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$ 18,548	$ -	$ -	$ -	$ -
$ 4,081	$ -	$ -	$ -	$ -
$ 5,565	$ -	$ -	$ -	$ -
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$ 11,129	$ -	$ -	$ -	$ -
$ 14,468	$ -	$ -	$ -	$ -
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$ 8,810	$ -	$ -	$ -	$ -
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$ 9,274	$ -	$ -	$ -	$ -
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$ 17,259,919	$ 2,005,804	$ 4,510,797	$ 4,721,224	$ 2,300,934
1.343916421	1.38423451	1.425760842	1.46853373	1.512590936
2034	**2035**	**2036**	**2037**	**2038**
$ -	$ -	$ -	$ -	$ 39,827
$ -	$ 12,403	$ -	$ -	$ -
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$ 16,127	$ 16,611	$ 17,109	$ 17,622	$ 18,151
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$ -	$ 418,593	$ -	$ -	$ -
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$ -	$ 7,973	$ -	$ -	$ -
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$ 16,127	$ 16,611	$ 17,109	$ 17,622	$ 18,151
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$ 232,229	$ -	$ -	$ -	$ -
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$ 129,016	$ -	$ -	$ -	$ -
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$ -	$ -	$ -	$ 27,491	$ -
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$ 103,858	$ -	$ -	$ -	$ -
$ 64,508	$ -	$ -	$ -	$ -
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$ -	$ -	$ -	$ 232,146	$ -
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$ -	$ -	$ -	$ 6,344	$ -
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$ -	$ 25,581	$ -	$ -	$ -
$ -	$ -	$ -	$ 3,102	$ -
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$ 16,127	$ 16,611	$ 17,109	$ 17,622	$ 18,151
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$ 51,606	$ -	$ -	$ -	$ -
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$ -	$ 194,900	$ -	$ -	$ -
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$ -	$ -	$ -	$ -	$ 26,622
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$ 28,814	$ -	$ -	$ -	$ -
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$ -	$ -	$ -	$ -	$ 43,563
$ -	$ -	$ -	$ -	$ 43,563
$ 16,127	$ 16,611	$ 17,109	$ 17,622	$ 18,151
$ -	$ -	$ -	$ -	$ -
$ -	$ -	$ 499,066	$ -	$ -

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$ -	$ -	$ 79,843	$ -	$ -
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$ -	$ -	$ 21,900	$ -	$ -
$ -	$ -	$ -	$ 108,084	$ -
$ -	$ -	$ -	$ 79,888	$ -
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$ -	$ -	$ -	$ 163,888	$ -
$ -	$ -	$ -	$ 20,301	$ -
$ -	$ -	$ -	$ 1,274,687	$ -
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$ -	$ -	$ 54,749	$ -	$ -
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$ 169,871	$ -	$ -	$ -	$ -
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$ 90,311	$ -	$ -	$ -	$ -
$ 51,606	$ -	$ -	$ -	$ -
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$ 2,580	$ -	$ -	$ -	$ -
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$ -	$ -	$ -	$ 47,470	$ -
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$ 6,021	$ -	$ -	$ -	$ -
$ -	$ -	$ -	$ -	$ -
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$ -	$ -	$ 5,475	$ -	$ -
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$ -	$ -	$ 4,106	$ -	$ -
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$ 30,981	$ -	$ -	$ -	$ -
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$ -	$ -	$ -	$ -	$ 11,617
$ 86,011	$ -	$ -	$ -	$ -
$ -	$ -	$ 38,781	$ -	$ -
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$ -	$ -	$ 41,085	$ -	$ -
$ 69,708	$ -	$ -	$ -	$ -
$ 16,127	$ 16,611	$ 17,109	$ 17,622	$ 18,151
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$ -	$ 17,718	$ -	$ -	$ -
$ 33,544	$ -	$ -	$ -	$ -
$ -	$ -	$ 13,687	$ -	$ -
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$ 34,834	$ -	$ -	$ -	$ -
$ 6,021	$ -	$ -	$ -	$ -
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$ -	$ -	$ 54,749	$ -	$ -
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$ -	$ 26,577	$ -	$ -	$ -
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$ 10,321	$ -	$ -	$ -	$ -
$ 172,021	$ -	$ -	$ -	$ -
$ 51,606	$ -	$ -	$ -	$ -
$ 8,601	$ -	$ -	$ -	$ -
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$ 32,899	$ -	$ -	$ -	$ -
$ 16,127	$ 16,611	$ 17,109	$ 17,622	$ 18,151
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$ 13,762	$ -	$ -	$ -	$ -
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$ 164,495	$ -	$ -	$ -	$ -
$ 16,127	$ 16,611	$ 17,109	$ 17,622	$ 18,151
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$ 21,503	$ -	$ -	$ -	$ -
$ -	$ -	$ 86,686	$ -	$ -
$ 10,751	$ -	$ -	$ -	$ -
$ 469,618	$ -	$ -	$ -	$ -
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$ 43,005	$ -	$ -	$ -	$ -
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$ 92,461	$ -	$ -	$ -	$ -
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$ 1,290	$ -	$ -	$ -	$ -
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$ 26,126	$ -	$ -	$ -	$ -
$ -	$ -	$ -	$ -	$ -
$ 27,953	$ -	$ -	$ -	$ -
$ 20,643	$ -	$ -	$ -	$ -
$ 4,731	$ -	$ -	$ -	$ -
$ -	$ -	$ -	$ -	$ -
$ 13,762	$ -	$ -	$ -	$ -
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$ 45,156	$ -	$ -	$ -	$ -
$ 22,363	$ -	$ -	$ -	$ -
$ -	$ -	$ -	$ 19,972	$ -
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$ 172,021	$ -	$ -	$ -	$ -
$ 122,565	$ -	$ -	$ -	$ -
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$ 5,161	$ -	$ -	$ -	$ -
$ 183,719	$ -	$ -	$ -	$ -
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$ 7,053	$ -	$ -	$ -	$ -
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$ 275,234	$ -	$ -	$ -	$ -
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$ 33,544	$ -	$ -	$ -	$ -
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$ 5,591	$ -	$ -	$ -	$ -
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$ 3,225	$ -	$ -	$ -	$ -
$ 54,187	$ -	$ -	$ -	$ -
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$ 44,726	$ -	$ -	$ -	$ -
$ 15,482	$ -	$ -	$ -	$ -
$ 38,705	$ -	$ -	$ -	$ -
$ 9,461	$ -	$ -	$ -	$ -
$ 6,021	$ -	$ -	$ -	$ -
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$ 22,793	$ -	$ -	$ -	$ -
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$ 16,127	$ 16,611	$ 17,109	$ 17,622	$ 18,151
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$ 16,127	$ 16,611	$ 17,109	$ 17,622	$ 18,151
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$ 16,498	$ -	$ -	$ -	$ -
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$ 22,363	$ -	$ -	$ -	$ -
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$ 81,710	$ -	$ -	$ -	$ -
$ 43,349	$ -	$ -	$ -	$ -
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$ 9,031	$ -	$ -	$ -	$ -
$ 50,316	$ -	$ -	$ -	$ -
$ 30,964	$ -	$ -	$ -	$ -
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$ 86,011	$ -	$ -	$ -	$ -
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$ 36,124	$ -	$ -	$ -	$ -
$ 180,622	$ -	$ -	$ -	$ -
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$ -	$ 9,727	$ -	$ -	$ -
$ -	$ 6,644	$ -	$ -	$ -
$ 21,503	$ -	$ -	$ -	$ -
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$ 5,085	$ -	$ -	$ -	$ -
$ 6,021	$ -	$ -	$ -	$ -
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$ 12,063	$ -	$ -	$ -	$ -
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$ 11,181	$ -	$ -	$ -	$ -
$ 4,731	$ -	$ -	$ -	$ -
$ 14,622	$ -	$ -	$ -	$ -
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$ 6,021	$ -	$ -	$ -	$ -
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$ 193,524	$ -	$ -	$ -	$ -
$ 64,508	$ -	$ -	$ -	$ -
$ 8,171	$ -	$ -	$ -	$ -
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$ 21,503	$ -	$ -	$ -	$ -
$ 36,770	$ -	$ -	$ -	$ -
$ 56,767	$ -	$ -	$ -	$ -
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$ 34,318	$ -	$ -	$ -	$ -
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$ 16,127	$ 16,611	$ 17,109	$ 17,622	$ 18,151
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$ 6,773	$ -	$ -	$ -	$ -
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$ 15,482	$ -	$ -	$ -	$ -
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$ 9,676	$ -	$ -	$ -	$ -
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$ 32,684	$ -	$ -	$ -	$ -
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$ 154,819	$ -	$ -	$ -	$ -
$ -	$ 34,711	$ -	$ -	$ -
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$ 2,859,854	$ -	$ -	$ -	$ -
$ 2,902,859	$ -	$ -	$ -	$ -
$ 245,130	$ -	$ -	$ -	$ -
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$ 5,161	$ -	$ -	$ -	$ -
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$ 38,705	$ -	$ -	$ -	$ -
$ 15,052	$ -	$ -	$ -	$ -
$ -	$ -	$ 5,475	$ -	$ -
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$ 645	$ -	$ -	$ -	$ -
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$ 125,791	$ -	$ -	$ -	$ -
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$ 103,213	$ -	$ -	$ -	$ -
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$ 6,021	$ -	$ -	$ -	$ -
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$ -	$ 23,034	$ -	$ -	$ 25,170
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$ 12,041	$ -	$ -	$ -	$ -
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$ 9,593,565	$ 1,978,107	$ 723,836	$ 9,327,520	$ 3,567,277
1.557967678	1.604705794	1.652841855	1.702432713	1.753506533
2039	**2040**	**2041**	**2042**	**2043**
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$ 179,478	$ -	$ -	$ -	$ -
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$ 18,696	$ 19,256	$ 19,834	$ 20,429	$ 21,042
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$ 11,965	$ -	$ -	$ -	$ -
$ 2,493	$ -	$ -	$ -	$ -
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$ 149,565	$ -	$ -	$ -	$ -
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$ 14,956	$ -	$ -	$ -	$ -
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$ -	$ -	$ -	$ -	$ -
$ 15,954	$ -	$ -	$ -	$ -
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$ 18,696	$ 19,256	$ 19,834	$ 20,429	$ 21,042
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$ 77,475	$ -	$ -	$ -	$ -
$ 2,991	$ -	$ -	$ -	$ -
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$ 69,797	$ -	$ -	$ -	$ -
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$ 6,481	$ -	$ -	$ -	$ -
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$ 7,852	$ -	$ -	$ -	$ -
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$ 7,478	$ -	$ -	$ -	$ -
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$ 23,930	$ -	$ -	$ -	$ -
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$ -	$ -	$ -	$ -	$ 168,337
$ -	$ -	$ -	$ -	$ 543,811
$ 26,922	$ -	$ -	$ -	$ -

$ 10,470	$ -	$ -	$ -	$ -
$ 20,939	$ -	$ -	$ -	$ -
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$ 257,252	$ -	$ -	$ -	$ -
$ 125,635	$ -	$ -	$ -	$ -
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$ -	$ 18,486	$ -	$ -	$ -
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$ 85,751	$ -	$ -	$ -	$ -
$ 59,826	$ -	$ -	$ -	$ 67,335
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$ 41,878	$ -	$ -	$ -	$ -
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$ 19,942	$ -	$ -	$ -	$ -
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$ -	$ -	$ 12,694	$ -	$ -
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$ 14,956	$ -	$ -	$ -	$ -
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$ -	$ -	$ 13,223	$ -	$ -
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$ -	$ -	$ 27,503	$ -	$ -
$ -	$ -	$ -	$ -	$ 21,042
$ -	$ -	$ -	$ -	$ 112,224
$ -	$ -	$ -	$ -	$ -
$ -	$ -	$ -	$ -	$ 15,711
$ 209,391	$ -	$ -	$ -	$ -
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$ 523,477	$ -	$ -	$ -	$ -
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$ 11,901,098	$ 105,643,238
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2044	**Total**
$ -	$ 69,462
$ -	$ 12,403
$ -	$ 29,559
$ -	$ 67,727
$ -	$ 294,678
$ -	$ 224,000
$ 28,898	$ 44,898
$ -	$ 19,105
$ -	$ 359,454
$ -	$ 23,255
$ -	$ 23,255
$ -	$ 16,432
$ -	$ 16,432
$ -	$ 4,585
$ -	$ 4,585
$ -	$ 4,918
$ -	$ 17,882
$ -	$ 75,655

$ -	$ 17,194
$ 21,673	$ 344,116
$ -	$ 25,218
$ -	$ 215,025
$ -	$ 418,593
$ -	$ 4,585
$ -	$ 5,349
$ -	$ 12,403
$ -	$ 95,524
$ -	$ 137,555
$ -	$ 18,341
$ -	$ 9,170
$ -	$ 6,021
$ -	$ 32,200
$ -	$ 119,056
$ -	$ 7,129
$ -	$ 11,965
$ -	$ 2,493
$ -	$ 15,867
$ 14,449	$ 14,449
$ -	$ 260,855
$ -	$ 342,183

$ -	$ 222,581
$ -	$ 2,249,943
$ -	$ 3,010
$ -	$ 72,999
$ -	$ 14,956
$ -	$ 9,600
$ -	$ 37,765
$ -	$ 9,791
$ -	$ 7,973
$ 18,778	$ 29,175
$ -	$ 7,040
$ 27,742	$ 43,102
$ -	$ 13,637
$ -	$ 2,240
$ -	$ 18,358
$ -	$ 29,747
$ -	$ 76,028
$ -	$ 22,181
$ -	$ 2,662
$ -	$ 125,522
$ -	$ 16,320
$ -	$ 7,040
$ -	$ 20,800
$ -	$ 13,417
$ -	$ 4,081
$ 115,591	$ 179,591
$ -	$ 39,373

$ -	$ 4,918
$ -	$ 20,980
$ -	$ 28,528
$ -	$ 44,295
$ -	$ 7,212
$ 21,673	$ 344,116
$ 17,339	$ 26,939
$ -	$ 8,903
$ -	$ 22,400
$ -	$ 22,363
$ -	$ 13,819
$ -	$ 69,096
$ -	$ 232,229
$ -	$ 65,564
$ -	$ 16,048
$ -	$ 129,016
$ -	$ 105,124
$ -	$ 103,531
$ -	$ 286,699
$ -	$ 187,279
$ -	$ 184,442

$ -	$ 510,762
$ -	$ 53,350
$ -	$ 99,657
$ 15,605	$ 25,621
$ -	$ 35,420
$ -	$ 688,085
$ -	$ 103,858
$ -	$ 64,508
$ -	$ 5,210
$ -	$ 93,986
$ -	$ 35,245
$ -	$ 46,993
$ -	$ 232,146
$ -	$ 24,477
$ -	$ 4,895
$ -	$ 19,582
$ -	$ 4,196
$ -	$ 9,791
$ -	$ 7,343
$ -	$ 4,196
$ -	$ 8,644
$ -	$ 12,606
$ -	$ 10,805
$ -	$ 4,322
$ -	$ 25,211

$ -	$ 14,729
$ -	$ 40,383
$ -	$ 572,017
$ -	$ 23,614
$ -	$ 23,614
$ -	$ 23,614
$ -	$ 44,516
$ -	$ 44,516
$ -	$ 8,320
$ -	$ 20,980
$ -	$ 13,987
$ -	$ 7,343
$ -	$ 7,973
$ -	$ 154,551
$ -	$ 10,560
$ -	$ 18,183
$ -	$ 9,302
$ -	$ 3,360
$ -	$ 10,085
$ -	$ 22,145
$ -	$ 11,065
$ -	$ 18,241

$ -	$ 27,647
$ -	$ 103,004
$ -	$ 24,556
$ -	$ 7,040
$ -	$ 21,760
$ -	$ 20,800
$ -	$ 7,924
$ -	$ 42,565
$ -	$ 32,310
$ -	$ 8,148
$ -	$ 7,376
$ -	$ 34,967
$ -	$ 177,182
$ -	$ 18,533
$ -	$ 25,581
$ -	$ 5,410
$ -	$ 36,348
$ 21,673	$ 344,116
$ -	$ 20,656
$ -	$ 27,012

$ 11,559	$ 26,560
$ 40,457	$ 66,425
$ -	$ 26,747
$ -	$ 32,430
$ -	$ 2,093,909
$ -	$ 8,644
$ -	$ 22,400
$ -	$ 337,086
$ -	$ 30,794
$ -	$ 2,376
$ -	$ 12,222
$ -	$ 8,827
$ -	$ 15,386
$ -	$ 209,804
$ 635,751	$ 987,751
$ -	$ 20,800
$ -	$ 30,254
$ -	$ 4,480
$ -	$ 15,298
$ -	$ 7,311
$ 80,914	$ 125,714
$ -	$ 56,758
$ -	$ 58,248
$ -	$ 175,034
$ -	$ 15,130
$ -	$ 58,236
$ -	$ 32,415

$ -	$ 102,862
$ -	$ 60,454
$ -	$ 34,862
$ -	$ 158,144
$ -	$ 10,641
$ -	$ 176,000
$ -	$ 2,560
$ -	$ 8,042
$ -	$ 13,417
$ -	$ 5,194
$ -	$ 4,864
$ -	$ 6,881
$ -	$ 25,925
$ -	$ 22,435
$ -	$ 10,968
$ -	$ 52,846
$ -	$ 54,840
$ 12,715	$ 19,755
$ -	$ 15,210
$ -	$ 15,210
$ -	$ 15,210
$ -	$ 15,210
$ -	$ 15,210
$ -	$ 17,194
$ -	$ 64,000
$ 31,788	$ 49,388
$ 52,016	$ 80,816
$ -	$ 8,903

$ -	$ 12,662
$ -	$ 128,000
$ -	$ 24,320
$ -	$ 112,000
$ -	$ 6,400
$ -	$ 88,000
$ -	$ 189,138
$ 21,673	$ 344,116
$ 23,118	$ 37,957
$ -	$ 35,778
$ -	$ 35,778
$ 38,723	$ 63,578
$ -	$ 51,606
$ -	$ 145,271
$ -	$ 194,900
$ -	$ 369,114
$ -	$ 16,136
$ -	$ 23,428
$ -	$ 6,993
$ -	$ 70,984
$ -	$ 141,681
$ -	$ 1,647,360
$ -	$ 133,548
$ -	$ 267,097

$ -	$ 247,421
$ -	$ 427,949
$ -	$ 22,436
$ -	$ 241,986
$ 114,435	$ 114,435
$ -	$ 11,862
$ -	$ 310,154
$ -	$ 9,520
$ -	$ 40,537
$ -	$ 40,537
$ 1,213,707	$ 1,885,707
$ -	$ 134,177
$ -	$ 199,731
$ -	$ 57,567
$ -	$ 20,674
$ -	$ 304,025
$ -	$ 60,080
$ -	$ 129,403
$ -	$ 19,458
$ -	$ 482,669
$ -	$ 46,216
$ -	$ 78,256
$ -	$ 367,371
$ -	$ 86,269
$ -	$ 246,508
$ -	$ 22,629
$ -	$ 22,629

$ -	$ 48,801
$ -	$ 2,560
$ -	$ 32,200
$ -	$ 10,021
$ -	$ 29,656
$ -	$ 28,196
$ -	$ 36,302
$ -	$ 24,201
$ -	$ 23,233
$ -	$ 26,622
$ -	$ 5,808
$ -	$ 6,162
$ -	$ 23,970
$ -	$ 84,985
$ -	$ 25,421
$ -	$ 80,286
$ -	$ 392,333
$ -	$ 35,667
$ -	$ 45,105
$ -	$ 23,081
$ -	$ 26,876
$ -	$ 26,876
$ -	$ 23,183
$ -	$ 110,566
$ -	$ 19,617
$ -	$ 110,566

$ -	$ 19,617
$ -	$ 110,566
$ -	$ 167,375
$ -	$ 45,482
$ -	$ 741,667
$ -	$ 8,560
$ -	$ 5,457
$ -	$ 9,924
$ -	$ 319,032
$ -	$ 28,316
$ -	$ 31,532
$ -	$ 96,000
$ -	$ 144,000
$ -	$ 166,720
$ -	$ 28,814
$ -	$ 29,042
$ -	$ 19,200
$ -	$ 48,000
$ -	$ 48,000
$ -	$ 784,030
$ -	$ 43,563
$ -	$ 43,563
$ 21,673	$ 344,116
$ -	$ 59,034
$ -	$ 499,066

$ -	$ 150,310
$ -	$ 79,843
$ -	$ 522,987
$ -	$ 9,729
$ -	$ 3,567
$ -	$ 21,900
$ -	$ 108,084
$ -	$ 79,888
$ -	$ 9,588
$ -	$ 266,724
$ -	$ 170,350
$ 76,290	$ 76,290
$ 29,476	$ 48,395
$ -	$ 33,280
$ -	$ 617,199
$ -	$ 76,453
$ -	$ 1,274,687
$ -	$ 162,634
$ -	$ 2,786,542
$ 197,661	$ 197,661
$ -	$ 54,749
$ -	$ 5,983
$ -	$ 12,902
$ -	$ 12,902

$ -	$ 37,391
$ -	$ 75,793
$ -	$ 169,871
$ -	$ 323,483
$ -	$ 90,311
$ -	$ 51,606
$ -	$ 21,890
$ -	$ 277,811
$ -	$ 172,800
$ -	$ 6,922
$ -	$ 7,563
$ -	$ 2,580
$ -	$ 25,211
$ -	$ 82,792
$ -	$ 7,724
$ 31,210	$ 31,210
$ -	$ 61,001
$ -	$ 56,983
$ -	$ 96,959
$ -	$ 7,642
$ -	$ 176,710
$ -	$ 6,021
$ -	$ 5,902
$ -	$ 9,031
$ -	$ 5,475
$ -	$ 22,435
$ -	$ 20,435
$ -	$ 20,435
$ -	$ 175,366

$ -	$ 175,366
$ -	$ 4,098
$ -	$ 18,031
$ -	$ 94,366
$ -	$ 7,597
$ -	$ 5,534
$ -	$ 32,000
$ -	$ 64,259
$ -	$ 24,476
$ -	$ 76,693
$ -	$ 34,736
$ -	$ 35,109
$ -	$ 24,150
$ -	$ 41,457
$ -	$ 93,971
$ -	$ 42,379
$ -	$ 11,965
$ -	$ 14,711
$ -	$ 106,565
$ -	$ 2,037
$ -	$ 5,042
$ -	$ 47,861
$ -	$ 4,944

$ -	$ 43,419
$ -	$ 12,397
$ -	$ 4,452
$ -	$ 106,234
$ -	$ 8,897
$ -	$ 8,459
$ -	$ 9,302
$ -	$ 7,989
$ -	$ 34,218
$ -	$ 28,743
$ -	$ 27,784
$ -	$ 305,621
$ -	$ 1,558
$ -	$ 32,351
$ -	$ 14,372
$ -	$ 18,250
$ -	$ 50,919
$ -	$ 187,816
$ -	$ 16,215
$ -	$ 39,563
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$ -	$ 6,292
$ -	$ 4,106
$ -	$ 5,983
$ -	$ 28,612
$ -	$ 52,846
$ -	$ 54,432

$ -	$ 27,823
$ -	$ 30,981
$ -	$ 11,807
$ -	$ 11,617
$ -	$ 86,011
$ -	$ 38,781
$ -	$ 4,459
$ -	$ 41,085
$ -	$ 69,708
$ 21,673	$ 344,116
$ -	$ 58,214
$ -	$ 17,718
$ -	$ 33,544
$ -	$ 13,687
$ -	$ 15,581
$ 6,358	$ 6,358
$ -	$ 123,241
$ -	$ 36,773
$ -	$ 156,800
$ -	$ 36,773
$ -	$ 20,268
$ -	$ 23,325
$ -	$ 12,161

$ -	$ 12,101
$ -	$ 5,878
$ -	$ 9,729
$ -	$ 77,631
$ -	$ 34,834
$ -	$ 6,021
$ -	$ 11,617
$ -	$ 24,720
$ -	$ 24,720
$ -	$ 250,053
$ -	$ 238,477
$ -	$ 10,233
$ -	$ 30,810
$ -	$ 99,150
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$ -	$ 54,749
$ -	$ 29,816
$ -	$ 78,501
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$ -	$ 46,571
$ -	$ 18,692
$ -	$ 57,440
$ -	$ 17,889
$ -	$ 17,889
$ -	$ 255,953
$ -	$ 1,920

$ -	$ 4,106
$ -	$ 7,260
$ -	$ 7,744
$ -	$ 5,983
$ -	$ 62,576
$ 27,742	$ 45,548
$ -	$ 38,464
$ -	$ 26,225
$ -	$ 46,537
$ -	$ 11,807
$ -	$ 9,445
$ -	$ 10,321
$ -	$ 172,021
$ -	$ 51,606
$ -	$ 8,601
$ -	$ 44,583
$ -	$ 93,032
$ -	$ 32,899
$ 21,673	$ 344,116
$ -	$ 58,214
$ -	$ 26,368
$ -	$ 12,987
$ -	$ 27,160
$ -	$ 5,814

$ -	$ 7,603
$ -	$ 33,544
$ -	$ 10,950
$ -	$ 14,259
$ -	$ 44,764
$ -	$ 159,040
$ 36,931	$ 140,421
$ -	$ 24,515
$ -	$ 13,687
$ -	$ 11,748
$ -	$ 11,181
$ -	$ 28,517
$ -	$ 14,593
$ -	$ 32,000
$ -	$ 13,762
$ 8,669	$ 14,234
$ -	$ 40,855
$ -	$ 9,125
$ -	$ 25,359
$ 6,935	$ 11,387
$ -	$ 12,295
$ -	$ 9,839
$ -	$ 258,032
$ -	$ 18,250

$ -	$ 99,710
$ -	$ 29,913
$ -	$ 29,913
$ -	$ 14,258
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$ -	$ 35,896
$ -	$ 4,301
$ -	$ 43,419
$ -	$ 363,315
$ -	$ 476,585
$ -	$ 72,339
$ -	$ 19,942
$ -	$ 14,378
$ -	$ 24,556
$ 115,591	$ 179,591
$ 28,898	$ 44,898
$ -	$ 229,194
$ -	$ 8,392
$ 8,091	$ 12,571
$ 57,796	$ 89,796
$ -	$ 30,902
$ 832,256	$ 1,912,333
$ 46,236	$ 71,836
$ -	$ 62,606
$ -	$ 23,930

$ -	$ 17,806
$ 13,871	$ 13,871
$ -	$ 131,656
$ -	$ 10,470
$ 3,468	$ 3,468
$ -	$ 11,129
$ -	$ 48,166
$ -	$ 43,799
$ -	$ 23,184
$ 2,601	$ 5,976
$ -	$ 12,278
$ -	$ 1,461
$ -	$ 65,214
$ -	$ 36,898
$ -	$ 4,607
$ 3,179	$ 5,219
$ -	$ 63,081
$ -	$ 21,711
$ -	$ 5,983
$ -	$ 37,045
$ -	$ 28,211
$ -	$ 37,391
$ -	$ 19,200
$ -	$ 21,440
$ -	$ 480,000
$ -	$ 17,600
$ -	$ 94,464

$ -	$ 3,520
$ -	$ 35,721
$ -	$ 9,361
$ 21,962	$ 36,059
$ -	$ 11,845
$ -	$ 10,317
$ -	$ 26,368
$ -	$ 26,710
$ 15,258	$ 15,258
$ -	$ 7,203
$ -	$ 15,954
$ -	$ 28,196
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$ -	$ 217,911
$ -	$ 185,138
$ -	$ 27,159
$ -	$ 7,297
$ -	$ 18,789
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$ -	$ 144,498
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$ -	$ 54,478
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$ -	$ 108,956
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$ 525,940	$ 525,940
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$ -	$ 5,161
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$ 40,457	$ 40,457
$ 63,460	$ 63,460
$ -	$ 5,092
$ -	$ 13,223
$ -	$ 41,411
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$ -	$ 753,637
$ -	$ 31,937
$ -	$ 52,299
$ -	$ 53,155
$ -	$ 7,680
$ -	$ 284,071

$ -	$ 15,482
$ -	$ 26,702
$ -	$ 26,304
$ 982,525	$ 982,525
$ -	$ 7,040
$ -	$ 1,836
$ -	$ 60,463
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$ -	$ 121,994
$ -	$ 13,417
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$ -	$ 6,980
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$ -	$ 25,538
$ -	$ 25,538
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$ -	$ 93,677
$ -	$ 164,495
$ 21,673	$ 344,116
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$ -	$ 11,350
$ -	$ 19,464
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$ -	$ 11,889
$ -	$ 9,549
$ 5,418	$ 12,450
$ 8,669	$ 14,234
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$ -	$ 25,925
$ -	$ 11,965
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$ -	$ 26,754
$ -	$ 12,278
$ -	$ 4,074

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$ 76,724	$ 249,242
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$ -	$ 52,647
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$ -	$ 58,692
$ -	$ 39,356
$ -	$ 6,162
$ -	$ 21,503
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$ -	$ 10,751
$ -	$ 469,618
$ -	$ 86,011
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$ -	$ 5,675
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$ -	$ 13,687

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$ -	$ 126,436
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$ -	$ 8,486
$ -	$ 5,217
$ -	$ 5,635
$ -	$ 10,240
$ -	$ 7,741
$ 13,871	$ 13,871
$ -	$ 32,904
$ 20,228	$ 33,212
$ -	$ 14,956
$ 1,734	$ 3,984
$ -	$ 580,835
$ -	$ 99,710
$ 86,693	$ 86,693
$ -	$ 115,124

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$ -	$ 7,741
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$ -	$ 14,657
$ 31,788	$ 52,191
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$ -	$ 56,767
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$ -	$ 3,520
$ -	$ 8,042
$ -	$ 9,645
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$ -	$ 4,589
$ -	$ 22,629
$ 34,677	$ 56,935
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$ -	$ 4,731
$ -	$ 4,957
$ -	$ 13,762
$ -	$ 26,833
$ -	$ 9,441
$ -	$ 45,156
$ -	$ 22,363
$ -	$ 19,972
$ -	$ 8,903
$ -	$ 59,225
$ 20,806	$ 20,806
$ 47,392	$ 47,392
$ -	$ 145,932
$ -	$ 107,334
$ -	$ 8,050
$ -	$ 110,363

$ -	$ 172,021
$ -	$ 122,565
$ -	$ 9,823
$ 555,993	$ 863,833
$ -	$ 8,742
$ -	$ 122,385
$ 6,935	$ 10,775
$ 12,137	$ 18,857
$ -	$ 7,373
$ -	$ 5,845
$ -	$ 5,161
$ -	$ 183,719
$ 5,202	$ 5,202
$ -	$ 12,161
$ -	$ 12,464
$ -	$ 7,053
$ -	$ 7,989
$ 36,989	$ 36,989
$ -	$ 19,678
$ -	$ 227,816
$ -	$ 16,815
$ -	$ 30,062
$ -	$ 275,234
$ 28,609	$ 65,737
$ -	$ 136,463
$ -	$ 283,835

$ -	$ 35,613
$ -	$ 33,544
$ -	$ 169,242
$ -	$ 13,637
$ -	$ 5,591
$ 6,704	$ 10,416
$ -	$ 3,271
$ 49,126	$ 49,126
$ 105,188	$ 105,188
$ -	$ 104,687
$ -	$ 20,980
$ 291,290	$ 291,290
$ -	$ 221,711
$ 4,335	$ 9,960
$ -	$ 54,187
$ -	$ 1,523
$ -	$ 25,045
$ 121,371	$ 199,274
$ 147,379	$ 338,643
$ -	$ 23,947
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$ 589,851	$ 589,851
$ -	$ 2,560
$ -	$ 9,170
$ -	$ 44,726
$ -	$ 15,482
$ -	$ 38,705
$ -	$ 9,461
$ -	$ 6,021
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$ -	$ 38,464
$ -	$ 38,464
$ -	$ 26,225
$ -	$ 38,464
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$ -	$ 5,194
$ -	$ 8,903
$ -	$ 5,194
$ -	$ 8,903
$ -	$ 8,903
$ -	$ 39,071
$ 57,796	$ 57,796
$ -	$ 43,005
$ 202,284	$ 202,284
$ -	$ 22,793
$ 134,057	$ 134,057
$ -	$ 159,529
$ 21,673	$ 344,116
$ -	$ 32,742
$ 160,869	$ 249,938

$ -	$ 25,983
$ -	$ 133,548
$ 41,613	$ 41,613
$ -	$ 14,301
$ 20,806	$ 32,326
$ -	$ 11,517
$ -	$ 46,985
$ -	$ 63,648
$ -	$ 4,895
$ -	$ 5,349
$ -	$ 5,349
$ -	$ 2,609
$ -	$ 7,530
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$ -	$ 66,443
$ -	$ 26,577
$ -	$ 43,359
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$ -	$ 49,654
$ -	$ 5,665
$ -	$ 8,064

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$ -	$ 119,718
$ -	$ 186,351
$ -	$ 145,050
$ -	$ 75,347
$ -	$ 91,637
$ -	$ 12,313
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$ -	$ 15,954
$ -	$ 38,705
$ -	$ 56,486
$ -	$ 73,545
$ -	$ 53,572
$ 21,673	$ 344,116
$ -	$ 70,490
$ -	$ 18,797
$ -	$ 49,030
$ -	$ 19,361
$ -	$ 19,361
$ -	$ 52,299
$ -	$ 120,960
$ -	$ 17,390

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$ -	$ 23,497
$ -	$ 34,321
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$ -	$ 53,112
$ -	$ 14,622
$ -	$ 3,955
$ -	$ 8,903
$ -	$ 6,481
$ -	$ 59,845
$ 8,395	$ 13,043
$ -	$ 15,581
$ -	$ 19,443
$ -	$ 3,936
$ -	$ 67,973
$ -	$ 5,330
$ -	$ 60,151
$ -	$ 127,858
$ -	$ 23,833
$ -	$ 42,824
$ -	$ 11,628
$ -	$ 20,674

$ -	$ 183,783
$ -	$ 15,349
$ -	$ 11,807
$ -	$ 4,459
$ -	$ 4,731
$ -	$ 39,946
$ -	$ 34,736
$ -	$ 63,506
$ -	$ 41,145
$ -	$ 32,415
$ -	$ 32,415
$ -	$ 77,475
$ -	$ 5,217
$ -	$ 135,795
$ -	$ 41,769
$ -	$ 7,134
$ -	$ 7,428
$ -	$ 70,868
$ 21,673	$ 344,116
$ 22,172	$ 72,027
$ -	$ 148,755
$ -	$ 19,458
$ -	$ 30,797

$ -	$ 2,597
$ -	$ 38,246
$ -	$ 9,500
$ -	$ 6,823
$ -	$ 11,372
$ -	$ 25,803
$ -	$ 22,648
$ -	$ 5,510
$ -	$ 7,808
$ -	$ 7,790
$ -	$ 18,548
$ -	$ 4,081
$ 8,669	$ 14,234
$ -	$ 11,807
$ -	$ 22,363
$ -	$ 6,592
$ -	$ 4,852
$ -	$ 8,995
$ -	$ 2,737
$ -	$ 8,800

$ -	$ 48,982
$ 102,482	$ 168,262
$ -	$ 7,642
$ -	$ 22,926
$ -	$ 35,264
$ -	$ 79,868
$ -	$ 11,467
$ -	$ 39,669
$ -	$ 22,363
$ -	$ 13,417
$ -	$ 6,080
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$ -	$ 7,815
$ -	$ 22,935
$ -	$ 17,681
$ -	$ 35,778
$ -	$ 81,710
$ -	$ 43,349
$ -	$ 38,737
$ 3,468	$ 5,694

$ 30,343	$ 49,819
$ -	$ 72,966
$ -	$ 10,751
$ -	$ 104,342
$ -	$ 17,025
$ -	$ 2,432
$ -	$ 9,031
$ -	$ 50,316
$ -	$ 30,964
$ -	$ 61,621
$ -	$ 86,011
$ -	$ 64,859
$ -	$ 36,124
$ -	$ 180,622
$ -	$ 31,145
$ -	$ 56,279
$ -	$ 16,965
$ -	$ 11,588
$ -	$ 21,503
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$ -	$ 11,129
$ -	$ 14,468
$ -	$ 44,133

$ -	$ 7,129
$ -	$ 8,148
$ -	$ 256
$ -	$ 5,085
$ -	$ 6,021
$ -	$ 13,026
$ 11,559	$ 18,349
$ -	$ 32,460
$ -	$ 96,992
$ -	$ 65,006
$ -	$ 229,154
$ -	$ 4,911
$ -	$ 114,597
$ -	$ 8,240
$ -	$ 67,898
$ -	$ 30,686
$ -	$ 24,443
$ -	$ 16,295
$ -	$ 7,790
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$ -	$ 203,693

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$ -	$ 11,181
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$ -	$ 14,622
$ -	$ 4,405
$ -	$ 3,386
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$ -	$ 90,231
$ -	$ 7,856
$ -	$ 5,983
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$ -	$ 196,393
$ -	$ 54,990
$ -	$ 35,351
$ -	$ 3,367
$ -	$ 10,100

$ -	$ 499,958
$ 28,898	$ 47,446
$ -	$ 855,711
$ -	$ 244,839
$ -	$ 22,445
$ -	$ 151,503
$ -	$ 47,929
$ -	$ 15,809
$ -	$ 8,281
$ -	$ 6,021
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$ -	$ 193,524
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$ -	$ 84,061
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$ -	$ 49,195
$ -	$ 21,503
$ 49,415	$ 113,545
$ -	$ 56,767
$ -	$ 6,677

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$ -	$ 18,358
$ -	$ 42,226
$ -	$ 24,477
$ -	$ 76,028
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$ -	$ 10,641
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$ -	$ 4,480
$ -	$ 10,490
$ -	$ 36,599
$ -	$ 44,869
$ -	$ 8,000
$ -	$ 18,599
$ -	$ 37,679
$ 21,673	$ 344,116
$ -	$ 32,742
$ 33,758	$ 52,449
$ -	$ 33,990
$ 43,347	$ 67,347
$ 9,103	$ 34,611
$ -	$ 6,677

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$ -	$ 15,482
$ -	$ 10,240
$ -	$ 12,278
$ -	$ 43,799
$ 10,403	$ 17,080
$ 157,782	$ 245,142
$ -	$ 9,274
$ -	$ 78,712
$ -	$ 7,348
$ 3,468	$ 5,388
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$ -	$ 20,876
$ -	$ 451,814
$ -	$ 10,321
$ -	$ 68,429
$ -	$ 23,930
$ -	$ 9,676
$ -	$ 35,420
$ -	$ 294,589
$ -	$ 168,337
$ -	$ 543,811
$ -	$ 26,922

$ -	$ 10,470
$ -	$ 20,939
$ 398,789	$ 398,789
$ -	$ 30,402
$ -	$ 257,252
$ -	$ 125,635
$ -	$ 5,194
$ -	$ 30,352
$ -	$ 135,795
$ -	$ 32,684
$ -	$ 6,993
$ -	$ 20,126
$ -	$ 154,819
$ -	$ 130,721
$ -	$ 213,122
$ -	$ 354,240
$ -	$ 144,000
$ -	$ 112,000
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$ -	$ 44,516

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$ -	$ 2,902,859
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$ -	$ 13,553
$ -	$ 5,161
$ 14,449	$ 22,449
$ 115,591	$ 179,591
$ 16,784	$ 26,077
$ -	$ 140,791
$ -	$ 269,504
$ -	$ 22,258
$ -	$ 2,226
$ -	$ 38,705
$ -	$ 15,052
$ -	$ 5,475
$ -	$ 6,776
$ -	$ 41,878
$ -	$ 8,487
$ 28,898	$ 47,446
$ -	$ 6,451
$ -	$ 19,942
$ -	$ 199,408
$ -	$ 5,194
$ -	$ 18,891
$ -	$ 38,184
$ 751,342	$ 1,167,342
$ -	$ 71,292
$ -	$ 109,214
$ 364,112	$ 597,822

$ -	$ 14,485
$ -	$ 281,395
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$ -	$ 20,842
$ -	$ 24,113
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$ -	$ 14,956
$ -	$ 88,267
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$ -	$ 25,801
$ -	$ 55,167
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$ 8,669	$ 15,120
$ -	$ 10,490
$ -	$ 103,213
$ -	$ 5,935
$ -	$ 960
$ -	$ 256
$ -	$ 6,021
$ -	$ 13,223
$ -	$ 2,904

$ 30,054	$ 163,783
$ -	$ 21,042
$ -	$ 112,224
$ -	$ 12,041
$ -	$ 15,711
$ -	$ 365,197
$ 28,898	$ 47,446
$ -	$ 523,477
$ -	$ 222,581
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PLACENTIA CITY COUNCIL
PLACENTIA CITY COUNCIL ACTING AS SUCCESSOR AGENCY TO THE PLACENTIA REDEVELOPMENT AGENCY
PLACENTIA INDUSTRIAL COMMERCIAL DEVELOPMENT AUTHORITY
PLACENTIA PUBLIC FINANCING AUTHORITY
MINUTES
REGULAR MEETING
June 6, 2023
5:00 p.m. – City Council Chambers
401 E. Chapman Avenue, Placentia, CA

CALL TO ORDER: Mayor Smith called the meeting to order at 5:03 p.m.

ROLL CALL:
PRESENT: Councilmember/Board Member Kirwin, Shader, Wanke, Smith
ABSENT: Yamaguchi (Excused)

ORAL COMMUNICATIONS:
Mayor Smith opened Oral Communications for the Closed Session. City Clerk McKinnell stated that the City Clerk's Office had received no public comment for the Closed Session. Mr. McKinnell announced the Closed Session case and matters.

The City Council and Boards of Directors recessed to the City Council Caucus Room for the purpose of conducting their Closed Session proceedings on the following:

1. Pursuant to Government Code Section 54957.6

   CONFERENCE WITH LABOR NEGOTIATOR

Agency Designated Representatives:	Damien Arrula, City Administrator
	Alice Burnett, Director of Human Resources
Employee Organizations:	Placentia City Employees Association (PCEA)
	Placentia Firefighters Association (PFA)
	Placentia Police and Fire Management Association (PPFMA)
	Placentia Police Officers Association (PPOA)
	Unrepresented Employees

2. Pursuant to Government Code Section 54956.8
   CONFERENCE WITH REAL PROPERTY NEGOTIATOR
   Property: 117 Main Street
   Agency Negotiator: Damien R. Arrula, City Administrator
   Negotiating Party: Damien R. Arrula, City Administrator
   Under Negotiations: Price and Terms of Payment

3. Pursuant to Government Code Section 54956.9(d)(2)
   CONFERENCE WITH LEGAL COUNSEL – Anticipated Litigation
   Angel Flores vs. City of Placentia, Civil Case No. 8:21-cv-01337 JLS

RECESS: The City Council and Boards of Directors recessed to their 7:00 p.m. Regular Meeting.

CALL TO ORDER: Mayor Smith called the meeting to order at 7:05 p.m.

ROLL CALL:
PRESENT: Councilmember/Board Member Kirwin, Shader, Wanke, Smith
ABSENT: Yamaguchi (Excused)

STAFF PRESENT:
City Attorney/Authority Counsel Christian Bettenhausen; City Administrator Damien Arrula; Deputy City Administrator Rosanna Ramirez; Deputy City Administrator Luis Estevez; Police Chief Brad Butts; Fire Chief Jason Dobine; Director of Finance Jennifer Lampman; Director of Community Services Karen Crocker; Director of Development Services Joe Lambert; Assistant to the City Administrator/Economic Development Manager Jeannette Ortega; City Treasurer Kevin Larson; City Clerk Robert McKinnell; Deputy City Clerk Carole M. Wayman

INVOCATION: Chaplain Tony Mercado

PLEDGE OF ALLEGIANCE: Fire Marshal Amanda Horner

PRESENTATIONS: None

CLOSED SESSION REPORT:
City Attorney/Authority Counsel Bettenhausen stated that there were three (3) items on the Closed Session agenda, the City Council discussed each of those items, and direction was provided. He added there was nothing further to report.

CITY ADMINISTRATOR REPORT:
City Administrator Arrula welcomed and introduced one (1) new City of Placentia employee and announced one (1) promotion.

The City recently hired Police Officer Alexander Jung. Officer Jung was born in San Francisco and grew up in Orange County. He attended Sunny Hills High School in Fullerton, where he played football and was in the J.R.O.T.C. He was hired by the Placentia Police Department as a Police Academy Trainee in June of 2022 and attended the Golden West Police Academy, graduating in December 2022. He is a few units short of graduating with a bachelor's degree in Kinesiology. Alex's father, Fred Jung, is the current Mayor of Fullerton.

Fire Engineer Lucas Dochmaschewsky was recently promoted to Fire Engineer with the Placentia Fire and Life Safety Department. Lucas was born and raised in Huntington Beach and was first introduced to the fire service when he joined the Orange County Fire Authority Explorer Program at age 15. He then worked as an EMT for Care Ambulance, working in-house with Anaheim Fire & Rescue. Lucas graduated from the Modesto Junior College Fire Academy in December 2019. He was hired with the inaugural class of the Placentia Fire and Life Safety Department as a Reserve Firefighter in 2020. He was then promoted to Part-Time Firefighter and ultimately hired as a full-time firefighter with Placentia Fire and Life Safety in 2021 and recently promoted to Fire Engineer.

ORAL COMMUNICATIONS:
Mayor Smith opened Oral Communications. City Clerk McKinnell stated that the City Clerk's Office had received no public comment and there were no members of the public wishing to speak.

CITY COUNCIL/BOARD MEMBER COMMENTS:
Councilmember Shader reported her attendance at the Placentia Chamber of Commerce First Responders breakfast. She promoted the Summer 2023 Recreation schedule noting that the City is now accepting registration for classes. She encouraged those interested to view classes in the Placentia Quarterly magazine, the City's website, or to contact the Community Services Department.

Councilmember Kirwin reported that he participated in a ride along with the Placentia Police Department and commented on the experience. He also reported his attendance at the ICSC Conference in Las Vegas and noted he was surprised about the amount of interest in potential business opportunities in Placentia. He also reported attending a Lot 318 health fair event at Kraemer Park with fellow Councilmembers. He promoted the Coffee with a Cop event on June 10, 2023 from 7 a.m. to 10 a.m. at Starbucks Coffee, and encouraged all to attend the event.

Councilmember Wanke wished Mayor Smith and City Administrator Arrula a Happy Birthday. He reported his attendance at the Whittier State of the City and noted that he has attended several State of the City events in nearby cities.

Mayor Smith reported his attendance at the ICSC Conference in Las Vegas with fellow Councilmember Kirwin and City Staff. He commented on interest in Placentia and complimented Staff on their efforts to meet with interested parties and promote Placentia. He also reported attending several League of California City meetings as well as an Orange County Council of Government meeting and Lot 318 Health fair at Kraemer Park. He also shared that he participated in a wreath laying ceremony at the veteran's monument in Civic Center Plaza in observance of Memorial Day, as well a Memorial Day ceremony at Valencia High School. He added that Placentia's local American Legion recently hosted an information share and fundraising event that included legionnaires from other local American Legion Posts. Lastly, he reported his attendance at the Southern California Association Transportation Committee meeting in which there was discussion about housing and transportation needs.

Motion by Mayor Smith to reorder the agenda to move the Regular Agenda following the Consent Calendar. The motion was seconded by Councilmember Wanke and carried a 4-0-1, Yamaguchi absent, vote.

1. CONSENT CALENDAR (Items 1.a. through 1.k.):
Motion by Wanke, seconded by Shader, and carried a (4-0-1, Yamaguchi absent) vote to approve the Consent Calendar items 1.a. through 1.k., as recommended.

1.a. **Consideration to Waive Reading in Full of all Ordinances and Resolutions**
Fiscal Impact: None
Recommended Action: Approve
(Approved 4-0-1, as recommended, Yamaguchi absent)

1.b. **City Fiscal Year 2022-23 Register for June 6, 2023**
Check Register
Fiscal Impact: $2,261,426.06
Electronic Disbursement Register
Fiscal Impact: $1,219,349.24
Recommended Action: It is recommended that the City Council:
1) Receive and file.
(Received and Filed, as recommended)

1.c. **Amendment No. 1 to Maintenance Services Agreement with SCA of CA, LLC ('SCA'), Formerly R.F. Dickson Co., Inc for Street Sweeping Services**
Fiscal Impact:

Expense:	$168,882.53 Revised Agreement Amount
Budget:	$169,000.00 Fiscal Year 2022-23 Operating Budget (374386-6290)

Recommended Action: It is recommended that the City Council:
1) Approve Amendment No. 1 to the Maintenance Services Agreement with SCA of CA, LLC (SCA) for street sweeping services increasing the annual contract not-to-exceed amount by $24,300.84 for a revised cumulative contract amount of $771,510.13 for the entire contract term; and
2) Authorize the City Administrator to approve contract change orders up to 10% of the revised cumulative five-year contract amount; and
3) Approve Resolution No. R-2023-37, A Resolution of the City Council of the City of Placentia, California authorizing a budget amendment in Fiscal Year 2022-23 in compliance with City Charter of the City of Placentia §§1206 and 1209 pertaining to appropriations for actual expenditures; and
4) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

(Approved 4-0-1, as recommended, Yamaguchi absent)

1.d. **Amendment No. 2 to Bulk Services Agreement with Nickey Petroleum Company for Bulk Fuel Delivery Services**

Fiscal Impact:

Expense:	$370,000 Revised Agreement Amount
Budget:	$367,000 Fiscal Year 2022-23 Budget
	$287,450 General Fund (103658-6345)
	$ 79,550 General Fund/AARPA (105213-680)

Recommended Action: It is recommended that the City Council:

1) Approve Amendment No. 2 to the Bulk Fuel Services Agreement with Nickey Petroleum, Company, for bulk fuel delivery services increasing the annual contract not-to-exceed amount by $70,000; and
2) Authorize the City Administrator to approve contract change orders up to 10% of the annual-not-to-exceed contract amount; and
3) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

(Approved 4-0-1, as recommended, Yamaguchi absent)

1.e. **Purchase of Homicide Room Storage Shelving**

Fiscal Impact:

Expense:	$145,885
Budgeted:	$145,885 FY 22-23 General Fund (105213-6850)

Recommended Action: It is recommended that the City Council:

1) Approve the purchase of Ancillary Evidence Storage Systems in the amount of $145,885 plus applicable sales tax; and
2) Authorize the City Administrator to execute the necessary documents, in a form approved by the City Attorney.

(Approved 4-0-1, as recommended, Yamaguchi absent)

1.f. **Award of Professional Services Agreement with KOA Corporation for the Local Roadway Safety Plan**

Fiscal Impact:

Expense:	$50,000 Professional Services Agreement
Budget:	$55,000 FY 2022-23 CIP Budget
	$ 45,000 Caltrans LRSP Grant (339303-6770)
	$ 10,000 Citywide Traffic Impact Fee (659303-6770)

Recommended Action: It is recommended that the City Council:

1) Award a Professional Services Agreement for engineering services for the Local Roadway Safety Plan to KOA Corporation for a not-to-exceed amount of $50,000; and
2) Authorize the City Administrator to approve contract change orders up to $5,000; and
3) Approve Resolution No. R-2023-38, A Resolution of the City Council of the City of Placentia, California authorizing a budget amendment in Fiscal Year 2022-23 in compliance with City Charter of the City of Placentia §§1206 and 1209 pertaining to appropriations for actual expenditures; and
4) Authorize the City Administrator and/or his designee to execute all the necessary documents, in a form approved by the City Attorney.

(Approved 4-0-1, as recommended, Yamaguchi absent)

1.g. **Amendment No. 1 to Professional Services Agreement with SVA Architects, Inc., for On-Call Architectural Design Services for the City Hall/Police Station Modernization Project, City Project No. 5208**

Fiscal Impact:

Expense:	$294,396 Professional Services Agreement
Budget:	$324,500 Fiscal Year 2022-23 CIP Budget
	$150,000 General Fund/ARPA (105208-6850)
	$174,500 Measure U (795208-6850)

Recommended Action: It is recommended that the City Council:

1) Approve Amendment No. 1 to Professional Services Agreement with SVA Architects, Inc for an additional $144,396 to provide architectural design services for the City

Hall/Police Station Modernization Project for a cumulative contract not-to-exceed amount of $294,396; and
2) Authorize the City Administrator to approve contract change orders up to 10% of the contract not-to-exceed amount, or $29,439; and
3) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

(Approved 4-0-1, as recommended, Yamaguchi absent)

1.h. **Resolution Adopting Fiscal Year 2023-24 Project List for Compliance with SB 1, The Road Repair and Accountability Act Of 2017**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

1) Approve Resolution No. R-2023-36, a Resolution of the City Council of the City of Placentia, California, adopting the List of Projects for Fiscal Year 2023-24 funded by SB 1, The Road Repair and Accountability Act 2017; and
2) Direct Staff to submit the project list to the California Transportation Commission.

(Approved 4-0-1, as recommended, Yamaguchi absent)

1.i. **Acceptance of Construction Work and Notice of Completion for the Main Street and Crowther Ave Parking Lot Improvement Projects, City Project Nos. 5211 & 2204**

Fiscal Impact:

Expense:	$602,304.00	Original Construction Contract
	$ 42,783.69	Approved Change Order No. 1
	$645,087.69	Total Construction Cost
Budgeted:	$662,714.63	FY 22-23 CIP Project Budget
	$188,000.00	TOD Streetscape Impact Fee (722204-6741)
	$411,304.00	Measure U (795211-6850)
	$ 63,250.00	General Fund (105211-6850)

Recommended Action: It is recommended that the City Council:

1) Accept the work performed by Aneen Construction, Inc., for improvements of the Main Street and Crowther Avenue parking lots, City Project No. 5211 & 2204 for a grand total amount of $645,087.69; and
2) Authorize the City Administrator to file a Notice of Completion with the Orange County Clerk-Recorder's Office for the Project; and
3) Authorize the City Administrator to release retention funds in accordance with the terms of the contract.

(Approved 4-0-1, as recommended, Yamaguchi absent)

1.j. **Agreement with Great Western Installations Inc. for the Installation of New Park Amenities at Parque de los Ninos, Santa Fe, Tuffree, and Wagner Parks**

Fiscal Impact:

Expense:	$116,978.03 CIP Budget Funds
Available Budget:	$208,601.44 CIP Budget Funds
	$43,620 (797307-6760)
	$49,500 (797306-6760)
	$50,000 (637208-6760)
	$81,000 (697303-6760)
	$10,000 (797305-6760)

Recommended Action: It is recommended that the City Council:

1) Award a Public Works Agreement to Great Western Installations Inc, for the installation of park amenities at Parque de los Niños, Santa Fe, Tuffree, and Wagner Parks in the amount of $116,978.03; and
2) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

(Approved 4-0-1, as recommended, Yamaguchi absent)

1.k. **Land Purchase Option Agreement with Mercy Housing California for the Baker Street Affordable Housing Development**

Fiscal Impact: Land Financing Terms to be determined via Development Agreement

Recommended Action: It is recommended that the City Council:

1) Award the Request for Qualifications/Proposals to Mercy Housing California for the Affordable Housing Development on Baker Street; and
2) Reject all other proposals; and
3) Approve Resolution No. R-2023-41, A Resolution of the City Council of the City of Placentia, California Approving a Land Purchase Option Agreement and the Execution of a Loan Commitment Letter in the amount of $3,274,260 for a Residual Receipts Loan to Finance an Affordable Housing Development at 323, 307, 312 and 314 Baker Street; and
4) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

(Approved 4-0-1, as recommended, Yamaguchi absent)

3. REGULAR AGENDA:

3.a. **Recap of 2022 Heritage Festival and Approval of 2023 Event**

Fiscal Impact:

2022 Expense:	$110,619	Total Event Cost
2022 Staff Cost:	$ 37,905	Includes All City Staff
2022 Supplies Cost:	$ 72,713	General Fund
2022 Revenue:	$ 29,907	

2023 Expense:	**$102,900**	**Estimated Supply/Equipment Expenditures for FY 2023-24**
Revenue:	**$ 39,000**	**Estimated**

Recommended Action: It is recommended that the City Council:

1) Review the proposed recommendations presented by Staff and the Heritage Festival Committee and provide feedback; and
2) Approve the recommendations from Staff and the Heritage Festival Committee for the 2023 Heritage Festival and Parade event; and
3) Approve the request for the City to fund $102,900 in supply and staffing costs for the 2023 Heritage Festival to be allocated in the Fiscal Year 2023-24 budget.

(Approved 4-0-1, as recommended, Yamaguchi absent)

City Administrator Arrula introduced Director of Community Services Karen Crocker to give a presentation on the Recap of 2022 Heritage Festival and Approval of 2023 Event. He noted that the proposed changes would enhance the event and make it safer overall.

Director of Community Services Crocker discussed the proposed recommendations and concerns addressed during the recap meeting of the 2022 Heritage Festival. She highlighted the proposed recommendations to shorten the Parade Route, implementation of a Heat Index Policy, increased Vendor/Participant Fees, implementation of Sub-Committees, increased solicitation of sponsorships, increased Staff involvement in Parade logistics, and encourage greater community involvement.

Councilmember Wanke inquired about the heat index policy and how a determination will be made about the weather in advance of the parade.

Director of Community Services Crocker replied that Staff will monitor the weather forecast two (2) weeks in advance and notify bands about how the heat index policy will be applied. She added that the heat index policy guidelines will be distributed to all band entrants when they register to participate and they must also sign an acknowledgement agreeing the conditions.

Councilmember Kirwin commented on Staff's and the Heritage Committee's extensive work, research, and discussion into preparing the proposed recommendations.

Councilmember Shader thanked Staff for their efforts and inquired about nonprofit, political and civic group participation fees.

City Administrator Arrula and City Attorney Bettenhausen stated that they could research options for adding a category specifically for electeds, individuals running for office, and nonprofit vendor fees and bring the item back to the Council.

Councilmember Wanke emphasized the importance of having a clear policy about the participation of elected officials.

Councilmember Kirwin asked if the Chamber of Commerce was in support of the recommendations.

Vice President of Placentia Chamber of Commerce and Heritage Committee member Kenny Binnings commented that the committee had very good discussions and the Chamber is in support of the proposed recommendations.

Councilmember Wanke expressed support for a non-profit vendor fee.

Mayor Smith expressed appreciation to Community Services Staff and the Heritage committee for their efforts. He commented that the Heritage Parade is a long-standing event that is highly recognized in the area and expressed support for the proposed recommendations. He shared his experiences, during his tenure on the Placentia Police Department, with Heritage Parade medical emergencies due to overexposure to heat.

Motion by Councilmember Shader, seconded by Councilmember Wanke, and carried a (4-0-1, Yamaguchi absent) vote to approve Item 3.a., as recommended.

3.b. **Annual Comprehensive Financial Report for the Period Ending June 30, 2022**
Fiscal Impact: None
Recommended Action: It is recommended that the City Council:
1) Receive and file the Annual Comprehensive Financial Report for the period ending June 30, 2022, as recommended by the Financial Audit Oversight Committee.

(Received and Filed, as recommended)

City Administrator Arrula introduced Director of Finance Jennifer Lampman along with the City's auditors, CliftonLarsonAllen, to give a presentation on the Annual Comprehensive Financial Report for the period ending June 30, 2022.

Bob Callanan, Principal of CliftonLarsonAllen provided a brief presentation explaining the audit of the City's financial records.

Councilmember Kirwin expressed appreciation for the presentation and the positive findings that were presented.

Councilmember Wanke expressed appreciation to Staff and the auditors for their efforts and noted that he was pleased there were no findings or disagreements.

Mayor Smith expressed appreciation to Staff and the auditors for their efforts. He noted that he appreciated the attention to detail and positive findings in the report. He noted the depth and degree of transparency to the public which is most important.

Received and filed as recommended.

3.c. **Introduction and First Reading of Ordinance No. O-2023-02 of the City Council of the City of Placentia, California, Adding Chapter 2.54 Entitled "Electronic and Paperless Filing of Campaign Disclosure Statements and Statement of Economic Interest," Relating to Electronic and Paperless Filing of Fair Political Practices Commission Campaign Disclosure and Economic Interest Statements**
Fiscal Impact:
Expense: $6,800/year (101523-6299
Budgeted: $6,800/year (101523-6299)

Recommended Action: It is recommended that the City Council:

1) Receive the staff report and introduce, and read by title only, Ordinance No. 0-2023-02, An Ordinance of The City Council of the City of Placentia, California, Adding Chapter 2.54 Entitled "Electronic and Paperless Filing of Campaign Disclosure Statements and Statement of Economic Interest," Relating To Electronic and Paperless Filing of Fair Political Practices Commission Campaign Disclosure and Economic Interest Statements.

(Approved 4-0-1, as recommended, Yamaguchi absent)

City Administrator Arrula introduced City Clerk Robert McKinnell to give a presentation on Ordinance No. 2023-02 relating to electronic and paperless filing of Fair Political Practices Commission Campaign (FPPC) Disclosure and Economic Interest Statements.

City Clerk McKinnell explained that the proposed Ordinance is presented to allow the City to require the electronic filing of FPPC filings. The City is currently managing these filings through a cumbersome manual paper based process. The electronic filing system will allow the City to improve the efficiency of these required filings, provide better transparency to the public and automate public record requests for these filings. He noted that under the new electronic system, Councilmembers who serve on various Boards and Agencies will now be able to file once in one system rather than filing with multiple agencies.

Councilmember Shader expressed support for the Ordinance noting that it will provide for better efficiency and transparency.

Councilmember Wanke inquired about the NetFile electronic system and noted that he files electronically through the Sanitation District and finds the system to be easy to use. He expressed support for the Ordinance.

Motion by Councilmember Wanke, seconded by Councilmember Kirwin, and carried a (4-0-1, Yamaguchi absent) vote to approve Item 3.c., as recommended.

2. PUBLIC HEARINGS:

Motion by Councilmember Wanke to reorder the agenda to move Public Hearing Item No. 2.d. prior to the other public hearing items to allow the public present in the Council Chambers to give public comment earlier rather than later during the meeting. The motion was seconded by Councilmember Kirwin and carried a (4-0-1, Yamaguchi absent) vote.

2.d. Specific Plan Amendment No. SPA 2022-01, Development Plan Review No. DPR 2022-04, and Vesting Tentative Tract Map No. VTTM 19250 for the Development of an Approximately 17.02-Gross Acre Site with 100 Single-Family, Detached Two-Story Dwelling Units located along Alta Vista Street, between Rose Drive and Jefferson Street (APNS 341-501-01 Through 341-501-65) (Toll Brothers)

Fiscal Impact: Revenue: $2,118,000 Development Impact Fees

Recommended Action: It is recommended that the City Council:

1) Open Public Hearing concerning SPA 2022-01, DPR 2022-04, and VTTM 19250; and
2) Receive the Staff Report, consider all public testimony, ask questions of Staff; and
3) Close the Public Hearing; and
4) Adopt Resolution No. R-2023-39, a Resolution of the City Council of the City of Placentia, California, adopting an Addendum to an Adopted Mitigated Negative Declaration for TTM 15700 prepared in full compliance with the California Environmental Quality Act ("CEQA"), California Public Resources Code §§ 21000, et seq., and the Environmental Guidelines of the City of Placentia, and approving DPR 2022-04 and VTTM 19250, and making findings to permit the subdivision and development of an unimproved approximately 17.02-gross acre site from the construction of 100 single-family, detached two-story dwelling units, and associated hardscape and landscape improvements, on property located along Alta Vista Street, between Rose Drive and Jefferson Street (APNs 341-501-01 through 341-501-65); and

5) Waive full reading, by title only, and introduce for first reading Ordinance No. O-2023-03, an Ordinance of the City Council of the City of Placentia, California, amending Chapter 23.107, Specific Plan 7, of the Placentia Municipal Code (PMC) and the East Placentia Specific Plan design guidelines and development standards to change the subarea land use designation of the subject property from Low Density Residential (LDR) to Medium Density Residential (MDR), including modifications to the MDR development standards; and
6) Approve the Community Benefits Agreement related to Vesting Tentative Tract Map 19250 between the City of Placentia, and Toll Bros. Inc., and direct the City Administrator or designee to execute the Community Benefits Agreement in a form approved by the City Attorney; and
7) Approve the Development Impact Fee Deferral Agreement related to Vesting Tentative Tract Map 19250 between the City of Placentia and Toll Bros. Inc. and direct the City Administrator or designee to execute the Development Impact Fee Deferral Agreement in a form approved by the City Attorney.

(Approved 4-0-1, as recommended, Yamaguchi absent)

Mayor Smith opened the Public Hearing at 8:15 p.m.

City Administrator Arrula introduced Director of Development Services Joe Lambert and Senior Planner Andrew Gonzalez, to give a presentation on the Toll Brothers Development Project. Mr. Arrula noted that the applicant, Toll Brothers, was also present to answer any questions on the development.

Councilmember Shader commented that the developer had done a great job of communicating with the City and the public and incorporating changes into the plan. She added that the Planning Commission also reviewed the project and recommended approval. She stated that the project is a quality development that will add value to the community. She expressed support for the project and thanked the developer and Staff for their hard work on the project.

Councilmember Kirwin echoed Councilmember Shader's comments and also commented on the responsiveness of the developer. He noted that an ongoing issue in developments in California is parking and noted that the developer will be providing more than the required parking for the development. He added that the development will benefit both the residents living in this community and surrounding residents and business owners.

Mark McKinney, Placentia resident and business owner, expressed his support for the project and commented on the quality of the development stating that the development will increase property values in the area. He also stated that his preschool business and other businesses in the shopping center adjacent to the development are eager to support the families that will occupy the homes.

Councilmember Wanke noted that the developer has been responsive to comments and concerns by Staff and the community. He stated that Toll Brothers is a top-notch developer that brings value to communities. He expressed support for the project and commented on the aesthetic improvements and economic benefits to the City. Lastly, he shared that he had spoken to a number of area residents who are supportive of the development because the current property is an eyesore.

Mayor Smith echoed the comments by fellow Councilmembers noting that the developer's end products are high quality.

Mayor Smith closed the Public Hearing at 8:39 p.m.

City Administrator Arrula noted that the developer would like to provide public comment.

Motion by Mayor Smith, seconded by Councilmember Shader to reopen the public hearing at 8:42 p.m.

Eric Everhart with Toll Brothers expressed appreciation to the Council and City Staff for working collaboratively with them through the process. He also thanked the community for attending and providing comment at the community outreach meeting and the Planning Commission for their support of the project. Lastly, he stated that Toll Brothers is honored to bring award winning homes to the City of Placentia.

Mayor Smith thanked Mr. Everhart for bringing a quality development to the City.

Mayor Smith closed the Public Hearing at 8:45 p.m.

City Attorney Bettenhausen recommended that the Council take action with two motions on the Item.

Motion by Councilmember Wanke, seconded by Councilmember Shader, and carried a (4-0-1, Yamaguchi absent) vote to approve recommendations Nos. 4, 6 and 7, as recommended; and

Motion by Councilmember Wanke, seconded by Councilmember Kirwin, and carried a (4-0-1, Yamaguchi absent) vote to approve recommendation No. 5, as recommended.

Mayor Smith announced that the Council would take a 5-minute break.

The meeting resumed at 8:55 p.m.

2.a. **Presentation of the Proposed Fiscal Year 2023-24 Operating Budget and Capital Improvement Program (CIP)**

Fiscal Impact:

Fund Type	Revenues & Transfers In	Expenditures & Transfers Out
General Fund	$49,801,418	$52,282,523
Special Revenue	19,249,880	17,809,653
Debt Service	403,750	403,750
Enterprise	6,209,550	6,430,930
Internal Service	3,743,500	3,743,500
Fiduciary	5,447,035	5,431,035
Totals	84,855,133	86,403,091

Recommended Action: It is recommended that the City Council:

1) Open the Public Hearing concerning the City of Placentia Budget for Fiscal Year 2023-24 and Capital Improvement Program (CIP) for Fiscal Year 2023-24, consider all public testimony, ask questions of Staff, and close the public hearing; and
2) Adopt Resolution No. R-2023-42, a Resolution of the City Council of the City of Placentia, California, taking actions necessary to adopt the Fiscal Year 2023-24 Annual Budget; and taking actions necessary to adopt the Fiscal Year 2023-24 Capital Improvement Program (CIP) Budget with an appropriation of $12,302,590; and authorizing the Position Allocation Plan and Compensation Plan for Fiscal Year 2023-24; and
3) Authorize the City Administrator to release appropriation controls for the General Government Department and Risk Management fund outside of the normal quarterly process, as necessary; and
4) Approve the use of the County's population growth and California per capita income growth as determined by the State Department of Finance for the calculation of the Fiscal Year 2023-24 Annual Appropriation Limit; and
5) Adopt Resolution R-2023-43, a Resolution of the City Council of the City of Placentia, California, approving and adopting the Annual Appropriations Limit for the Fiscal Year 2023-24 in the amount of $112,870,414.

Recommended Action: It is recommended that the Placentia Public Financing Authority take the following actions:

1) Conduct the Public Hearing concerning the Placentia Public Financing Authority Budget for Fiscal Year 2023-24; and
2) Adopt Resolution No. PPFA-2023-01, a Resolution of the Placentia Public Financing Authority (PPFA) Board of Directors of the City of Placentia, California, taking actions necessary to adopt the PPFA's Fiscal Year 2023-24 Annual Budget.

Mayor Smith opened the Public Hearing at 8:55 p.m.

City Administrator Arrula introduced Director of Finance Jennifer Lampman to give a presentation on the Proposed Fiscal Year 2023-24 Operating Budget and Capital Improvement Program.

Mayor Smith thanked Finance Director Lampman for the in-depth and detailed report and presentation.

City Clerk McKinnell stated that the City Clerk's Office had received no public comment and there were no members of the public wishing to speak.

Councilmember Shader expressed support for the budget noting that great strides have been made over the last six or seven years in the City's finances and reserves.

Councilmember Kirwin expressed appreciation to City Administrator Arrula and Finance Director Lampman for their discussions on the budget. He expressed concerns about the increases in the number of employees over the last several years.

City Administrator Arrula commented that the budget reflects the maturity of the organization and Council priorities with respect to the objectives and initiatives that the Council has requested. He explained the cost benefit analysis process that is taken for each new position.

Councilmember Kirwin commented on the importance of succession planning.

City Administrator Arrula explained current efforts for succession planning and retaining institutional knowledge noting that the City has reduced employee attrition rates over the last several years.

Councilmember Wanke expressed appreciation for the clear and easy to read budget document. He noted that he is supportive of additional code enforcement and police officers and expressed concerns about the number of upper-level positions. He requested clarification on the Communications and Marketing Strategic Plan in the CIP.

City Administrator Arrula noted that it is typical to include plans of this nature in the CIP.

Councilmember Wanke expressed concerns about expenditures, progress in paving roads in the City and the economic future.

Mayor Smith expressed support for the budget and appreciation to fellow Councilmembers for their comments noting that each Councilmember is looking at the quality-of-life issues for the community. He commented on IT services noting the value in today's electronic environment. He shared historical aspects of how the City operated when there was a lack of financial stability.

Mayor Smith closed the Public Hearing at 9:55 p.m.

City Attorney Bettenhausen recommended that the Council approve the item with two motions.

Finance Director clarified recommendation number three (3) which relates to risk management and authorizing the City Administrator to release appropriation controls for the General Government Department and Risk Management fund outside of the normal quarterly process. She added that this relates to workers comp and liability claims.

Motion by Shader to approve recommendations Nos. 2,3,4, and 5.

Councilmember Wanke presented a friendly amendment to the motion requesting a study session be held to discuss the allocation of the $600,000 Community Benefit Contribution from Toll Brothers.

Councilmember Shader did not support the amendment to her motion.

Motion by Shader, seconded by Smith, and carried a (3-1-1, Wanke no, Yamaguchi absent) vote to approve recommendations Nos. 2,3,4 and 5 for Item 2.a., as recommended.

Placentia Public Financing Authority
Motion by Shader, seconded by Smith, and carried a (3-1-1, Wanke no, Yamaguchi absent) vote to approve recommendation No. 2 for Item 2.a., as recommended.

2.b. **Public Hearing to Provide for the Annual Levy of Assessment for the City of Placentia Landscape Maintenance District 92-1**

Fiscal Impact:

Revenue: $450,858 (Recouped through Assessments)
Expenditures: $419,200 (Proposed FY 2023-24 Budget LMD 92-1 Fund)

Recommended Action: It is recommended that the City Council:

1) Open the Public Hearing concerning the levy and collection of assessments within the Landscape Maintenance District 92-1; and
2) Receive the Staff Report, consider all public testimony, ask questions of Staff; and
3) Close the Public Hearing; and
4) Adopt Resolution No. R-2023-34, a Resolution of the City Council of the City of Placentia, California, approving Engineer's Report, confirming diagram and assessment, and ordering levy of continued assessments for Fiscal Year 2023-24 for Placentia Landscape Maintenance District No. 92-1.

Mayor Smith opened the Public Hearing at 9:58 p.m.

City Administrator Arrula introduced Deputy City Administrator Luis Estevez to give a presentation on the Annual Levy of Assessment for the Placentia Landscape Maintenance District 92-1

City Clerk McKinnell stated that the City Clerk's Office had received no public comment and there were no members of the public wishing to speak.

Councilmember Kirwin asked if the item is considered every year.

Deputy City Administrator Estevez responded affirmatively adding that Council's action is necessary to place the assessment on the tax rolls.

Mayor Smith closed the Public Hearing at 10:03 p.m.

Motion by Shader, seconded by Wanke, and carried a (4-0-1, Yamaguchi absent) vote to approve Item 2.b., as recommended.

2.c. **Public Hearing to Provide for the Annual Levy of Assessment for the City of Placentia Street Lighting District 81-1**

Fiscal Impact:

Revenue: $135,286 (SLD 81-1 Assessments)
$ 36,214 (Transfer in from General Fund)
Expenditures: $171,500 (Proposed FY 2023-24 Budget SLD 81-1 Fund)

Recommended Action: It is recommended that the City Council:

1) Open the Public Hearing concerning the levy and collection of assessments within the Placentia Street Lighting District 81-1; and
2) Receive the Staff Report, consider all public testimony, ask questions of Staff; and
3) Close the Public Hearing; and
4) Adopt Resolution No. R-2023-35, a Resolution of City Council of the City of Placentia, California, approving Engineer's Report, confirming diagram and assessment, and ordering levy of continued assessments for Fiscal Year 2023-24 for Placentia Street Lighting District No. 81-1.

(Approved 4-0-1, as recommended, Yamaguchi absent)

Mayor Smith opened the Public Hearing at 10:04 p.m.

Deputy City Administrator Estevez gave the presentation on the Annual Levy of Assessment for the City of Placentia Street Lighting District 81-1.

City Clerk McKinnell stated that the City Clerk's Office had received no public comment and there were no members of the public wishing to speak.

Mayor Smith closed the Public Hearing at 10:07 p.m.

Motion by Councilmember Shader, seconded by Councilmember Wanke, and carried a (4-0-1) vote to approve Item 2.c., as recommended.

CITY COUNCIL/BOARD MEMBERS REQUESTS: None

ADJOURNMENT:
The City Council/Successor Agency/ICDA/PPFA Board of Directors adjourned at 10:15 p.m. in memory of Amy Madrigal longtime Placentia Yorba Linda School District employee and Assistant Principal at El Dorado High School and former Placentia Building Inspector Robert "Bob" Burnett, to a regular City Council meeting on Tuesday, June 20, 2023 at 5:30 p.m.

_____
Ward L. Smith, Mayor/Agency Chair

ATTEST:

_____
Robert S. McKinnell, City Clerk/
Agency Secretary

PLACENTIA CITY COUNCIL
PLACENTIA CITY COUNCIL ACTING AS SUCCESSOR AGENCY TO THE PLACENTIA REDEVELOPMENT AGENCY
PLACENTIA INDUSTRIAL COMMERCIAL DEVELOPMENT AUTHORITY
PLACENTIA PUBLIC FINANCING AUTHORITY
MINUTES
REGULAR MEETING
June 20, 2023
5:30 p.m. – City Council Chambers
401 E. Chapman Avenue, Placentia, CA
and
Teleconference Site:
Harrah's Joliet
151 N. Joliet Street
Joliet, IL 60432

CALL TO ORDER: Mayor Smith called the meeting to order at 5:35 p.m.

ROLL CALL:
PRESENT: Councilmember/Board Member Kirwin, Wanke, Yamaguchi (remotely), Smith
ABSENT: Shader (excused)

Mayor Pro Tem Yamaguchi stated that he was participating in the meeting at a Teleconference Site in Joliet, IL as posted on the agenda and in a public place accessible to the public. He reported that there were no members of the public in attendance.

ORAL COMMUNICATIONS:
Mayor Smith opened Oral Communications for the Closed Session. City Clerk McKinnell stated that the City Clerk's Office had received no public comment for the Closed Session. Mr. McKinnell announced the Closed Session matter and case.

The City Council and Boards of Directors recessed to the City Council Caucus Room for the purpose of conducting their Closed Session proceedings on the following:

1. Pursuant to Government Code Section 54957.6
   CONFERENCE WITH LABOR NEGOTIATOR

Agency Designated Representatives:	Damien Arrula, City Administrator
	Alice Burnett, Director of Human Resources
Employee Organizations:	Placentia City Employees Association (PCEA)
	Placentia Firefighters Association (PFA)
	Placentia Police and Fire Management Association (PPFMA)
	Placentia Police Officers Association (PPOA)
	Unrepresented Employees

2. Pursuant to Government Code Section 54956.9(d)(1)
   CONFERENCE WITH LEGAL COUNSEL – Existing Litigation
   Michael Busse v. City of Placentia; Case No. 21-156302

RECESS: The City Council and Boards of Directors recessed to their 7:00 p.m. Regular Meeting.

CALL TO ORDER: Mayor Smith called the meeting to order at 7:05 p.m.

ROLL CALL:
PRESENT: Councilmember/Board Member Kirwin, Wanke, Yamaguchi (remotely), Smith
ABSENT: Shader

STAFF PRESENT:
City Attorney/Authority Counsel Christian Bettenhausen; City Administrator Damien Arrula; Deputy City Administrator Rosanna Ramirez; Deputy City Administrator Luis Estevez; Police Chief Brad Butts; Fire Chief Jason Dobine; Director of Finance Jennifer Lampman; Director of Community Services Karen Crocker; Director of Development Services Joe Lambert; Assistant to the City Administrator/Economic Development Manager Jeannette Ortega; City Treasurer Kevin Larson; City Clerk Robert McKinnell; Deputy City Clerk Carole M. Wayman

INVOCATION: Chaplain Tony Mercado

PLEDGE OF ALLEGIANCE: Officer Hyun Chung

PRESENTATIONS: None

CLOSED SESSION REPORT:
City Attorney/Authority Counsel Bettenhausen stated that there were two (2) items on the Closed Session agenda, the City Council discussed each of those items, and direction was provided. He noted that there was nothing further to report.

CITY ADMINISTRATOR REPORT:
City Administrator Arrula welcomed and introduced four (4) new City of Placentia employees.

Deputy Fire Chief Api Weinert. Chief Weinert previously served as division chief overseeing logistics for the Laguna Beach Fire Department and worked for the Department since 1988. He has led the operations EMS training and arson divisions and has responded to many significant events throughout his career including the L.A. riots, the Laguna fire of 1993 and as a strike team engine leader to multiple wildland fires across California. He also served 23 years as a professional ocean lifeguard and eight years as a paid professional ski patrolman.

Public Safety Communications Dispatcher Serene Bueno. Serene previously worked at the Orange County Probation Department as an office assistant. Serena enjoys working for the communication center and always tries to bring a positive and joyful disposition to her work.

Public Safety Communications Dispatcher Yaresly Santana previously worked at the Orange County District Attorney's office as an information processing technician. She is a fluent Spanish speaker and assists her teammates in the communication center with translating calls for service.

Public Safety Communications Dispatcher Angelica (Angie) Ramos. Angie previously worked for the Transportation Security Administration at LAX as a transportation security officer and passenger support specialist. Since joining the team Angie has participated in several of the Communication Center's community events, including the Citizens Academy, Danish with a Dispatcher and the First Responders Breakfast.

Mr. Arrula congratulated all the Communications Dispatchers on passing their training.

ORAL COMMUNICATIONS:
Mayor Smith opened Oral Communications. City Clerk McKinnell stated that the City Clerk's Office had received no public comment and there were no members of the public wishing to speak.

CITY COUNCIL/BOARD MEMBER COMMENTS:
Councilmember Wanke reported his attendance at the following:

- Two (2) Orange County Sanitation District Committee meetings (Operations and Administration)
- Independent Cities Association Board meeting held on the USS Iowa in San Pedro

He promoted the groundbreaking ceremony for Parque del Arroyo Verde on July 7, 2023 at 10 a.m. and invited the public to attend.

Mayor Pro Tem Yamaguchi reported that there have been a number of complaints and comments related to the SiFi project and noted that he has been attending weekly meetings with the Mayor and Staff to resolve the issues as quickly as possible.

Councilmember Kirwin promoted the Summer Recreation Program and invited the public to participate and contact Community Services for more information.

Mayor Smith reported his attendance at the following meetings:

- Police Department's Spanish Speaking Citizen's Academy Graduation
- Monthly Brown Bag meeting at City Hall
- Santa Fe Merchants Meeting
- League of California Cities Meetings
- Orange County Sanitation District Facility Tour

He also shared highlights from a recent City Hall visit by third graders from the Placentia Yorba Linda School District and promoted Summer Movies at the Park on Friday nights at Champions Sports complex and invited the public to attend.

1. CONSENT CALENDAR (Items 1.a. through 1.q.):
Motion by Wanke, seconded by Kirwin, and carried a (4-0-1) vote to approve the Consent Calendar items 1.a. through 1.q., as recommended.

1.a. **Consideration to Waive Reading in Full of all Ordinances and Resolutions**
Fiscal Impact: None
Recommended Action: Approve
(Approved 4-0-1, as recommended, Shader absent)

1.b. **City Fiscal Year 2022-23 Registers for June 20, 2023**
Check Register
Fiscal Impact: $3,020,376.03
Electronic Disbursement Register
Fiscal Impact: $1,771,590.36
Recommended Action: It is recommended that the City Council:
1) Receive and file
(Received and Filed, 4-0-1, as recommended, Shader absent)

1.c. **Second Reading and Adoption of Ordinance No. O-2023-02, an Ordinance of the City Council of the City of Placentia, California, Adding Chapter 2.54 Entitled "Electronic and Paperless Filing of Campaign Disclosure Statements and Statement of Economic Interest," Relating to Electronic and Paperless Filing of Fair Political Practices Commission Campaign Disclosure and Economic Interest Statements**
Fiscal Impact: None
Recommended Action: Approve
(Approved 4-0-1, as recommended, Shader absent)

1.d. **Second Reading and Adoption of Ordinance No. O-2023-03, an Ordinance of the City Council of the City of Placentia, California, Amending Specific Plan No. 7 To Change the Subarea Land Use Designation of the Subject Property from Low Density Residential (LDR) To Medium Density Residential (MDR), Including Modifications to the MDR Development Standards on Property Located along Alta Vista Street, between Rose Drive and Jefferson Street (APNS 341-501-01 through 341-501-65)**
Fiscal Impact: None
Recommended Action: Approve
(Approved 4-0-1, as recommended, Shader absent)

1.e. **Amendment No. 1 to Professional Services Agreement with HdL Companies for Sales Tax Analysis and Auditing Services**
Fiscal Impact:
Expense: $6,540 Annual Fee Plus Additional Fees Contingent on Recovered Revenue Budgeted in FY 23-24 Proposed Budget (102020-6099)
Recommended Action: It is recommended that the City Council:

1) Approve Amendment No. 1 to the Professional Services Agreement with Hinderliter, de Llamas and Associates (HdL Companies) for Sales Tax Analysis and Auditing Services for a term ending June 30, 2024; and
2) Authorize the City Administrator and/or his designee to execute all the necessary documents in a form approved by the City Attorney.

(Approved 4-0-1, as recommended, Shader absent)

1.f. **Professional Services Agreement with Kosmont Transactions Services, Inc. for Professional Financial Advisory Services**

Fiscal Impact:

Expense:	$36,000 Annual Fee	
Budgeted:	$36,000 in FY 23-24 Adopted Budget (102020-6099)	

Recommended Action: It is recommended that the City Council:

1) Approve Professional Services Agreement with Kosmont Transaction Services, Inc. for Professional Financial Advisory Services; and
2) Authorize the City Administrator and/or his designee to execute all the necessary documents in a form approved by the City Attorney.

(Approved 4-0-1, as recommended, Shader absent)

1.g. **Award of Contract to Bear Electrical Solutions, Inc. for Traffic Signal Maintenance Services**

Fiscal Impact:

Expense:	$ 510,000	Total Cost for Services (3-Year)
Budgeted:	$ 170,000	Fiscal Year 2023-24 Operating Budget (103590-6099)
	$ 170,000	Fiscal Year 2024-25 Operating Budget
	$ 170,000	Estimated For Fiscal Year 2025-26 Operating Budget

Recommended Action: It is recommended that the City Council:

1) Approve a Professional Services Agreement with Bear Electrical Solutions, Inc. for Traffic Signal Maintenance Services in an amount not-to-exceed $170,000 per year for an initial three (3) year contract term, with the option to extend for one (1) additional two (2) year term; and
2) Authorize the City Administrator to approve contract change orders up to ten percent (10%) of the annual contract not-to-exceed amount; and
3) Authorize the City Administrator to approve the eligible contract term extension for one (1) additional two (2) year term based upon contractor performance and at the discretion of the City; and
4) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

(Approved 4-0-1, as recommended, Shader absent)

1.h. **Approval of Plans & Specifications and Award of Construction Contract to M.S. Construction Management Group for the Construction of a Concrete Pedestal and Related Site Improvements for the Placentia Gateway "Chromatic Ascension" Sculpture, and Amendment No. 2 to the Cooperative Art Agreement with Caltrans for Public Art Project No. 1206**

Fiscal Impact:

Expense:	$ 398,400	Total Construction Contract Amount
	$ 39,840	Total Construction Contingency Amount
	$ 438,240	Total Amount
Available Budget:	$ 438,240	Fiscal Year 2022-23 CIP Budget (101206-6730)

Recommended Action: It is recommended that the City Council:

1) Approve the engineered construction plans & specifications prepared by Patrell Engineering Group and approve a Public Works Agreement with M.S. Construction Management Group to construct a concrete base for the Placentia Gateway "Chromatic Ascension" public art piece in the amount of $398,400; and

2) Authorize the City Administrator to approve contract change orders up to ten percent (10%) of the contract amount, or $39,840, for a total construction contract not-to-exceed amount of $438,240; and
3) Approve Resolution No. R-2023-44, A Resolution of the City Council of the City of Placentia, California authorizing a budget amendment in Fiscal Year 2022-23 in compliance with City Charter of the City of Placentia §§1206 and §§1209 pertaining to appropriations for actual expenditures; and
4) Authorize the City Administrator to approve Amendment No. 2 to the Cooperative Art Agreement with Caltrans increasing the allowable project reimbursement amount; and
5) Authorize the City Administrator to approve all agreements in a form approved by the City Attorney.

(Approved 4-0-1, as recommended, Shader absent)

1.i. **Purchase of Replacement Desktop Computers for Police Department**

Fiscal Impact:

Expense:	$ 49,993.17	Total Purchase Price of Equipment
Budget:	$ 50,000.00	CIP General Fund (216202-6840)

Recommended Action: It is recommended that the City Council:

1) Authorize the City Administrator to approve a purchase order with Dell Computer for the purchase of computing equipment not-to-exceed the amount of $49,993.17; and
2) Authorize the City Administrator to execute all necessary documents, in a form approved by the City Attorney.

(Approved 4-0-1, as recommended, Shader absent)

1.j. **Annual Military Equipment Report Per CA Assembly Bill No. 481**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

1) Receive and file the annual Military Equipment Report per CA Assembly Bill No. 481; and
2) Adopt Resolution R-2023-50, A Resolution of the City Council of the City of Placentia, California, renewing its Military Equipment Use Policy.

(Approved 4-0-1, as recommended, Shader absent)

1.k. **Measure M Eligibility Application Package for Fiscal Year 2023-24**

Fiscal Impact:

Revenue:	$1,192,053 in estimated Measure M Funds (180000-4092)

Recommended Action: It is recommended that the City Council:

1) Authorize Staff to submit the 7-year Capital Improvement Program (CIP) project list utilizing Measure M funding; and
2) Approve Resolution No. R-2023-45, a Resolution of the City Council of the City of Placentia, California, concerning the status and update of the Circulation Element and Mitigation Fee Program for the Measure M (M2) Program; and
3) Approve Resolution No. R-2023-46, a Resolution of the City Council of the City of Placentia, California, concerning the update of the Local Signal Synchronization Plan for the Measure M (M2) Program; and
4) Authorize Staff to submit the Measure M Eligibility application package to OCTA to ensure continued eligibility for Measure M funding and receipt of Local Fair Share M2 funds.

(Approved 4-0-1, as recommended, Shader absent)

1.l. **Successor Agency Staffing Support Services for FY 2023-24 for Assistance with Submitting Last and Final ROPS**

Fiscal Impact:

Expense:	$15,000
Budgeted:	$15,000 Successor Agency Professional Services (547525-6499)

Recommended Action: It is recommended that the City Council, acting in its sole capacity as the Successor Agency to the former Redevelopment Agency of the City of Placentia, take the following actions:

1) Approve the Professional Services Agreement with Kosmont & Associates, Inc. dba Kosmont Companies for an amount not-to-exceed $15,000 for a term ending June 30, 2024; and
2) Authorize the City Administrator to approve a one (1) year contract term extension based on Consultant's performance and at the discretion of the City; and
3) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

(Approved 4-0-1, as recommended, Shader absent)

1.m. **Award of Contract with West Coast Arborists, Inc. for Tree Maintenance Services**

Fiscal Impact:

Expense:	$258,830 Annual Contract Not-to-Exceed Amount
Budgeted:	$258,830 Fiscal Year 2023-24 Operating Budget (103655-6116 and 173555-6116)

Recommended Action: It is recommended that the City Council:

1) Approve a Professional Services Agreement with West Coast Arborists, Inc., for tree trimming services in an amount not-to-exceed $258,830 per year, or $776,490 for the initial three (3) year contract term; and
2) Authorize the City Administrator to approve agreement amendments up to ten percent (10%) of the cumulative agreement amount; and
3) Authorize the City Administrator to approve the eligible contract term extension for an additional two-year term based upon contractor performance and at the discretion of the City; and
4) Authorize the City Administrator to execute all necessary documents, in a form approved by the City Attorney.

(Approved 4-0-1, as recommended, Shader absent)

1.n. **Amendment to Cooperative Agreement with the County of Orange for the Design and Construction of the OC Loop Recreation Trail**

Fiscal Impact:

Expense:	None
Revenue:	$215,682 County Onetime Payment to City

Recommended Action: It is recommended that the City Council:

1) Approve Amendment No.1 to the Cooperative Agreement with the County of Orange for the design and construction of the OC Loop Class 1 bikeway; and
2) Authorize the City Administrator and/or his designee to execute all necessary documents in a form approved by the City Attorney.

(Approved 4-0-1, as recommended, Shader absent)

1.o. **Amendment No. 3 to Professional Services Agreement with NV5 Inc., for On-Call Construction Management and Inspection Services**

Fiscal Impact:

Expense:	$143,270	Amendment Amount
Available Budget:	$228,000	Fiscal Year 2022-23 CIP Budget
	$110,000	Sewer Impact Fees (713101-6750
	$118,000	Citywide Sewer Impact Fee (643101-6750)

Recommended Action: It is recommended that the City Council:

1) Approve Amendment No. 3 to the Professional Services Agreement with NV5 Inc., for an additional $143,270 to provide additional professional services to complete the TOD/Crowther Sewer Line Replacement Project for a cumulative contract not-to-exceed amount of $613,510; and
2) Adopt Resolution No. R-2023-51, A Resolution of the City Council of the City of Placentia, California authorizing a budget amendment in Fiscal Year 2022-23 in compliance with City Charter of the City of Placentia §§1206 and §§1209 pertaining to appropriations for actual expenditures; and

3) Authorize the City Administrator and/or his designee to execute the necessary documents, in a form approved by the City Attorney.

(Approved 4-0-1, as recommended, Shader absent)

1.p. **Professional Services Agreement with LSA Associates, Inc., for Preparation of Supplemental California Environmental Quality Act (CEQA) Documentation Regarding Expansion of the City's Transit Oriented Development (TOD) Packinghouse District**

Fiscal Impact:

Expense: $117,180 Professional Services Agreement
Budget: $231,000 FY 2023-34 Operating Budget (742531-6099)

Recommended Action: It is recommended that the City Council:

1) Approve a Professional Services Agreement with LSA Associates, Inc., for preparation of supplemental CEQA documentation regarding expansion of the City's Transit Oriented Development (TOD) Packinghouse District; and
2) Authorize the City Administrator to approve contract change orders up to 10% of the contract not-to-exceed amount, or $11,718; and
3) Adopt Resolution No. R-2023-52, A Resolution of the City Council of the City of Placentia, California authorizing a budget amendment in Fiscal Year 2023-24 in compliance with City Charter of the City of Placentia §§1206 and §§1209 pertaining to appropriations for actual expenditures; and
4) Authorize the City Administrator and/or his designee to execute the necessary documents, in a form approved by the City Attorney.

(Approved 4-0-1, as recommended, Shader absent)

1.q. **Purchase of Community Services Facility Maintenance Vehicle**

Fiscal Impact:

Expense:	$63,964.63	Total Purchase Price
	$10,000.00	Outfitting/Equipment Costs
Budget:	$75,000.00	FY 2022-23 Vehicle Replacement Fund (814000-6842)

Recommended Action: It is recommended that the City Council:

1) Approve the purchase of one (1) 2023 Ford F-250 Regular Cab Utility work truck with Harbor Service Body from Ken Grody Ford in the amount of $63,964.63 and an additional $10,000 for outfitting costs of the vehicle upon receipt; and
2) Approve Resolution No. R-2023-53, A Resolution of the City Council of the City of Placentia, California authorizing a budget amendment in Fiscal Year 2022-23 in compliance with City Charter of the City of Placentia §§1206 and 1209 pertaining to appropriations for actual expenditures; and
3) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

(Approved 4-0-1, as recommended, Shader absent)

2. PUBLIC HEARINGS:

2.a. **Public Hearing and Tabulation of Ballots for Annexation into Community Facilities District No. 2014-01 (Public Services CFD)**

Fiscal Impact:

Annual Revenue: $111,915.32 (550000-4505)

Recommended Action: It is recommended that the City Council:

1) Open the Public Hearing concerning the annexation of the JPI Cenza development project; and
2) Receive the Staff Report, consider all public testimony, ask questions of Staff; and
3) Conduct election for annexation of the JPI Cenza TOD Project Annexation to Community Facilities District No. 2014-01 (Public Services); and
4) Close the Public Hearing; and
5) Adopt the Resolution No. R-2023-47, A Resolution of the City Council of the City of Placentia, California, Making Certain Findings, Certifying the Results of an Election and Ordering the Annexation of Territory (JPI Cenza TOD Annexation) to Community

Facilities District No. 2014-01 (Public Services) and Approving the Amended Map for Said District.

(Public Hearing Continued to July 11, 2023 City Council meeting, 4-0-1, Shader absent)

Mayor Smith opened the Public Hearing at 7:25 p.m.

City Administrator Arrula introduced Senior Management Analyst Elsa Robinson to give a presentation on the Tabulation of Ballots for Annexation into Community Facilities District No. 2014-01 (Public Services CFD).

Senior Management Analyst Elsa Robinson stated that Staff is recommending continuance of the Public Hearing to the July 11, 2023 City Council meeting due to an issue with the ballots.

City Clerk McKinnell stated that the City Clerk's Office had received no public comment and there were no members of the public wishing to speak.

Motion by Wanke, seconded by Kirwin, and carried a (4-0-1, Shader absent) vote to continue Item 2.a. to the July 11,2023 regular meeting.

2.b. **Public Hearing and Tabulation of Ballots for Annexation into Community Facilities District No. 2018-01**

Fiscal Impact:

Annual Revenue: $61,140,86 (800000-4505)

Recommended Action: It is recommended that the City Council:

1) Open the public hearing concerning the annexation of the JPI Cenza apartment building project; and
2) Receive the Staff Report, consider all public testimony, ask questions of Staff; and
3) Close the Public Hearing; and
4) Accept the Petition, Consent and Waiver from the landowner for annexation to Community Facilities District No. 2018-01 (TOD CFD); and
5) Adopt the Resolution No. R-2023-48, A Resolution of the City Council of the City of Placentia, California, Making Certain Findings, Certifying the Results of an Election and Ordering the Annexation of Territory (JPI Annexation) to Community Facilities District No. 2018-01 (TOD CFD) and Approving the Amended Map for Said District.

(Approved 4-0-1, as recommended, Shader absent)

Mayor Smith opened the Public Hearing at 7:27 p.m.

City Administrator Arrula introduced Senior Management Analyst Elsa Robinson to give a presentation on the Tabulation of Ballots for Annexation into Community Facilities District No. 2018-01 related to the JPI Cenza Apartment Development

Councilmember Kirwin inquired about the slide in the presentation which stated that CFD No. 2014-01 needed to be approved prior to CFD No. 2018-01.

Senior Management Analyst Elsa Robinson noted that there was a typo in the presentation and it was not necessary to approve CFD No. 2014-01 first.

City Clerk McKinnell stated that the City Clerk's Office had received no public comment and there were no members of the public wishing to speak.

Mayor Smith closed the Public Hearing at 7:32 p.m.

City Clerk McKinnell announced the official ballot certification regarding CFD No. 2018-01 stating that the City Clerk's office is in receipt of one (1) ballot from the single property owner with a vote of "yes" for the annexation.

Motion by Wanke, seconded by Kirwin, and carried a (4-0-1) vote to approve Item 2.b., as recommended.

3. REGULAR AGENDA:

3.a. **Placentia Public Safety Communications Center 2022 Annual Report**

Fiscal Impact: None

Recommended Action: It is recommended that the City Council:

1) Receive and file a copy of the completed 2022 Annual Report.

(Received and Filed, 4-0-1, as recommended, Shader absent)

City Administrator Arrula introduced Public Safety Communications Manager Stefanie Acosta-Reyes to give a presentation on the Placentia Public Safety Communications Center 2022 Annual Report.

Mayor Smith thanked Ms. Acosta-Reyes for the excellent report.

City Administrator Arrula expressed appreciation to Public Safety Communications Manager Stefanie Acosta-Reyes and Deputy City Administrator Rosanna Ramirez for their hard work and efforts.

Mayor Smith echoed Mr. Arrula's comments and expressed appreciation for the special events and outreach to the public and the excellent service provided by the City's first responders.

CITY COUNCIL/BOARD MEMBERS REQUESTS:

Mayor Pro Tem Yamaguchi requested that an item to discuss funding options for the proposed senior center be agendized.

City Administrator Arrula stated that the item is scheduled for September when the 35% design and engineer's cost estimate will be available. He noted that the Council will also be deciding on whether to award the 65% design to complete the project to 100% construction.

Mayor Pro Tem Yamaguchi requested that the item be agendized earlier than September so that the Council can discuss the item.

Councilmember Kirwin suggested that a general discussion could be held on the first meeting in September and a discussion about funding options and 65% design at the second meeting in September.

City Administrator Arrula noted that he would work with Staff on scheduling a date.

ADJOURNMENT:

The City Council/Successor Agency/ICDA/PPFA Board of Directors adjourned at 8:05 p.m. in memory of Robert Modica, Tina Maraj and Margaret Duncan to a regular City Council meeting on Tuesday, July 11, 2023 at 5:30 p.m.

_____
Ward L. Smith, Mayor/Agency Chair

ATTEST:

_____
Robert S. McKinnell, City Clerk/
Agency Secretary

City of Placentia
Check Register
For 03/19/2024

Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
				Grand Total:	1,883,133.29				

Check Totals by ID	
AP	1,883,133.29
EP	0.00
IP	0.00
OP	0.00

Void Total:	0.00
Check Total:	1,883,133.29

Fund Name	Check Totals by Fund
101-General Fund (0010)	1,372,980.81
117-Measure U Fund (0079)	66,262.93
205-State Gas Tax (0017)	18,848.60
225-Asset Seizure (0021)	10,008.81
227-Explorer Grant NOC (0076)	3,603.02
233-Gen Plan Update Fees (0074)	24,591.63
234-Technology Impact Fees (0075)	2,340.00
243-City Quimby In Lieu Fee (0069)	20,817.54
246-TOD Traffic Impact Fees (0070)	80.00
248-TOD Strscape Impct Fee (0072)	80.00
249-TOD District CFD (0080)	273.18
260-Street Lighting Distrct (0028)	50,237.94
265-Landscape Maintenance (0029)	21,490.49
275-Sewer Maintenance (0048)	357.54
280-Misc Grants Fund (0050)	78,341.68
302-Public Financing Autho(0082)	160,882.58
401-City Capital Projects (0033)	39,833.33
501-Refuse Administration (0037)	5,064.00
601-Employee Health & Wlfre (0039)	569.85
605-Risk Management (0040)	6,369.36
701-Special Deposits (0044)	100.00
Check Total:	1,883,133.29

1.c.
March 19, 2024

Funds will be transferred from the Cash Basis Fund as needed to fund the warrants included on this warrant register

City of Placentia
Check Register
For 03/12/2024

Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
MW OH	ALL CITY MANAGEMENT V000005	1/21-2/3 CROSSING GUARD SVS	103047-6290 Dept. Contract Services	AP022724	4,317.36	90996	P12977	00130240	02/29/2024
				Check Total:	**4,317.36**				
MW OH	ALLSTAR FIRE EQUIPMENT V011950	FIRE FIGHTING FOAM	103066-6301 Special Department Expenses	AP022724	2,395.13	253506		00130241	02/29/2024
				Check Total:	**2,395.13**				
MW OH	AMAZON CAPITAL SERVICES V012336	OFFICE SUPPLIES	102531-6315 Office Supplies	AP022724	1,187.34	1PRJ-6LWF-		00130242	02/29/2024
				Check Total:	**1,187.34**				
MW OH	AT & T MOBILITY V008709	2/1-29 IPAD CHARGES	109595-6215 Telephone/Internet	AP022724	571.17	X02152024		00130243	02/29/2024
				Check Total:	**571.17**				
MW OH	AT&T V004144	DEC-JAN PHONE CHARGES	296561-6215 Telephone/Internet	AP022724	174.69	021524		00130244	02/29/2024
MW OH	AT&T V004144	DEC-JAN PHONE CHARGES	109595-6215 Telephone/Internet	AP022724	2,542.08	021524		00130244	02/29/2024
MW OH	AT&T V004144	DEC-JAN PHONE CHARGES	109595-6215 / 21008-6215 Telephone/Internet	AP022724	12.22	021524		00130244	02/29/2024
				Check Total:	**2,728.99**				
MW OH	B & M LAWN & GARDEN V000127	HAND TOOL PARTS	103066-6137 Repair Maint/Equipment	AP022724	652.48	627911		00130245	02/29/2024
				Check Total:	**652.48**				
MW OH	BADGE FRAME INC V010144	NAME TAGS - NEW EMPL.	103066-6315 Office Supplies	AP022724	182.00	811342		00130246	02/29/2024
				Check Total:	**182.00**				
MW OH	BRENNAN ESTIMATING V011259	NOV FIRE ALARM MONITOR	103654-6127 Alarm Monitoring	AP022724	360.00	11080	P13006	00130247	02/29/2024

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For 03/12/2024

Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
				Check Total:	**360.00**				
MW OH	CALMAT CO. V010007	PAVING MATERIALS	103652-6301 Special Department Expenses	AP022724	457.81	73911467	P13098	00130248	02/29/2024
MW OH	CALMAT CO. V010007	PAVING MATERIALS	103652-6301 Special Department Expenses	AP022724	452.30	73911468	P13098	00130248	02/29/2024
				Check Total:	**910.11**				
MW OH	CARREA-CUTLER, MAYRA V012779	DEMOLITION BOND REFUND	740000-4302 General Plan Update Fee	AP022724	9.88	45342		00130249	02/29/2024
MW OH	CARREA-CUTLER, MAYRA V012779	DEMOLITION BOND REFUND	100000-4305 Planning Division Fees	AP022724	104.00	45342		00130249	02/29/2024
MW OH	CARREA-CUTLER, MAYRA V012779	DEMOLITION BOND REFUND	100000-4380 Business Site Insp Fee	AP022724	85.00	45342		00130249	02/29/2024
				Check Total:	**198.88**				
MW OH	CITY OF BREA V000125	BUSINESS CARDS - DEVELOPMENT	102532-6315 Office Supplies	AP022724	402.56	ASR0000303		00130250	02/29/2024
MW OH	CITY OF BREA V000125	B. CARDS - YAMAGUCHI, KIRWIN,	101511-6315 Office Supplies	AP022724	40.23	ASR0000304		00130250	02/29/2024
MW OH	CITY OF BREA V000125	BUSINESS CARDS -K. LOUIE	101534-6230 Printing & Binding	AP022724	10.75	ASR0000304		00130250	02/29/2024
				Check Total:	**453.54**				
MW OH	CITY OF LA HABRA V000600	Q1 COURT LIAISON SVS	103043-6290 Dept. Contract Services	AP022724	10,566.25	LH 24-303-AR	P12981	00130251	02/29/2024
				Check Total:	**10,566.25**				
MW OH	COAST EMS LLC V011441	EMERGENCY MEDICAL SUPPLIES	103066-6362 Emergency Medical Supples	AP022724	344.58	14364		00130252	02/29/2024
				Check Total:	**344.58**				
MW OH	COLANTUONO HIGHSMITH & V009754	LEGAL SERVICES	101005-6005 Legal Services	AP022724	1,204.09	52895		00130253	02/29/2024

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For 03/12/2024

Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
				Check Total:	**1,204.09**				
MW OH	COMLOCK V003166	SEC SYST SVS - SALES TAX	104079-6301 Special Department Expenses	AP022724	24.04	845505A		00130254	02/29/2024
				Check Total:	**24.04**				
MW OH	COMMERCIAL AQUATIC V005203	GOMEZ POOL REPAIRS	104076-6139 Repair/Maint - Parks & Fields	AP022724	290.83	942829		00130255	02/29/2024
MW OH	COMMERCIAL AQUATIC V005203	WHITTEN POOL - PAS PUMP	104076-6139 Repair/Maint - Parks & Fields	AP022724	2,003.96	942839		00130255	02/29/2024
				Check Total:	**2,294.79**				
MW OH	CRISTANDO HOUSE INC V010371	PD CIVILIAN POLICE LEADERSHIP	103043-6250 Staff Training	AP022724	240.00	CRISTAND2222		00130256	02/29/2024
				Check Total:	**240.00**				
MW OH	DENNIS GRUBB & V012137	1/1-15 FIRE PLAN CK SVS	103066-6290 Dept. Contract Services	AP022724	590.00	002-30612	P13314	00130257	02/29/2024
MW OH	DENNIS GRUBB & V012137	1/16-31 FIRE PLAN CK SV S	103066-6290 Dept. Contract Services	AP022724	6,985.00	002-30630	P13314	00130257	02/29/2024
MW OH	DENNIS GRUBB & V012137	2/1-15 FIRE PLAN CK SVS	103066-6290 Dept. Contract Services	AP022724	1,040.00	002-30646	P13314	00130257	02/29/2024
				Check Total:	**8,615.00**				
MW OH	DUNN-EDWARDS CORP V000307	PAINT	103654-6130 Repair & Maint/Facilities	AP022724	656.05	2058A04803		00130258	02/29/2024
				Check Total:	**656.05**				
MW OH	ENVIRONMENTAL MOLD LL V012521	POLICE DIP - MOLD INSPECTION	103654-6130 Repair & Maint/Facilities	AP022724	1,250.00	11302023		00130259	02/29/2024
				Check Total:	**1,250.00**				
MW OH	EPOWER NETWORK INC V011953	FD2 - GENERATOR MAINT	103654-6137 Repair Maint/Equipment	AP022724	212.06	32177		00130260	02/29/2024

City of Placentia
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For 03/12/2024

Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
				Check Total:	**212.06**				
MW OH	FIS V008518	DEC- CREDIT CARED TRANS FEES	102020-6025 Third Party Administration	AP022724	3,043.62	34723747		00130261	02/29/2024
MW OH	FIS V008518	JAN- CREDIT CARED TRANS FEES	102020-6025 Third Party Administration	AP022724	4,452.78	34727618		00130261	02/29/2024
				Check Total:	**7,496.40**				
MW OH	GALLS LLC V000438	FD UNIFORMS	103066-6360 Uniforms	AP022724	150.85	026970707		00130262	02/29/2024
				Check Total:	**150.85**				
MW OH	GOLDEN STATE WATER V000928	JAN-FEB WATER CHARGES	296561-6335 Water	AP022724	11,687.39	02132024		00130263	02/29/2024
MW OH	GOLDEN STATE WATER V000928	JAN-FEB WATER CHARGES	109595-6335 Water	AP022724	4,460.22	02132024		00130263	02/29/2024
MW OH	GOLDEN STATE WATER V000928	JAN-FEB WATER CHARGES	109595-6335 Water	AP022724	3,358.79	022624		00130263	02/29/2024
MW OH	GOLDEN STATE WATER V000928	JAN-FEB WATER CHARGES	296561-6335 Water	AP022724	510.14	022624		00130263	02/29/2024
				Check Total:	**20,016.54**				
MW OH	GRIFFITH, CHELSIE V012175	PD TRAINING MEALS, MILEAGE	103043-6250 Staff Training	AP022724	96.30	GRIFFITH22024		00130264	02/29/2024
				Check Total:	**96.30**				
MW OH	GRIGOLLA & SONS V012580	DEC - CONCRETE REPAIR	791302-2046 Retentions Payable	AP022724	-1,578.57	965-B		00130265	02/29/2024
MW OH	GRIGOLLA & SONS V012580	DEC - CONCRETE REPAIR	791302-6740 / 791302-6740 Infrastructure - Streets	AP022724	31,571.50	965-B	P13004	00130265	02/29/2024
				Check Total:	**29,992.93**				
MW OH	GST GOLDEN STAR V009410	ARTIC WOLF USER LIC	101523-6136 Software Maintenance	AP022724	76,176.14	INV97234	P13293	00130266	02/29/2024

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Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
				Check Total:	**76,176.14**				
MW OH	HAZ PARTY RENTALS V000462	WAGNER - TABLES RENT	104071-6301 Special Department Expenses	AP022724	116.16	46118		00130267	02/29/2024
MW OH	HAZ PARTY RENTALS V000462	WAGNER - CHAIRS RENT	104071-6301 Special Department Expenses	AP022724	25.08	46159		00130267	02/29/2024
				Check Total:	**141.24**				
MW OH	HERC RENTALS INC V010786	TAMALE FEST LIGHT TOWER RENT	104073-6299 Other Purchased Services	AP022724	1,882.30	34233451-001	P13310	00130268	02/29/2024
MW OH	HERC RENTALS INC V010786	TAMALE FEST GENERATOR RENT	104073-6299 Other Purchased Services	AP022724	13,589.59	34241432-001	P13310	00130268	02/29/2024
				Check Total:	**15,471.89**				
MW OH	IDS GROUP INC V012534	NOV - ARCH/DESIGN SERVICES	505003-6840 / 505003-6840 Machinery & Equipment	AP022724	22,201.50	22X094.01-2	P13076	00130269	02/29/2024
				Check Total:	**22,201.50**				
MW OH	INGLIS IMPORTS INC V012485	K9 BITE SUIT	103041-6301 Special Department Expenses	AP022724	3,052.53	IPHS001135	P13309	00130270	02/29/2024
				Check Total:	**3,052.53**				
MW OH	KAPPE TERRACINA LLC V012436	MAR - 166 LA HOLLA LEASE PAYME	103043-6160 Facility Rental	AP022724	39,479.00	45375		00130271	02/29/2024
				Check Total:	**39,479.00**				
MW OH	KIMLEY-HORN AND V012601	JAN DRAFT HOUSING EL PREP	749102-6017 / 749102-6017 Special Studies	AP022724	14,660.00	27146311	P13121	00130272	02/29/2024
				Check Total:	**14,660.00**				
MW OH	KOA HILLS CONSULTING LL V011519	0729-2/5 CONSULTING SVS	102020-6099 Professional Services	AP022724	568.75	10429	P13026	00130273	02/29/2024
				Check Total:	**568.75**				
MW OH	KRONOS SAASHR INC.	JAN SUBSCRIPTION	101512-6099	AP022724	6,750.14	12200493	P13211	00130274	02/29/2024

City of Placentia
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For 03/12/2024

Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
	V012554		Professional Services						
				Check Total:	**6,750.14**				
MW OH	LN CURTIS & SONS V011267	PD UNIFORMS - TORRES	103043-6360 Uniforms	AP022724	153.82	INV791294	P13313	00130275	02/29/2024
MW OH	LN CURTIS & SONS V011267	PD UNIFORMS - RODRIGUEZ	103043-6360 Uniforms	AP022724	73.95	INV791297	P13313	00130275	02/29/2024
				Check Total:	**227.77**				
MW OH	LSA ASSOCIATES INC. V000604	JAN CEQA DOCUMENTATION - TOD	742531-6099 Professional Services	AP022724	9,921.75	192200	P13159	00130276	02/29/2024
				Check Total:	**9,921.75**				
MW OH	LYNCH EMS V011542	JAN FUEL COST	103658-6345 Gasoline & Diesel Fuel	AP022724	1,702.96	FUEL JAN 24		00130277	02/29/2024
				Check Total:	**1,702.96**				
MW OH	MARIPOSA LANDSCAPES INC V000647	AN LANDSCAPE SVS	103655-6115 Landscaping	AP022724	2,795.92	106334	P13264	00130278	02/29/2024
MW OH	MARIPOSA LANDSCAPES INC V000647	AN LANDSCAPE SVS	103655-6115 / 21008-6115 Landscaping	AP022724	1,519.81	106334	P13264	00130278	02/29/2024
MW OH	MARIPOSA LANDSCAPES INC V000647	AN LANDSCAPE SVS	103655-6115 / 243601-6115 Landscaping	AP022724	133.55	106334	P13264	00130278	02/29/2024
MW OH	MARIPOSA LANDSCAPES INC V000647	AN LANDSCAPE SVS	296561-6115 Landscaping	AP022724	5,736.44	106334	P13264	00130278	02/29/2024
MW OH	MARIPOSA LANDSCAPES INC V000647	AN LANDSCAPE SVS	173555-6115 Landscaping	AP022724	9,141.60	106334	P13264	00130278	02/29/2024
MW OH	MARIPOSA LANDSCAPES INC V000647	AN LANDSCAPE SVS	800000-6115 Landscaping	AP022724	133.55	106334	P13264	00130278	02/29/2024
				Check Total:	**19,460.87**				
MW OH	MC FADDEN-DALE V000635	PW FACILITY SUPPLIES	103654-6130 Repair & Maint/Facilities	AP022724	91.95	534878/5		00130279	02/29/2024

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Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
MW OH	MC FADDEN-DALE V000635	PW FACILITY SUPPLIES	103654-6130 Repair & Maint/Facilities	AP022724	10.34	534960/5		00130279	02/29/2024
				Check Total:	**102.29**				
MW OH	MOLONEY, TRACEY V011052	GRAFFITI REMOVAL	103654-6999 Other Expenditure	AP022724	300.00	301CAFE		00130280	02/29/2024
				Check Total:	**300.00**				
MW OH	MONSIDO LLC V012767	11/30/22-4/29/24 SUBSCRIPTION	101523-6136 Software Maintenance	AP022724	4,254.00	289828A		00130281	02/29/2024
				Check Total:	**4,254.00**				
MW OH	NORTH NET TRAINING V012187	TRAINIG FACILITY RENT - FD	103066-6250 Staff Training	AP022724	675.00	2389		00130282	02/29/2024
				Check Total:	**675.00**				
MW OH	OMEGA INDUSTRIAL SUPPLY V011740	GRAFFITI REMOVER	103652-6132 Repair & Maintenance/Streets	AP022724	533.83	155010		00130283	02/29/2024
				Check Total:	**533.83**				
MW OH	PCN3 INC V012642	JAN SVS	109800-6850 / 105213-6850 Building & Facilities	AP022724	581,319.25	7	P13086	00130284	02/29/2024
				Check Total:	**581,319.25**				
MW OH	PLACENTIA CHAMBER OF V000772	EXCELLENCE IN PLACENTIA - C.WA	101001-6245 Meetings & Conferences	AP022724	90.00	16185		00130285	02/29/2024
				Check Total:	**90.00**				
MW OH	PRESTIGE COLLISION AUTO V010996	PD VEHICLE PAINTING	109800-6842 / 24801-6842 Vehicles	AP022724	2,453.42	RO 1684	P13307	00130286	02/29/2024
MW OH	PRESTIGE COLLISION AUTO V010996	PD VEHICLE PAINTING	109800-6842 / 24801-6842 Vehicles	AP022724	2,453.42	RO 1686	P13307	00130286	02/29/2024
				Check Total:	**4,906.84**				
MW OH	PRUDENTIAL OVERALL	2/14 PW UNIFORM CLEANING SVS	103650-6360	AP022724	164.94	62887964	P12973	00130287	02/29/2024

Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
	V000836		Uniforms						
				Check Total:	**164.94**				
MW OH	RING CENTRAL INC V012026	DEC PHONE SYST SVS	101523-6136 Software Maintenance	AP022724	7,658.33	CD_000706846	P13286	00130288	02/29/2024
MW OH	RING CENTRAL INC V012026	JAN PHONE SYST SVS	101523-6136 Software Maintenance	AP022724	7,658.33	CD_000725856	P13286	00130288	02/29/2024
				Check Total:	**15,316.66**				
MW OH	SECO ELECTRIC & LIGHTIN V010182	LIGHTS REPLACE - WHITTEN	104076-6141 Repair/Maint - Park LIghts	AP022724	1,302.29	8452		00130289	02/29/2024
				Check Total:	**1,302.29**				
MW OH	SELBERT PERKINS DESIGN V012172	JAN WAYFINDING DESIGN SVS	729201-6770 / 729201-6770 Infrastructure - Major Studies	AP022724	80.00	20240164	P13083	00130290	02/29/2024
MW OH	SELBERT PERKINS DESIGN V012172	JAN WAYFINDING DESIGN SVS	709201-6770 / 709201-6770 Infrastructure - Major Studies	AP022724	80.00	20240164	P13083	00130290	02/29/2024
				Check Total:	**160.00**				
MW OH	SO CAL GAS V000909	JAN GAS CHARGES	109595-6340 Natural Gas	AP022724	270.66	021424		00130291	02/29/2024
MW OH	SO CAL GAS V000909	JAN-FEB GAS CHARGES	109595-6340 Natural Gas	AP022724	1,837.77	022624		00130291	02/29/2024
				Check Total:	**2,108.43**				
MW OH	SOUTHERN CALIFORNIA V000910	JAN ELECTRIC CHARGES	800000-6330 Electricity	AP022724	139.63	022024		00130292	02/29/2024
MW OH	SOUTHERN CALIFORNIA V000910	JAN ELECTRIC CHARGES	109595-6330 Electricity	AP022724	25,817.75	022024		00130292	02/29/2024
MW OH	SOUTHERN CALIFORNIA V000910	JAN ELECTRIC CHARGES	109595-6330 / 21009-6330 Electricity	AP022724	127.46	022024		00130292	02/29/2024
MW OH	SOUTHERN CALIFORNIA V000910	JAN ELECTRIC CHARGES	109595-6330 / 21010-6330 Electricity	AP022724	375.48	022024		00130292	02/29/2024

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Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
MW OH	SOUTHERN CALIFORNIA V000910	JAN ELECTRIC CHARGES	286560-6330 Electricity	AP022724	50,237.94	022024		00130292	02/29/2024
MW OH	SOUTHERN CALIFORNIA V000910	JAN ELECTRIC CHARGES	296561-6330 Electricity	AP022724	273.27	022024		00130292	02/29/2024
MW OH	SOUTHERN CALIFORNIA V000910	OCT-NOC ELECTRIC CHARGES	109595-6330 Electricity	AP022724	3,813.80	022124		00130292	02/29/2024
				Check Total:	**80,785.33**				
MW OH	SOUTHERN CALIFORNIA V012325	E2 REPAIRS/MAINT	103066-6134 Vehicle Repair & Maintenance	AP022724	651.96	OC26614		00130293	02/29/2024
				Check Total:	**651.96**				
MW OH	SUN BADGE COMPANY V012305	CUSTOM BADGES	103066-6360 Uniforms	AP022724	2,717.28	02142024	P13297	00130294	02/29/2024
				Check Total:	**2,717.28**				
MW OH	THINKSUPPLIES.COM V007047	PAPER	109595-6315 Office Supplies	AP022724	163.09	70431		00130295	02/29/2024
MW OH	THINKSUPPLIES.COM V007047	PAPER	109595-6315 Office Supplies	AP022724	163.09	70444		00130295	02/29/2024
MW OH	THINKSUPPLIES.COM V007047	PAPER	109595-6315 Office Supplies	AP022724	77.00	B70412-2		00130295	02/29/2024
				Check Total:	**403.18**				
MW OH	TITUS, DILLON V011003	PD TRAINING MEALS, MILEAGE	103042-6250 Staff Training	AP022724	407.00	DILLION022224		00130296	02/29/2024
				Check Total:	**407.00**				
MW OH	TOTUM CORP V010229	JAN- PSC CONST MGMT SVS	105213-6850 / 105213-6850 Building & Facilities	AP022724	28,516.25	206409	P13049	00130297	02/29/2024
MW OH	TOTUM CORP V010229	JAN INSPECTION SVS - SIFI	103551-6099 Professional Services	AP022724	16,296.00	206429	P13087	00130297	02/29/2024
				Check Total:	**44,812.25**				

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MW OH	TRICELL USA V012373	PD PSP FIREARMS REG	103040-6250 Staff Training	AP022724	600.00	TRICELL22024		00130298	02/29/2024
MW OH	TRICELL USA V012373	PD PSP FIREARMS REG	103042-6250 Staff Training	AP022724	1,200.00	TRICELL22024		00130298	02/29/2024
				Check Total:	**1,800.00**				
MW OH	ULTIMATE ROOFING V012780	ROOFING BOND REFUND	0044-2033 Construction & Demo Deposit	AP022724	100.00	30-24-103		00130299	02/29/2024
				Check Total:	**100.00**				
MW OH	UNDERGROUND SERVICE V010637	DEC DIG ALERT SVS	484356-6301 Special Department Expenses	AP022724	193.75	1220230531		00130300	02/29/2024
MW OH	UNDERGROUND SERVICE V010637	DEC CA STATE FEE REG COST	484356-6301 Special Department Expenses	AP022724	80.14	23-242273		00130300	02/29/2024
				Check Total:	**273.89**				
MW OH	WELLS FARGO VENDOR FIN V010076	1/15-2/14 PRINTER/COPIER SVS	109595-6175 Office Equipment Rental	AP022724	457.35	5028107159	P13103	00130301	02/29/2024
MW OH	WELLS FARGO VENDOR FIN V010076	1/15-2/14 PRINTER/COPIER SVS	109595-6175 Office Equipment Rental	AP022724	511.14	5028107160	P13103	00130301	02/29/2024
MW OH	WELLS FARGO VENDOR FIN V010076	1/15-2/14 PRINTER/COPIER SVS	109595-6175 Office Equipment Rental	AP022724	141.38	5028107161	P13103	00130301	02/29/2024
MW OH	WELLS FARGO VENDOR FIN V010076	1/15-2/14 PRINTER/COPIER SVS	109595-6175 Office Equipment Rental	AP022724	158.78	5028107162	P13103	00130301	02/29/2024
MW OH	WELLS FARGO VENDOR FIN V010076	1/15-2/14 PRINTER/COPIER SVS	109595-6175 Office Equipment Rental	AP022724	439.78	5028107163	P13103	00130301	02/29/2024
MW OH	WELLS FARGO VENDOR FIN V010076	1/15-2/14 PRINTER/COPIER SVS	109595-6175 Office Equipment Rental	AP022724	10,433.78	5028107164	P13103	00130301	02/29/2024
				Check Total:	**12,142.21**				
MW OH	WEST COAST ARBORISTS INC V001124	00/1-15 TREE MAINT SVS	173555-6116 Tree Maintenance	AP022724	6,230.00	206336	P13061	00130302	02/29/2024

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MW OH	WEST COAST ARBORISTS INC V001124	00/1-15 TREE MAINT SVS	103655-6116 Tree Maintenance	AP022724	6,230.00	206336	P13061	00130302	02/29/2024
MW OH	WEST COAST ARBORISTS INC V001124	00/1-15 TREE MAINT SVS	103655-6116 Tree Maintenance	AP022724	395.00	206412	P13061	00130302	02/29/2024
MW OH	WEST COAST ARBORISTS INC V001124	00/1-15 TREE MAINT SVS	173555-6116 Tree Maintenance	AP022724	395.00	206412	P13061	00130302	02/29/2024
MW OH	WEST COAST ARBORISTS INC V001124	00/16-31 TREE MAINT SVS	173555-6116 Tree Maintenance	AP022724	607.00	206873	P13061	00130302	02/29/2024
MW OH	WEST COAST ARBORISTS INC V001124	00/16-31 TREE MAINT SVS	103655-6116 Tree Maintenance	AP022724	607.00	206873	P13061	00130302	02/29/2024
MW OH	WEST COAST ARBORISTS INC V001124	01/1-30 TREE MAINT SVS	103655-6116 Tree Maintenance	AP022724	1,650.00	208456	P13061	00130302	02/29/2024
MW OH	WEST COAST ARBORISTS INC V001124	01/1-30 TREE MAINT SVS	173555-6116 Tree Maintenance	AP022724	1,650.00	208456	P13061	00130302	02/29/2024
				Check Total:	**17,764.00**				
MW OH	YORBA LINDA WATER V001148	DEC-JAN WATER CHARGES	109595-6335 Water	AP022724	264.62	021424		00130303	02/29/2024
				Check Total:	**264.62**				
MW OH	ZAMORA, JOHN V012150	FIRE APPARATUS DRIVER OP - CER	103066-6250 Staff Training	AP022724	400.00	FADO1B0681		00130304	02/29/2024
				Check Total:	**400.00**				
MW OH	SO CAL LAND MAINTENANCE V011102	JAN PARK LANDSCAPE SVS	104076-6139 Repair/Maint - Parks & Fields	AP030424	30,000.00	10987	P13288	00130305	03/05/2024
MW OH	SO CAL LAND MAINTENANCE V011102	JAN LANDSCAPE SVS - VALADEZ	104076-6139 Repair/Maint - Parks & Fields	AP030424	3,600.00	11042	P13288	00130305	03/05/2024
MW OH	SO CAL LAND MAINTENANCE V011102	JAN KOCH PARK - ADDT'L WORK	104076-6139 Repair/Maint - Parks & Fields	AP030424	150.00	113038	P13288	00130305	03/05/2024
				Check Total:	**33,750.00**				

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MW OH	ADMINSURE V004980	JAN WC ADMINISTRATION	404580-6025 Third Party Administration	AP030524	5,328.00	16770	P13300	00130306	03/07/2024
				Check Total:	**5,328.00**				
MW OH	ALL CITY MANAGEMENT V000005	2/4-2/17 CROSSING GUARD SVS	103047-6290 Dept. Contract Services	AP030524	4,043.10	91347	P12977	00130307	03/07/2024
				Check Total:	**4,043.10**				
MW OH	ALLIANT INSURANCE V007375	2024 EASTER EVENT INSURANCE	404582-6201 Liability Insurance Premiums	AP030524	868.00	2586248		00130308	03/07/2024
				Check Total:	**868.00**				
MW OH	AMAZON CAPITAL SERVICES V012336	ERGO CHAIR-DISPATCH	101515-6315 Office Supplies	AP030524	697.36	14CW-YIKG-		00130309	03/07/2024
MW OH	AMAZON CAPITAL SERVICES V012336	IPAD KEYBRD CASE	101512-6315 Office Supplies	AP030524	27.99	14CW-YIKG-		00130309	03/07/2024
MW OH	AMAZON CAPITAL SERVICES V012336	OFFICE SUPPLIES	102531-6315 Office Supplies	AP030524	16.83	163H-GXYG-		00130309	03/07/2024
MW OH	AMAZON CAPITAL SERVICES V012336	OFFICE SUPPLIES	102532-6315 Office Supplies	AP030524	107.42	163H-GXYG-		00130309	03/07/2024
				Check Total:	**849.60**				
MW OH	ANAHEIM SCREEN & GLASS V010390	STUFFREE GYM WINDOW REPAIR	104076-6130 Repair & Maint/Facilities	AP030524	367.84	41801		00130310	03/07/2024
				Check Total:	**367.84**				
MW OH	ANTHEM LIFE INSURANCE V000046	MAR SMITH, WARD LIFE INS	395083-5163 Life Insurance Premiums	AP030524	5.00	MARCH 2024		00130311	03/07/2024
				Check Total:	**5.00**				
MW OH	AT & T V008736	2/9-3/8 FD 2 INTERNET	109595-6215 Telephone/Internet	AP030524	95.59	FD STA 2 FEB		00130312	03/07/2024
MW OH	AT & T V008736	2/13-3/12 KOCH PRK INTERNET	109595-6215 Telephone/Internet	AP030524	63.49	KP FEB 24		00130312	03/07/2024

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				Check Total:	**159.08**				
MW OH	AT&T V004144	JAN-FEB PHONE CHRG	296561-6215 Telephone/Internet	AP030524	1,417.97	022924		00130313	03/07/2024
MW OH	AT&T V004144	JAN-FEB PHONE CHRG	109595-6215 Telephone/Internet	AP030524	7,005.11	022924		00130313	03/07/2024
				Check Total:	**8,423.08**				
MW OH	AT&T MOBILITY V011025	1/14-2/13 PD FIRSTNET	109595-6215 Telephone/Internet	AP030524	4,740.50	22695318		00130314	03/07/2024
MW OH	AT&T MOBILITY V011025	1/14-2/13 FIRE FIRSTNET	109595-6215 Telephone/Internet	AP030524	408.23	22695318		00130314	03/07/2024
				Check Total:	**5,148.73**				
MW OH	AXIS GENERAL V011183	12/4-6 STORM WATER PUMP MAINT	103652-6099 Professional Services	AP030524	8,835.00	10073	P13233	00130315	03/07/2024
				Check Total:	**8,835.00**				
MW OH	BADGE FRAME INC V010144	PD ORGANIZATION CHART NAME	103040-6301 Special Department Expenses	AP030524	87.00	811320		00130316	03/07/2024
				Check Total:	**87.00**				
MW OH	BAKER ELECTRIC INC V012066	TS CONST SVS- CLAIM SETTLEMENT	332908-6185 / 332908-6185 Construction Services	AP030524	29,692.23	49778	P13324	00130317	03/07/2024
				Check Total:	**29,692.23**				
MW OH	BEAR ELECTRICAL V010997	JAN TS MAINTENANCE	103590-6099 Professional Services	AP030524	3,212.45	21582	P13120	00130318	03/07/2024
MW OH	BEAR ELECTRICAL V010997	JAN TS MAINTENANCE	103590-6099 / 21011-6099 Professional Services	AP030524	85.00	21582	P13120	00130318	03/07/2024
MW OH	BEAR ELECTRICAL V010997	JAN TS MAINTENANCE	103590-6099 / 21010-6099 Professional Services	AP030524	120.05	21582	P13120	00130318	03/07/2024
MW OH	BEAR ELECTRICAL V010997	JAN TS MAINTENANCE	103590-6099 / 21009-6099 Professional Services	AP030524	247.50	21582	P13120	00130318	03/07/2024

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MW OH	BEAR ELECTRICAL V010997	JAN TS RESPONSE MAINTENANCE	103590-6099 Professional Services	AP030524	5,177.70	21726	P13120	00130318	03/07/2024
MW OH	BEAR ELECTRICAL V010997	JAN TS RESPONSE MAINTENANCE	103590-6099 / 21009-6099 Professional Services	AP030524	570.00	21726	P13120	00130318	03/07/2024
MW OH	BEAR ELECTRICAL V010997	JAN TS RESPONSE MAINTENANCE	103590-6099 / 21010-6099 Professional Services	AP030524	600.50	21726	P13120	00130318	03/07/2024
MW OH	BEAR ELECTRICAL V010997	JAN TS RESPONSE MAINTENANCE	103590-6099 / 21011-6099 Professional Services	AP030524	100.00	21726	P13120	00130318	03/07/2024
				Check Total:	**10,113.20**				
MW OH	BIGGS CARDOSA V010461	JAN ENGINEERING SVS	331801-6740 / 331801-6740 Infrastructure - Streets	AP030524	7,499.27	88214	P13072	00130319	03/07/2024
				Check Total:	**7,499.27**				
MW OH	BLUEBEAM INC V012440	24-25 STUDIO PRIME SUBSC	750000-6136 Software Maintenance	AP030524	2,340.00	1820080		00130320	03/07/2024
				Check Total:	**2,340.00**				
MW OH	CANON FINANCIAL SERVICES V008979	FEB CONTRACT SVS	109595-6175 Office Equipment Rental	AP030524	123.97	32067853		00130321	03/07/2024
				Check Total:	**123.97**				
MW OH	CHARTER COMMUNICATIONS V004450	8314-3/13 PD FIBER LINE INT	109595-6215 Telephone/Internet	AP030524	619.00	0528002021424		00130322	03/07/2024
MW OH	CHARTER COMMUNICATIONS V004450	8316-3/15 NAV CTR INTERNET	109595-6215 Telephone/Internet	AP030524	289.97	0570178021624		00130322	03/07/2024
MW OH	CHARTER COMMUNICATIONS V004450	8312-3/11 BACKS BLDG INTERNET	109595-6215 Telephone/Internet	AP030524	299.98	0629685021224		00130322	03/07/2024
				Check Total:	**1,208.95**				
MW OH	CHARTER COMMUNICATIONS V012060	8321-3/20 BWC INTERNET	109595-6215 Telephone/Internet	AP030524	1,308.94	11980240102212		00130323	03/07/2024
				Check Total:	**1,308.94**				

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MW OH	COUNTY OF ORANGE V007152	2023/24 PROP TAX- 117 N MAIN	484356-6122 Sewer User Fees	AP030524	83.65	2023-24-2B		00130324	03/07/2024
				Check Total:	**83.65**				
MW OH	COUNTY OF ORANGE V008881	FEB AFIS SERVICES	103040-6290 Dept. Contract Services	AP030524	1,858.00	SH 67962	P12980	00130325	03/07/2024
MW OH	COUNTY OF ORANGE V008881	FEB OCATS CLETS/LIVESCAN SVS	103043-6099 Professional Services	AP030524	1,104.51	SH 67923	P13022	00130325	03/07/2024
				Check Total:	**2,962.51**				
MW OH	CSG CONSULTANTS INC V011609	SEP BUILDING INSP SVS	102532-6290 Dept. Contract Services	AP030524	23,287.25	53718B	P13169	00130326	03/07/2024
MW OH	CSG CONSULTANTS INC V011609	NOV BUILDING INSP SVS	102532-6290 Dept. Contract Services	AP030524	19,756.00	54385	P13169	00130326	03/07/2024
MW OH	CSG CONSULTANTS INC V011609	DEC BUILDING INSP SVS	102532-6290 Dept. Contract Services	AP030524	22,572.00	54758	P13169	00130326	03/07/2024
MW OH	CSG CONSULTANTS INC V011609	JAN BUILDING INSP SVS	102532-6290 Dept. Contract Services	AP030524	21,294.00	55128	P13169	00130326	03/07/2024
				Check Total:	**86,909.25**				
MW OH	DEKRA-LITE V003946	HOLIDAY DECORATION RENT	103654-6999 Other Expenditure	AP030524	7,221.24	ARINV021781	P13325	00130327	03/07/2024
MW OH	DEKRA-LITE V003946	HOLIDAY DECORATION RENT	103654-6999 Other Expenditure	AP030524	14,750.26	ARINV021782	P13325	00130327	03/07/2024
				Check Total:	**21,971.50**				
MW OH	ENTENMANN-ROVIN CO V000342	PD BADGES	103040-6299 Other Purchased Services	AP030524	297.95	0179609-IN		00130328	03/07/2024
MW OH	ENTENMANN-ROVIN CO V000342	AWARD BARS	103040-6299 Other Purchased Services	AP030524	682.94	0179626-IN		00130328	03/07/2024
				Check Total:	**980.89**				
MW OH	EPIC LAND SOLUTIONS INC.	JAN EASEMENT APPR. - GOLDEN BR	331801-6740	AP030524	2,641.83	0124-1420	P13088	00130329	03/07/2024

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	V012586		Infrastructure - Streets						
				Check Total:	**2,641.83**				
MW OH	EPROMOS PROMOTIONAL V012556	HOT/COLD PATCHES - NAT'L NIGHT	103040-6401 Community Programs	AP030524	1,322.02	INV254892	P13299	00130330	03/07/2024
				Check Total:	**1,322.02**				
MW OH	FACTORY MOTOR PARTS V010842	PARTS & SUPPLIES	103658-6134 Vehicle Repair & Maintenance	AP030524	64.15	102-205037	P13045	00130331	03/07/2024
MW OH	FACTORY MOTOR PARTS V010842	PARTS & SUPPLIES	103658-6134 Vehicle Repair & Maintenance	AP030524	12.20	102-205067	P13045	00130331	03/07/2024
MW OH	FACTORY MOTOR PARTS V010842	PARTS & SUPPLIES	103658-6134 Vehicle Repair & Maintenance	AP030524	363.96	102-205081	P13045	00130331	03/07/2024
MW OH	FACTORY MOTOR PARTS V010842	PARTS & SUPPLIES	103658-6134 Vehicle Repair & Maintenance	AP030524	135.61	102-205109	P13045	00130331	03/07/2024
MW OH	FACTORY MOTOR PARTS V010842	PARTS & SUPPLIES	103658-6134 Vehicle Repair & Maintenance	AP030524	12.20	102-205131	P13045	00130331	03/07/2024
MW OH	FACTORY MOTOR PARTS V010842	PARTS & SUPPLIES	103658-6134 Vehicle Repair & Maintenance	AP030524	188.54	102-205141	P13045	00130331	03/07/2024
MW OH	FACTORY MOTOR PARTS V010842	PARTS & SUPPLIES	103658-6134 Vehicle Repair & Maintenance	AP030524	57.33	102-205261	P13045	00130331	03/07/2024
MW OH	FACTORY MOTOR PARTS V010842	PARTS & SUPPLIES	103658-6134 Vehicle Repair & Maintenance	AP030524	10.65	102-205303	P13045	00130331	03/07/2024
MW OH	FACTORY MOTOR PARTS V010842	PARTS & SUPPLIES	103658-6134 Vehicle Repair & Maintenance	AP030524	49.03	106-548102	P13045	00130331	03/07/2024
MW OH	FACTORY MOTOR PARTS V010842	PARTS & SUPPLIES	103658-6134 Vehicle Repair & Maintenance	AP030524	216.69	12-5769621	P13045	00130331	03/07/2024
				Check Total:	**1,110.36**				
MW OH	FEDEX V000394	SHIPPING	101512-6325 Postage	AP030524	5.73	9-663-69439		00130332	03/07/2024

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				Check Total:	**5.73**				
MW OH	FIREFIGHTERS SAFETY V011346	DUTY UNIFORMS, BUCKLES, BOOTS	103066-6360 Uniforms	AP030524	118.28	29586		00130333	03/07/2024
				Check Total:	**118.28**				
MW OH	FOUNTAINHEAD V012624	NOV CONST MGMT SVS	697902-6760 / 697902-6760 Infrastructure - Parks	AP030524	6,820.00	2023-12.1.-	P13030	00130334	03/07/2024
MW OH	FOUNTAINHEAD V012624	NOV CONST MGMT SVS	797902-6760 / 797902-6760 Infrastructure - Parks	AP030524	10,230.00	2023-12.1.-	P13030	00130334	03/07/2024
MW OH	FOUNTAINHEAD V012624	JAN CONSTRUCTION MGMT SVS	799800-6740 / 791301-6740 Infrastructure - Streets	AP030524	26,040.00	2024-01-ST.	P13298	00130334	03/07/2024
				Check Total:	**43,090.00**				
MW OH	GALLS LLC V000438	CHAMELON SOFTSHELLS	103066-6360 Uniforms	AP030524	150.85	027015915		00130335	03/07/2024
MW OH	GALLS LLC V000438	CHAMELON SOFTSHELLS	103066-6360 Uniforms	AP030524	603.40	027015929		00130335	03/07/2024
				Check Total:	**754.25**				
MW OH	GEOCON WEST INC V011765	JAN GEOTECHNICAL ENG SVS	109800-6850 / 105213-6850 Building & Facilities	AP030524	560.00	724010056	P13077	00130336	03/07/2024
				Check Total:	**560.00**				
MW OH	GILLIS, JOSEPH V008160	PD TRAINING MEAL, MILEAGE	103041-6250 Staff Training	AP030524	272.53	GILLS22924		00130337	03/07/2024
				Check Total:	**272.53**				
MW OH	HALO CONFIDENTIAL V011712	FEB TRAINING MGMT	103040-6290 Dept. Contract Services	AP030524	2,100.00	0230T	P12939	00130338	03/07/2024
				Check Total:	**2,100.00**				
MW OH	HAZ PARTY RENTALS V000462	CHAIR, TABLE, LINEN - OLD CH	101534-6225 Advertising/Promotional	AP030524	272.87	4662		00130339	03/07/2024
MW OH	HAZ PARTY RENTALS	TABLES, CHAIRS, CANOPIES RENT	104073-6299	AP030524	4,178.60	46307	P13321	00130339	03/07/2024

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	V000462		Other Purchased Services						
				Check Total:	**4,451.47**				
MW OH	HELPING OUR PETS V012275	K9 BOARDING - ENZO	103040-6301 Special Department Expenses	AP030524	300.00	42906		00130340	03/07/2024
MW OH	HELPING OUR PETS V012275	K9 BOARDING - CHAMP	103040-6301 Special Department Expenses	AP030524	300.00	42924		00130340	03/07/2024
				Check Total:	**600.00**				
MW OH	HERC RENTALS INC V010786	SCRUBBER RENTAL	103654-6137 Repair Maint/Equipment	AP030524	670.90	34184330-001		00130341	03/07/2024
				Check Total:	**670.90**				
MW OH	HF&H CONSULTANTS LLC V010575	DEC SB 1383 CONSULTING SVS	374386-6099 Professional Services	AP030524	5,064.00	9720829	P13109	00130342	03/07/2024
				Check Total:	**5,064.00**				
MW OH	HINDERLITER DE LLAMAS & V000465	JAN-MAR SALES TAX AUDIT SVS	102020-6099 Professional Services	AP030524	3,349.84	SIN036181	P13141	00130343	03/07/2024
MW OH	HINDERLITER DE LLAMAS & V000465	JAN-MAR TRANS TAX AUDIT SVS	102020-6099 Professional Services	AP030524	877.72	SIN036262	P13141	00130343	03/07/2024
				Check Total:	**4,227.56**				
MW OH	IMAGE MASTERS V012354	GIVEAWAYS - NAT'L NIGHT OUT	103040-6401 Community Programs	AP030524	569.18	110541-1		00130344	03/07/2024
				Check Total:	**569.18**				
MW OH	INFRASTRUCTURE V011245	JAN ARCHITECTURAL/ENG DESIGN	102532-6290 Dept. Contract Services	AP030524	15,870.00	29059	P13167	00130345	03/07/2024
				Check Total:	**15,870.00**				
MW OH	JONES & MAYER V009822	LEGAL SERVICES	101005-6005 Legal Services	AP030524	12,165.12	120619		00130346	03/07/2024
MW OH	JONES & MAYER	LITIGATION FEES	101005-6006	AP030524	8,523.78	120627		00130346	03/07/2024

Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
	V009822		Litigation						
MW OH	JONES & MAYER V009822	LITIGATION FEES	101005-6006 Litigation	AP030524	97.52	120628		00130346	03/07/2024
MW OH	JONES & MAYER V009822	LITIGATION FEES	101005-6006 Litigation	AP030524	2,179.07	120630		00130346	03/07/2024
MW OH	JONES & MAYER V009822	LEGAL SERVICES	102531-4710 / 232504-4710 Reimbursements/Other Revenue	AP030524	3,169.27	120631		00130346	03/07/2024
MW OH	JONES & MAYER V009822	LEGAL SERVICES	101005-6005 Legal Services	AP030524	97.52	120632		00130346	03/07/2024
MW OH	JONES & MAYER V009822	LITIGATION FEES	101005-6006 Litigation	AP030524	236.27	120636		00130346	03/07/2024
MW OH	JONES & MAYER V009822	LEGAL SERVICES	101005-6005 Legal Services	AP030524	78.76	120637		00130346	03/07/2024
MW OH	JONES & MAYER V009822	LEGAL SERVICES	101005-6005 Legal Services	AP030524	170.65	120641		00130346	03/07/2024
MW OH	JONES & MAYER V009822	LITIGATION FEES	101005-6006 Litigation	AP030524	682.59	120642		00130346	03/07/2024
MW OH	JONES & MAYER V009822	LEGAL SERVICES	101005-6005 Legal Services	AP030524	2,218.50	120643		00130346	03/07/2024
MW OH	JONES & MAYER V009822	LITIGATION FEES	101005-6006 Litigation	AP030524	210.03	120644		00130346	03/07/2024
MW OH	JONES & MAYER V009822	LITIGATION FEES	101005-6006 Litigation	AP030524	4,653.61	120645		00130346	03/07/2024
MW OH	JONES & MAYER V009822	LITIGATION FEES	101005-6006 Litigation	AP030524	131.27	120646		00130346	03/07/2024
MW OH	JONES & MAYER V009822	LEGAL SERVICES	101005-6005 Legal Services	AP030524	12,603.95	120652		00130346	03/07/2024
MW OH	JONES & MAYER V009822	LEGAL SERVICES	101005-6005 Legal Services	AP030524	2,779.21	120653		00130346	03/07/2024

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Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
MW OH	JONES & MAYER V009822	RETAINER	101005-6005 Legal Services	AP030524	34,859.42	120982		00130346	03/07/2024
				Check Total:	**84,856.54**				
MW OH	KELLY ASSOCIATES V012264	CONSULTANT SVS	101001-6001 Management Consulting Servics	AP030524	7,500.00	FEB 2024	P13113	00130347	03/07/2024
				Check Total:	**7,500.00**				
MW OH	KOA HILLS CONSULTING LLC V011519	2713-20 CONSULTING SVS	102020-6099 Professional Services	AP030524	1,968.75	10448	P13026	00130348	03/07/2024
				Check Total:	**1,968.75**				
MW OH	KOSMONT TRANSACTIONS V011935	DEC PORTFOLIO MGMT SVS	102020-6099 Professional Services	AP030524	2,795.62	2307.6-007	P13139	00130349	03/07/2024
				Check Total:	**2,795.62**				
MW OH	LIEBERT CASSIDY V000597	CONSULTING SERVICES	101512-6255 Dues & Memberships	AP030524	8,341.50	260650		00130350	03/07/2024
MW OH	LIEBERT CASSIDY V000597	CONSULTING SERVICES	101512-6255 Dues & Memberships	AP030524	11,430.00	260651		00130350	03/07/2024
				Check Total:	**19,771.50**				
MW OH	LN CURTIS & SONS V011267	PD UNIFORMS - FLORES	103047-6360 Uniforms	AP030524	91.44	INN794196	P13313	00130351	03/07/2024
MW OH	LN CURTIS & SONS V011267	PD UNIFORMS - JUNG	103041-6360 Uniforms	AP030524	122.17	INV792641	P13313	00130351	03/07/2024
MW OH	LN CURTIS & SONS V011267	PD UNIFORMS - FLORES	103047-6360 Uniforms	AP030524	894.70	INV793721	P13313	00130351	03/07/2024
MW OH	LN CURTIS & SONS V011267	PD UNIFORMS - NAVARRO	103041-6360 Uniforms	AP030524	469.67	INV794104	P13313	00130351	03/07/2024
MW OH	LN CURTIS & SONS V011267	EXPLORER UNIFORMS - ANTIMIE	763041-6360 Uniforms	AP030524	152.77	INV780921	P13322	00130351	03/07/2024
MW OH	LN CURTIS & SONS	EXPLORER UNIFORM - ANTIMIE	763041-6360	AP030524	165.14	INV784082	P13322	00130351	03/07/2024

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Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
	V011267		Uniforms						
MW OH	LN CURTIS & SONS V011267	EXPLORER UNIFORM - TOPAUM	763041-6360 Uniforms	AP030524	1,135.43	INV784092	P13322	00130351	03/07/2024
MW OH	LN CURTIS & SONS V011267	EXPLORER UNIFORM - COSME	763041-6360 Uniforms	AP030524	337.69	INV784094	P13322	00130351	03/07/2024
MW OH	LN CURTIS & SONS V011267	EXPLORER UNIFORMS - HERNANDEZ	763041-6360 Uniforms	AP030524	257.75	INV784097	P13322	00130351	03/07/2024
MW OH	LN CURTIS & SONS V011267	EXPLORER UNIFORMS - VILLEGAS	763041-6360 Uniforms	AP030524	1,554.24	INV784103	P13322	00130351	03/07/2024
				Check Total:	**5,181.00**				
MW OH	MC FADDEN-DALE V000635	PW FACILITY SUPPLIES	103654-6301 Special Department Expenses	AP030524	47.71	537804/5		00130352	03/07/2024
				Check Total:	**47.71**				
MW OH	MIKE RAAHAUGES V010677	2/20 PISTOL RANGE USAGE	103043-6162 Range Training	AP030524	150.00	1922		00130353	03/07/2024
				Check Total:	**150.00**				
MW OH	MMASC V008471	MEMBERSHIP RENEWAL -V. ORTIZ	104071-6255 Dues & Memberships	AP030524	125.00	02132024		00130354	03/07/2024
MW OH	MMASC V008471	MMASC MEMBERSHIP K. LOUIE	101534-6255 Dues & Memberships	AP030524	125.00	9229		00130354	03/07/2024
				Check Total:	**250.00**				
MW OH	MURILLO, KRYSTLE V012666	2024 PARMA CONF REIMB- MURILLO	404500-6245 Meetings & Conferences	AP030524	173.36	22624		00130355	03/07/2024
				Check Total:	**173.36**				
MW OH	NATIONAL BUSINESS V000669	LATERAL FILE CABINETS	105213-6850 Building & Facilities	AP030524	4,781.60	MK603522-TDQP13306		00130356	03/07/2024
				Check Total:	**4,781.60**				
MW OH	PARS	DEC ARS-PARS FEES	395083-6025	AP030524	441.19	54884		00130357	03/07/2024

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Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
	V006999		Third Party Administration						
MW OH	PARS V006999	DEC REP-PARS FEES	395083-6025 Third Party Administration	AP030524	123.66	55025		00130357	03/07/2024
				Check Total:	**564.85**				
MW OH	PBK-WLC ARCHITECTS V012022	FEB PSC - ARCHITECT. & ENG SVS	105213-6850 / 105213-6850 Building & Facilities	AP030524	5,250.00	000000000028	P13047	00130358	03/07/2024
				Check Total:	**5,250.00**				
MW OH	PERIMETER PROTECTION V011153	JAN VIDEO MONITOR - PED BRIDGE	101523-6128 Video Monitoring	AP030524	2,880.00	1139	P12978	00130359	03/07/2024
MW OH	PERIMETER PROTECTION V011153	SECURITY MONITOR -FD1/2, BACKS	101523-6128 Video Monitoring	AP030524	14,805.00	1144	P12978	00130359	03/07/2024
MW OH	PERIMETER PROTECTION V011153	FEB VIDEO MONITOR - PED BRIDGE	101523-6128 Video Monitoring	AP030524	2,880.00	1153	P12978	00130359	03/07/2024
MW OH	PERIMETER PROTECTION V011153	Q1 SECURITY MONITORING	101523-6128 Video Monitoring	AP030524	15,240.00	1155	P12978	00130359	03/07/2024
				Check Total:	**35,805.00**				
MW OH	PEST OPTIONS INC V010037	PEST CONTROL TREAT - CHAMPION	104076-6139 Repair/Maint - Parks & Fields	AP030524	7,680.00	440336	P13316	00130360	03/07/2024
				Check Total:	**7,680.00**				
MW OH	PREMIER FIRST RESPONDER V011754	2/6 OFFICER THERAPY SERVICE	503040-6301 / 233004-6301 Special Department Expenses	AP030524	150.00	1427		00130361	03/07/2024
				Check Total:	**150.00**				
MW OH	PRIORITY DISPATCH CORP V011406	EMD/EFD LICENSE RENEWAL	101515-6137 Repair Maint/Equipment	AP030524	4,809.46	SIN251533		00130362	03/07/2024
				Check Total:	**4,809.46**				
MW OH	ROTARY CLUB OF V003446	Q1 MEMBERSHIP DUES - KRAHLING	103040-6255 Dues & Memberships	AP030524	90.00	5797		00130363	03/07/2024

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Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
				Check Total:	**90.00**				
MW OH	SAGECREST PLANNING AND V010576	JAN CONSULTING SVS	102532-6290 Dept. Contract Services	AP030524	3,840.70	4544	P13168	00130364	03/07/2024
				Check Total:	**3,840.70**				
MW OH	SDC ENGINEERING INC V011147	JAN CONSTRUCTION SVS	507911-2046 / 507911-6760 Retentions Payable	AP030524	-2,946.85	900		00130365	03/07/2024
MW OH	SDC ENGINEERING INC V011147	JAN CONSTRUCTION SVS	697911-2046 / 697911-2046 Retentions Payable	AP030524	-736.72	900		00130365	03/07/2024
MW OH	SDC ENGINEERING INC V011147	JAN CONSTRUCTION SVS	697911-6760 / 697911-6760 Infrastructure - Parks	AP030524	14,734.26	900	P13330	00130365	03/07/2024
MW OH	SDC ENGINEERING INC V011147	JAN CONSTRUCTION SVS	507911-6760 / 507911-6760 Infrastructure - Parks	AP030524	58,937.03	900	P13330	00130365	03/07/2024
				Check Total:	**69,987.72**				
MW OH	SOUTHERN CALIFORNIA V000910	JAN-FEB ELECTRIC CHARGES	296561-6330 Electricity	AP030524	1,690.59	022824		00130366	03/07/2024
MW OH	SOUTHERN CALIFORNIA V000910	JAN-FEB ELECTRIC CHARGES	109595-6330 Electricity	AP030524	10,339.17	022824		00130366	03/07/2024
MW OH	SOUTHERN CALIFORNIA V000910	JAN-FEB ELECTRIC CHARGES	109595-6330 / 21011-6330 Electricity	AP030524	192.85	022824		00130366	03/07/2024
				Check Total:	**12,222.61**				
MW OH	SOUTHERN CALIFORNIA V009955	JAN NEWSPAPER PUBLICATIONS	101002-6255 Dues & Memberships	AP030524	1,807.49	581338		00130367	03/07/2024
				Check Total:	**1,807.49**				
MW OH	T-MOBILE V004339	1/21-2/20 HVAC CONTROLLER INT	109595-6215 Telephone/Internet	AP030524	610.34	24-FEB		00130368	03/07/2024
				Check Total:	**610.34**				
MW OH	T-MOBILE USA V009215	TOWER DUMP DR23-04514	103042-6290 Dept. Contract Services	AP030524	25.00	9559945536		00130369	03/07/2024

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Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
				Check Total:	**25.00**				
MW OH	THE BRIEFING ROOM LLC V012781	PD SUPERVISOR TRAINING SOFT	103041-6136 Software Maintenance	AP030524	1,130.22	1063		00130370	03/07/2024
				Check Total:	**1,130.22**				
MW OH	THE SAUCE CREATIVE V007476	PALM WINTER 2023 PRINTING	104070-6230 Printing & Binding	AP030524	10,300.09	6546	P13319	00130371	03/07/2024
MW OH	THE SAUCE CREATIVE V007476	PALM WINTER 2023 DESIGN	104071-6099 Professional Services	AP030524	5,450.00	6546	P13319	00130371	03/07/2024
				Check Total:	**15,750.09**				
MW OH	THINKSUPPLIES.COM V007047	PAPER	109595-6315 Office Supplies	AP030524	217.46	70459		00130372	03/07/2024
				Check Total:	**217.46**				
MW OH	THOMSON REUTERS - WEST V009649	JAN PD SOFTWARE SVS	103042-6290 Dept. Contract Services	AP030524	389.57	849672778		00130373	03/07/2024
				Check Total:	**389.57**				
MW OH	TLAQUEPAQUE RESTAURAN V001045	APPETIZERS- OLD CH RIBBON CUT	101534-6225 Advertising/Promotional	AP030524	543.75	2/22/24		00130374	03/07/2024
				Check Total:	**543.75**				
MW OH	TRANSUNION RISK & V009317	FEB PD DATABASE TRANSACTIONS	103042-6290 Dept. Contract Services	AP030524	175.40	49451-202402-1		00130375	03/07/2024
				Check Total:	**175.40**				
MW OH	US BANK ST PAUL V010025	PSC - LEASE REVENUE BONDS	0082-1150 Cash w/Fiscal Agent	AP030524	80,441.29	2510932-A		00130376	03/07/2024
				Check Total:	**80,441.29**				
MW OH	VERIZON WIRELESS V008735	1/21-2/20 PD DEVICES	109595-6215 Telephone/Internet	AP030524	4,640.38	9957167100		00130377	03/07/2024
				Check Total:	**4,640.38**				

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Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
MW OH	VERIZON WIRELESS V010521	SMS CONTENT FOR DR24-00454	103042-6290 Dept. Contract Services	AP030524	50.00	9022347924		00130378	03/07/2024
				Check Total:	**50.00**				
MW OH	VIGILANT SOLUTIONS LLC V011977	MOBILE LIC PLATE READER -	103041-6136 Software Maintenance	AP030524	8,060.00	55756 RI	P13312	00130379	03/07/2024
				Check Total:	**8,060.00**				
MW OH	WELLS FARGO VENDOR FIN V010076	2/15-3/14 PRINTER/COPIER SVS	109595-6175 Office Equipment Rental	AP030524	457.35	5028456586	P13103	00130380	03/07/2024
MW OH	WELLS FARGO VENDOR FIN V010076	2/15-3/14 PRINTER/COPIER SVS	109595-6175 Office Equipment Rental	AP030524	511.14	5028456587	P13103	00130380	03/07/2024
MW OH	WELLS FARGO VENDOR FIN V010076	2/15-3/14 PRINTER/COPIER SVS	109595-6175 Office Equipment Rental	AP030524	141.38	5028456588	P13103	00130380	03/07/2024
MW OH	WELLS FARGO VENDOR FIN V010076	2/15-3/14 PRINTER/COPIER SVS	109595-6175 Office Equipment Rental	AP030524	158.78	5028456589	P13103	00130380	03/07/2024
MW OH	WELLS FARGO VENDOR FIN V010076	2/15-3/14 PRINTER/COPIER SVS	109595-6175 Office Equipment Rental	AP030524	439.78	5028456590	P13103	00130380	03/07/2024
MW OH	WELLS FARGO VENDOR FIN V010076	2/15-3/14 PRINTER/COPIER SVS	109595-6175 Office Equipment Rental	AP030524	10,433.78	5028456591	P13103	00130380	03/07/2024
				Check Total:	**12,142.21**				
MW OH	WEST COAST ARBORISTS INC V001124	1/1-15 TREE TRIMMING SVS	173555-6116 Tree Maintenance	AP030524	330.00	207601	P13061	00130381	03/07/2024
MW OH	WEST COAST ARBORISTS INC V001124	1/1-15 TREE TRIMMING SVS	103655-6116 Tree Maintenance	AP030524	330.00	207601	P13061	00130381	03/07/2024
MW OH	WEST COAST ARBORISTS INC V001124	1/1-15 TREE TRIMMING SVS	103655-6116 Tree Maintenance	AP030524	495.00	207604	P13061	00130381	03/07/2024
MW OH	WEST COAST ARBORISTS INC V001124	1/1-15 TREE TRIMMING SVS	173555-6116 Tree Maintenance	AP030524	495.00	207604	P13061	00130381	03/07/2024
				Check Total:	**1,650.00**				

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Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
MW OH	WEST COAST LIGHTS & SIREN V006106	LIGHTS/SIRENS EQUIP - RAM 1500	213041-6840 Machinery & Equipment	AP030524	10,008.81	25692	P13174	00130382	03/07/2024
				Check Total:	**10,008.81**				
				Type Total:	**1,802,692.00**				
				Check Total:	**1,802,692.00**				

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Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
MW OH	US BANK ST PAUL V010025	PSC - LEASE REVENUE BONDS	0082-1150 Cash w/Fiscal Agent	AP022724	80,441.29	2510932		00018338	02/29/2024
				Check Total:	**80,441.29**				
				Type Total:	**80,441.29**				
				Check Total:	**80,441.29**				

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ACH Check Register
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Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
				Grand Total:	608,939.10				

Check Totals by ID	
AP	608,939.10
EP	0.00
IP	0.00
OP	0.00

Void Total:	0.00
Check Total:	608,939.10

Fund Name	Check Totals by Fund
101-General Fund (0010)	249,794.72
208-Sccssr Agncy Ret Oblg (0054)	1,413.46
227-Explorer Grant NOC (0076)	4.84
231-Placentia Reg Nav Cent(0078)	1,143.41
255-Underground Utilities (0027)	1.67
265-Landscape Maintenance (0029)	516.27
275-Sewer Maintenance (0048)	4,203.71
401-City Capital Projects (0033)	3,489.57
501-Refuse Administration (0037)	5,365.99
601-Employee Health & Wlfre (0039)	341,536.68
605-Risk Management (0040)	1,468.78
Check Total:	608,939.10

ACH Payroll Direct Deposit for 03/07/2024:	626,556.91
Electronic Disbursement Total:	1,235,496.01

Funds will be transferred from the Cash Basis Fund as needed to fund the warrants included on this warrant register

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Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
MW OH	ALDWIR, MAMOUN E000113	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	870.44	MARCH-24		00018339	02/29/2024
				Check Total:	**870.44**				
MW OH	ANDERSON, MARLA E000071	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	527.78	MARCH-24		00018340	02/29/2024
				Check Total:	**527.78**				
MW OH	ARMSTRONG, JOHN T E000046	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	1,137.00	MARCH-24		00018341	02/29/2024
				Check Total:	**1,137.00**				
MW OH	AUDISS, JAY SCOTT E000125	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	2,256.00	MARCH-24		00018342	02/29/2024
				Check Total:	**2,256.00**				
MW OH	BABCOCK, CHARLES A E000015	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	308.00	MARCH-24		00018343	02/29/2024
				Check Total:	**308.00**				
MW OH	BEALS, SHARLENE E000076	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	185.39	MARCH-24		00018344	02/29/2024
				Check Total:	**185.39**				
MW OH	BERMUDEZ, ALBERT E000124	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	547.69	MARCH-24		00018345	02/29/2024
				Check Total:	**547.69**				
MW OH	BUNNELL, DONALD E000062	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	527.78	MARCH-24		00018346	02/29/2024
				Check Total:	**527.78**				
MW OH	BURGNER, ARTHUR E000074	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	527.78	MARCH-24		00018347	02/29/2024
				Check Total:	**527.78**				

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Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
MW OH	BUSSE, MICHAEL E000131	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	1,612.85	MARCH-24		00018348	02/29/2024
				Check Total:	**1,612.85**				
MW OH	CHANDLER, JOHN P E000109	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	1,879.80	MARCH-24		00018349	02/29/2024
				Check Total:	**1,879.80**				
MW OH	CHANG, ROBERT E000107	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	1,282.00	MARCH-24		00018350	02/29/2024
				Check Total:	**1,282.00**				
MW OH	COBBETT, GEOFFREY E000007	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	527.78	MARCH-24		00018351	02/29/2024
				Check Total:	**527.78**				
MW OH	COOK, ARLENE M E000018	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	527.78	MARCH-24		00018352	02/29/2024
				Check Total:	**527.78**				
MW OH	D'AMATO, ROBERT E000056	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	185.39	MARCH-24		00018353	02/29/2024
				Check Total:	**185.39**				
MW OH	DAVID, PRESTON E000112	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	527.78	MARCH-24		00018354	02/29/2024
				Check Total:	**527.78**				
MW OH	DAVIS, CAROLYN E000005	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	527.78	MARCH-24		00018355	02/29/2024
				Check Total:	**527.78**				
MW OH	DEAN, ANDREW E000135	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	1,815.00	MARCH-24		00018356	02/29/2024
				Check Total:	**1,815.00**				

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MW OH	DELOS SANTOS, JAMIE E000045	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	229.55	MARCH-24		00018357	02/29/2024
				Check Total:	**229.55**				
MW OH	DICKSON, ROBERTA JO E000011	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	185.39	MARCH-24		00018358	02/29/2024
				Check Total:	**185.39**				
MW OH	DOWNEY, CAROL E000082	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	527.78	MARCH-24		00018359	02/29/2024
				Check Total:	**527.78**				
MW OH	ECKENRODE, NORMAN E000029	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	527.78	MARCH-24		00018360	02/29/2024
				Check Total:	**527.78**				
MW OH	ESCOBOSA, LILLIAN E000055	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	291.15	MARCH-24		00018361	02/29/2024
				Check Total:	**291.15**				
MW OH	ESPINOZA, ROSALINDA E000016	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	565.00	MARCH-24		00018362	02/29/2024
				Check Total:	**565.00**				
MW OH	FRICKE, JUERGEN E000075	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	873.00	MARCH-24		00018363	02/29/2024
				Check Total:	**873.00**				
MW OH	FULLER, GLENN H E000081	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	873.00	MARCH-24		00018364	02/29/2024
				Check Total:	**873.00**				
MW OH	GALLANT, KAREN E000008	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	527.78	MARCH-24		00018365	02/29/2024
				Check Total:	**527.78**				

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MW OH	GARNER, JO ANN E000047	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	185.39	MARCH-24		00018366	02/29/2024
				Check Total:	**185.39**				
MW OH	GARNER, KITTY E000080	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	870.44	MARCH-24		00018367	02/29/2024
				Check Total:	**870.44**				
MW OH	GRIMM, DENNIS L E000042	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	308.00	MARCH-24		00018368	02/29/2024
				Check Total:	**308.00**				
MW OH	HOLTSCLAW, KATHERINE E000121	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	565.00	MARCH-24		00018369	02/29/2024
				Check Total:	**565.00**				
MW OH	IRVINE, SUZETTE E000019	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	527.78	MARCH-24		00018370	02/29/2024
				Check Total:	**527.78**				
MW OH	JENKINS, ROBERT E000084	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	739.30	MARCH-24		00018371	02/29/2024
				Check Total:	**739.30**				
MW OH	JOHNSON, SHARON E000099	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	185.39	MARCH-24		00018372	02/29/2024
				Check Total:	**185.39**				
MW OH	JONES, ROBERT E000053	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	184.72	MARCH-24		00018373	02/29/2024
				Check Total:	**184.72**				
MW OH	JUAREZ, JANET E000134	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	184.72	MARCH-24		00018374	02/29/2024
				Check Total:	**184.72**				

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MW OH	JUDD, TERRELL E000115	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	870.44	MARCH-24		00018375	02/29/2024
				Check Total:	**870.44**				
MW OH	KIRKLAND, RICHARD L E000110	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	184.72	MARCH-24		00018376	02/29/2024
				Check Total:	**184.72**				
MW OH	LITTLE, DIANE M E000098	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	291.15	MARCH-24		00018377	02/29/2024
				Check Total:	**291.15**				
MW OH	LOOMIS, CORINNE E000122	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	565.00	MARCH-24		00018378	02/29/2024
				Check Total:	**565.00**				
MW OH	LOWREY, B J E000041	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	308.00	MARCH-24		00018379	02/29/2024
				Check Total:	**308.00**				
MW OH	MAERTZWEILER, MICHAEL E000032	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	527.78	MARCH-24		00018380	02/29/2024
				Check Total:	**527.78**				
MW OH	MILANO, JAMES E000054	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	527.78	MARCH-24		00018381	02/29/2024
				Check Total:	**527.78**				
MW OH	MILLER, RICHARD E000106	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	1,137.00	MARCH-24		00018382	02/29/2024
				Check Total:	**1,137.00**				
MW OH	NAJERA, JOSEPH D. E000136	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	565.00	MARCH-24		00018383	02/29/2024
				Check Total:	**565.00**				

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MW OH	OLEA, ARLENE J E000014	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	527.78	MARCH-24		00018384	02/29/2024
				Check Total:	**527.78**				
MW OH	PALMER, GEORGE E000094	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	873.00	MARCH-24		00018385	02/29/2024
				Check Total:	**873.00**				
MW OH	PASCARELLA, RICHARD E000129	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	2,095.45	MARCH-24		00018386	02/29/2024
				Check Total:	**2,095.45**				
MW OH	PASCUA, RAYNALD E000114	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	1,720.00	MARCH-24		00018387	02/29/2024
				Check Total:	**1,720.00**				
MW OH	PASPALL, MIHAJLO E000085	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	526.44	MARCH-24		00018388	02/29/2024
				Check Total:	**526.44**				
MW OH	PEREZ, ROBERT E000111	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	184.72	MARCH-24		00018389	02/29/2024
				Check Total:	**184.72**				
MW OH	PICHON, WALTER E000103	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	291.15	MARCH-24		00018390	02/29/2024
				Check Total:	**291.15**				
MW OH	PINEDA, MATEO E000127	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	492.58	MARCH-24		00018391	02/29/2024
				Check Total:	**492.58**				
MW OH	PISCHEL, STEPHEN E000130	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	870.44	MARCH-24		00018392	02/29/2024
				Check Total:	**870.44**				

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MW OH	POINT, ERIC E000133	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	2,256.00	MARCH-24		00018393	02/29/2024
				Check Total:	**2,256.00**				
MW OH	REDIFER, KIM R E000022	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	873.00	MARCH-24		00018394	02/29/2024
				Check Total:	**873.00**				
MW OH	RENDEN, BRIAN E000083	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	526.44	MARCH-24		00018395	02/29/2024
				Check Total:	**526.44**				
MW OH	REYES, ROGER T E000024	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	527.78	MARCH-24		00018396	02/29/2024
				Check Total:	**527.78**				
MW OH	REYNOLDS, MATTHEW E000132	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	565.00	MARCH-24		00018397	02/29/2024
				Check Total:	**565.00**				
MW OH	RICE, RUSSELL J E000059	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	1,385.00	MARCH-24		00018398	02/29/2024
				Check Total:	**1,385.00**				
MW OH	RIVERA, AIDA E000026	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	185.39	MARCH-24		00018399	02/29/2024
				Check Total:	**185.39**				
MW OH	ROACH, MICHAEL E000105	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	1,879.80	MARCH-24		00018400	02/29/2024
				Check Total:	**1,879.80**				
MW OH	ROBB, SANDRA E000043	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	185.39	MARCH-24		00018401	02/29/2024
				Check Total:	**185.39**				

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MW OH	ROSE, RICHARD D E000050	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	870.44	MARCH-24		00018402	02/29/2024
				Check Total:	**870.44**				
MW OH	RUIZ, ARNULFO E000138	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	1,287.00	MARCH-24		00018403	02/29/2024
				Check Total:	**1,287.00**				
MW OH	SALE, LEE R E000031	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	527.78	MARCH-24		00018404	02/29/2024
				Check Total:	**527.78**				
MW OH	SANCHEZ, LAURA E000058	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	185.39	MARCH-24		00018405	02/29/2024
				Check Total:	**185.39**				
MW OH	SCHLIEDER, BEVERLY E000120	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	870.44	MARCH-24		00018406	02/29/2024
				Check Total:	**870.44**				
MW OH	SMITH, WARD E000128	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	722.70	MARCH-24		00018407	02/29/2024
				Check Total:	**722.70**				
MW OH	SOTO, PHILIP J E000052	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	527.78	MARCH-24		00018408	02/29/2024
				Check Total:	**527.78**				
MW OH	SPRAGUE, GARY A E000064	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	1,679.00	MARCH-24		00018409	02/29/2024
				Check Total:	**1,679.00**				
MW OH	STEPHEN, JEFFREY E000119	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	870.44	MARCH-24		00018410	02/29/2024
				Check Total:	**870.44**				

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MW OH	TAYLOR, DAVID M E000088	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	578.00	MARCH-24		00018411	02/29/2024
				Check Total:	**578.00**				
MW OH	TAYLOR, LINDA E000126	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	565.00	MARCH-24		00018412	02/29/2024
				Check Total:	**565.00**				
MW OH	THOMANN, DARYLL L E000101	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	527.78	MARCH-24		00018413	02/29/2024
				Check Total:	**527.78**				
MW OH	TRIFOS, WILLIAM E000104	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	873.00	MARCH-24		00018414	02/29/2024
				Check Total:	**873.00**				
MW OH	VALENTINE, THOMAS E000118	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	1,879.80	MARCH-24		00018415	02/29/2024
				Check Total:	**1,879.80**				
MW OH	VERSTYNEN, WILLIAM E000092	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	184.72	MARCH-24		00018416	02/29/2024
				Check Total:	**184.72**				
MW OH	WAHL, KATHLEEN A E000030	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	185.39	MARCH-24		00018417	02/29/2024
				Check Total:	**185.39**				
MW OH	WIEST, STEPHEN E000079	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	527.78	MARCH-24		00018418	02/29/2024
				Check Total:	**527.78**				
MW OH	WORDEN, LARRY M E000116	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	578.00	MARCH-24		00018419	02/29/2024
				Check Total:	**578.00**				

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MW OH	YAMAGUCHI, BRIAN E000123	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	1,612.85	MARCH-24		00018420	02/29/2024
				Check Total:	**1,612.85**				
MW OH	ZINN, JOHN E000009	MAR MEDICAL REIMBURSEMENT	395083-5161 Health Insurance Premiums	RETMAR24	1,287.00	MARCH-24		00018421	02/29/2024
				Check Total:	**1,287.00**				
MW OH	AMERICAN FIDELITY V010011	FSA PE 1/6 PD 1/12	0010-2188 Health Care SSA	EFT022924	1,702.85	2338008A		00018422	03/07/2024
MW OH	AMERICAN FIDELITY V010011	FSA PE 1/6 PD 1/12	0027-2188 Health Care SSA	EFT022924	0.84	2338008A		00018422	03/07/2024
MW OH	AMERICAN FIDELITY V010011	FSA PE 1/6 PD 1/12	0078-2188 Health Care SSA	EFT022924	10.41	2338008A		00018422	03/07/2024
MW OH	AMERICAN FIDELITY V010011	FSA PE 1/6 PD 1/12	0054-2188 Health Care SSA	EFT022924	9.83	2338008A		00018422	03/07/2024
MW OH	AMERICAN FIDELITY V010011	FSA PE 1/6 PD 1/12	0037-2188 Health Care SSA	EFT022924	21.60	2338008A		00018422	03/07/2024
MW OH	AMERICAN FIDELITY V010011	FSA PE 1/6 PD 1/12	0040-2188 Health Care SSA	EFT022924	127.08	2338008A		00018422	03/07/2024
MW OH	AMERICAN FIDELITY V010011	FSA PE 1/6 PD 1/12	0010-2190 Dependent Care SSA	EFT022924	858.32	2338008A		00018422	03/07/2024
MW OH	AMERICAN FIDELITY V010011	FSA PE 1/6 PD 1/12	0048-2188 Health Care SSA	EFT022924	41.85	2338008A		00018422	03/07/2024
MW OH	AMERICAN FIDELITY V010011	FSA PE 1/20 PD 1/26	0048-2188 Health Care SSA	EFT022924	41.86	2338009A		00018422	03/07/2024
MW OH	AMERICAN FIDELITY V010011	FSA PE 1/20 PD 1/26	0010-2190 Dependent Care SSA	EFT022924	858.32	2338009A		00018422	03/07/2024
MW OH	AMERICAN FIDELITY V010011	FSA PE 1/20 PD 1/26	0040-2188 Health Care SSA	EFT022924	127.08	2338009A		00018422	03/07/2024
MW OH	AMERICAN FIDELITY	FSA PE 1/20 PD 1/26	0037-2188	EFT022924	21.59	2338009A		00018422	03/07/2024

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	V010011		Health Care SSA						
MW OH	AMERICAN FIDELITY V010011	FSA PE 1/20 PD 1/26	0054-2188 Health Care SSA	EFT022924	9.84	2338009A		00018422	03/07/2024
MW OH	AMERICAN FIDELITY V010011	FSA PE 1/20 PD 1/26	0078-2188 Health Care SSA	EFT022924	10.42	2338009A		00018422	03/07/2024
MW OH	AMERICAN FIDELITY V010011	FSA PE 1/20 PD 1/26	0010-2188 Health Care SSA	EFT022924	1,702.84	2338009A		00018422	03/07/2024
MW OH	AMERICAN FIDELITY V010011	FSA PE 1/20 PD 1/26	0027-2188 Health Care SSA	EFT022924	0.83	2338009A		00018422	03/07/2024
MW OH	AMERICAN FIDELITY V010011	AMERICAN FID PROD PR#1, 2	0010-2155 Per Sec Plan - Opt. Life	EFT022924	3,641.19	D678700		00018422	03/07/2024
MW OH	AMERICAN FIDELITY V010011	AMERICAN FID PROD PR#1, 4	0029-2155 Per Sec Plan - Opt. Life	EFT022924	70.07	D678700		00018422	03/07/2024
MW OH	AMERICAN FIDELITY V010011	AMERICAN FID PROD PR#1, 5	0037-2155 Per Sec Plan - Opt. Life	EFT022924	28.57	D678700		00018422	03/07/2024
MW OH	AMERICAN FIDELITY V010011	AMERICAN FID PROD PR#1, 6	0048-2155 Per Sec Plan - Opt. Life	EFT022924	109.41	D678700		00018422	03/07/2024
MW OH	AMERICAN FIDELITY V010011	AMERICAN FID PROD PR#1, 8	0054-2155 Per Sec Plan - Opt. Life	EFT022924	23.79	D678700		00018422	03/07/2024
MW OH	AMERICAN FIDELITY V010011	AMERICAN FID PROD PR#1, 12	0078-2155 Per Sec Plan - Opt. Life	EFT022924	54.75	D678700		00018422	03/07/2024
MW OH	AMERICAN FIDELITY V010011	AMERICAN FID PROD PR#1, 13	395000-2187 Voluntary Plan Life	EFT022924	4,073.68	D678700		00018422	03/07/2024
				Check Total:	**13,547.02**				
MW OH	CALIFORNIA STATE V004813	CA CHILD SUPPORT PR 1/20 PD1/2	0037-2196 Garnishments W/H	EFT022924	69.23	PR2401002		00018423	03/07/2024
MW OH	CALIFORNIA STATE V004813	CA CHILD SUPPORT PR 1/20 PD1/2	0048-2196 Garnishments W/H	EFT022924	46.15	PR2401002		00018423	03/07/2024
MW OH	CALIFORNIA STATE	CA CHILD SUPPORT PR 1/20 PD1/2	0010-2196	EFT022924	1,388.29	PR2401002		00018423	03/07/2024

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	V004813		Garnishments W/H						
MW OH	CALIFORNIA STATE V004813	CA CHILD SUPPORT PR 1/20 PD1/2	0029-2196 Garnishments W/H	EFT022924	9.23	PR2401002		00018423	03/07/2024
				Check Total:	**1,512.90**				
MW OH	EMPLOYMENT V010052	STATE WH PE1/20 PD1/26	0078-2135 Calif Income Tax W/H	EFT022924	187.40	PR2401002		00018424	03/07/2024
MW OH	EMPLOYMENT V010052	STATE WH PE1/20 PD1/26	0033-2135 Calif Income Tax W/H	EFT022924	821.85	PR2401002		00018424	03/07/2024
MW OH	EMPLOYMENT V010052	STATE WH PE1/20 PD1/26	0040-2135 Calif Income Tax W/H	EFT022924	341.02	PR2401002		00018424	03/07/2024
MW OH	EMPLOYMENT V010052	STATE WH PE1/20 PD1/26	0054-2135 Calif Income Tax W/H	EFT022924	107.00	PR2401002		00018424	03/07/2024
MW OH	EMPLOYMENT V010052	STATE WH PE1/20 PD1/26	0048-2135 Calif Income Tax W/H	EFT022924	476.09	PR2401002		00018424	03/07/2024
MW OH	EMPLOYMENT V010052	STATE WH PE1/20 PD1/26	0037-2135 Calif Income Tax W/H	EFT022924	841.44	PR2401002		00018424	03/07/2024
MW OH	EMPLOYMENT V010052	STATE WH PE1/20 PD1/26	0029-2135 Calif Income Tax W/H	EFT022924	115.89	PR2401002		00018424	03/07/2024
MW OH	EMPLOYMENT V010052	STATE WH PE1/20 PD1/26	0010-2135 Calif Income Tax W/H	EFT022924	33,264.78	PR2401002		00018424	03/07/2024
				Check Total:	**36,155.47**				
MW OH	INTERNAL REVENUE V010054	FED TAX PE1/20 PD1/26	0010-2110 Federal Income Tax W/H	EFT022924	78,734.20	PR2401002		00018425	03/07/2024
MW OH	INTERNAL REVENUE V010054	FED TAX PE1/20 PD1/26	0029-2110 Federal Income Tax W/H	EFT022924	167.35	PR2401002		00018425	03/07/2024
MW OH	INTERNAL REVENUE V010054	FED TAX PE1/20 PD1/26	0033-2110 Federal Income Tax W/H	EFT022924	2,155.98	PR2401002		00018425	03/07/2024
MW OH	INTERNAL REVENUE	FED TAX PE1/20 PD1/26	0037-2110	EFT022924	1,883.17	PR2401002		00018425	03/07/2024

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Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
	V010054		Federal Income Tax W/H						
MW OH	INTERNAL REVENUE V010054	FED TAX PE1/20 PD1/26	0040-2110 Federal Income Tax W/H	EFT022924	409.42	PR2401002		00018425	03/07/2024
MW OH	INTERNAL REVENUE V010054	FED TAX PE1/20 PD1/26	0048-2110 Federal Income Tax W/H	EFT022924	1,477.71	PR2401002		00018425	03/07/2024
MW OH	INTERNAL REVENUE V010054	FED TAX PE1/20 PD1/26	0054-2110 Federal Income Tax W/H	EFT022924	242.15	PR2401002		00018425	03/07/2024
MW OH	INTERNAL REVENUE V010054	FED TAX PE1/20 PD1/26	0078-2110 Federal Income Tax W/H	EFT022924	588.83	PR2401002		00018425	03/07/2024
MW OH	INTERNAL REVENUE V010054	FED TAX PE1/20 PD1/26	0078-2115 Employee Medicare W/H	EFT022924	60.63	PR2401002		00018425	03/07/2024
MW OH	INTERNAL REVENUE V010054	FED TAX PE1/20 PD1/26	0054-2115 Employee Medicare W/H	EFT022924	49.40	PR2401002		00018425	03/07/2024
MW OH	INTERNAL REVENUE V010054	FED TAX PE1/20 PD1/26	0048-2115 Employee Medicare W/H	EFT022924	197.67	PR2401002		00018425	03/07/2024
MW OH	INTERNAL REVENUE V010054	FED TAX PE1/20 PD1/26	0040-2115 Employee Medicare W/H	EFT022924	82.09	PR2401002		00018425	03/07/2024
MW OH	INTERNAL REVENUE V010054	FED TAX PE1/20 PD1/26	0037-2115 Employee Medicare W/H	EFT022924	216.78	PR2401002		00018425	03/07/2024
MW OH	INTERNAL REVENUE V010054	FED TAX PE1/20 PD1/26	0033-2115 Employee Medicare W/H	EFT022924	201.51	PR2401002		00018425	03/07/2024
MW OH	INTERNAL REVENUE V010054	FED TAX PE1/20 PD1/26	0029-2115 Employee Medicare W/H	EFT022924	48.35	PR2401002		00018425	03/07/2024
MW OH	INTERNAL REVENUE V010054	FED TAX PE1/20 PD1/26	0010-2115 Employee Medicare W/H	EFT022924	12,111.62	PR2401002		00018425	03/07/2024
MW OH	INTERNAL REVENUE V010054	FED TAX PE1/20 PD1/26	0010-2120 Employer Medicare Payable	EFT022924	12,111.62	PR2401002		00018425	03/07/2024
MW OH	INTERNAL REVENUE V010054	FED TAX PE1/20 PD1/26	0029-2120 Employer Medicare Payable	EFT022924	48.35	PR2401002		00018425	03/07/2024

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For 03/12/2024

Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
MW OH	INTERNAL REVENUE V010054	FED TAX PE1/20 PD1/26	0033-2120 Employer Medicare Payable	EFT022924	201.51	PR2401002		00018425	03/07/2024
MW OH	INTERNAL REVENUE V010054	FED TAX PE1/20 PD1/26	0037-2120 Employer Medicare Payable	EFT022924	216.78	PR2401002		00018425	03/07/2024
MW OH	INTERNAL REVENUE V010054	FED TAX PE1/20 PD1/26	0040-2120 Employer Medicare Payable	EFT022924	82.09	PR2401002		00018425	03/07/2024
MW OH	INTERNAL REVENUE V010054	FED TAX PE1/20 PD1/26	0048-2120 Employer Medicare Payable	EFT022924	197.67	PR2401002		00018425	03/07/2024
MW OH	INTERNAL REVENUE V010054	FED TAX PE1/20 PD1/26	0054-2120 Employer Medicare Payable	EFT022924	49.40	PR2401002		00018425	03/07/2024
MW OH	INTERNAL REVENUE V010054	FED TAX PE1/20 PD1/26	0078-2120 Employer Medicare Payable	EFT022924	60.63	PR2401002		00018425	03/07/2024
				Check Total:	**111,594.91**				
MW OH	MISSION SQUARE 100091 V012393	401A PE1/20 PD 1/26	0010-2170 Deferred Comp Payable - ICMA	EFT022924	10,316.25	PR2401002		00018426	03/07/2024
				Check Total:	**10,316.25**				
MW OH	MISSION SQUARE 301387 V012394	MISSION SQ PE1/20, PD 1/26	0010-2170 Deferred Comp Payable - ICMA	EFT022924	49,227.56	301387-PY2402		00018427	03/07/2024
MW OH	MISSION SQUARE 301387 V012394	MISSION SQ PE1/20, PD 1/26	0078-2170 Deferred Comp Payable - ICMA	EFT022924	75.00	301387-PY2402		00018427	03/07/2024
MW OH	MISSION SQUARE 301387 V012394	MISSION SQ PE1/20, PD 1/26	0029-2170 Deferred Comp Payable - ICMA	EFT022924	57.03	301387-PY2402		00018427	03/07/2024
MW OH	MISSION SQUARE 301387 V012394	MISSION SQ PE1/20, PD 1/26	0054-2170 Deferred Comp Payable - ICMA	EFT022924	920.29	301387-PY2402		00018427	03/07/2024
MW OH	MISSION SQUARE 301387 V012394	MISSION SQ PE1/20, PD 1/26	0040-2170 Deferred Comp Payable - ICMA	EFT022924	300.00	301387-PY2402		00018427	03/07/2024
MW OH	MISSION SQUARE 301387 V012394	MISSION SQ PE1/20, PD 1/26	0048-2170 Deferred Comp Payable - ICMA	EFT022924	1,603.84	301387-PY2402		00018427	03/07/2024
MW OH	MISSION SQUARE 301387	MISSION SQ PE1/20, PD 1/26	0033-2170	EFT022924	108.72	301387-PY2402		00018427	03/07/2024

City of Placentia
Check Register
For 03/12/2024

Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
	V012394		Deferred Comp Payable - ICMA						
MW OH	MISSION SQUARE 301387 V012394	MISSION SQ PE1/20, PD 1/26	0037-2170 Deferred Comp Payable - ICMA	EFT022924	2,066.83	301387-PY2402		00018427	03/07/2024
				Check Total:	**54,359.27**				
MW OH	CALIFORNIA PUBLIC V006234	BENEFIT CONTRIB REPL- J.ANDERS	395000-4715 ISF Health Ins Reimbursement	EFT022924	211.08	10000001739381		00018428	03/07/2024
MW OH	CALIFORNIA PUBLIC V006234	MAR - MED INS PREMIUM	395000-4715 ISF Health Ins Reimbursement	EFT022924	218,174.65	10000001745813		00018428	03/07/2024
MW OH	CALIFORNIA PUBLIC V006234	MAR - MED INS PREMIUM	395083-5161 Health Insurance Premiums	EFT022924	15,864.71	10000001745813		00018428	03/07/2024
MW OH	CALIFORNIA PUBLIC V006234	MAR - NON-PERS MED INS	395000-4715 ISF Health Ins Reimbursement	EFT022924	41,804.85	10000001745814		00018428	03/07/2024
MW OH	CALIFORNIA PUBLIC V006234	FEB FIRE UAL PAYMENT	105525-6906 CalPERS-Fire Term. Principal	EFT022924	30,952.31	MAR-24		00018428	03/07/2024
MW OH	CALIFORNIA PUBLIC V006234	FEB FIRE UAL PAYMENT	105525-6916 CalPERS-Fire Term Interest	EFT022924	711.65	MAR-24		00018428	03/07/2024
				Check Total:	**307,719.25**				
MW OH	LEGAL SHIELD V008104	LEGAL SHIELD PD 1/12 PD 1/124	0010-2192 Police Legal Services	EFT022924	243.83	21561-		00018429	03/07/2024
MW OH	LEGAL SHIELD V008104	LEGAL SHIELD PD 1/12 PD 1/124	0048-2192 Police Legal Services	EFT022924	11.46	21561-		00018429	03/07/2024
MW OH	LEGAL SHIELD V008104	LEGAL SHIELD PD 1/12 PD 1/124	0054-2192 Police Legal Services	EFT022924	1.76	21561-		00018429	03/07/2024
				Check Total:	**257.05**				
MW OH	WASHINGTON STATE V011597	WA CHILD SUPP PE1/20 PD1/26	0010-2196 Garnishments W/H	EFT022924	823.09	PR2401002		00018430	03/07/2024
				Check Total:	**823.09**				
MW OH	PLACENTIA FIREFIGHTERS	PFFA PE2/17 PD 2/23	0010-2178	EFT031124	1,000.00	PR2401004		00018431	03/11/2024

Type	Vendor Name/ID	Description	Account/Description	Batch ID	Amount	Invoice#	PO #	Check #	Check Date
	V011878		Placentia Police Assoc Dues						
MW OH	PLACENTIA FIREFIGHTERS V011878	PFFA PE3/2 PD3/8	0010-2178 Placentia Police Assoc Dues	EFT031124	900.00	PR2401005		00018431	03/11/2024
				Check Total:	**1,900.00**				
MW OH	PLACENTIA POLICE V000839	PPFMA PE2/17 PD2/23	0010-2180 Police Mgmt Assn Dues	EFT031124	1,402.93	PR2401004		00018432	03/11/2024
MW OH	PLACENTIA POLICE V000839	PPFMA PE3/2 PD3/8	0010-2178 Placentia Police Assoc Dues	EFT031124	1,402.93	PR2401005		00018432	03/11/2024
				Check Total:	**2,805.86**				
MW OH	PLACENTIA POLICE V003519	PPOA PE2/17 PD2/23	0010-2178 Placentia Police Assoc Dues	EFT031124	3,222.49	PR2401004		00018433	03/11/2024
MW OH	PLACENTIA POLICE V003519	PPOA PE2/17 PD2/23	0078-2178 Placentia Police Assoc Dues	EFT031124	47.67	PR2401004		00018433	03/11/2024
MW OH	PLACENTIA POLICE V003519	PPOA PE3/2 PD3/8	0010-2178 Placentia Police Assoc Dues	EFT031124	3,217.65	PR2401005		00018433	03/11/2024
MW OH	PLACENTIA POLICE V003519	PPOA PE3/2 PD3/8	0076-2178 Placentia Police Assoc Dues	EFT031124	4.84	PR2401005		00018433	03/11/2024
MW OH	PLACENTIA POLICE V003519	PPOA PE3/2 PD3/8	0078-2178 Placentia Police Assoc Dues	EFT031124	47.67	PR2401005		00018433	03/11/2024
				Check Total:	**6,540.32**				
				Type Total:	**608,939.10**				
				Check Total:	**608,939.10**				

Placentia City Council
AGENDA REPORT

SECOND READING AND ADOPTION

Ord No. O-2024-02 Date: 3/19/2024 Item No. 1.d

First Reading and Approval: 3/5/2024

Reviewed and Approved:

Department Head _____

Deputy City Clerk _____

TO: CITY COUNCIL

VIA: CITY ADMINISTRATOR

FROM: DEPUTY CITY ADMINISTRATOR / PUBLIC SERVICES & INFRASTRUCTURE

DATE: MARCH 5, 2024

SUBJECT: **PUBLIC HEARING, INTRODUCTION AND FIRST READING OF ORDINANCE NO. O-2024-02 OF THE CITY COUNCIL OF THE CITY OF PLACENTIA, AMENDING CHAPTER 13.52 "RESTRICTED PARKING ZONES" AND CHAPTER 14.10 "TRAFFIC AND PARKING REGULATIONS" TO THE PLACENTIA MUNICIPAL CODE**

FISCAL IMPACT: NONE

SUMMARY:

On February 16, 2016, the City Council approved the Old Town Santa Fe Parking Permit Pilot Program (Program). The Program allowed businesses, property owners and residents to purchase parking permits to park within Old Town public parking lots for an extended period and established time restricted parking limits within said lots and along Bradford and Santa Fe Avenues. More specifically, the Program entailed establishing two-hour, four-hour, and overnight parking restrictions within various Old Town parking lots. While the time restrictions portion of the Program has been successful, the permit portion of the Program was not fully implemented due to the Old Town Merchants Association creating their own permit parking program independent of the City's program. After considerable review and discussion on the success of the established time restrictions, the Placentia Municipal Code (PMC) must be updated to permanently establish these restrictionS in order to allow for proper enforcement and turnover of parking spaces for visitors. On February 1, 2024, the City Council Old Town Placentia Parking Ad-Hoc Committee and Staff met to review a proposed parking ordinance update, which includes the aforementioned time restrictions. The Committee reviewed and approved the proposed amendment and recommended that the proposed ordinance changes be presented to the full City Council for its consideration.

Staff is recommending that the City Council conduct a Public Hearing to consider Ordinance No. 2024-02 (Attachment 1) which will formally codify these parking restrictions and amend other sections of Chapter 13.52 and Chapter 14.10 of the PMC based upon the recommendations of the Committee.

RECOMMENDATION:

It is recommended that the City Council take the following actions:

1. Open the Public Hearing concerning Ordinance No. 2024-02; and

2. Receive the staff report and consider all public testimony; and

3. Close the public hearing; and

4. Introduce for first reading, by title only, further reading waived, Ordinance No. O-2024-02, an Ordinance of the City Council of the City of Placentia, California, amending Chapters 13.52 and 14.10 of the Placentia Municipal Code.

STRATEGIC PLAN STATEMENT:

There is no specific Strategic Planning Goal or Objective associated with this agenda item.

DISCUSSION:

On February 16, 2016, the City Council approved the Old Town Santa Fe Parking Permit Pilot Program (Program). The Program allowed businesses, property owners and residents to purchase parking permits to park within Old Town public parking lots for an extended period and established time restricted parking limits within said lots and along Bradford and Santa Fe Avenues. More specifically, the Program entailed establishing two-hour, four-hour, and overnight parking restrictions within various Old Town parking lots. While the time restrictions portion of the Program has been successful, the permit portion of the Program was not fully implemented due to the Old Town Merchants Association creating their own permit parking program independent of the City's program. For reference, a map of the current parking restrictions in Old Town Placentia (Old Town) is included in this Staff report as Attachment 4.

In 2020, the City Council established the Old Town Placentia Parking Ad-Hoc Committee (Committee), to serve in an advisory capacity to the City Council on matters related to parking within Old Town. Recently, the Committee has reviewed traffic and parking conditions in Old Town and has recommended the need to amend Chapter 13.52 and Chapter 14.10 of the Placentia Municipal Code (PMC) to codify existing parking restrictions within Old Town. In 2023, the City completed the renovation of the Main Street Parking Lot to provide additional parking within Old Town. Old Town has seen an increase in the number of visitors due to new businesses that have opened recently. The proposed Ordinance would allow for proper enforcement and a turnover of public parking spaces in Old Town to support an increase of visitors in the area.

At its February 1, 2024, regularly scheduled meeting, the Committee reviewed and discussed the proposed updates to the PMC to codify the parking regulations approved by the City Council as part of the Program. The proposed Ordinance No. O-2024-02 (Attachment 1) is presented for the City Council's consideration and amends various sections and provisions in Chapter 13.52, entitled "Restricted Parking Zones" and Chapter 14.10 entitled "Traffic and Parking Regulations" of the PMC. Specifically, the proposed amendments include modifying the existing code in the following sections in Chapter 13.52 of the PMC: 13.52.020 (Two-Hour Parking Zones), 13.52.030 (One-Hour Parking Zones), 13.52.040 (Parking Prohibited During Certain Hours), and removes Section 13.52.060 (Angle Parking Zones). In addition, the proposed ordinance includes the

addition of Section 13.52.015 (Four-Hour Parking Zones) to Chapter 13.52 of the PMC. As proposed, the ordinance will amend Section 14.10.030 (Parking Time Limit) of Chapter 14.10. These various sections are recommended to be amended to codify the parking hours and restrictions within the PMC to reflect the parking hours of the Program. Below is a summary of the proposed code amendments and attached to this staff report (Attachment 2) is a reference handout of the existing code amendments with the proposed changes.

Summary of Proposed Code Amendments

Section 13.52.020 (Two-Hour Parking Zones)
Section 13.52.020 entitled "Two-hour parking zones" is being proposed to be amended to set parking time restrictions between the hours of 6:00 a.m. and 9:00 p.m. within Old Town Public Parking Lots Nos. 1, 2 and 3 as well as the off-street parking zones in Old Town with two-hour parking restrictions. In addition, the proposed language states that any future parking lots are subject to these regulations. This allows the City Council the flexibility to apply these parking restrictions to any future parking lots in the City via a resolution without the burden of having to amend the ordinance each time. The proposed amendments will also remove existing parking restriction exemptions for Sundays and holidays. The Committee is recommending the removal of these exemptions to allow for enforcement on those days that are typically more heavily impacted by the low turnover of parking spaces as Old Town businesses receive a lot of customers on Sundays and holidays.

Section 13.52.030 (One-Hour Parking Zones)
Section 13.52.030 is recommended for amendment to remove existing parking restriction exemptions for Sundays and holidays based upon the recommendation of the Committee. In addition, the proposed changes will modify the existing specified times for parking restrictions within one-hour parking zones from 7:00 am to 6:00 p.m. to 6:00 a.m. and 9:00 p.m.

Section 13.52.040 (Parking Prohibited During Certain Hours)
Section 13.52.040 is amended to remove the specified times for "No Parking" zones in the PMC and replace the language to reference as posted on the street or public parking lot. This allows the City to create "No Parking" traffic regulations during specific hours to meet the needs of the community. An example of this is the designated "No Parking" zone for passenger loading in front of Golden Elementary School and George Key School. Previously, the City had approved a designated "No Parking" zone during specified hours to ensure the safety of students during drop-off and pick-up hours and maintain a smooth flow of traffic in this school zone. Recently, these schools changed their operating schedules, which meant the existing parking sign was outdated and longer coincided with the school's current drop off and pick up times. Staff updated the parking sign to mitigate traffic issues in this school zone. Absent a specific code reference to the new specified times for this "No Parking" zone, the Police Department is unable to issue citations for those violations. Accordingly, the attached proposed ordinance includes removing the stated times in the PMC to provide the City the flexibility to change parking restrictions when schools or businesses change their hours of operation via a resolution without impacting enforcement or having to amend the ordinance each time.

Section 13.52.015 (Four-Hour Parking Zones)
The proposed amendments to the PMC will add a new section to Chapter 13.52, Section 13.52.015, entitled "Four-hour parking zones" to create a new parking zone within the City to restrict parking for visitors in the Old Town Public Parking Lots Nos. 4 and 6. This proposed section will restrict parking to a limit of four (4) hours between the hours of 6:00 a.m. to 9:00 p.m. within these designated public parking lots.

Section 13.52.060 (Angle Parking Zones)
Staff is recommending the removal of this section in its entirety. The current code specifies for angled parking on the South side of Santa Fe Ave between Bradford Ave and Melrose St. and the North side of Santa Fe Ave between Bradford Ave and Main St. The removal of this section would ensure that existing parking configurations on these locations are consistent with the City's PMC and provide the City with the flexibility to change the orientation of the parking spaces on Santa Fe Ave as needed.

Section 14.10.030 (Parking Time Limit)
Section 14.10.030 is proposed to be amended to set overnight parking restrictions between the hours of 2:00 a.m. and 6:00 a.m. within the Civic Center parking lot. The proposed language also states that these restrictions are applicable to any other public parking lots designated by the City Council. The existing code doesn't specify the restriction of overnight parking. The current code only sets a one-hour parking restriction between the hours of 2:00 a.m. and 6:00 a.m. The proposed changes will modify the one-hour parking restriction to be limited to the hours as posted on all City public and park grounds except by a permit issued by the Police Department. The proposed amendments will prevent nearby residents from parking overnight within the Civic Center.

The proposed ordinance addresses provisions related to parking time limits and overnight restrictions in public parking lots or designated parking zones within the City. If approved, the proposed ordinance will codify existing parking regulations in Old Town Placentia and provide flexibility to the City for future modifications as the City continues to develop. Staff recommends that the City Council review and consider the proposed ordinance and introduce for first reading Ordinance No. O-2024-02.

FISCAL IMPACT:

There is no fiscal impact associated with the recommended actions.

Prepared by:

Kyra Tao
Transportation Manager

Reviewed and approved:

Luis Estevez
Deputy City Administrator

Reviewed and approved:

Damien R. Arrula
City Administrator

Attachments:

1. Ordinance No. O-2024-02
2. Existing Municipal Code with Proposed Changes
3. Map of Old Town Parking Area Restrictions
4. Presentation

ORDINANCE NO. O-2024-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLACENTIA, CALIFORNIA, AMENDING CHAPTER 13.52 "RESTRICTED PARKING ZONES" AND CHAPTER 14.10 "TRAFFIC AND PARKING REGULATIONS" TO THE PLACENTIA MUNICIPAL CODE

City Attorney Summary

This Ordinance amends various sections and provisions in Title 13 (Vehicles and Traffic) and Title 14 (Public Property) of the Placentia Municipal Code and adopts new regulations to enforce parking restrictions and additional time-based restrictions. This Ordinance amends sections 13.52.015, 13.52.020, 13.52.030, 13.52.040, 13.52.060 and 14.10.030 of the Placentia Municipal Code.

A. Recitals

(i) Whereas, the City of Placentia may make and enforce all regulations within the City to further public health, safety and welfare.

(ii) Whereas, the City Council seeks to provide an organized supply of public parking at Old Town and other public parking lots.

(iii) Whereas, on February 16, 2016, the City Council approved the Old Town Santa Fe Parking Permit Pilot Program (Old Town Parking Permit Pilot Program or Program). This Program allows merchants and property owners/residents to purchase parking permits to park in public parking lots for an extended period and it established time restricted parking limits in public parking lots. However, the Old Town Parking Permit Pilot Program was not implemented to the public because the Old Town merchants created their own permit parking system independent of the City's Program. The time restrictions were implemented to the Old Town parking areas, and now City Staff looks to end the Old Town Parking Permit Pilot Program and establish the Program's parking hours and restrictions in Placentia's Municipal Code.

B. Ordinance

NOW, THEREFORE, the City Council of the City of Placentia does hereby find, determine and ordain as follows:

SECTION 1. The above findings are true and correct and hereby incorporated into this ordinance.

SECTION 2. Municipal Code Amendment. Chapter 13.52, Restricted Parking Zones, is hereby amended by adding Section 13.52.015, and amending in their entirety

Sections 13.52.020, 13.52.030 and 13.52.040 of the Placentia Municipal Code are hereby as follows:

Chapter 13.52 – RESTRICTED PARKING ZONES

13.52.015 Four-hour parking zones.

Whenever any provision of this code or other ordinance or resolution of the city so designates and when authorized signs are in place giving notice thereof, no person shall stop, stand or park any vehicle for a period of time longer than four (4) hours at any time between the hours of six (6) a.m. and nine (9) p.m. in Old Town Public Parking Lots numbers four (4) and six (6), or on any of the streets or public parking lots enumerated therein.

13.52.020 Two-hour parking zones.

Whenever any provision of this code or other ordinance or resolution of the city so designates and when authorized signs are in place giving notice thereof, no person shall stop, stand or park any vehicle for a period of time longer than two (2) hours at any time between the hours of six (6) a.m. and nine (9) p.m. in Old Town Public Parking Lots numbers one (1), two (2), and three (3), in any future public parking lots, and on Bradford Avenue from Chapman Avenue to Santa Fe Avenue, Santa Fe Avenue from Bradford Avenue to Walnut Avenue, Main Street South of Santa Fe Avenue, and Crowther Avenue from Melrose Street to California State Route No. 57, and/or except for permit letter “F” issued by the police department and on any streets enumerated therein.

13.52.030 One-hour parking zones.

Whenever any provision of this code or other ordinance or resolution of the city so designates and when authorized signs are in place giving notice thereof, no person shall stop, stand or park any vehicle for a period of time longer than one (1) hour at any time between the hours of six (6) a.m. and nine (9) p.m. of any day.

13.52.040 Parking prohibited during certain hours.

Whenever any provision of this code or other ordinance or resolution of the city designates and when authorized signs are in place giving notice thereof, no person shall stop, stand or park any vehicle upon any street or public parking lot as posted on the specified street or public parking lot, for any purpose other than the immediate loading or unloading of passengers or materials.

SECTION 3. Municipal Code Amendment. Section 13.52.060 of the Placentia Municipal Code titled “Angle parking zones” is hereby deleted in its entirety.

SECTION 4. Municipal Code Amendment. Section 14.10.030 Parking time limit of the Placentia Municipal Code is hereby amended in its entirety as follows:

Chapter 14.10 - TRAFFIC AND PARKING REGULATIONS

14.10.030 Parking time limit.

Marked parking stalls may be provided for the reserved and exclusive uses of:

(1) A one (1) hour parking time limit is established in areas as posted, on all city public and park grounds except by permit issued by the police department.

(2) Overnight parking is prohibited between the hours of two (2) a.m. and six (6) a.m. daily, in the Civic Center parking lot and any other parking lots designated by the City Council, unless a permit has been issued by the police department.

(3) It is unlawful for any person to stop, stand, or park a vehicle for a period of longer than two (2) hours on public property, which has been restricted by ordinance or resolution of the City Council, and where signs have been erected designating such area as a two (2) hour parking area.

(4) It is unlawful for any person to stop, stand, or park a vehicle for a period of longer than thirty (30) minutes on public property, which has been restricted by ordinance or resolution of the City Council, and where signs have been erected designating such area as a thirty (30) minute parking area.

SECTION 5. The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same, or the summary thereof, to be published and posted pursuant to the provisions of law and this Ordinance shall take effect thirty (30) days after passage.

INTRODUCED at a regular meeting of the City Council of the City of Placentia held on March 5, 2024.

PASSED, APPROVED AND ADOPTED this 19th day of March, 2024.

_____
Jeremy B. Yamaguchi, Mayor

ATTEST:

_____
Robert S. McKinnell, City Clerk

I, Robert S. McKinnell, City Clerk of the City of Placentia, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Placentia, held on the 5th day of March 2024 and adopted at a regular meeting of the

City Council of the City of Placentia, held on the 19th day of March, 2024 by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

_____
Robert S. McKinnell, City Clerk

APPROVED AS TO FORM:

_____
Christian L. Bettenhausen, City Attorney

Placentia City Council
AGENDA REPORT

SECOND READING AND ADOPTION

Ord No. O-2024-03 Date: 3/19/2024 Item No. 1.e.

First Reading and Approval: 3/5/2024

Reviewed and Approved:

DEPUTY
Department Head _____

Deputy City Clerk _____

TO: CITY COUNCIL

VIA: CITY ADMINISTRATOR

FROM: DEPUTY CITY ADMINISTRATOR / PUBLIC SERVICES & INFRASTRUCTURE

DATE: MARCH 5, 2024

SUBJECT: **ADOPT RESOLUTION OF FORMATION TO ESTABLISH CITY OF PLACENTIA COMMUNITY FACILITIES DISTRICT NO. 2024-01 (OLD TOWN MAINTENANCE SERVICES) AND ESTABLISH THE APPROPRIATIONS LIMIT FOR THE PROPOSED COMMUNITY FACILITIES DISTRICT; ADOPT RESOLUTION CALLING A SPECIAL TAX ELECTION; FIRST READING OF AN ORDINANCE TO AUTHORIZE THE LEVY OF SPECIAL TAXES; ADOPT RESOLUTION AUTHORIZING FUTURE ANNEXATIONS TO PLACENTIA COMMUNITY FACILITIES DISTRICT NO. 2024-01; ADOPT RESOLUTION DECLARING THE RESULTS OF THE SPECIAL ELECTION**

FISCAL IMPACT:

PROJECTED ANNUAL EXPENSE:	$187,400
PROJECTED ANNUAL REVENUE:	$187,400

SUMMARY:

On January 23, 2024 the City Council adopted a Resolution of Intention to establish the proposed Community Facilities District No. 2024-01 (Old Town Maintenance Services) ("CFD No. 2024-01"). The recommended actions will complete the formation of a Mello-Roos Community Facilities District ("CFD") for the purposes of partially funding the maintenance of the Old Town Placentia Streetscape Master Plan. The recommended action will also establish the previously approved future annexation area which will allow for future developments to be annexed into the CFD in an expedited fashion. The initial CFD will encompass the Orange County Assessor's Parcels identified as 339-052-27 (2 Guys, LLC, a California Limited Liability Company), at 132 South Bradford Avenue with property owners Walt Lynch and Kenneth Binnings. The future annexation area will encompass the entirety of the boundaries of Old Town Placentia as established by the Old Town Revitalization Plan.

RECOMMENDATION:

It is recommended that the City Council take the following actions:

1. Open a public hearing inviting interested parties to speak for or against the establishment of the CFD, the extent of the CFD, or the furnishing of the specified services; and

Services); Authorizing the Levy of Special Taxes; and Establishing the Appropriations Limit for the proposed Community Facilities District; and

3. Adopt Resolution No. R-2024-14, a Resolution of the City Council of the City of Placentia Calling a Special Tax Election and Submitting to the Qualified Electors the Questions of Levying a Special Tax on the Property located in the City of Placentia Community Facilities District No. 2024-01 (Old Town Maintenance Services); and

4. Adopt Resolution No. R-2024-15, a Resolution of the City Council of the City of Placentia setting forth Procedures to Allow for Future Annexation of Territory to the City of Placentia Community Facilities District No. 2024-01 (Old Town Maintenance Services); and

5. Accept the Ballot(s) from the landowner(s), tabulate the votes for and against the establishment of the CFD and certify the election results; and

6. Adopt Resolution No. R-2024-16, a Resolution of the City Council of the City of Placentia Declaring the Results of the Special Election, Determining the Validity of Prior Proceedings, and Directing the Recording of Notice of Special Tax Lien; and

7. Introduce for first reading, by title only, further reading waived, Ordinance No. O-2024-03, an Ordinance of the City Council of the City of Placentia, California, Levying Special Taxes within the City of Placentia Community Facilities District No. 2024-01 (Old Town Maintenance Services).

STRATEGIC PLAN STATEMENT:

This item is consistent with the City Council approved 5-Year Strategic Goal to:

Promote Community and Economic Development, as Objective Number 3.7 to continue to establish Old Town Historic District/Business Improvement District. This agenda item will specifically result in the funding mechanism needed to preserve and maintain the future reconstruction of the public infrastructure in Old Town Placentia.

DISCUSSION:

The Mello-Roos Community Facilities Act of 1982 ("Act") provides for the establishment of a community facilities district to finance infrastructure, development impact fees, and public services. The Act specifically provides for approval of the special tax by vote of the landowners pursuant to § 53326(b) of the California Government Code. Further, the Act specifically provides for the initiation of the establishment of community facilities districts upon receipt by the City of a petition requesting the institution of proceedings by the owners of not less than 10% of the area of land proposed to be included within the district.

Section 53326 (b) provides that, if there are less than twelve (12) registered voters currently within the boundaries of the proposed district, the vote to form the district and levy a special tax shall be

by the landowners of property in the proposed district, and each landowner shall have one (1) vote for each acre or portion of an acre of land owned within the proposed district.

On July 11, 2017, the Placentia City Council approved the adoption of the Old Town Revitalization Plan. The Old Town Revitalization Plan includes a comprehensive Streetscape Master Plan. The Streetscape Master Plan dictates the specific amenities for the Old Town area, so that these elements will be consistent throughout and give the area a sense of place and a feeling of cohesiveness. These include widened sidewalks, landscape enhancements, new trees, bike racks, lighting, trash receptacles, bollards and seating.

In 2020, the City, in partnership with the County of Orange, established an Enhanced Infrastructure Financing District (EIFD). The purpose of the EIFD is to create a funding mechanism that can facilitate the construction of the Streetscape Master Plan in Old Town Placentia.

The City has discussed the formation of the CFD with property owners in Old Town Placentia, including Walt Lynch and Kenneth Binnings. City Staff discussed the need to create a funding mechanism for the maintenance of the Old Town Placentia Streetscape Master Plan. Mr. Lynch and Mr. Binnings agreed to be the catalyst for the formation of a new CFD, which will set forth the maintenance costs related to the Streetscape Master Plan, and which will be payable by property owners in Old Town through the CFD.

The proposed tax to be levied is based upon a Rate and Method of Apportionment analysis that was prepared by David Taussig and Associates. The analysis indicates that the tax rate needed to maintain the Old Town public infrastructure improvements is $0.0765 per land area square footage for properties that are undergoing rehabilitation/remodeling per year. Since the area is completely built out and is historic in nature, it is anticipated that most properties in Old Town will be rehabilitated/remodeled vs. new construction/development.

The establishment of Goals and Policies for the use of Community Facilities Districts is required by the Mello-Roos Act and was necessary before the City Council could initiate proceedings to establish a new CFD. The Goals and Polices, approved November 5, 2013, provide general guidance and conditions for the conduct by the City of proceedings for forming CFD's.

The required petition requesting the City Council begin proceedings for the formation of the CFD has been executed by Mr. Walt Lynch and Mr. Kenneth Binnings, owners of 132 South Bradford Avenue, and has been included as Exhibit A.

On January 23, 2024, the City Council adopted Resolution of Intention to establish the proposed City of Placentia Community Facilities District No. 2024-01 (Old Town Maintenance Services) (Resolution No. R-2024-04) which declared the City's intention to form the district, approved the boundary of the CFD, called for the preparation of the Community Facilities District (CFD) Report (Exhibit D to the Resolution of Formation), and set the time and place of the required Public Hearing. The City Council also adopted a Resolution of Intention to allow for Future Annexation of territory to the CFD (Resolution No. R-2024-05). A public hearing was set for March 5, 2024, to discuss the formation of the CFD and future annexation of territory.

The CFD Report provides a description of the Services to be funded by the CFD and an estimate of the fair and reasonable cost of the Services and incidental expenses of the CFD. The CFD Report also shows the boundaries of the proposed CFD and the affected assessor's parcels. The CFD boundary map and future annexation area of CFD No. 2024-01 has been recorded on February 6, 2024, in the Office of the County Recorder of Orange County, California in Book 109, page 40-41 M/M of Maps of Assessment and Community Facilities Districts (Instrument No. 2024000026763).

The Notice of Public Hearing was published on February 22, 2024, in the Placentia News Times, a newspaper of general circulation in the area of the proposed CFD, as required by the Code.

The next step in the formation process is to hold a public hearing whereby if no majority protest exists among the qualified electors (in this instance the landowner) the City Council may proceed to adopt the Resolution of Formation, which establishes the CFD contingent upon approval by the qualified electors. Since the Developer owns 100% of the property within the proposed CFD and has signed and submitted the Consent and Waiver, the election may be conducted immediately following the adoption of the Resolution of Formation. The ballots should be tabulated, and the election results declared.

If the electors approve the CFD, the CFD board may, by Ordinance, levy and collect the special tax and furnish the approved services. The first reading of the Ordinance Authorizing the Levy of the Special Tax may occur immediately following the certification of election results. It is estimated that at full development and prior to any annexations, the proposed CFD could generate around $187,400 dollars a year in additional revenue to the City for maintenance services in Old Town.

Within 15 days of adopting the Resolution of Formation the Notice of Special Tax Lien (Attachment "6") will need to be recorded with the County.

Approval of the Resolution to allow for future annexation of territory to City of Placentia Community Facilities District No. 2024-01 gives the City the ability to annex future development projects into CFD No. 2024-01 in a streamlined process to help offset the costs of providing ongoing maintenance services to those newly developed areas. Approval will allow an expedited annexation process for future projects and will only require a petition from the property owners within the area to be annexed and a public hearing to count the votes and annex the project into the pre-established district.

FISCAL IMPACT:

For the CFD tax to be applied to a parcel, either rehabilitation/remodel must be completed or a building permit for the rehabilitation needs to be issued by the City by June 1 of the preceding fiscal year.

Prepared by:

Jeannette Ortega
Deputy Director of Administrative Services

Reviewed and approved:

Jennifer Lampman
Director of Finance

Reviewed and approved:

Luis Estevez
Deputy City Administrator

Reviewed and approved:

Damien R. Arrula
City Administrator

Attachments:

1. Resolution No. R-2024-13 - Resolution of Formation
2. Resolution No. R-2024-14 - Resolution Calling a Special Tax Election
3. Resolution No. R-2024-15 - Resolution of Future Annexation Area
4. Resolution No. R-2024-16 - Resolution of Declaring the Results of the Special Tax Election
5. Ordinance No. O-2024-03 - Authorizing the Levy of the Special Tax
6. Notice of Special Tax Lien

ORDINANCE NO. O-2024-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLACENTIA, CALIFORNIA, LEVYING SPECIAL TAXES WITHIN THE CITY OF PLACENTIA COMMUNITY FACILITIES DISTRICT NO. 2024-01 (OLD TOWN MAINTENANCE SERVICES)

A. Recitals.

(i) On January 23, 2024, the City Council of the City of Placentia "City Council"), has previously adopted Resolution No. R-2024-04 entitled "Resolution of Intention of the City Council of the City of Placentia to Establish Community Facilities District No. 2024-01 (Old Town Maintenance Services) of the City of Placentia and to Authorize the Levy of a Special Tax within Community Facilities District No. 2024-01 (Old Town Maintenance Services) of the City of Placentia" ("Resolution of Intention"), stating its intention to conduct proceedings to form Community Facilities District No. 2024-01 (Old Town Maintenance Services) ("CFD") pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, commencing with § 53311 of the California Government Code ("Act") to finance certain services ("Services") including incidental expenses, to serve the CFD.

(ii) The Resolution of Intention set March 5, 2024, at 7:00 p.m., or as soon thereafter as practical, as the date and time of a public hearing on all matters pertaining to the formation of the CFD, the extent of the CFD, the furnishing of Services to serve the CFD, and the proposed rate and method of apportionment of the special tax within the CFD ("Rate and Method").

(iii) A notice of public hearing was published and mailed to all landowners proposed to be included in the CFD in accordance with the Act.

(iv) At the public hearing, evidence was presented to the City Council on such matter before it, including a special report ("Report") describing the services necessary to adequately meet the needs of the CFD and the estimated costs of financing such Services as required by § 53321.5 of the Act.

(v) At the public hearing, all persons desiring to be heard on all matters pertaining to the formation of the CFD, the extent of the CFD, the furnishing of Services to serve the CFD, and the Rate and Method were heard and a full and fair hearing was held.

(vi) At the conclusion of the public hearing, the City Council adopted a resolution entitled "Resolution of Formation of the City Council of the City of Placentia Establishing Community Facilities District No. 2024-01 (Old Town Maintenance Services); Authorizing the Levy of Special Taxes; and Establishing the Appropriations Limit for the Proposed Community Facilities District" ("Resolution of Formation") which established the CFD and authorized the levy of a special tax within the CFD.

(vii) On March 5, 2024, a special election was held among the landowner voters within the CFD at which time such voters approved such propositions by the two-thirds vote required by the Act, which approval has been confirmed by resolution of this Council.

(viii)The City of Placentia provided notice of the City Council's public hearing in accordance with California Government Code Section 65090 and the City of Placentia Municipal Code Section 23.96.030; and

(ix) All legal prerequisites to the adoption of this Ordinance have occurred.

B. Ordinance.

NOW, THEREFORE, THE CITY COUNCIL OF PLACENTIA DOES HEREBY FIND, DETERMINE AND ORDAIN AS FOLLOWS:

SECTION 1. In all respects, the foregoing recitals are true and correct and are incorporated herein.

SECTION 2. Authorization of the Levy of a Special Tax. By the passage of this Ordinance, the City Council hereby authorizes the levy of the Special Tax in the CFD in accordance with the Rate and Method set forth in Exhibit "C" to the Resolution of Formation, which is on file in the office of the City Clerk and incorporated by reference herein. The Special Taxes are hereby levied commencing in fiscal year 2024-2025 and in each fiscal year thereafter until the last fiscal year in which such special taxes are authorized to be levied pursuant to the Rate and Method.

SECTION 3. Annual Rate Determination. The City Council is hereby further authorized to determine, by resolution, on or before August 1 of each year, the specific special tax to be levied on each parcel of land in the CFD. The special tax to be levied shall not exceed the maximum rates set forth in the Rate and Method, but the special tax may be levied at a minimum rate. The CFD Administrator is authorized and directed to file with the county auditor on or before the 10th day of August of each tax year a certified copy of such resolution accompanied by a list of all parcels subject to the special tax levy with the tax to be levied on each parcel.

SECTION 4. Exempt Property. Except as provided in § 53340.1 of the Act and except for properties that a local agency is a landowner of within the meaning of subdivision (f) of § 53317 of the Act, or except as otherwise provided in § 53317.3 of the Act, pursuant to § 53340 of the Act, properties of entities of the state, federal and local governments shall be exempt from the levy of the Special Tax. Reference hereby is made to the Rate and Method for a description of other properties or entities that are expressly exempted from the levy of the Special Tax.

SECTION 5. Use of Collections. All of the collections of the Special Tax shall be used only as provided by the Act and in the Resolution of Formation. The Special Tax

shall be levied only so long as needed for the purposes as described in the Resolution of Formation.

SECTION 6. Collection. The Special tax shall be collected in the same manner as ordinary ad valorem taxes and shall be subject to the same penal ties and the same procedure, sale and lien in any case of delinquency as applicable for ad valorem property taxes; provided, however, that the Special Tax may be collected by direct billing by the City of the property owners in the CFD or in such other manner as may be provided by the City Council. In addition, the provisions of § 53356.1 of the Act shall apply to any delinquent Special Tax payments.

SECTION 7. Authorization. The specific authorization for adoption of the Ordinance is § 53340 of the Act.

SECTION 8. Severability. The City Council declares that, should any provision, section, paragraph, sentence or word of this Ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences and words of this Ordinance shall remain in full force and effect and the balance of this Ordinance, and the application of the Special Tax to the remaining parcels within the CFD, shall not be affected.

SECTION 9. Certification. The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same, or the summary thereof, to be published and posted pursuant to the provisions of law and this Ordinance shall take effect thirty (30) days after passage.

INTRODUCED at a regular meeting of the City Council of the City of Placentia held on March 5, 2024.

PASSED, APPROVED AND ADOPTED this 19th day of March 2024.

_____
Jeremy Yamaguchi, Mayor

ATTEST:

_____
Robert S. McKinnell, City Clerk

I, Robert S. McKinnell, City Clerk of the City of Placentia, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Placentia, held on the 5th day of March, 2024, and adopted at a regular meeting of the City Council of the City of Placentia, held on the 19th day of March 2024 by the following vote:

AYES:	Councilmembers:
NOES:	Councilmembers:
ABSENT:	Councilmembers:
ABSTAINED:	Councilmembers:

ATTEST:

_____

Robert S. McKinnell, City Clerk

APPROVED AS TO FORM:

_____

Christian L. Bettenhausen, City Attorney

Placentia City Council
AGENDA REPORT

TO: CITY COUNCIL

VIA: CITY ADMINISTRATOR

FROM: DEPUTY CITY ADMINISTRATOR / PUBLIC SERVICES & INFRASTRUCTURE

DATE: MARCH 19, 2024

SUBJECT: **APPROVAL OF FINAL PARCEL MAP NO. 2023-113 PERTAINING TO THE SUBDIVISION OF AN +/- 0.47 ACRE LOT INTO TWO PARCELS LOCATED ADJACENT TO 1278 VINA DEL MAR AVENUE WITHIN THE R-1 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT**

FISCAL IMPACT: APPROXIMATELY $46,798 OF TOTAL DEVELOPMENT IMPACT FEE REVENUE PRIOR TO CONSTRUCTION OF TWO NEW SINGLE-FAMILY RESIDENCES

SUMMARY:

On September 5, 2023, City Council approved Tentative Parcel Map No. 2023-113 for the subdivision of one existing parcel into two separate parcels for the property located adjacent to 1278 Vina Del Mar Avenue (APN: 341-022-10). The subject site is in the easterly portion of the City, east of Rose Drive, south of Yorba Linda Boulevard near the intersection of Vina Del Mar Avenue and Lasterbrook Street. The Parcel Map will subdivide the existing 17,424 square foot lot into two (2) lots.

All conditions imposed upon the subject parcel map have been met pursuant to Section 66473.5 of the California Government Code, including the provisions for the design and improvements of the proposed subdivision. The proposed project is consistent with the City's General Plan and meets the minimum development standards of the Placentia Municipal Code (PMC). The recommended actions will accept Final Parcel Map No. 2023-113.

RECOMMENDATION:

It is recommended that the City Council take the following actions:

1. Approve Final Parcel Map No. 2023-113, subject to final review and approval by the County Surveyor; and

2. Authorize the City Clerk to sign Final Parcel Map No. 2023-113.

1.f.
March 19, 2024

STRATEGIC PLAN STATEMENT:

This item is consistent with the City Council approved 5-Year Strategic Goal to achieve:

Implementation of Housing Element Strategies, Objective Number 3.10. This agenda item will specifically create opportunities for the development of more housing in the City.

DISCUSSION:

The subject site is in the easterly portion of the City, east of Rose Drive, south of Yorba Linda Boulevard near the intersection of Vina Del Mar Avenue and Lasterbrook Street. The parcel has historically been utilized for oil production and is within the R-1 Single-Family Residential Zoning District. Access to the parcel is from Vina Del Mar Avenue and the property has an existing block wall around the perimeter of the site. The Parcel Map will subdivide the existing 17,424 square foot lot into two (2) lots.

Placentia Municipal Code (PMC) Section 22.76.070 requires the Planning Commission to take action to recommend to the City Council conditional approval or denial of a proposed subdivision map. On July 11, 2023, the Planning Commission voted 6-0-1-0 (1 absent), to recommend approval of Tentative Parcel Map 2023-113. On September 5, 2023, City Council approved Tentative Parcel Map No. 2023-113 for the subdivision of one existing parcel into two separate parcels for the property located adjacent to 1278 Vina Del Mar Avenue

All conditions imposed upon the subject parcel map have been met pursuant to Section 66473.5 of the California Government Code, including the provisions for the design and improvements of the proposed subdivision. The proposed project is consistent with the City's General Plan and meets the minimum development standards of the PMC. The recommended actions will accept Final Parcel Map No. 2023-113, as shown and documented on the attached final map.

FISCAL IMPACT:

Pursuant to PMC Chapter 5.02 all new development is subject to Citywide Development Impact Fees. The proposed Tentative Parcel Map will result in two (2) additional lots that will be eligible for development. Based upon the zoning designation, one single family residence can be developed on the resulting new lots of parcels 1 and 2. The subsequent construction of two (2) new homes will result in approximately $46,798 of total Development Impact Fee revenue. It should be noted that future construction will also require payment of user fees such as building plan check and building permit fees.

Prepared by:

Chris Tanio
Deputy Director of Public Works/City Engineer

Reviewed and approved:

Luis Estevez
Deputy City Administrator

Reviewed and approved:

Jennifer Lampman
Director of Finance

Reviewed and approved:

Damien R. Arrula
City Administrator

Attachment:

Final Parcel Map No. 2023-113

SHEET 1 OF 3 SHEETS
ALL OF TENTATIVE PARCEL MAP NO. 2023-113
2 NUMBERED PARCELS
AREA: 20,479 SQUARE FEET (GROSS)
0.470 ACRES (GROSS)

PARCEL MAP NO. 2023-113

IN THE CITY OF PLACENTIA, COUNTY OF ORANGE, STATE OF CALIFORNIA.

BEING A SUBDIVISION OF THE REMAINING 0.47 ACRES OF THE SOUTH 324.32 FEET OF LOT 7 OF THE HAZARD SUBDIVISION OF PART OF THE SHANKLIN TRACT, AS SHOWN ON THE MAP THEREOF RECORDED IN BOOK 18, PAGE 7 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY. ALSO DESCRIBED AS LOT "B" OF TRACT NO. 6013 AS SAID TRACT IS SHOWN ON A MAP RECORDED IN BOOK 220, PAGES 16 AND 17 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

KING CIVIL ENGINEERING CORP THOMAS A. KING, R.C.E. 16916 DATE OF SURVEY-JULY 2023

ACCEPTED AND FILED AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY

DATE _____

TIME _____ FEE $_____

INSTRUMENT NO. _____

BOOK_____ PAGE _____

HUGH NGUYEN
COUNTY CLERK–RECORDER

BY _____ DEPUTY

OWNERSHIP CERTIFICATE

I, the undersigned, being all parties having any record title interest in the land covered by this map, do hereby consent to the preparation and recordation of said map, as shown within the distinctive border line.

By: _____

David M. Renton
Owner

NOTARY ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

State of _____)
) ss
County of_____)

On _____, before me, _____, a Notary Public, personally appeared David M. Renton who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of _____ that the foregoing paragraph is true and correct.

Witness my hand:

Signature _____
Notary Public in and for said State

_____
(Print Name)

My Principal Place of Business is in _____ County

My Commission expires_____

My Commission No. _____

ENGINEER'S STATEMENT:

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of DAVID M. RENTON in JULY 2023. I hereby state that all monuments are of the character and occupy the positions indicated, or that they will be set in such positions within 90 days after acceptance of improvements; and that said monuments are sufficient to enable the survey to be retraced. I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, if any.

December 13, 2023

Thomas A. King Date
R.C.E. 16916
Expiration Date: 6/30/2025

REGISTERED PROFESSIONAL ENGINEER THOMAS A. KING No. 16916 CIVIL STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT:

I hereby state that I have examined this map and have found it to be substantially in conformance with the Tentative Map, if required, as filed with, amended and approved by the City Planning Commission; that all provisions of the Subdivision Map Act and City Subdivision Regulations have been complied with.

Dated this _____ day of _____, 2024

_____
Christopher M. Tanio
Deputy Director of Public Works/ City Engineer of the City of Placentia
R.C.E. NO. 82756 Expiration Date: 9/30/2024

REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER M TANIO No. 82756 CIVIL STATE OF CALIFORNIA

CITY SURVEYOR'S STATEMENT:

I hereby state that I have examined this map and have found that it conforms with mapping provisions of the Subdivision Map Act and I am satisfied this map is technically correct.

Dated this _____ day of _____, 2024

_____
Dennis W. Janda P.L.S. 6359
City Surveyor, City of Placentia

PROFESSIONAL LAND SURVEYOR DENNIS W. JANDA No. 6359 STATE OF CALIFORNIA

COUNTY SURVEYOR'S STATEMENT:

I hereby state that I have examined this map and have found that all mapping provisions of the Subdivsion Map Act have been complied with and I am satisfied said map is technically correct relative to the parcel map boundary.

Dated this _____ day of _____, 2024

Kevin R. Hills, County Surveyor
L.S. 6617

_____
By: Lily M. N. Sandberg, Deputy County Surveyor
P.L.S. 8402

PROFESSIONAL LAND SURVEYOR LILY M. NUNEZ SANDBERG No. 8402 STATE OF CALIFORNIA

CITY CLERK'S CERTIFICATE

State of California)
City of Placentia)ss
County of Orange)

I hereby certify that this map was presented for approval to the City Council of the City of Placentia at a regular meeting thereof held on the_____day of_____, 2024, and that thereupon said Council did, by an order duly passed and entered, approve said map.

And did also approve subject map pursuant to the provisions of section 66436 (a)(3)(A) of the subdivision Map Act.

Dated this _____ day of _____, 2024

_____
Robert S. McKinnell
City Clerk of the City of Placentia

COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE:

State of California)
)ss
County of Orange)

I hereby certify that according to the records of my office, there are no liens against the land covered by this map or any part thereof for unpaid State, County, municipal or local taxes or special assessments collected as taxes, except taxes or special assessments collected as taxes not yet payable.

And do certify to the Recorder of Orange County that the provisions of the Subdivision Map Act have been complied with regarding deposits to secure payment of taxes or special assessments collected as taxes on the land covered by this map.

Dated this _____ day of _____, 2024

Shari L. Freidenrich
County Treasurer–Tax Collector

BY: _____
Treasurer–Tax Collector

PARCEL MAP NO. 2023-113

IN THE CITY OF PLACENTIA, COUNTY OF ORANGE, STATE OF CALIFORNIA.

KING CIVIL ENGINEERING CORP THOMAS A. KING, R.C.E. 16916 DATE OF SURVEY-JULY 2023

SHEET 2 OF 3 SHEETS
ALL OF TENTATIVE PARCEL MAP NO. 2023-113
2 NUMBERED PARCELS
AREA: 20,479 SQUARE FEET (GROSS)
0.470 ACRES (GROSS)
SCALE: 1" = 40'

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION G.P.S. NO. 5165 AND STATION G.P.S. NO. 0409R1, BEING NORTH 89°49'42"WEST, PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT:

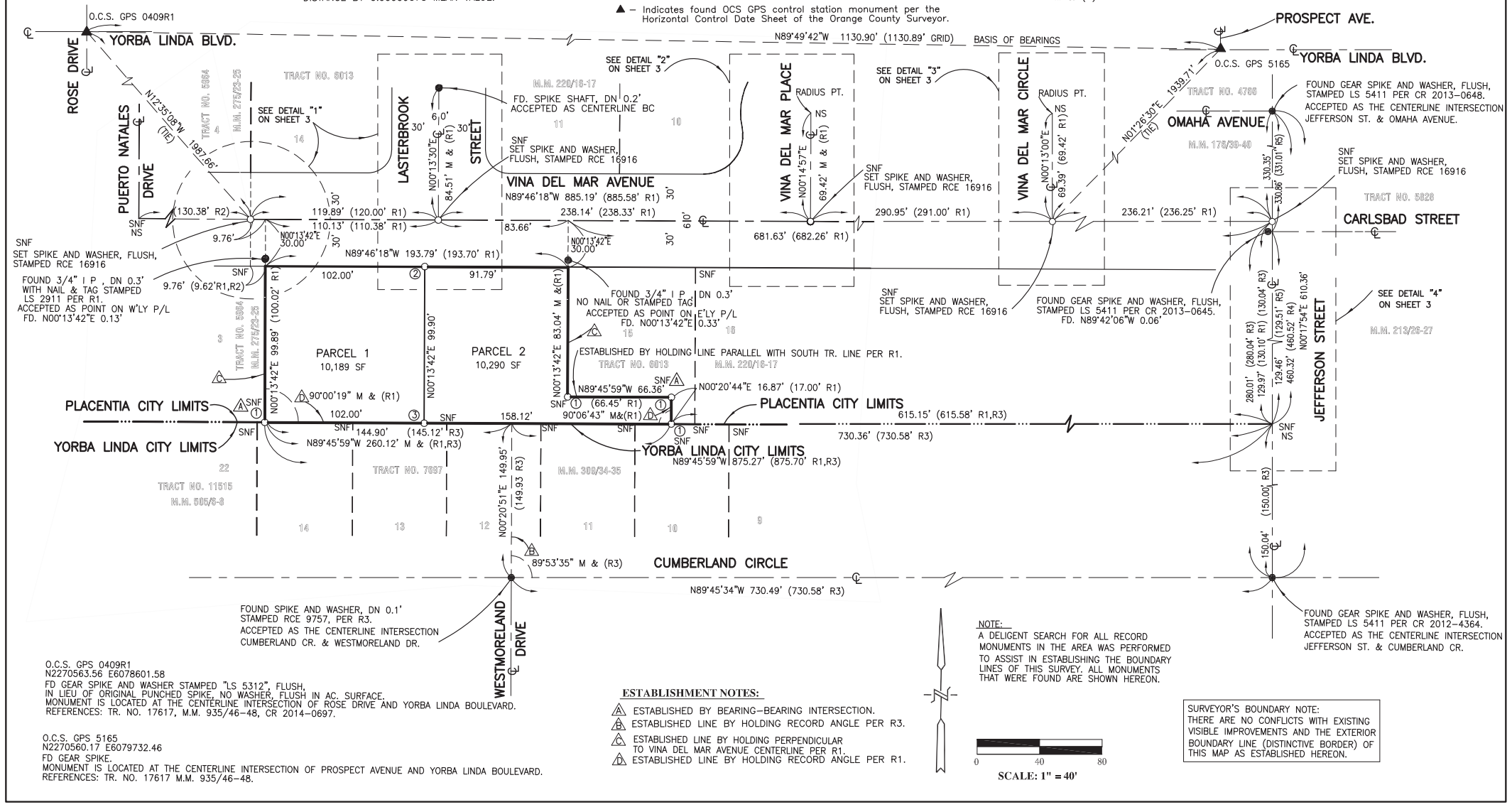
COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, NAD83 (2017.50 EPOCH OCS GPS ADJUSTMENT).
ALL DISTANCES SHOWN HEREON ARE GROUND, UNLESS OTHERWISE NOTED.
TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCE BY 0.99999070 MEAN VALUE.

MONUMENT NOTES:

- ○ – Indicates set monument as indicated and noted hereon.
- ○① Indicates 2" I.P. Tagged RCE 16916, to be set, or Lead, Nail & Tag stamped RCE 16916 to be set in concrete and in block walls.
- ○② Indicates set 1" I.P. with Nail & Tag stamped RCE 16916.
- ○③ Indicates 1" I.P. Tagged RCE 16916, to be set, or Lead, Nail & Tag stamped RCE 16916 to be set in concrete and in block walls.
- ● – Indicates found monument as indicated and noted hereon.
- ▲ – Indicates found OCS GPS control station monument per the Horizontal Control Date Sheet of the Orange County Surveyor.

REFERENCE NOTES:

R1– Record per Tract No. 6013, M.M. 220/16–17 (1965).
R2– Indicates record (or computed from record) per Tract No. 5964, M.M. 275/23–25 (1969).
R3– Indicates record (or computed from record) per Tract No. 7697, M.M. 309/34–35 (1972).
R4– Indicates record (or computed from record) per Tract No. 4766, M.M. 176/39–40 (1962).
R5– Indicates record (or computed from record) per Tract No. 5828, M.M. 213/26–27 (1964).
( )– Indicates Record per referenced map.
SNF–Indicates Searched Nothing Found.
NS–Indicates Nothing Set.
M & (R)– Indicates measured and record distance.



O.C.S. GPS 0409R1
N2270563.56 E6078601.58
FD GEAR SPIKE AND WASHER STAMPED "LS 5312", FLUSH, IN LIEU OF ORIGINAL PUNCHED SPIKE, NO WASHER, FLUSH IN AC. SURFACE.
MONUMENT IS LOCATED AT THE CENTERLINE INTERSECTION OF ROSE DRIVE AND YORBA LINDA BOULEVARD.
REFERENCES: TR. NO. 17617, M.M. 935/46–48, CR 2014–0697.

O.C.S. GPS 5165
N2270560.17 E6079732.46
FD GEAR SPIKE.
MONUMENT IS LOCATED AT THE CENTERLINE INTERSECTION OF PROSPECT AVENUE AND YORBA LINDA BOULEVARD.
REFERENCES: TR. NO. 17617 M.M. 935/46–48.

ESTABLISHMENT NOTES:

- Ⓐ ESTABLISHED BY BEARING–BEARING INTERSECTION.
- Ⓑ ESTABLISHED LINE BY HOLDING RECORD ANGLE PER R3.
- Ⓒ ESTABLISHED LINE BY HOLDING PERPENDICULAR TO VINA DEL MAR AVENUE CENTERLINE PER R1.
- Ⓓ ESTABLISHED LINE BY HOLDING RECORD ANGLE PER R1.

NOTE:
A DELIGENT SEARCH FOR ALL RECORD MONUMENTS IN THE AREA WAS PERFORMED TO ASSIST IN ESTABLISHING THE BOUNDARY LINES OF THIS SURVEY. ALL MONUMENTS THAT WERE FOUND ARE SHOWN HEREON.

SURVEYOR'S BOUNDARY NOTE:
THERE ARE NO CONFLICTS WITH EXISTING VISIBLE IMPROVEMENTS AND THE EXTERIOR BOUNDARY LINE (DISTINCTIVE BORDER) OF THIS MAP AS ESTABLISHED HEREON.

SHEET 3 OF 3 SHEETS
ALL OF TENTATIVE PARCEL MAP NO. 2023-113
2 NUMBERED PARCELS
AREA: 20,479 SQUARE FEET (GROSS)
0.470 ACRES (GROSS)

PARCEL MAP NO. 2023-113

IN THE CITY OF PLACENTIA, COUNTY OF ORANGE, STATE OF CALIFORNIA.

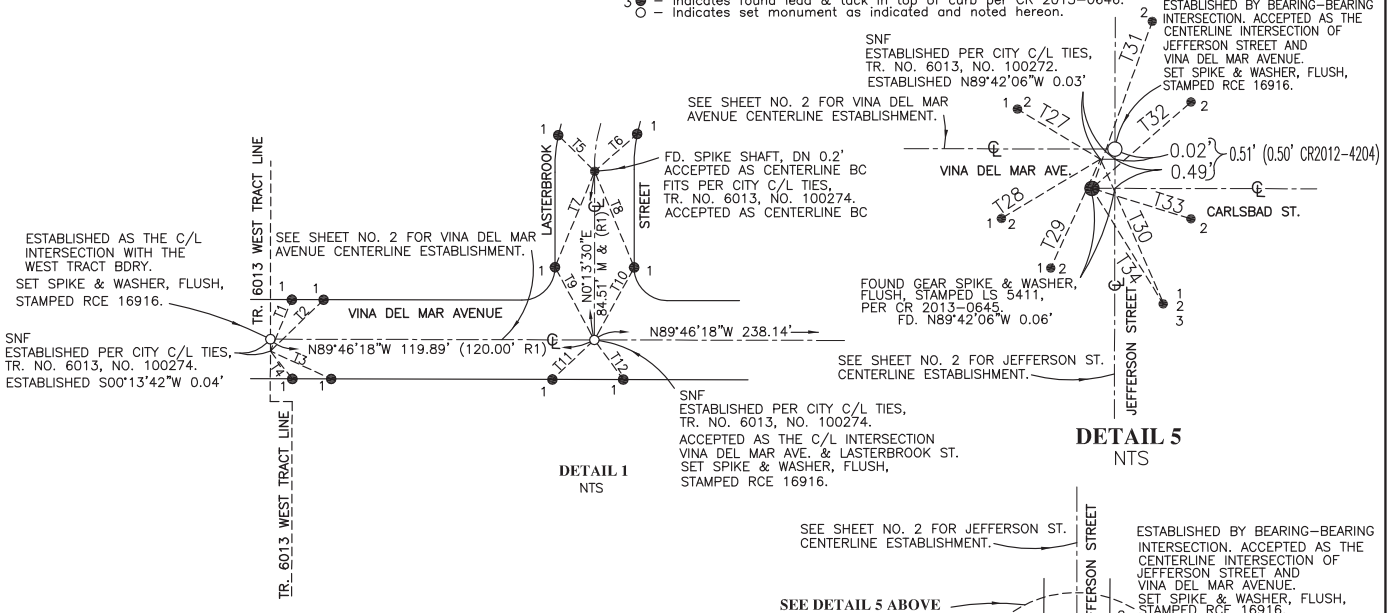
KING CIVIL ENGINEERING CORP THOMAS A. KING, R.C.E. 16916 DATE OF SURVEY-JULY 2023

REFERENCE NOTES:

M & (R)– Indicates measured and reference distance.
(R1) Indicates record per Tract No. 6013, M.M. 220/16–17.
(R3) Indicates record per Tract No. 7697, M.M. 309/34–35.

MONUMENT NOTES:

● – Indicates found monument as indicated and noted hereon.
1 ● – Indicates found lead & tack in top of curb per Tract No. 6013, M.M. 220/16–17, City C/L Ties.
2 ● – Indicates found lead & tack in top of curb per CR 2013–0645.
3 ● – Indicates found lead & tack in top of curb per CR 2013–0646.
○ – Indicates set monument as indicated and noted hereon.



CENTERLINE TIE COURSE TABLE				
TIE NO.	BEARING	DISTANCE	PER CITY C/L TIES, TR. NO. 6013, NO. 100272.	
T1	S12°38'44"W	21.03'	20.99'	
T2	S56°29'18"W	37.10'	37.10'	
T3	N54°05'01"W	34.10'	34.08'	
T4	N13°00'06"W	20.41'	20.41'	
T5	S39°51'08"E	27.39'	27.38'	
T6	S46°52'36"W	25.94'	25.93'	
T7	N26°24'46"E	42.02'	42.02'	
T8	N24°58'19"W	42.24'	42.23'	
T9	S21°23'29"E	50.34'	50.34'	
T10	S21°27'22"W	49.66'	49.68'	
T11	N47°28'59"E	29.31'	29.31'	
T12	N39°01'29"W	25.73'	25.74'	
T13	N79°22'00"E	35.33'	35.33'	
T14	N79°10'39"W	35.07'	35.03'	
T15	N07°01'41"E	90.00'	90.00'	
T16	S28°41'48"E	71.69'	71.73'	
T17	S28°57'00"W	71.79'	71.80'	
T18	N28°15'36"E	22.62'	22.62'	
T19	N10°17'35"W	20.28'	20.28'	
T20	S34°52'26"E	35.24'	35.24'	
T21	S45°21'11"W	35.23'	35.24'	
T22	N79°30'23"E	35.24'	35.23'	
T23	S85°55'27"W	35.19'	35.17'	
T24	S28°38'28"E	71.75'	71.73'	
T25	S26°11'36"W	80.12'	80.14'	
T26	S73°50'07"W	72.45'	72.44'	
T27	S65°44'13"E	50.08'	50.08'	
T28	N66°32'02"E	50.06'	50.06'	
T29	N24°06'02"E	50.35'	50.35'	
T30	N23°32'07"W	50.02'	50.11'	
T31	S24°20'57"W	49.65'		49.70' PER CR 2013–0645
T32	S66°08'06"W	49.84'		49.88' PER CR 2013–0645
T33	N65°51'36"W	49.61'		49.67' PER CR 2013–0645
T34	N23°47'32"W	49.59'		49.63' PER CR 2013–0645
T35	S13°20'28"E	86.32'	86.36'	PER CITY C/L TIES, TR. NO. 6013, NO. 100272.
T36	S13°46'36"W	86.58'	86.55'	86.55' PER CR 2013–0646
T37	S47°10'05"E	27.83'	27.81'	27.81' PER CR 2013–0646
T38	S46°40'56"W	27.84'	27.87'	27.87' PER CR 2013–0646

Placentia City Council
AGENDA REPORT

TO: CITY COUNCIL

VIA: CITY ADMINISTRATOR

FROM: DEPUTY CITY ADMINISTRATOR / PUBLIC SERVICES & INFRASTRUCTURE

DATE: MARCH 19, 2024

SUBJECT: **AMENDMENT NO. 1 TO PROFESSIONAL SERVICES AGREEMENT WITH FOUNTAINHEAD CONSULTING CORPORATION, FOR ON-CALL CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES FOR THE FY 2022-2023 STREET REHABILITATION PROJECT, CITY PROJECT NO. 1301**

FISCAL IMPACT: EXPENSE: $ 27,700 AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT

FUNDING SOURCE: $ 27,700 FY 2023-24 CIP BUDGET (799800-6740 J/L 791301-6740)

SUMMARY:

On February 4, 2021, Staff solicited proposals from qualified firms to create a bench list of professional consultants to provide on-call construction management and inspection services for the City's Capital Improvement Program (CIP). The top four (4) ranked firms which possessed the experience and expertise to deliver these services on a wide variety of construction projects were identified to form the bench list from which the City assigned projects to provide construction management and inspection services for. The City Council approved a contract to each of the top four ranked consultant firms to serve on an on-call basis and with a contract not-to-exceed amount of $250,000, the cost of which would be charged to individual project budgets. The purpose of having multiple firms on the bench list was to ensure efficient delivery of multiple capital improvement projects many of which may run concurrently. The use of on-call services is one of the best practices that municipalities employ in the delivery of CIP projects.

The City currently maintains an on-call professional services agreement with Fountainhead Corporation, for a not-to-exceed amount of $250,000. Fountainhead has provided construction management and inspection services on two (2) capital projects however delays in completing those projects increased the number of hours needed from Fountainhead to continue providing these services through completion of the project. Since the contract is based on time and materials if project schedules are extended additional working hours are typically required from construction management and inspection teams to ensure contractors fully comply with the project plans and specifications. Staff is recommending that the City Council approve the proposed Amendment No. 1 increasing the not-to-exceed contract amount by $27,700 to provide necessary inspection hours for the FY 2022-2023 Street Rehabilitation Project which is still under construction. Once

this project is completed this scope will conclude the services provided by Fountainhead to the City and the agreement will be allowed to expire. Sufficient funds have been budgeted within the Fiscal Year (FY) 2023-24 Capital Improvement Program Budget to continue paying for these services.

RECOMMENDATION:

It is recommended that City Council take the following actions:

1. Approve Amendment No. 1 to Professional Services Agreement with Fountainhead Consulting Corporation for an additional $27,700 to continue providing inspection services for the FY 2022-2023 Street Rehabilitation Project for a cumulative contract not-to-exceed amount of $277,700; and

2. Authorize the City Administrator to approve contract amendments up to 10% of the cumulative contract amount, or $27,770; and

3. Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

STRATEGIC PLAN STATEMENT:

There is no specific Strategic Plan Goal or Objective associated with this Council action.

DISCUSSION:

The City plans and budgets for capital projects on an annual basis within its CIP Budget. The budget allocates funds for not only the construction of each project but also for soft costs such as professional engineering design services and construction management (CM) and inspection services.

Construction Inspection services are an important component to the capital project delivery process. During the construction phase, the on-call inspector will oversee the contractor's day-to-day operations and provide daily construction inspection services to ensure the project is built according to the approved plans and provides quality control over the contractor's work.

On May 18, 2021, the City Council approved an on-call professional services agreement with Fountainhead Corporation (formerly PPM Group), along with several other firms to create a bench list to provide on-call professional services. Fountainhead Corporation was selected from this list to provide construction management and inspection services for two different CIP projects, the Parque Del Arroyo Verde Renovation Project and the FY 2022-23 Street Rehabilitation Project based upon their qualifications and experience on similar projects.

Their proposal for construction management and inspection services for the Parque Del Arroyo Verde Renovation Project was approved as part of the construction contract award on May 2, 2023, in the amount of $152,940. An additional proposal was requested for an increase in

inspection hours since their original proposal did not account for inspection for the entire contract's duration. That utilized an additional $31,900 from the contingency available, bringing the total amount to $184,840. Based upon their maximum contract amount, that only left a remaining balance of $65,160 for services needed for the street resurfacing project noted above.

Subsequently, Fountainhead's proposal for inspection services for the FY 2022-23 Street Rehabilitation Project which is currently under construction was approved by the City Council on November 5, 2023, in the amount of $92,860. However, this left a contract shortfall of $27,700 needed to continue providing inspection services on this project. Therefore, Staff is proposing Amendment No. 1 to the agreement, which will provide the additional contractual spending authority needed for Fountainhead Corporation to continue providing inspection services through completion of the FY 2022-23 Street Rehabilitation Project.

FISCAL IMPACT:

The recommended actions will approve Amendment No. 1 to the Professional Services Agreement with Fountain head, thereby increasing the contract amount by $27,700. The costs for these services have been budgeted within the FY 2023-24 Capital Improvement Program. As such, sufficient funds exist for the recommended actions.

Prepared by:

Chris Tanio, P.E.
Deputy Director of Public Works/City Engineer

Reviewed and approved:

Jennifer Lampman
Director of Finance

Reviewed and approved:

Luis Estevez
Deputy City Administrator

Reviewed and approved:

Damien R. Arrula
City Administrator

Attachment:

Amendment No. 1 to Professional Services Agreement with Fountainhead Consulting Corporation

AMENDMENT NO. 1 TO
PROFESSIONAL SERVICES AGREEMENT
PROVISION OF ARCHITECTURAL AND ENGINEERING SERVICES
WITH FOUNTAINHEAD CONSULTING CORPORTATION

This Amendment No. 1 ("Amendment") to Professional Services Agreement is made and entered into effective the 19th day of March 2024, by and between the CITY OF PLACENTIA, a Charter City and Municipal Corporation ("CITY"), and FOUNTAINHEAD CONSULTING CORPORATION, a California corporation (hereinafter "CONSULTANT"). CITY and CONSULTANT are sometimes hereinafter individually referred to as "Party" and or collectively referred to as the "Parties."

A. Recitals.

(i). CITY and CONSULTANT entered into a Professional Services Agreement ("Agreement") effective May 18, 2021 through which CONSULTANT has been providing professional services as more fully explained in the Scope of Services attached to the Agreement as Exhibit "A."

(ii). The Parties now seek to amend the Agreement to increase the not-to-exceed contract amount from $250,000 to a total not-to-exceed amount of $277,700 for engineering services for the FY 2022-2023 Street Rehabilitation Project.

(iii). All legal prerequisites to the making of this Amendment have occurred.

NOW, THEREFORE, in consideration of the mutual covenenants and conditions set forth herein, the Parties agree as follows:

B. Amendment to Agreement.

1. Section 2.0, Paragraph one of the Agreement is hereby amended to read as follows:

2.1 Compensation. Consultant shall be paid in accordance with the fee schedule set forth in Exhibit "A". Consultant's total compensation shall not exceed Two Hundred Seventy-Seven Thousand Seven Hundred Dollars ($277,700).

2. Except as specifically modified herein, all of the terms, conditions and provisions of the Agreement shall remain in full force and effect.

3. The Agreement, all amendments together with this Amendment No. 1 and all Exhibits attached thereto, constitutes the entire Agreement between the Parties and supersedes all prior negotiations, arrangements, representations, and understandings, if any, made by or between the Parties with respect to the subject matter hereof. No amendment or other modification of the Agreement, as modified by this Amendment No. 1 shall be binding unless executed in writing by both Parties hereto, or their respective successors, assigns, or grantees.

4. Each of the undersigned represents and warrants that he or she is duly authorized to execute and deliver this Amendment No. 1 and that such execution is binding upon the entity for which he or she is executing this document.

IN WITNESS WHEREOF, the Parties have caused Amendment No. 1 to the Professional Services Agreement are to be executed as of the day and year first above written.

CONSULTANT

By: _____
Ivan S. Benavidez, Jr
Director

CITY OF PLACENTIA

By: _____
Damien Arrula
City Administrator

ATTEST:

_____
Robert S. McKinnell,
City Clerk

APPROVED AS TO FORM:

By:_____
Christian L. Bettenhausen
City Attorney

Placentia City Council
AGENDA REPORT

TO: CITY COUNCIL

VIA: CITY ADMINISTRATOR

FROM: DEPUTY CITY ADMINISTRATOR / PUBLIC SERVICES & INFRASTRUCTURE

DATE: MARCH 19, 2024

SUBJECT: **AMENDMENT NO. 1 TO PROFESSIONAL SERVICES AGREEMENT WITH EPIC LAND SOLUTIONS, INC., FOR EASEMENT APPRAISAL AND ACQUISITION SERVICES FOR THE GOLDEN AVENUE BRIDGE REPLACEMENT PROJECT**

FISCAL IMPACT:

EXPENSE:	$ 30,895.00	AMENDMENT NO. 1 TO PROFESSIONAL SERVICES AGREEMENT
AVAILABLE BUDGET:	$ 2,446,099.16	TOTAL AVAILABLE PROJECT BUDGET
	$ 2,200,000.00	FEDERAL EARMARK (331801-6740 J/L 331801-6740)
	$ 246,099.16	GENERAL FUND DEVELOPER FEE (331801-6740 J/L 331801-6740)

SUMMARY:

Golden Avenue Bridge was constructed in 1934 and was rated as "functionally obsolete" by the California Department of Transportation (Caltrans) in 2005. Since 2015, the City has worked with an engineering design team to complete the final design package for a new bridge which was ultimately completed in December of 2019. At the same time, it was discovered that temporary construction and permanent easements for portions of the bridge footings were needed from private property owners on some of the adjacent properties. Staff reached out to all the affected property owners and in good faith negotiated and acquired all easements necessary for the construction of the new bridge. Subsequently, the City was awarded a Federal Earmark totaling $2.2 million towards the cost of the project. These funds are being routed through the Federal Highway Administration (FHWA). Unfortunately, such Federal funding triggers requirements that must be met to be able to properly utilize these funds. The City was notified by Caltrans that the methods for acquiring these easements did not follow FHWA regulations. Even though local funds were used to acquire the easements, Federal grant funds were used to design the project and if one single Federal dollar is used in any phase of a project then the entire project is subject to Federal regulations.

On May 17th, 2023, the City signed an agreement with Epic Land Solutions (ELS) to assist with the corrective actions, following all Federal and State guidelines. ELS is a Caltrans-certified real property agent well-versed in FHWA requirements who is now assisting the City with all the necessary tasks related to the easement acquisition, including preparation of quitclaim deeds, appraisals and negotiations for new easements and acquisition services. All work is now being

coordinated through Caltrans and in compliance with FHWA regulations. ELS has since prepared quitclaim deeds for reverting the easements to the property owners and has begun the appraisal process for two of the properties under the assumption that the City had ownership rights through the Subdivision Map Act on the remaining three properties. After meeting with Caltrans' management, they informed the City that four out of five properties need to be negotiated and handled by outside 3rd party consultants. Amendment No. 1 in the additional amount of $30,895 will provide additional funding to ELS to prepare two additional appraisals to meet Caltrans' ROW certification in accordance with the FHWA regulations. ELS's scope of work includes independent valuation, preparation of offer letters, preparation of appraisal reports, administration of settlements, and management and negotiation with the property owners.

RECOMMENDATION:

It is recommended that the City Council take the following actions:

1. Approve Amendment No. 1 to the Professional Services Agreement with Epic Land Solutions, Inc. to increase the contract not-to-exceed amount by an additional $30,895; and

2. Authorize the City Administrator to approve contract amendments up to 10% of the cumulative contract amount, or $7,064.34; and

3. Authorize the City Administrator and/or his designee to execute all the necessary documents, in a form approved by the City Attorney.

DISCUSSION:

The Golden Avenue Bridge over Carbon Canyon Channel was originally built in 1934. The bridge was inspected by Caltrans in 2005 and rated as "functionally obsolete" at that time. There are currently no sidewalks or bicycle lanes on the bridge resulting in pedestrians, bicyclists, and motorists sharing the road at the same time. The Bridge crosses over the channel, which is a blue line stream and a regional flood control facility. Three (3) separate regulatory agencies have jurisdiction over the channel: Army Corps of Engineers; Department of Fish and Wildlife; and Regional Water Quality Control Board. Regulatory permits from all three (3) agencies are required and were obtained for this project. In addition, the channel is a regional flood control facility managed by the Orange County Flood Control District.

The design plans for a bridge replacement project were finalized back in December of 2019, however, during the final design phase, it was determined that several easements were needed to accommodate the bridge construction. The City negotiated in good faith with the affected property owners and subsequently, entered into agreements with each one to purchase the necessary easements. This action was taken under the assumption that these purchases did not have to follow the Federal grant funding requirements, due to the City utilizing local funding to purchase them. Subsequently, easement agreements and deeds were approved and accepted by the City Council on June 2, 2020, after which, they were executed and recorded.

Subsequent to the acquisition of the easements the City was awarded a Federal earmark totaling $2.2 million. The funds are being routed through the Federal Highway Administration (FHWA) which requires all aspects of the project to follow FHWA guidelines. While the City was going through the final permitting procedures for releasing the construction funding, Caltrans notified the City that the easement procurements did not follow FHWA requirements. Even though the City utilized local funds to acquire the easements it used Federal grant funds for the engineering design. Therefore, unbeknownst to Staff at the time, if a project utilizes a single dollar of Federal funding on any aspect of a project, then the entire project is subject to FHWA guidelines, even if future phases of the project are funded with local funds. The City later received a letter from Caltrans listing a number of corrective actions to implement in order to comply with FHWA requirements. These actions include hiring a Caltrans-qualified consultant to perform right of way and property acquisition services, quitclaiming all previously acquired deeds and to restart the easement acquisition process from the beginning following FHWA requirements.

On May 17th, 2023, the City signed an agreement with Epic Land Solutions (ELS) to assist with the corrective actions under the City Administrator's administrative approval limit, following all Federal and State guidelines. ELS is a Caltrans-certified real property agent well-versed in FHWA requirements who is now assisting the City with all the necessary tasks related to the easement acquisition, including preparation of quitclaim deeds, appraisals and negotiations for new easements and acquisition services. All work is now being coordinated through Caltrans and in compliance with FHWA regulations.

ELS has since prepared quitclaim deeds for reverting the easements to the property owners and has begun the appraisal process for two of the properties under the assumption that the City had ownership rights through the Subdivision Map Act on the remaining three properties. After meeting with Caltrans' management, they informed the City that four out of five properties need to be negotiated and handled by outside 3rd party consultants. Amendment No.1 in the additional amount of $30,895 will provide additional funding to ELS to prepare two additional appraisals to meet Caltrans' ROW certification in accordance with the FHWA regulations. ELS's scope of work includes independent valuation, preparation of offer letters, preparation of appraisal reports, administration of settlements, and management and negotiation with the property owners.

FISCAL IMPACT:

The recommended actions will approve Amendment No. 1 to the Professional Services Agreement with Epic Land Solutions, Inc. increasing the contract amount by $30,895. A total of $2,446,099.16 is available in the project budget including the Federal Earmark of $2.2 million received for the project. As such, sufficient funds exist for the recommended actions.

Prepared by:

Chris Tanio, P.E.
Deputy Director of Public Works/City Engineer

Reviewed and approved:

Jennifer Lampman
Director of Finance

Reviewed and approved:

Luis Estevez
Deputy City Administrator

Reviewed and approved:

Damien R. Arrula
City Administrator

Attachment:
Amendment No. 1 to PSA with Epic Land Solutions, Inc.

AMENDMENT NO. 1 TO
PROFESSIONAL SERVICES AGREEMENT
PROVISION OF EASEMENT APPRAISAL AND ACQUISITION SERVICES WITH EPIC LAND SOLUTIONS INC.

This Amendment No. 1 ("Amendment") to Professional Services Agreement is made and entered into effective the 19 day of March, 2024, by and between the CITY OF PLACENTIA, a Charter City and Municipal Corporation ("CITY"), and Epic Land Solutions, Inc., a California corporation (hereinafter "CONSULTANT"). CITY and CONSULTANT are sometimes hereinafter individually referred to as "Party" and or collectively referred to as the "Parties."

A. Recitals.

(i) CITY and CONSULTANT entered into a Professional Services Agreement ("Agreement") effective May 17th, 2023 through which CONSULTANT has been providing professional services as more fully explained in the Scope of Services attached to the Agreement as Exhibit "A".

(ii) The Parties now seek to amend the Agreement to 1.

(iii) All legal prerequisites to the making of this Amendment have occurred.

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth herein, the Parties agree as follows:

B. Amendment to Agreement.

1. Section 2.0, Paragraph 2.1 of the Agreement is hereby amended to read as follows:

[2.1 Compensation. Consultant shall be paid in accordance with the fee schedule set forth in Exhibit "A". Consultant's total compensation shall not exceed Seventy Thousand Six Hundred Forty-Three Dollars ($ 70,643.49).

2. Except as specifically modified herein, all of the terms, conditions and provisions of the Agreement shall remain in full force and effect.

3. The Agreement, all amendments together with this Amendment No. 1 and all Exhibits attached thereto, constitutes the entire Agreement between the Parties and supersedes all prior negotiations, arrangements, representations, and understandings, if any, made by or between the Parties with respect to the subject matter hereof. No amendment or other modification of the Agreement, as modified by this Amendment No. 1 shall be binding unless executed in writing by both Parties hereto, or their respective successors, assigns, or grantees.

4. Each of the undersigned represents and warrants that he or she is duly authorized to execute and deliver this Amendment No. 1 and that such execution is binding upon the entity for which he or she is executing this document.

IN WITNESS WHEREOF, the Parties have caused Amendment No. 1 to the Consulting Services Agreement are to be executed as of the day and year first above written.

CONSULTANT

By: _____
Kari Anvick
Senior Regional Manager

CITY OF PLACENTIA

By: _____
Damien R. Arrula
City Administrator

ATTEST:

By: _____
Robert S. McKinnell, City Clerk

APPROVED AS TO FORM:

By: _____
Christian L. Bettenhausen, City Attorney

Placentia City Council
AGENDA REPORT

TO: CITY COUNCIL

VIA: CITY ADMINISTRATOR

FROM: DIRECTOR OF DEVELOPMENT SERVICES

DATE: MARCH 19, 2024

SUBJECT: **2023 HOUSING ELEMENT ANNUAL PROGRESS REPORT**

FISCAL IMPACT: NONE

SUMMARY:

State law requires cities to prepare and submit an Annual Progress Report ("APR") on the status and progress of implementing the goals identified within the City's certified Housing Element. Government Code Section 65700 exempts charter cities from preparing an APR on the status of the Housing Element. However, all cities including charter cities must submit an Annual Progress Report to be eligible for certain funding programs. This report is to be submitted to the City Council, the Governor's Office of Planning and Research ("OPR"), and the California Department of Housing and Community Development ("HCD") prior to April 1 of each year. This action receives and files the 2023 Housing Element Annual Progress Report which subsequently will be sent to the State.

RECOMMENDATION:

It is recommended that the City Council take the following action:

Receive and file the 2023 Housing Element Annual Progress Report.

STRATEGIC PLAN STATEMENT:

This item is consistent with the City Council approved 5-Year Strategic Goal to achieve the following:

Implementation of Housing Element Strategies, Objective Number 3.10. This agenda item will ensure opportunities for the development of more housing in the city, including a mix of housing at various price points. Also, this item will serve to enhance affordable housing production efforts in general as the adopted Housing Element encourages housing production, including an emphasis on the production of affordable housing in the community.

BACKGROUND:

Government Code Section 65400 requires that the City provide the governing body, in this case the City Council, an APR on the status and progress in implementing the Housing Element using forms and definitions adopted by the California Department of Housing and Community Development. Government Code Section 65700 exempts charter cities from preparing an annual report on the status of the Housing Element. However, all cities including charter cities must submit an annual report to be eligible for certain funding programs. As stated by HCD, the APR is an important tool to facilitate implementation of a community's Housing Element and to track and monitor progress in addressing housing needs and goals.

The APR includes information on a city's progress in fulfilling the Regional Housing Needs Allocation ("RHNA"), including the number of housing units permitted (that is, how many building permits were pulled by developers) by defined income level, as well as the status of programs in the housing element and efforts to remove governmental constraints. The aforementioned reporting is based on the RHNA, programs and policies in the 6th Cycle Housing Element adopted by City Council on February 6, 2024. The APR is to be provided to the OPR and to HCD no later than April 1 of every year. Once reviewed, received, and filed by the City Council, Staff will submit the APRs to the OPR and the HCD.

DISCUSSION:

The APR is primarily a spreadsheet of required information regarding annual building activity broken down into pre-defined income levels (for example, Very Low, Low, and Moderate). These income levels correspond to the Regional Housing Need Allocation (RHNA) as assigned by the Southern California Association of Governments (SCAG), as empowered by HCD. The RHNA process is the part of Housing Element Law used to determine how many new homes, and the affordability of those homes, each local government must plan for in its Housing Element. As detailed in the City's amendment to the Housing Element for the 2021-2029 Planning Period, which was adopted by the City Council on February 5, 2024, the City's Regional Housing Needs Assessment (RHNA) is 4,398 units. Those 4,398 units, which must be "planned for" in the Housing Element planning period spanning 2021 to 2029, are broken down into the following income categories:

Income Level	Regional Housing Needs Assessment 2021-2029
Extremely Low	622
Very Low	621
Low	680
Moderate	782
Above Moderate	1,693
Totals	**4,398**

During the Housing Element planning period of 2006-2014, Placentia was assigned a total RHNA allocation of 98 total units. Regarding the 2013-2021 Planning Period and corresponding Housing Element which was adopted by City Council on January 7, 2014, the City's assigned RHNA was

492 total units. As demonstrated, during the last three Planning Period cycles, the RHNA has drastically increased from 98 units for the 2006-2014 Planning Period, to 492 units for the 2013-2021 Planning Period, to 4,398 units for the 2021-2029 Planning Period (6th Cycle). Below is a snapshot of the progress Placentia has made related to facilitating housing production for calendar year 2023, as it relates to the 2021-2029 Planning Period (6th Cycle):

Income Level		RHNA Allocation by Income Level	Projection Period 06/30/2021-10/14/2021	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1,243	-	-	-	-	-	1,243
	Non-Deed Restricted		-	-	-	-		
Low	Deed Restricted	680	-	-	64	-	66	614
	Non-Deed Restricted		2	-	-	-		
Moderate	Deed Restricted	782	-	-	14	14	28	754
	Non-Deed Restricted		-	-	-	-		
Above Moderate		1,693	-	34	73	79	186	1,507
Total RHNA		4,398						
Total Units			2	34	151	93	280	4,118

Under state law, a density of 30 units/acre is considered necessary to facilitate affordable housing which is not subsidized. In 2022, City Council amended the General Plan Land Use Element and the City's Zoning Code to increase the allowable density in the R-3 Zone from 25 units/acre to 30 units/acre. This requirement was further satisfied with the Old Town Placentia Revitalization Plan and Zone adopted in 2017 near the proposed Metrolink station. Properties on Baker Street are within a "by-right" High Density residential sub-area of the Old Town Zone which allows housing at a base density of 65 units/acre. On February 6, 2024, subsequent to receiving a Planning Commission recommendation, City Council adopted a General Plan Amendment and Zone Change to expand the TOD land use designation and TOD zone by approximately 14.5 acres. The TOD zoning district allows up to 95 units/acre and the original 28-acre TOD Zone was created by City Council on April 4, 2017. Densities in all of the aforementioned areas are considered conducive to affordable housing by HCD.

Regarding affordable housing production during the last several years, the City worked with the County of Orange, and in partnership with Mercy Housing California in 2018, to construct of a 49-unit affordable (extremely low income) housing development for homeless and/or disabled Veterans (with an additional manager's unit). partially located on a property owned by Orange County Flood Control, leased to Mercy Housing and located within the City. Other affordable housing developments under construction include the Santa Angelina development at Church of the Blessed Sacrament (64 units). Another entitled development is USA Properties, which has been approved to construct 187 affordable workforce income restricted units, along with two manager units at 207-209 W. Crowther Avenue.

In addition, the City conducted a Request for Proposals (RFP) seeking an affordable housing developer to build on the City (or Agency) owned lots on Baker Street which is a housing "by-right" sub-area of the Old Town Zone. Subsequent to selecting Mercy Housing California as the

preferred developer, City Council approved a Disposition and Development Agreement on March 5, 2024 with Mercy Housing California. This agreement transferred title of properties located at 300, 307, 312, 314, and 323 Baker Street to Mercy Housing California to facilitate the development of a 68-unit affordable workforce housing development with onsite resident and management services.

In addition to the aforementioned affordable residential developments, the City entitled several developments since 2018. Of note, The Herald (215 units) was finished in 2021. JPI (Cenza) is finishing a 418-unit residential apartment development. Toffoli Investments is constructing 151 for-sale residential townhomes on S. Van Buren St. Toffoli Investments also entitled a 39-unit residential townhomes on Veterans Way. Several other developments (including a 100-unit subdivision) are currently in the building plan check phase. In conclusion, the City of Placentia has been entitling and facilitating the construction of affordable and market rate housing units at a remarkably high pace since at least 2016.

Prepared by:

Jeannette Ortega
Deputy Director of Administrative Services

Reviewed and approved:

Joseph M. Lambert
Director of Development Services

Reviewed and approved by:

Damien R. Arrula
City Administrator

Attachments:

1. 2023 Housing Element Annual Progress Report
2. Tab A2 of Attachment 1, Printer Friendly Format

Please Start Here

General Information	
Jurisidiction Name	Placentia
Reporting Calendar Year	2023
Contact Information	
First Name	Joseph
Last Name	Lambert
Title	Director of Development Services
Email	jlambert@placentia.org
Phone	7149938234
Mailing Address	
Street Address	401 E. Chapman Ave.
City	Placentia
Zipcode	92870

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

Click here to download APR Instructions

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

v_2_15_24

Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is reopened.

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: https://apr.hcd.ca.gov/APR/login.do

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions

Please save your file as Jurisdictionname2023 (no spaces). Example: the city of San Luis Obispo would save their file as SanLuisObispo2023

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. **Online Annual Progress Reporting System - Please see the link to the online system to the left.** This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov*.

2. **Email -** If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Jurisdiction	Placentia	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	14
	Non-Deed Restricted	0
Above Moderate		79
Total Units		**93**

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	8	0	6
2 to 4 units per structure	3	0	4
5+ units per structure	139	79	75
Accessory Dwelling Unit	18	14	16
Mobile/Manufactured Home	0	0	0
Total	**168**	**93**	**101**

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	17	93
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	32
Number of Proposed Units in All Applications Received:	106
Total Housing Units Approved:	34
Total Housing Units Disapproved:	1

Use of SB 35 Streamlining Provisions - Applications	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0

Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	**0**	**0**	**0**

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	28	95
Discretionary	4	11

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	1
Number of Units in Applications Submitted Requesting a Density Bonus	68
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	36
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Placentia	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Project Type	Notes
1					2	3	4	5							6	7	8	9	10		11	12	13
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions reqested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes+
Summary Row: Start Data Entry Below								0	0	0	68	27	0	11	106	34	1						
336-451-23	336-451-23	931 Cobb Ave	Cobb Avenue ADU	ADU 2023-01	ADU	O	1/10/2023					1			1	1	0	NONE	No	No	Approved	Ministerial	
336-504-03	336-504-03	4861 Hamer Dr	Hamer Drive ADU	ADU 2023-02	ADU	O	3/13/2023					1			1	1	0	NONE	No	No	Approved	Ministerial	
336-355-24	336-355-24	736 Cooper Dr	Cooper Drive ADU	ADU 2023-03	ADU	O	3/13/2023					1			1	1	0	NONE	No	No	Approved	Ministerial	
339-022-08	339-022-08	407 N. Bradford Ave	Bradford Avenue ADU	ADU 2023-04	ADU	O	3/21/2023					1			1	0	0	NONE	No	No	Withdrawn	Ministerial	
336-404-03 and 336-404-14	336-404-03 and 336-404-14	832 Bastanchury Rd	Bastanchury Road ADU	ADU 2023-05	ADU	O	4/8/2023					1			1	1	0	NONE	No	No	Approved	Ministerial	
336-581-55	336-581-55	2438 Chippewa Ave	Chippewa Avenue ADU	ADU 2023-06	ADU	O	5/16/2023					1			1	1	0	NONE	No	No	Approved	Ministerial	
340-145-21	340-145-21	662 Heather Ave	Heather Avenue ADU	ADU 2023-07	ADU	O	5/30/2023					1			1	1	0	NONE	No	No	Approved	Ministerial	
344-163-21	344-163-21	973 S Melrose St	Melrose Avenue ADU	ADU 2023-08	ADU	O	5/31/2023					1			1	1	0	NONE	No	No	Approved	Ministerial	
339-294-08	339-294-08	134 Ruby Dr	Ruby Drive ADU	ADU 2023-09	ADU	O	6/6/2023					1			1	1	0	NONE	No	No	Approved	Ministerial	
340-252-22	340-252-22	5142 Hamer Ln	Hamer Lane ADU	ADU 2023-10	ADU	O	6/26/2023					1			1	1	0	NONE	No	No	Approved	Ministerial	
344-162-29	344-162-29	230 Rio Grande Ave	Rio Grande Avenue ADU	ADU 2023-11	ADU	O	6/26/2023					1			1	1	0	NONE	No	No	Approved	Ministerial	
340-132-15	340-132-15	1260 Venice Ave	Venice Avenue ADU	ADU 2023-12	ADU	O	6/29/2023					1			1	1	0	NONE	No	No	Approved	Ministerial	
336-291-31	336-291-31	938 Brooklyn Ave	Brooklyn Avenue ADU	ADU 2023-13	ADU	O	6/29/2023					1			1	1	0	NONE	No	No	Approved	Ministerial	
336-355-08	336-355-08	731 Longfellow Dr	Longfellow Drive ADU	ADU 2023-14	ADU	O	7/11/2023					1			1	1	0	NONE	No	No	Approved	Ministerial	
336-174-11	336-174-11	2102 Carleton Cir	Carleton Circle ADU	ADU 2023-15	ADU	O	7/18/2023					1			1	1	0	NONE	No	No	Approved	Ministerial	
339-282-17	339-282-17	913 N Bradford Ave	HIS House	ADU 2023-16	ADU	O	7/25/2023					1			1	1	0	NONE	No	No	Pending	Ministerial	
336-452-17	336-452-17	919 Gehrig Ave	Gehrig Avenue ADU	ADU 2023-17	ADU	O	8/2/2023					1			1	1	0	NONE	No	No	Approved	Ministerial	
341-042-33	341-042-33	1409 Mesa Verde	Mesa Verde Circle ADU	ADU 2023-18	ADU	O	8/7/2023					1			1	1	0	NONE	No	No	Approved	Ministerial	
344-162-29	344-162-29	913 Tafolla St	Tafolla Street ADU	ADU 2023-19	ADU	O	8/8/2023					1			1	1	0	NONE	No	No	Approved	Ministerial	
346-014-04	346-014-04	617 Maria Ave	Maria Avenue ADU	ADU 2023-20	ADU	O	9/12/2023					1			1	1	0	NONE	No	No	Approved	Ministerial	
339-352-06	339-352-06	402 Olive St	Olive Street ADU	ADU 2023-21	ADU	O	10/23/2023					1			1	1	0	NONE	No	No	Approved	Ministerial	
336-382-09	336-382-09	131 Jamaica Cir	Jamaica Circle ADU	ADU 2023-22	ADU	O	10/19/2023					1			1	1	0	NONE	No	No	Approved	Ministerial	
344-143-09	344-143-09	940 Cypress Ave	Cypress Avenue ADU	ADU 2023-23	ADU	O	10/24/2023					1			1	1	0	NONE	No	No	Approved	Ministerial	
344-123-02	344-123-02	639 Missouri Ave	Missouri Avenue ADU	ADU 2023-24	ADU	O	10/30/2023					1			1	1	0	NONE	No	No	Approved	Ministerial	
340-145-45	340-145-45	620 Highlander Ave	Highlander Avenue ADU	ADU 2023-25	ADU	O	10/30/2023					1			1	1	0	NONE	No	No	Pending	Ministerial	
336-162-13	336-162-13	213 Koch Ave	Koch Avenue ADU	ADU 2023-26	ADU	O	12/13/2023					1			1	1		NONE	No	No	Approved	Ministerial	
344-031-04	344-031-04	910 W. La Jolla St		DPR 2023-01	5+	R	10/19/2023							5	5	5	0	NONE	No	No	Approved	Discretionary	
346-172-01	346-172-01	604 Van Buren St	Lee Residence	SPR 2023-01	SFD	O	4/17/2023							1	1	1	0	NONE	No	No	Pending	Discretionary	

339-391-14, 339-391-15, 339-392-14, 339-392-15	339-391-14, 339-391-15, 339-392-14, 339-392-15	300,307,312,314 Baker St	Mercy Housing	SPR 2023-03, DDA 2023-01	5+	R	11/16/2023				68				68		0	NONE	Yes	Yes	Pending	Ministerial	Proposed 100% affordable
341-501-01--341-501-65	341-501-01--341-501-65	Alta Vista St. & Rose Dr.	Vista Rose (Toll Bros)	DPR 2022-04, TTM 19250, SPA 2022-01, MND 2201	5+	O	10/18/2022							100	100	100	0	NONE	No	N/A	Approved	Discretionary	
344-131-11	344-131-11	803 W. La Jolla St.	Wang Triplex	TPM 2020-124, UP 2023-10, SPR 2023-02	2 to 4	O	10/3/2023							3	3	3	0	NONE	No	N/A	Approved	Discretionary	
339-112-27	339-112-27	777 Orangethorpe Ave.	Gilad	GPA 2022-01, SPA 2021-01, DPR 2021-02, ND 2021-01	5+	R	6/24/2021							248	248			NONE	No	N/A	Pending	Discretionary	
339-041-49	339-041-49	200 Orange Grove	SB9 Lot Split	TPM 2023-143	ADU	O	11/16/2023					1			1	0	1	SB 9 (2021) - Residential Lot Split	No	N/A	Disapproved	Ministerial	Application did not qualify
341-022-10	341-022-10	341-022-10	Vina Del Mar	TPM 2023-113	SFD	O	6/13/2023							2	2			NONE	No	N/A	Approved	Discretionary	

Jurisdiction	Placentia
Reporting Year	2023 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field
Cells in green contain auto-calculation formulas

Table A2
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Unit Types		Affordability by Household Incomes - Completed Entitlement								Affordability by Household Incomes - Building Permits								Affordability by Household Incomes - Certificates of Occupancy										Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
	1			2	3	4							5	6	7						8	9	10						11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (ERF/ADU in CA=ADU/JADU)	Tenure R=Renter O=Owner	Very Low- Income Deed Restricted	Very Low- Income Non-Deed Restricted	Low- Income Deed Restricted	Low- Income Non-Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non-Deed Restricted	Above Moderate- Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low- Income Deed Restricted	Very Low- Income Non-Deed Restricted	Low- Income Deed Restricted	Low- Income Non-Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non-Deed Restricted	Above Moderate- Income	Building Permits Date Issued	# of Units issued Building Permits	Very Low- Income Deed Restricted	Very Low- Income Non-Deed Restricted	Low- Income Deed Restricted	Low- Income Non-Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non-Deed Restricted	Above Moderate- Income	Certificate of Occupancy per other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy per other forms of readiness	How many of the units were deed restricted to Income? +	Please select the affordability monitoring system or program used (e.g. LCP/Housing Ops, select multiple)	Infill Units? Y/N	Acceptance Programs for Each Development (see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (see instructions)	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Square Footage) (Allowable Residential Base Floor Area)	Number of Other Incentives, Concessions, Waivers or Other Modifications Granted (Including Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers and modifications, Waivers or Parking Reductions, or Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*	
Summary Row: Input Data Only						0	0	0	0	0	0	0	1000	1000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
348-331-32	348-331-32	1800 & 1830 E Valencia Way	Valencia Way - Tuffed	DWE-2020-01, DWE-19-001, CUP 2020-01	5+	O							99	2/14/2023	99																		N														No	There is no deed restriction on this
348-164-24	348-164-24	424 & 430 E San Bruno St.	The Hacienda Phase II	DWE-2020-02, TTM 19341, CUP 2020-02	5+	O							12	12/13/2022	12						12	7/6/2023	12							12	0		N/DMD	Y														No	There is no deed restriction on this
339-021-29	339-021-29	519 Wilson Ave	Wilson Avenue ADU	ADU 2022-005	ADU	O			1					6/4/2022	1					1			2/15/2023	1					1		1		N/DMD	Y	Other	Other													Yes	ADU Covenant agreement required. Funding sources unknown.
339-192-14	339-192-14	1836 Allegheny St	Allegheny Street ADU	ADU 2022-013	ADU	O			1					7/5/2022	1					1			3/27/2023	1					1		1		N/DMD	Y	Other	Other													Yes	ADU Covenant agreement required. Funding sources unknown.
339-323-09	339-323-09	552 Yarlgrill Rd	Yarlgrill Street ADU	ADU 2022-014	ADU	O			1					6/7/2022	1					1			6/1/2023	1					1		1		N/DMD	Y	Other	Other													Yes	ADU Covenant agreement required. Funding sources unknown.
339-072-35	339-072-35	431 Lexington Avenue ADU	Lexington Avenue ADU	ADU 2022-015	ADU	O			1					7/20/2022	1					1			12/13/2022	1					1		1		N/DMD	Y	Other	Other													Yes	ADU Covenant agreement required. Funding sources unknown.
339-241-08	339-241-08	627 Windflower Circle ADU	Windflower Circle ADU	ADU 2022-016	ADU	O			1					8/15/2022	1					1			3/21/2023	1					1		1		N/DMD	Y	Other	Other													Yes	ADU Covenant agreement required. Funding sources unknown.
339-322-33	339-322-33	429 Montecruz Ave	Montecruz Avenue ADU	ADU 2022-017	ADU	O			1					10/17/2022	1					1			6/8/2023	1					1		1		N/DMD	Y	Other	Other													Yes	ADU Covenant agreement required. Funding sources unknown.
339-021-11	339-021-11	426 Orchid Dr.	Orchid Drive ADU	ADU 2022-018	ADU	O			1					11/2/2022	1					1			4/22/2023	1					1		0		N/DMD	Y	Other	Other													Yes	ADU Covenant agreement required. Funding sources unknown.
339-391-17	339-391-11	34 Commack Lane Unit	McCormack Lane ADU	ADU 2022-019	ADU	O			1					10/6/2022	1					1			12/7/2022	1					1		1		N/DMD	Y	Other	Other													Yes	ADU Covenant agreement required. Funding sources unknown.
339-321-05	339-321-05	453 N. Placentia Ave.	Placentia Avenue ADU	ADU 2022-01	ADU	O			1					11/9/2022	1					1			1/8/2024	1					1		0		N/DMD	Y	Other	Other													Yes	ADU Covenant agreement required. Funding sources unknown.
343-691-06	343-691-06	1611-1669 Orchard Dr.	YIGT Townhomes	DWE-2018-02, UP 2018-04, TTM 19315	5+	O							95	5/8/2019	95						78	2/13/2022	78							11	11	9/15/2023	11		N/DMD	Y															
344-162-20	344-162-20	507 Tafolla St	Tafolla Street ADU	ADU 2022-03	ADU	O			1					11/14/2022	1					1			3/8/2023	1					1		0		N/DMD	Y	Other	Other														Deed restricted on 2/28/2024
339-041-34	339-041-28	307 Orange Grove Avenue ADU	Orange Grove Avenue ADU	ADU 2022-04	ADU	O			1					6/6/2022	1					1			11/16/2023	1					1		0		N/DMD	Y	Other	Other														ADU Covenant agreement required. Funding sources unknown.
339-423-08	339-423-08	1143 Carnard Ave	Carnard Avenue ADU	ADU 2022-05	ADU	O			1					11/9/2022	1					1			6/21/2023	1					1		1		N/DMD	Y	Other	Other														ADU Covenant agreement required. Funding sources unknown.
341-459-33	341-459-33	2457 E. Rumyon Pl	Rumyon Place ADU	ADU 2022-051	ADU	O			1					4/26/2022	1					1			6/10/2022	1					1		0		N/DMD	Y	Other	Other														ADU Covenant agreement required. Funding sources unknown.
339-323-04	339-323-04	1219 Montgomery Court	Montgomery Court ADU	ADU 2022-02	ADU	O			1					5/13/2022	1					1			5/26/2023	1					1		1		N/DMD	Y	Other	Other														ADU Covenant agreement required. Funding sources unknown.
339-322-38	339-322-38	526 Sunrise St	Sunrise Street ADU	ADU 2022-06	ADU	O			1					3/23/2022	1					1			2/24/2023	1					1		1		N/DMD	Y	Other	Other														ADU Covenant agreement required. Funding sources unknown.
343-142-04	343-142-04	930 Arnold Dr	Arnold Drive ADU	ADU 2022-09	ADU	O			1					2/23/2022	1					1			4/7/2022	1					1		0		N/DMD	Y	Other	Other														ADU Covenant agreement required. Funding sources unknown.
339-489-29	339-489-29	1930 Canfield Dr	Canfield Drive ADU	ADU 2022-10	ADU	O			1					6/2/2022	1					1			7/13/2022	1					1		0		N/DMD	Y	Other	Other														Planning Signed as 2021-0004
339-451-25	339-451-25	938 Cobb Ave	Cobb Avenue ADU	ADU 2022-19	ADU	O			1					8/3/2022	1					1			10/19/2022	1					1		1		N/DMD	Y	Other	Other														ADU Covenant agreement required. Funding sources unknown.
344-153-14	344-153-14	529 Kansas Ave	Kansas Avenue ADU	ADU 2022-18	ADU	O			1					6/13/2022	1					1			1/11/2023	1					1		1	1/31/2023	N/DMD	Y	Other	Other														ADU Covenant agreement required. Funding sources unknown.
344-172-23	344-172-23	1310 La Palabra Avenue	La Palabra Avenue	TPM 2019-175, DWE 19-03-03	SFD								3	3/4/2020	3																0		N/DMD	Y														
339-031-01, 339-031-02, 339-031-03, 339-031-04, 339-031-05, 339-031-06, 339-031-07, 339-031-08, 339-031-09, 339-031-10, 339-031-11, 339-031-12, 339-031-13, 339-031-14, 339-031-15, 339-031-16, 339-031-17, 339-031-18, 339-031-19, 339-031-20, 339-031-21, 339-031-22, 339-031-23, 339-031-24, 339-031-25, 339-031-26, 339-031-27, 339-031-28, 339-031-29, 339-031-30		1000, 1100, 1200, 1201, 1300, 1301, 1400, 1401, 1500, 1501, 1600, 1601, 1700, 1701, 1800, 1801, 1900, 1901, 2000, 2001, 2100, 2101, 2200, 2201, 2300, 2301, 2400, 2401, 2500, 2501, 2600, 2601, 2700, 2701, 2800, 2801, 2900, 2901, 3000, 3001, 3100, 3101, 3200, 3201, 3300, 3301, 3400, 3401, 3500, 3501, 3600, 3601, 3700, 3701, 3800, 3801, 3900, 3901, 4000, 4001, 4100, 4101, 4200, 4201, 4300, 4301, 4400, 4401, 4500, 4501, 4600, 4601, 4700, 4701, 4800, 4801, 4900, 4901, 5000, 5001, 5100, 5101, 5200, 5201, 5300, 5301, 5400, 5401, 5500, 5501, 5600, 5601, 5700, 5701, 5800, 5801, 5900, 5901, 6000, 6001, 6100, 6101, 6200, 6201, 6300, 6301, 6400, 6401, 6500, 6501, 6600, 6601, 6700, 6701, 6800, 6801, 6900, 6901, 7000, 7001, 7100, 7101, 7200, 7201, 7300, 7301, 7400, 7401, 7500, 7501, 7600, 7601, 7700, 7701, 7800, 7801, 7900, 7901, 8000, 8001, 8100, 8101, 8200, 8201, 8300, 8301, 8400, 8401, 8500, 8501, 8600, 8601, 8700, 8701, 8800, 8801, 8900, 8901, 9000, 9001, 9100, 9101, 9200, 9201, 9300, 9301, 9400, 9401, 9500, 9501, 9600, 9601, 9700, 9701, 9800, 9801, 9900, 9901 Cresta Verde	Cresta (JP)	DPR 2018-04	5+	R							478	5/8/2018	478								478	3/17/2021	478							0	0	N/DMD	Y														
339-171-15	339-171-15	1000 Vera Dr	Vera Road Houses	DPR 2021-03	SFD	O							1	10/7/2021	1																1		10/17/2022	1		N/DMD	Y														Certificate of Occupancy not issued due to Planning Issue
344-282-29	344-282-29	1314 Cypress St	Cofield's Children's Home	DPR 2021-07	2 to 4					2				7/20/2021	2			2					6/15/2021	2			2				2		7/20/2023	2		N/DMD	N														Project is a women's home for those unable to have children.
339-334-19	339-334-19	116 E Main St	Ramos Garden Rentals Remodel	DPR 2021-08	2 to 4								2	12/7/2021	2								2/2/2022	2							2		12/1/2023	2		N/DMD	Y														
339-331-01	339-331-01	1515 E. Placentia Ave		ADU 2021-04	ADU	O			1					10/7/2021	1					1			5/2/2021	1					1		0		N/DMD	Y	Other	Other														Permit Expired on 10/21/2022
339-450-05, 339-450-06, 339-450-07, 339-450-08, 339-450-09, 339-450-10, 339-450-11, 339-450-12, 339-450-13, 339-450-14, 339-450-15, 339-450-16, 339-450-17, 339-450-18, 339-450-19, 339-450-20, 339-450-21, 339-450-22, 339-450-23, 339-450-24, 339-450-25, 339-450-26, 339-450-27, 339-450-28, 339-450-29, 339-450-30		247 & 249 N Crowther Ave	USA Properties	DPR 2020-03	5+	R	64		65				2	5/19/2021	131																	0		N/DMD	Y	Other	Other														Funding sources are currently unknown to the City.
339-022-09	339-022-09	107 Orchid Dr.	Orchid Drive ADUs	ADU 2021-09	ADU	O			2					8/26/2021	2					2			3/8/2022	2					2		0		N/DMD	Y	Other	Other														ADU Covenant agreement required. Funding sources unknown.
348-764-23, 348-764-24, 348-764-25, 348-764-26	348-764-26, 348-764-27, 348-764-28, 348-764-29	1615-2215 S. Van Buren St	The Hudson	UC 2019-01, DPR 2019-01, TTM 19342	5+	O							139	4/26/2021	139						64	11/2/2023	64							64	64	12/13/2023	64		N/DMD	Y														
340-273-25	340-273-25	1310 N. Angelina Dr.	Church of the Open Door Easement	DPR 2020-01-01, UC 2019-01, TTM 20330-01	5+	R				64			1	12/1/2020	65				64			1	11/22/2022	65							0		N/DMD	Y	Other	Other	Three unutilized senior housing														Funding sources include HCD Housing Australian Program Grant and Local Housing Trust
339-291-01	339-291-01	2316 California St	California Home	TPM 2018-283 cons	SFD	O							1	7/10/2018	1						1	8/24/2022	1						1		1		N/DMD	Y														
339-291-01	339-291-01	2316 California St	California Home	TPM 2018-283, DPR 18-01	ADU	O							1	7/10/2018	1						1	8/24/2022	1						1		1	8/1/2023	1		N/DMD	Y	Other	Other														ADU Covenant agreement required. Funding sources unknown.
339-291-01	339-291-01	2316 California St	California Home	TPM 2018-283, DPR 18-01	SFD	O							1	7/10/2018	1						1	9/22/2022	1						1		1	8/1/2023	1		N/DMD	Y														
339-291-01	339-291-01	2316 California St	California Home	TPM 2018-283, DPR	SFD	O							1	7/10/2018	1						1	8/29/2022	1						1		1	8/1/2023	1		N/DMD	Y														
339-292-16	339-292-16	117 Ruby Dr.	Ruby Drive ADU	ADU 2020-02	ADU	O			1					5/5/2020	1					1			7/8/2020	1					1		1	7/19/2023	1		N/DMD	Y	Other	Other														ADU Covenant agreement required. Funding sources unknown.
339-361-03	339-361-03	359 Steele Ter	Steele Terrace	DPR 2020-03	SFD	O							1	4/23/2020	1						1	5/4/2020	1						1		1	6/27/2023	1		N/DMD	Y														
339-291-01, 339-291-02, 339-291-03	339-291-01, 339-291-02, 339-291-03	2316 California St	California Home	DPR 2020-04	SFD	O							1	5/26/2022	1						1	3/24/2023	1						1		1	3/31/2023	1		N/DMD	Y														
339-232-09, 339-361-04	339-232-09, 339-361-04	1003 McCormack Ln	McCormack Lane Home ADU	DPR 2020-04, ADU	ADU	O			1					5/26/2022	1					1			3/24/2023	1					1		1	3/31/2023	1		N/DMD	Y	Other	Other														ADU Covenant agreement required. Funding sources unknown.
339-451-23	339-451-23	931 Cobb Avenue	Cobb Avenue ADU	ADU 2022-021	ADU	O			1					12/2/2022	1					1			4/11/2023	1					1		1	10/24/2023	1		N/DMD	Y	Other	Other														ADU Covenant agreement required. Funding sources unknown.
339-559-03	339-559-03	4961 Hamon Drive	Hamon Drive ADU	ADU 2022-022	ADU	O			1					6/1/2023	1					1				0					1		0		N/DMD	Y	Other	Other														ADU Covenant agreement required. Funding sources unknown.
339-454-03, 339-454-04	339-454-03, 339-454-10	633 Bellevista Ave	Bellevista Place ADU	ADU 2023-045	ADU	O			1					6/23/2023	1					1				0					1		0		N/DMD	Y	Other	Other														ADU Covenant agreement required. Funding sources unknown.
339-681-06	339-681-06	2436 Chippewa Ave	Chippewa Avenue ADU	ADU 2023-06	ADU	O			1					5/15/2023	1					1			2/15/2024	1					1		0		N/DMD	Y	Other	Other														ADU Covenant agreement required. Funding sources unknown.
343-149-21	343-149-21	843 Heather Ave	Heather Avenue ADU	ADU 2023-07	ADU	O			1					12/20/2023	1					1			11/8/2023	1					1		0		N/DMD	Y	Other	Other														ADU Covenant agreement required. Funding sources unknown.
344-163-31	344-163-31	413 S. Melrose Street ADU	Melrose Street ADU	ADU 2023-08	ADU	O			1					6/15/2023	1					1				0					1		0		N/DMD	Y	Other	Other														ADU Covenant agreement required. Funding sources unknown.
339-256-08	339-256-08	134 Ruby Dr.	Ruby Drive ADU	ADU 2023-09	ADU	O			1					8/1/2023	1					1			11/30/2023	1					1		0		N/DMD	Y	Other	Other														ADU Covenant agreement required. Funding sources unknown.
343-252-22	343-252-22	5142 Hamon Ln	Hamon Lane ADU	ADU 2023-10	ADU	O			1					6/15/2023	1					1				0					1		0		N/DMD	Y	Other	Other														ADU Covenant agreement required. Funding sources unknown.
344-162-29	344-162-29	229 Rio Grande Avenue Apt.	Rio Grande Avenue ADU	ADU 2023-11	ADU	O			1					6/29/2023	1					1				0					1		0		N/DMD	Y	Other	Other														ADU Covenant agreement required. Funding sources unknown.
340-132-15	340-132-15	1260 Vernon Ave	Vernon Avenue ADU	ADU 2023-12	ADU	O			1					11/7/2023	1					1				0					1		0		N/DMD	Y	Other	Other														ADU Covenant agreement required. Funding sources unknown.
339-291-31	339-291-31	839 Brooklyn Ave	Brooklyn Avenue ADU	ADU 2023-13	ADU	O			1					8/14/2023	1					1				0					1		0		N/DMD	Y	Other	Other														ADU Covenant agreement required. Funding sources unknown.
344-359-06	344-359-06	151 Longfellow Dr.	Longfellow Drive ADU	ADU 2023-14	ADU	O			1					8/16/2023	1					1				0					1		0		N/DMD	Y	Other	Other														ADU Covenant agreement required. Funding sources unknown.
339-452-17	339-452-17	919 Gehrig Ave	Gehrig Avenue ADU	ADU 2023-17	ADU	O			1					8/15/2023	1					1				0					1		0		N/DMD	Y	Other	Other														ADU Covenant agreement required. Funding sources unknown.
341-042-33	341-042-33	5389 Mesa Verde Circle	Mesa Verde Circle ADU	ADU 2023-18	ADU	O			1					8/23/2023	1					1				0					1		0		N/DMD	Y	Other	Other														ADU Covenant agreement required. Funding sources unknown.
344-162-29	344-162-29	513 Tafolla St	Tafolla Street ADU	ADU 2023-19	ADU	O			1					6/26/2023	1					1			11/20/2023	1					1		0		N/DMD	Y	Other	Other														ADU Covenant agreement required. Funding sources unknown.
339-352-06	339-352-06	432 Olive St.	Olive Street ADU	ADU 2023-21	ADU	O			1					12/7/2023	1					1				0					1		0		N/DMD	Y	Other	Other														ADU Covenant agreement required. Funding sources unknown.
339-382-09	339-382-09	131 Jamaica Cir	Jamaica Circle ADU	ADU 2023-22	ADU	O			1					12/7/2023	1					1				0					1		0		N/DMD	Y	Other	Other														ADU Covenant agreement required. Funding sources unknown.
344-163-09	344-163-09	163 Cypress Ave	Cypress Avenue ADU	ADU 2023-23	ADU	O			1					11/27/2023	1					1				0					1		0		N/DMD	Y	Other	Other														ADU Covenant agreement required. Funding sources unknown.
340-301-01, 340-301-02, 340-301-03	340-301-01, 340-301-06	Alta Vista St & Rose Drive	Vista Rose (Toll Bros)	DWE-2020-04, TTM 19342, UP 2020-03, 01-3662-2451	5+	O							100	6/6/2023	100						3	11/15/2023	3								0		N/DMD	Y														
344-131-11	344-131-11	803 W. La Jolla St.	Wang Triplex	DPR2020-106, UP 2020-06, 19-0419-PR	2 to 4	O							3	11/14/2020	3																0		N/DMD	Y														
341-022-19	341-022-19	44 Hillcrest Dr	Shea/Del Mar	TPM 2021-113	SFD	R							2	6/3/2021	2																0		N/DMD	Y														
341-033-34	341-033-34	4978 E. Tribune Ct	Tribune Ct	TPM 2022-104	SFD	O							2	7/12/2022	2																0		N/DMD	Y														
341-431-48	341-431-48	1900 Crescent Dr	Cravens	TPM 2022-107	SFD	O							2	10/11/2022	2																0		N/DMD	Y														
341-431-01	341-431-01	1920 E Chapman Pl	Howard Pl	TPM 2022-103	SFD	O							3	11/2/2022	3																0		N/DMD	Y														
341-431-02	341-431-02	444 Howard Pl		TPM 2022-103	SFD	O							3	11/2/2022	3																0		N/DMD	Y														
341-413-35	341-413-35	Orchard		TPM 2022-105	SFD	O							3	11/1/2022	3																0		N/DMD	Y														
341-433-29	341-433-29	338 Seven Cir.		TPM 2022-100	SFD	O							3	6/21/2022	3																0		N/DMD	Y														

Jurisdiction	Placentia	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

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This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1		2									3	4
Income Level		**RHNA Allocation by Income Level**	**Projection Period - 06/30/2021-10/14/2021**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**Total Units to Date (all years)**	**Total Remaining RHNA by Income Level**
Very Low	Deed Restricted	1,243	-	-	-	-	-	-	-	-	-	-	-	1,243
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	680	-	-	64	-	-	-	-	-	-	-	66	614
	Non-Deed Restricted		2	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	782	-	-	14	14	-	-	-	-	-	-	28	754
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Above Moderate		1,693	-	34	73	79	-	-	-	-	-	-	186	1,507
Total RHNA		**4,398**												
Total Units			**2**	**34**	**151**	**93**	**-**	**-**	**-**	**-**	**-**	**-**	**280**	**4,118**

Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).

	5		2021	2022	2023	2024	2025	2026	2027	2028	2029	6	7
	Extremely low-Income Need											**Total Units to Date**	**Total Units Remaining**
Extremely Low-Income Units*	622		-	-	-	-	-	-	-	-	-	-	622

*Extremely low-income houisng need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

VLI Deed Restricted
VLI Non Deed Restricted
LI Deed Restricted
LI Non Deed Restricted
MI Deed Restricted
MI Non Deed Restricted
Above Mod Income

Jurisdiction	Placentia	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

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Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table C

Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

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Jurisdiction	Placentia	
Reporting Year	2023	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program HE-1.1: Manufactured Housing and Mobile Homes	Preserve existing mobile home parks and manufactured housing	Ongoing	Completed. Staff reviewed the use of manufactured housing, and is encouraging manufactured housing use through contacting distributors for information and meeting with manufacturers and developers who specialize in this type of housing.
Program HE-1.2: Locate Housing Near Transportation, Employment and Service	Proximity to transportation employment and services	Ongoing	Ongoing. This remains a high priority of the City as the construction of the Placentia Metrolink Station is scheduled to start late 2019. The City Council approved and adopted the Transit Oriented Development (TOD) Packing House District near the future Metrolink Station on April 18, 2017 which allows densities up to 95 du/acre. The TOD Zone xpansion Ordinance No. O-2024-01 was adopted on February 20, 2024, allowing up to 95 du/ac on an additonal 14.5 acres that previously did not allow housing. To date, 633 units have been entitled in the TOD District. On July 18, 2017, the Old Town Zoning District was adopted (Ordinance No. O-2017-05) by City Council and the Development Standards include a sub-area allowing high density housing by right without a public hearing, at a density up to 65 dwelling units per acre. Both the TOD and Old Town Zoning Districts are immediately adjacent to the Placentia Metrolink Station.
Program HE-1.3: Pursue County, State, and Federal Housing Funds	Increase use of county, state and federal funds	Ongoing, and Monitor funding opportunities on an annual basis and apply for funding as opportunities arise	The City has applied for a Prohousing Designation and for PIP funding, both are specifically aimed to produce affordable housing. The City also regularly assists affordable housing developers in seeking funding for affordable housing.
Program HE-1.4: Emergency Shelters, Low Barrier Navigation Centers, Transitional and Supportive Housing and Agricultural Employee Housing	Encourage the provision of emergency shelters, low barrier navigation centers, transitional and supportive housing and agricultural employee housing consistent with State law	Previously completed and ongoing	Previously completed and ongoing: On May 7, 2016, the City Council approved Ordinance No. O-2013-08 to amend Title 23 (Zoning Ordinance) of the Placentia Municipal Code Pertaining to Emergency Shelters, Supportive and Transitional Housing Facilities, Single-Room Occupancies and Provisions for Reasonable Accommodations for Persons with Disabilities, including Standards and Procedures. However, to ensure compliance with recent changes to State law (AB 139), a Code amendment will be processed in 2024-2025 to revise emergency shelter parking standards. Separation requirements for emergency shelters will also be modified to be consistent with current law.
Program HE-1.5: Infrastructure Provision	Reduce constraints associated with infrastructure	Annual review, revisions as appropriate	Previously completed and ongoing: Annual review, revisions were as appropriate.
Program HE-1.6: Development Processing System Review	Minimize development review/processing time	October 2024 and Ongoing	Prepare SB 35 procedures by 2025 if not already in compliance. Continue to post zoning, development standard, and fees on the City website. Ongoing, Annual Review.
Program HE-1.7: Vacant and Underutilized Land Inventory	Inventory of vacant and underutilized land	Annual	Ongoing. The City provides the inventory of vacant and underutilized land upon request and routinely discusses these parcels with developers. The City has budgeted consulting services with an private economic development firm to assist with identifying up-to-date inventory of vacant and underutilized land. The City is in the process of selling these vacant lands to qualified developers, and has successfully produced housing utilizing these measures
Program HE-1.8: Adequate Sites for Housing Development	Rezone sufficient land with appropriate densities to accommodate the RHNA allocation	Completed February 2024	Completed. Ordinance No. O-2022-08, adopted by the City Council in December 2022, changed the allowable density in the R-3 Zone from 25 to 30 dwelling units per acre, which the Housing Element required. The other rezoning required by the Housing Element, the expansion of the TOD Zone, The TOD Zone expansion, Ordinance No. O-2024-01 was adopted on February 20, 2024, allowing up to 95 du/ac on an additonal 14.5 acres that previously did not allow housing.
Program HE-1.9: Monitoring of Constructed Units Based on Income-Level	Tracking performance by income level.	Ongoing	Ongoing. Forms have been developed to gain the information at the time a building permit is issued.
Program HE-1.10: Encourage Development of Housing for Extremely-Low Income Households	The construction of 616 ELI units	Previously completed and ongoing	Annual consultation with affordable housing developers, or as development opportunities arise, however, this was also a completed effort with the issuance of permits for 49 very low-income units in 2018 (the Veteran's Village development) contributing to achieving this goal. The City is reviewing other incentive programs to implement. The City has increased its contacts with non-profit developers regarding affordable housing opportunities. The elimination of redevelopment set aside funds severely restricts this effort.
Program HE-1.11: Density Bonus Ordinance	Update the Density Bonus Ordinance consistent with State law	Completed and Ongoing	The City of Placentia provides for a density bonus, incentives and concessions to facilitate and encourage the development of lower-income housing units through its Density Bonus Ordinance. To ensure that City regulations are consistent with recent changes to State law, the City will process an amendment to the ordinance in mid-2023. The City will inform housing developers of the Density Bonus Ordinance through informational materials distributed at City Hall, on the City's website, and during pre-application meetings. The City of Placentia will continue to keep its Density Bonus regulations compliant with State law.
Program HE-1.12: Development of Senior Housing	Senior Housing Development	Completed/Ongoing	The City recognizes the unique character of the senior population. Seniors typically have specialized housing needs and fixed incomes that may require housing units not generally included in market rate housing. In 2020, the City Council approved entitlements for a 64-unit affordable senior housing development at 1314 N. Angelina Drive. The City shall continue to encourage the development of a wide range of housing choices for seniors through incentives (e.g., financial assistance, parking reductions, regulatory waivers). These may include independent living communities and assisted living facilities with on-site services and access to health care, nutrition, transportation and other appropriate services.
Program HE-1.13: Development of Housing for Larger Families	Housing units with 3+ bedrooms	Ongoing	The City recognizes that providing appropriately-sized housing units for large families is important to improving livability, reducing instances of overcrowding, and minimizing deferred maintenance issues. The City shall encourage incorporation of units with 3 or more bedrooms in for-sale and rental housing developments to accommodate the needs of larger families through activities such as technical assistance, expedited processing, and flexibility in development standards.

Program HE-1.14: Housing for Persons with Special Needs	Increased availability of housing units for households with special needs	Annual/Ongoing	Housing to accommodate persons and families with special needs is a high priority for Placentia. In 2018, the City approved the Veteran's Village development with 49 very low-income units for veterans who are homeless or at risk of homelessness. The project also provides services such as vocational training, mental health counseling, and job placement, among other services. On MArch 7, 2024, the CIty ministerially approved a 68 unit affordbale housing development with Mercy Housing, Califnia, which includes wrap-around social and technical services. The City shall continue to work with non-profit housing developers, service providers, and the County of Orange to encourage and support the development of housing for special needs households - including persons with developmental disabilities - through activities such as technical assistance, assistance in seeking funding annually, expedited processing, and flexibility in development standards.
Program HE-1.15: Transit-Oriented Development	Transit-Oriented Development	Completed	Transit-Oriented Development (TOD) is a compact mixed-use or commercial area designed to maximize access to public transport, and often incorporates features to encourage transit ridership. Consistent with federal, state and regional policies focusing on concentrated growth around transit, in 2017 the City Council adopted the TOD Packing House zoning district. The TOD Packing House district allows densities up to 95 du/acre near the future Metrolink Station. Since then, 633 multi-family units have been entitled in the TOD District. Also in 2017, the Old Town Zoning District was adopted, which includes a sub-area allowing high-density housing by-right up to 65 units per acre. The City continues to work with developers on TOD opportunities connected with the forthcoming Placentia Metrolink Station. Incentives include the utilization of City-owned property, as well as reduced parking requirements and densities up to 95 dwelling units per acre for the TOD Zone and up to 65 dwelling units per acre for the Old Town Zone. The City shall encourage Transit-Oriented Developments through incentives that may include financial assistance, density bonus, and regulatory waivers (see also Programs 1.2 and 1.8). To expand housing opportunities, an amendment to the TOD zone was processed. The TOD Zone expansion, Ordinance No. O-2024-01 was adopted on February 20, 2024, allowing up to 95 du/ac on an additonal 14.5 acres that previously did not allow housing.
Program HE-1.16: Single-Room Occupancy (SROs)	Facilitate development of SROs	Ongoing	Single-room-occupancy developments (SROs) provide housing opportunities for lower-income individuals, persons with disabilities, and the elderly. State law requires that jurisdictions identify zoning districts available to encourage and facilitate a variety of housing types, including SROs. The Zoning Code allows SRO developments in the R-3 and C-2 districts. The City will continue to encourage development of SROs through a variety of methods, including but not limited to, financial assistance, density bonus, and regulatory concessions.
Program HE-1.17: Residential Parking Requirements	Revise existing multi-family parking standards in the R-3 district	Ongoing, parking regualtions pursuant to State law are currently adhered to as a policy and process Zoning Code amendment for full compliance	The City's greatest potential for affordable housing development exists in the area near the Metrolink station. As part of the new TOD zone for this area, the City adopted parking standards based on the realistic demand and opportunities for shared parking in TOD and mixed-use developments, especially new housing units affordable to lower- and moderate-income households. The City will also initiate an amendment to the Code to revise reduce multi-family parking standards for small (i.e., studio or 1-bedroom) units in the R-3 district to one covered space per unit (garage or carport) to reduce this potential constraint.
Program HE-1.18: Encourage and Facilitate Lot Consolidation	Encourage/facilitate lot consolidation	Ongoing, and process Zoning Code amendment for full compliance	The City will encourage and facilitate consolidation of vacant and underutilized lots to create larger building sites for residential development through a lot consolidation density incentive that allows a 5% density increase when parcels totaling at least 0.5 acre are consolidated, and a 10% density increase when parcels totaling at least 1.0 acre are consolidated. This incentive program will be publicized to developers and other interested parties through printed materials available at City Hall and electronically on the City's website.
Program HE-1.19: Accessory Dwelling Units	Encourage ADU production	Completed and Ongoing	Ongoing. Accessory dwelling units (also known as ADUs, second units, or granny flats) can help to address a portion of the city's housing needs, particularly for small, lower-income households. City ADU regulations were updated in 2020 consistent with State law. The City will continue to monitor legislation and revise regulations as necessary to ensure conformance with current law. The Orange County Council of Governments (OCCOG) is currently preparing an "ADU Toolkit" that will be available to all jurisdictions in the county. The City will utilize the ADU toolkit, which is expected to include standard plan examples, and other ADU resources to encourage ADU production. In addition, the City will explore and pursue ADU funding annually, modify development standards and reduce fees beyond the minimum requirements of State law, prepare pre-approved plans, and provide homeowner/applicant assistance tools.
Program HE-1.20: Annual Review of Site Requirements	Mitigate potential constraints caused by development standard requirements	The City will amend height requirements for developments in zones that allow multifamily housing to at least 36 feet, with no exceptions by June 2025	Ongoing
Program HE-1.21: Missing Middle Housing	The City shall further intensify and increase housing choices and affordability in relatively higher opportunity and income and lower density areas.	The City will continue to track development and if 50 percent of the City's RHNA is not permitted, completed, or entitled by December 2026, the City will adjust development assumptions, identify additional suitable sites, and consider increasing baseline density in lower density zones to facilitate increased development	Ongoing
Program HE-2.1: Support Regional and Local Fair Housing Efforts	Affirmatively further fair housing activities	Annual and Ongoing	The City will continue to disseminate information regarding fair housing in a variety of locations including City Hall, the City website and the library, and conduct ongoing, proactive outreach to engage members of all socio-economic
Program HE-2.2: Section 8 Rental Assistance	Provide information regarding housing assistance	Ongoing	The City will continue to provide referral services and information to residents regarding the Section 8 Rental Housing Assistance Program administered by the Orange County Housing Authority.
Program HE-2.3: Minimize Constraints on Housing for Persons with Disabilities	Minimize regulatory constraints on housing for persons with disabilities	Ongoing and, process Zoning Code amendment for full compliance	The City will continue to implement the Reasonable Accommodation Ordinance, which provides relief from local regulations and permitting procedures that may have a discriminatory effect on housing for persons with disabilities. In addition, a Zoning Ordinance amendment will be processed in 2023 to update the definition of "family" consistent with State law.

Program HE-2.4: Comprehensive Housing Resource Directory	**Housing Resource Directory**	**Ongoing**	**The City of Placentia will continue to coordinate with the County of Orange to publicize the County's Comprehensive Housing Resource Directory, which will be made available on the City's website and in print form at City Hall, the library and other public buildings.**
Program HE-2.5: Equal Housing Opportunities and Affirmatively Furthering Fair Housing	**The City of Placentia will advocate against discrimination in the sale, rental, or financing of housing based on race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability. Information and referrals regarding fair housing laws and rights will be posted on the City's website and in City Hall and other public buildings**	**Ongoing and establish AFFH marketing program by December 2024.**	**The City of Placentia will advocate against discrimination in the sale, rental, or financing of housing based on race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability. Information and referrals regarding fair housing laws and rights will be posted on the City's website and in City Hall and other public buildings.**
Program HE-2.6: Affirmatively Further Fair Housing	Pursuant to AB 686, the City will affirmatively further fair housing by taking meaningful actions during the planning period in addition to resisting discrimination, that overcomes patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected classes, as defined by State law.	**Ongoing**	**Appendix D of the 6th Cycle Housing Element details how the City complies with and will comply with AB 696 by conducting outreach, a Afair Housing Assessment, providing capacity to address fair housing constraints, to comply with fair housing laws and to reduce displacement risk in Placentia.**
Program HE-3.1: Community Based Neighborhood Rehabilitation	**Conserve and improve existing residential neighborhoods**	**Ongoing**	**The City of Placentia will continue to coordinate with the County of Orange to publicize the County's Comprehensive Housing Resource Directory, which will be made available on the City's website and in print form at City Hall, the library and other public buildings. The City also utilizes CDBG funds annually for the repair and rehabilitation of housing units citywide.**
Program HE-3.2: Neighborhood Identity	**Create neighborhood identity**	**Ongoing**	**Encourage the creation of neighborhood themes and identity in all types of residential developments by use of building material, texture, color and landscaping linked with architectural styles. The CIty has some Objective Standards adopted, and is also considering additonal neighborhood and/or citywide architectural design guidelines.**
Program HE-3.3: Placentia Rehabilitation Grant Program	**Rehabilitate exisitng housing units utilizing CDBG funding**	**Ongoing**	**The City of Placentia shall continue to provide grants to rehabilitate owner-occupied, very-low-income housing units. The City shall outreach to potential applicants continuously through the City's website and will distribute printed material annually.**
Program HE-3.4: Energy Conservation and Sustainable Building Practices	**Continue to provide energy conservation educational materials to residents**	**Completed/Ongoing**	**The City recognizes that utility costs contribute to a household's overall expenditure for housing. The City shall promote energy and water conservation and "green building" in new and existing residential developments by providing educational materials on the City's website and in print form at City Hall, the library and at other public buildings. Compliance with Title 24 of the California Building Code will be required of all residential construction necessitating a building permit.** **The City shall also refer residents to local utility providers for energy and water conservation programs through the City's website. Finally, through participation in the HERO Program, the City shall provide information and encourage property owners to participate in the property-assessed conservation improvements as allowed by the program.**
Program HE-3.5: Monitor and Preserve Affordable Housing At-Risk of Conversion to Market Rate	**Encourage preservation and extension/renewal of "At Risk" units**	**Completed/Ongoing**	**The City shall continue to monitor units with affordability covenants that are eligible to expire during the next 10 years. To encourage the preservation of these "at-risk" units, the City shall coordinate with the County and non-profit housing organizations to encourage the extension and/or renewal of deed restrictions or covenants, comply with noticing requirements, provide education and assistance to tenants, assist with funding, and promptly reach out to qualified entities to preserve at-risk housing units.**
Program HE-3.6: Vacant Building Ordinance	**Prevent blight and deterioration in neighborhoods**	**Completed/Ongoing**	**To prevent blight and deterioration of Placentia's residential and non-residential neighborhoods, the Municipal Code establishes owner responsibilities for the maintenance and rehabilitation of long-term vacant buildings. The ordinance requires the registration of vacant properties resulting from foreclosure, and provides for an administrative monitoring program for boarded-up and vacant buildings. To ensure compliance, the ordinance imposes fees and civil penalties; and provides for administrative review and appeal opportunities. The City will continue to implement this ordinance to prevent blight and deterioration in Placentia's neighborhoods.**
Program HE-4.1: Partnerships with the Housing Industry	**Establish partnerships with nonprofit and for-profit housing developers**	**Annual/Ongoiing**	**The City of Placentia has limited resources to use for the development and maintenance of affordable housing. To maximize its funding and staff resources, the City shall seek opportunities to partner with non-profit and for-profit housing developers. Specifically, the City shall proactive seek partnerships to develop affordable housing on identified sites within the TOD area near the Metrolink**
Program HE-4.2: Participation in Continuum of Care Forum	**Continue participation in the County of Orange Continuum of Care Forum**	**Completed/Ongoing coordination and meeting attendance**	**The City recognizes that homelessness is both a local and regional issue that requires a comprehensive and coordinated effort among various cities and agencies throughout the region. The City of Placentia will continue to participate through regular attendance at meetings of the County of Orange Continuum of Care Forum to pool resources to address homeless needs.**
Program HE-4.3: Facilitate Housing Co-Located with Religious and Community Facilities	**Religious and Community Facilities provides a unique opportunity to provide affordable housing on properties that may have surplus land available. Additionally, these sites may support affordable housing options that could provide additional support services on site.**	**The City will outreach to faith-based organizations by December 2024 and implement a Zoning Code amendment within 12 months thereafter to result in at least 150 affordable units in higher income, higher opportunity areas and RCAAs.**	**The City will outreach to promote and encourage the use of SB 4**

Jurisdiction	Placentia	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table E

Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	Placentia	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

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Note: "+" indicates an optional field

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Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA+ Listed for Informational Purposes Only				Units that Count Towards RHNA + Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1+. For detailed reporting requirements, see the chcklist here:
	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Placentia	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

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Note: "+" indicates an optional field

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Table F2
Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

Project Identifier					Unit Types		Affordability by Household Incomes After Conversion							Units credited toward Moderate Income RHNA		Notes
1					2	3	4							5		6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (2 to 4,5+)	Tenure R=Renter	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total Moderate Income Units Converted from Above Moderate	Date Converted	Notes
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0		

Jurisdiction	Placentia	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

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Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table G

Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

Project Identifier				2	3	4
1						
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Realistic Capacity Identified in the Housing Element**	**Entity to whom the site transferred**	**Intended Use for Site**
Summary Row: Start Data Entry Below						

Jurisdiction	Placentia	**NOTE: This table must contain an invenory of ALL surplus/excess lands the reporting jurisdiction owns**	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2023 (Jan. 1 - Dec. 31)		

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For Orange County jurisdictions, please format the APN's as follows:999-999-99

Table H
Locally Owned Surplus Sites

Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	**Street Address/Intersection**	**Existing Use**	**Number of Units**	**Surplus Designation**	**Parcel Size (in acres)**	**Notes**
Summary Row: Start Data Entry Below						

Jurisdiction	Placentia	
Reporting Period	2023	(Jan. 1 - Dec. 31)
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NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code65915(b)(1)(F)

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Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table J

Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915

Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved							Units (Beds/Student Capacity) Granted Density Bonus	Notes
1				2	3	4							5	6
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Unit Category** (SH - Student Housing)	**Date**	**Very Low- Income Deed Restricted**	**Very Low- Income Non Deed Restricted**	**Low- Income Deed Restricted**	**Low- Income Non Deed Restricted**	**Moderate- Income Deed Restricted**	**Moderate- Income Non Deed Restricted**	**Above Moderate-Income**	**Total Additional Beds Created Due to Density Bonus**	**Notes**
Summary Row: Start Data Entry Below														

Jurisdiction	Placentia	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

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Table K
Tenent Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials.	
Notes	

Jurisdiction	Placentia	
Reporting Year	2023	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	$ 150,000.00	*Total award amount is auto-populated based on amounts entered in rows 15-26.*

Task	$ Amount Awarded	$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Zone Change - Chapman Corridor	$120,000.00	$0.00	In Progress	Other	To be finished by Q3 2024
Adoption of CEQA Guidelines	$30,000.00	$0.00	In Progress	Other	To be finished by Q3 2024

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	18
	Non-Deed Restricted	0
Above Moderate		150
Total Units		**168**

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	14
	Non-Deed Restricted	0
Above Moderate		79
Total Units		**93**

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	2
Moderate	Deed Restricted	16
	Non-Deed Restricted	0
Above Moderate		83
Total Units		**101**

Jurisdiction	Placentia	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A2
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								Affordability by Household Incomes - Building Permits								
1					2	3	4							5	6	7							8	9
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
Summary Row: Start Data Entry Below							0	0	0	0	18	0	150		168	0	0	0	0	14	0	79		93
346-331-32	346-331-32	1952 & 1958 E. Veterans Way	Veterans Way Toffoli	DPR 2022-01, TTM 19183, UP 2022-01	5+	O							39	2/14/2023	39									0
346-164-24	346-164-24	502 & 513 S. Van Buren St.	The Hudson Phase II	DPR 2022-03, TTM 19251, UP 2022-04	5+	O							12	12/13/2022	12							12	7/5/2023	12
339-021-29	339-021-29	248 Wilson Ave	Wilson Avenue ADU	ADU 2022-09	ADU	O					1			9/6/2022	1					1			2/15/2023	1
336-192-14	336-192-14	1836 Allegheny St.	Allegheny Street ADU	ADU 2022-11	ADU	O					1			7/5/2022	1					1			3/27/2023	1
339-323-05	339-323-05	604 Twilight St	Twilight Street ADU	ADU 2022-12	ADU	O					1			6/13/2022	1					1			5/1/2023	1
336-012-35	336-012-35	431 Livingston Ave	Livingston Avenue ADU	ADU 2022-13	ADU	O					1			7/20/2022	1					1			12/15/2022	1
340-241-08	340-241-08	427 Windflower Circle	Windflower Circle ADU	ADU 2022-16	ADU	O					1			8/15/2022	1					1			3/21/2023	1
336-322-33	336-322-33	420 Montessori Ave	Montessori Avenue ADU	ADU 2022-17	ADU	O					1			10/11/2022	1					1			6/8/2023	1
339-021-11	339-021-11	420 Orchid Dr	Orchid Drive ADU	ADU 2022-19	ADU	O					1			11/2/2022	1					1			6/22/2023	1
336-391-11	336-391-11	2143 McCormack Ln	McCormack Lane ADU	ADU 2022-20	ADU	O					1			10/6/2022	1					1			12/7/2022	1
339-321-05	339-321-05	604 N. Placentia Ave.	Placentia Avenue ADU	ADU 2022-21	ADU	O					1			11/9/2022	1					1			1/8/2024	1
343-691-06	343-691-06	1971-1988 Orchard Dr	HQT Townhomes	DPR 2018-03, UP 2018-04, TTM 18129	5+	O							16	3/6/2018	16							16	2/15/2022	16
344-162-20	344-162-20	967 Tafolla St	Tafolla Street ADU	ADU 2022-23	ADU	O					1			11/14/2022	1					1			3/8/2023	1
339-041-28	339-041-28	307 Orange Grove Ave	Orange Grove Avenue ADU	ADU 2022-24	ADU	O					1			9/9/2022	1					1			11/16/2023	1
336-423-08	336-423-08	1743 Canard Ave	Canard Avenue ADU	ADU 2022-25	ADU	O					1			11/3/2022	1					1			6/21/2023	1
341-493-33	341-493-33	1267 E. Runyon Pl	Runyon Place ADU	ADU 2022-01	ADU	O					1			4/26/2022	1					1			8/10/2022	1
336-323-04	336-323-04	2219 Montgomery Circle	Montgomery Circle ADU	ADU 2022-02	ADU	O					1			3/15/2022	1					1			5/26/2022	1
339-322-38	339-322-38	528 Sunrise St	Sunrise Street JADU	ADU 2022-04	ADU	O					1			2/23/2022	1					1			2/24/2022	1
344-142-04	344-142-04	920 Arnold Dr	Arnold Drive ADU	ADU 2022-05	ADU	O					1			2/23/2022	1					1			4/7/2022	1
336-483-25	336-483-25	1820 Cartlen Dr	Cartlen Drive ADU	ADU 2022-10	ADU	O					1			6/2/2022	1					1			7/13/2022	1
336-451-25	336-451-25	949 Cobb Ave	Cobb Avenue ADU	ADU 2022-15	ADU	O					1			8/2/2022	1					1			10/19/2022	1
344-153-14	344-153-14	529 Kansas Ave	Kansas Avenue ADU	ADU 2022-18	ADU	O					1			9/13/2022	1					1			1/11/2023	1
346-172-25	346-172-25	17000 La Paloma Ave	La Paloma Avenue Homes	TPM 2019-175, SPR 2022-01	SFD								3	2/4/2020	3									0

Jurisdiction	Placentia	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

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Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

339-431-02, 339-431-03, 339-431-04, 339-431-05, 339-431-06, 339-401-08, 339-401-09	339-431-02, 339-431-03, 339-431-04, 339-431-05, 339-431-06, 339-401-08, 339-401-09	505, 515, 523, 531, 535 W. Crowther Ave, 407 Goetz Pl., 409 Evelyn Pl.	Cenza (JPI)	DPR 2018-04	5+	R							418	5/8/2018	418							418	3/17/2021	418
346-181-19	346-181-19	1663 Oak St.	Nick Rocco House	SPR 2021-01	SFD	O							1	3/2/2021	1							1	10/17/2022	1
344-282-29	344-282-29	1014 Cypress St.	Collette's Children's Home	SPR 2021-07	2 to 4					2				7/20/2021	2				2				9/15/2021	2
339-354-19	339-354-19	119 S. Main St	Ramos Duplex	SPR 2021-06	2 to 4								2	12/7/2021	2							2	3/22/2022	2
339-321-03	339-321-03	616 N. Placentia Ave	Placentia Avenue ADU	ADU 2021-02	ADU	O					1			3/22/2021	1				1				5/4/2021	1
339-402-05, 339-402-05, 339-402-08, 339-402-11	339-402-05, 339-402-05, 339-402-08, 339-402-11	207 & 209 W. Crowther Ave	USA Properties	DPR 2020-03	5+	R	94		93				2	5/18/2021	189									0
339-022-09	339-022-09	107 Orchid Dr.	Orchid Drive ADUs	ADU 2021-04	ADU	O					2			8/26/2021	2					2			3/9/2022	2
346-164-22, 346-164-25, 346-164-26	346-164-22, 346-164-25, 346-164-26	443-455 S. Van Buren St	The Hudson	ZC 2018-01, DPR 2018-01, TTM 19104	5+	O							139	4/20/2021	139							64	1/12/2023	64
340-273-25	340-273-25	1314 N. Angelina Dr.	Church of the Blessed Sacrament	GPA 2020-01, ZC 2020-01, DPR 2020-01	5+	R				64			1	12/1/2020	65			64				1	11/22/2022	65
336-291-01	336-291-01	2234 California St	California Home	TPM 2018-201, SPR	SFD	O							1	7/10/2028	1							1	8/24/2022	1
336-291-01	336-291-01	2234 California St	California Home ADU	TPM 2018-201, SPR, ADU	ADU	O					1			7/10/2018	1					1			8/24/2022	1
336-291-01	336-291-01	2236 California St	California Home	TPM 2018-201	SFD	O							1	7/10/2018	1							1	9/22/2022	1
336-291-01	336-291-01	2238 California St.	California Home	TPM 2018-201, SPR	SFD	O							1	7/10/2018	1							1	8/30/2022	1
339-292-18	339-292-18	117 Ruby Dr.	Ruby Drive ADU	ADU 2020-02	ADU	O					1			5/5/2020	1					1			7/8/2020	1
336-361-50	336-361-50	600 Alcott Ave	Alcott Home	SPR 2020-02	SFD	O							1	4/23/2020	1							1	3/24/2022	1
336-361-50	336-361-50	606 Alcott Ave.	Alcott Home	SPR 2020-02	SFD	O							1	4/23/2020	1							1	3/24/2022	1
336-404-09, 336-061-34	336-404-09, 336-061-34	1963 McCormack Ln	McCormack Lane Home	SPR 2020-04	SFD	O							1	3/29/2022	1							1	3/29/2022	1
336-404-09, 336-061-34	336-404-09, 336-061-34	1963 McCormack Ln	McCormack Lane Home ADU	SPR 2020-04, ADU	ADU	O					1			3/29/2022	1					1			3/29/2022	1
336-451-23	336-451-23	931 Cobb Avenue	Cobb Avenue ADU	ADU 2023-01	ADU	O					1			1/23/2023	1					1			4/11/2023	1
336-504-03	336-504-03	4861 Hamer Drive	Hamer Drive ADU	ADU 2023-02	ADU	O					1			6/1/2023	1									0
336-404-03, 336-404-14	336-404-03, 336-404-14	832 Bastanchury Rd	Bastanchury Road ADU	ADU 2023-05	ADU	O					1			8/23/2023	1									0
336-581-55	336-581-55	2438 Chippewa Ave.	Chippewa Avenue ADU	ADU 2023-06	ADU	O					1			5/10/2023	1					1			2/15/2024	1
340-145-21	340-145-21	662 Heather Ave	Heather Avenue ADU	ADU 2023-07	ADU	O					1			10/3/2023	1					1			11/6/2023	1
344-163-21	344-163-21	973 S. Melrose Street	Melrose Street ADU	ADU 2023-08	ADU	O					1			6/15/2023	1									0
339-294-08	339-294-08	134 Ruby Dr	Ruby Drive ADU	ADU 2023-09	ADU	O					1			8/7/2023	1					1			11/30/2023	1
340-252-22	340-252-22	5142 Hamer Ln.	Hamer Lane ADU	ADU 2023-10	ADU	O					1			5/10/2023	1									0
344-162-29	344-162-29	230 Rio Grande Ave.	Rio Grande Avenue ADU	ADU 2023-11	ADU	O					1			8/29/2023	1									0
340-132-15	340-132-15	1260 Venice Ave	Venice Avenue ADU	ADU 2023-12	ADU	O					1			7/17/2023	1									0
336-291-31	336-291-31	938 Brooklyn Ave	Brooklyn Avenue ADU	ADU 2023-13	ADU	O					1			8/14/2023	1									0
336-355-08	336-355-08	731 Longfellow Dr.	Longfellow Drive ADU	ADU 2023-14	ADU	O					1			8/16/2023	1									0

Jurisdiction	Placentia	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
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336-452-17	336-452-17	919 Gehrig Ave.	Gehrig Avenue ADU	ADU 2023-17	ADU	O					1			8/15/2023	1									0
341-042-33	341-042-33	1409 Mesa Verde Cir.	Mesa Verde Circle ADU	ADU 2023-18	ADU	O					1			8/23/2023	1									0
344-162-29	344-162-29	913 Tafolla St.	Tafolla Street ADU	ADU 2023-19	ADU	O					1			8/28/2023	1					1			11/20/2023	1
339-352-06	339-352-06	402 Olive St.	Olive Street ADU	ADU 2023-21	ADU	O					1			12/7/2023	1									0
336-382-09	336-382-09	131 Jamaica Cir.	Jamaica Circle ADU	ADU 2023-22	ADU	O					1			12/7/2023	1									0
344-143-09	344-143-09	940 Cypress Ave.	Cypress Avenue ADU	ADU 2023-23	ADU	O					1			11/21/2023	1									0
341-501-01--341-501-65	341-501-01--341-501-65	Alta Vista St. & Rose Drive	Vista Rose (Toll Bros)	DPR 2022-04, TTM 19250, SPA 2022-01, MND 2201	5+	O							100	6/6/2023	100							3	11/15/2023	3
344-131-11	344-131-11	803 W. La Jolla St.	Wang Triplex	TPM 2020-124, UP 2023-10, SPR 2023-02	2 to 4	O							3	11/14/2023	3									0
341-022-10	341-022-10	341-022-10	Vina Del Mar	TPM 2023-113	SFD	O							2	9/5/2023	2									0
341-433-34	341-433-34	412 N. Tidland Cir.	Tidland Cir	TPM 2022-126	SFD	O							2	7/12/2022	2									0
341-431-48	341-431-48	1421 Cisneros Ln.	Cisneros	TPM 2022-127	SFD	O							2	10/11/2022	2									0
341-431-01	341-431-01	1451 E. Howard Pl.	Howard Pl	TPM 2022-123	SFD	O							3	7/12/2022	3									0
341-433-05	341-433-05	424 Nevin Pl.		TTM 19233	SFD	O							6	6/13/2023	6									0
341-421-33	341-421-33	502 Gerhold Ln.	Gerhold	TPM 2022-124	SFD	O							2	10/11/2022	2									0
341-433-23	341-433-23	406 Nevin Ln.		TPM 2022-125	SFD	O							3	10/11/2022	3									0
															0									0

Affordability by Household Incomes - Certificates of Occupancy										Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
10							11	12	13	14	15	16	17	18	19	20			21	22	23	24	25
Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
0	0	0	2	16	0	83		101	0							0							
								0		NONE	N											No	There is no deed restriction on this project
								0		NONE	Y											No	There is no deed restriction on this project.
				1			8/30/2023	1		NONE	Y	Other	Other									Yes	ADU Covenant agreement required. Funding sources unknown.
				1			9/27/2023	1		NONE	Y	Other	Other									Yes	ADU Covenant agreement required. Funding sources unknown.
				1			11/27/2023	1		NONE	Y	Other	Other									Yes	ADU Covenant agreement required. Funding sources unknown.
				1			8/16/2023	1		NONE	Y	Other	Other									Yes	ADU Covenant agreement required. Funding sources unknown.
				1			9/28/2023	1		NONE	Y	Other	Other									Yes	ADU Covenant agreement required
				1			1/30/2024	1		NONE	Y	Other	Other									Yes	ADU Covenant agreement required. Funding sources unknown.
								0		NONE	Y	Other	Other									Yes	ADU Covenant agreement required. Funding sources unknown.
				1			5/3/2023	1		NONE	Y	Other	Other									Yes	ADU Covenant agreement required. Funding sources unknown.
								0		NONE	Y	Other	Other									Yes	ADU Covenant agreement required. Funding sources unknown.
						11	9/19/2023	11		NONE	Y												
								0		NONE	Y	Other	Other										Permit cancelled on 6/26/2023
								0		NONE	Y	Other	Other										ADU Covenant agreement required. Funding sources unknown.
				1			1/10/2024	1		NONE	Y	Other	Other										ADU Covenant agreement required. Funding sources unknown.
								0		NONE	Y	Other	Other										ADU Covenant agreement required. Funding sources unknown.
				1			2/28/2023	1		NONE	Y	Other	Other										ADU Covenant agreement required. Funding sources unknown.
				1			1/4/2023	1		NONE	Y	Other	Other										ADU Covenant agreement required. Funding sources unknown.
								0		NONE	Y	Other	Other										ADU Covenant agreement required. Funding sources unknown.
								0		NONE	Y	Other	Other										Permit Expired as 10//11/2023
				1			10/24/2023	1		NONE	Y	Other	Other										ADU Covenant agreement required. Funding sources unknown.
				1			11/14/2023	1		NONE	Y	Other	Other										ADU Covenant agreement required. Funding sources unknown.
								0		NONE	Y												

								0	0	NONE	Y												
								0		NONE	Y												
			2				7/20/2023	2		NONE	N			Project is a women's home for those at risk to homelessness.									Certificate of Occupancy not issued due to Planning issue
						2	12/5/2023	2		NONE	Y												
								0		NONE	Y	Other	Other										Permit Expired on 6/29/2022
								0		NONE	Y	Other	Other										Funding sources are currently unknown to city staff
				2			1/12/2023	2		NONE	Y	Other	Other										ADU Covenant agreement required. Funding sources unknown.
						64	12/13/2023	64		NONE	Y												
								0		NONE	Y	Other	Other	Deed-restricted senior housing									Funding sources include HCD Housing Acceration Program and OC Housing Finance Trust.
						1	8/1/2023	1		NONE	Y												
				1			8/1/2023	1		NONE	Y	Other	Other										ADU Covenant agreement required. Funding sources unknown.
						1	8/1/2023	1		NONE	Y												
						1	8/1/2023	1		NONE	Y												
				1			7/19/2023	1		NONE	Y	Other	Other										ADU Covenant agreement required. Funding sources unknown.
						1	9/27/2023	1		NONE	Y												
						1	9/22/2023	1		NONE	Y												
						1	3/22/2023	1		NONE	Y												
				1			3/22/2023	1		NONE	Y	Other	Other										ADU Covenant agreement required. Funding sources unknown.
				1			10/24/2023	1		NONE	Y	Other	Other										ADU Covenant agreement required. Funding sources unknown.
								0		NONE	Y	Other	Other										ADU Covenant agreement required. Funding sources unknown.
								0		NONE	Y	Other	Other										ADU Covenant agreement required. Funding sources unknown.
								0		NONE	Y	Other	Other										ADU Covenant agreement required. Funding sources unknown.
								0		NONE	Y	Other	Other										ADU Covenant agreement required. Funding sources unknown.
								0		NONE	Y	Other	Other										ADU Covenant agreement required. Funding sources unknown.
								0		NONE	Y	Other	Other										ADU Covenant agreement required. Funding sources unknown.
								0		NONE	Y	Other	Other										ADU Covenant agreement required. Funding sources unknown.
								0		NONE	Y	Other	Other										ADU Covenant agreement required. Funding sources unknown.
								0		NONE	Y	Other	Other										ADU Covenant agreement required. Funding sources unknown.
								0		NONE	Y	Other	Other										ADU Covenant agreement required. Funding sources unknown.

								0		NONE	Y	Other	Other										ADU Covenant agreement required. Funding sources unknown.
								0		NONE	Y	Other	Other										ADU Covenant agreement required. Funding sources unknown.
								0		NONE	Y	Other	Other										ADU Covenant agreement required. Funding sources unknown.
								0		NONE	Y	Other	Other										ADU Covenant agreement required. Funding sources unknown.
								0		NONE	Y	Other	Other										ADU Covenant agreement required. Funding sources unknown.
								0		NONE	Y	Other	Other										ADU Covenant agreement required. Funding sources unknown.
								0		NONE	Y												
								0		NONE	Y												
								0		NONE	Y												
								0		NONE	Y												
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								0		NONE	Y												
								0		NONE	Y												
								0															

Placentia City Council
AGENDA REPORT

TO: CITY COUNCIL

VIA: CITY ADMINISTRATOR

FROM: DIRECTOR OF DEVELOPMENT SERVICES

DATE: MARCH 19, 2024

SUBJECT: **UPDATE TO OLD TOWN FAÇADE IMPROVEMENT PROGRAM**

FISCAL IMPACT: CDBG FUNDS NOT-TO-EXCEED $180,778 FOR FISCAL YEAR 2024-25
NO GENERAL FUND MONEY WILL BE USED FOR THIS PROGRAM

SUMMARY:

On December 5, 2017, City Council approved the Old Town Façade Improvement Program (Program) in an effort to remove blight and provide for the expansion of the City's tax base through the use of CDBG funds for eligible façade improvements to local businesses. The funds will are designed to be used for exterior improvements among the aging commercial buildings located within the Old Town Placentia District (Old Town Placentia). The Program is designed to promote Placentia as a positive venue for quality business, incentivize business improvements and attraction to enhance local economic growth, and ensure that government regulations promote a favorable business climate.

On March 5, 2024, as part of the Fiscal Year (FY) 2024-25 Budget, the City Council earmarked $180,778 in Community Development Block Grant Funds (CDBG) towards a grant program designed for façade improvement for businesses located within Old Town Placentia.

The recommended action is to approve the revised Old Town Façade Improvement Program Guidelines and Application which updates insurance requirements, grant award amount to be determined by funding availability and prioritizes properties or areas that historically have been targeted for graffiti and/or are prone to blight.

STRATEGIC PLAN STATEMENT:

This item is consistent with the City Council approved 5-Year Strategic Goal to Improve City Beautification, under Objective #6.3, which is to allocate more funding for façade improvement projects within eligible census tracts.

RECOMMENDATION:

It is recommended that the City Council take the following actions:

1. Approve the revised Old Town Façade Improvement Program Guidelines and Application; and

2. Authorize the City Administrator to execute all necessary documents, in a form approved by the City Attorney.

DISCUSSION:

The Federal Housing and Community Development Act of 1974 provides CDBG funds for projects that promote the development of viable urban communities by providing suitable living environments. One such eligible project is the Façade Improvement Program. This Program provides funding assistance to business owners to prevent or eliminate blight in the community.

Program Overview
On December 5, 2017, City Council approved the Old Town Façade Improvement Program in an effort to remove blight and provide for the expansion of the City's tax base through the use of CDBG funds for eligible façade improvements to local businesses. The Program is intended to create a pedestrian-friendly, aesthetically pleasing environment for residents, visitors, and tourists, and create substantial economic benefits for merchants and property owners as a result of increased investment in this area. The approved projects shall promote retail activities, create an attractive environment, encourage neighborhood character and architectural design, use quality materials, and incorporate good design concepts.

Since its inception, the Program has been highly successful in improving key properties within Old Town. It has deterred graffiti in many instances and enhanced the appearance of businesses through upgrades such as wall murals, exterior façade treatments, awning replacements, and updated exterior signage. These properties include murals at 301 Café, Broken Timbers Brewing Company, and the Zepeda Family Living Trust building located at 141 West Santa Fe Avenue. Additional façade improvements include the buildings of Tlaquepaque Restaurant and Better Floors and Restorations. However, due to updated legal requirements and knowledge gained, Staff is proposing a variety of updates to the original Old Town Façade Improvement Program Guidelines and Application.

Under Section I.C - Program Requirements, the maximum grant amount is revised from the initial $10,000 per property/business owner(s) to an amount to be determined based upon funding availability and existing conditions of the properties or areas that historically have been targeted for graffiti and/or are prone to blight. In addition, the applicant shall pay up to 50% of the cost which will allow the City to fund more façade improvement projects. Continuing in this section, Staff is proposing the initial six-month project timeline to be extended to a one-year period if structural issues or other conditions are discovered during the course of construction.

Secondly, under Section IV.A.2 - Review of Application, the Façade Improvement Program Committee is modernized to reflect the new City Council Housing, Community and Economic Development Committee; new position title of our Deputy Director of Administrative Services; and the addition of our new Senior Management Analyst - Economic Development.

Next, Under Section IV.C.2 - Contractor Requirements, the City's Risk Management has reviewed the initial agreement and provided updated insurance requirements. This includes a new scope

of insurance coverages and subcontractor requirements which must be submitted and maintained by the City for all façade projects.

Lastly, under the Façade Improvement Program Grant Agreement, the reimbursement amount is being revised from the initial $10,000 to an amount determined by funding availability and existing conditions of the properties or areas that historically have been targeted for graffiti and/or are prone to blight.

A property owner(s) and/or business owner(s) may submit an application for properties located in the Old Town Placentia project boundary area described in Attachment 2. Storefronts must be visible from Santa Fe Avenue or Bradford Avenue. All applications will be reviewed by the Façade Improvement Program Committee (Committee) which will consist of two (2) members of the City Council Housing, Community and Economic Development Committee, City Administrator, Director of Development Services, Deputy Director of Administrative Services, and Senior Management Analyst - Economic Development. The Committee will use the Scoring Criteria (see Attachment 2) to award applicants based on grant funding availability with a priority for properties or areas that historically have been targeted for graffiti and/or are prone to blight. Applicants that are not selected in the first round will be encouraged to apply for the next round of funding.

The following businesses/entities are not eligible to receive Program assistance: residential, residential rental buildings (apartments, unless connected to mixed-use building), home-based businesses, structures not facing the public right-of-way, churches, and other religious institutions.

Program Priority
The following criteria will be considered as a basis of assigning priority to applications:

1) Properties or areas that historically have been targeted for graffiti and/or are prone to blight.
2) Projects that provided significant value to Old Town or Placentia Metrolink Station.
3) Properties or areas adjacent to new public facilities such as the Parking Structure.
4) Projects that involve a historical restoration/renovation of a building.
5) Properties facing Santa Fe Avenue and/or Bradford Avenue.

Eligible Improvements
Examples of grant-eligible improvements include the following:

- Murals, if they are professionally done and provide an important aesthetic improvement and/or improve an expanse of wall or surface prone to graffiti
- Historic building restoration (removal of non-historic materials or additions such as stucco and exposing original masonry/brick)
- Exterior façade treatments (stucco, brick veneer, paint removal, etc.)
- Colonnade replacement with awning, canopy, or other shade solution
- Exterior painting of buildings visible from public right-of-way
- Façade/brick cleaning
- Signage repair or replacement
- Exterior doors
- Window and window frame replacement

- Exterior lighting and electrical work
- Landscaping related to exterior features
- Permanent exterior signage

Ineligible Improvements
The following improvements are ineligible under this program:

- Any improvements not visible from the public right-of-way or publicly owned space
- Parking lot resurfacing
- Non-visible mechanical equipment screening
- Interior improvements/remodeling
- Temporary, portable, or non-permanent improvements
- New construction
- Business operations-related costs
- Property acquisition, debt refinancing, expansion of building area, or conversion of building use
- Normal maintenance and repair
- HVAC repair/improvements
- Plumbing repairs/improvements

Application Process
The application process, designed to be user-friendly and time-efficient, includes the following:

1. **Pre-Application Meeting** – Applicants are encouraged to meet with Staff before submitting an application to review the project and process.

2. **Submit Complete Application** – Applicants must complete the application form and supply the requested materials, including contractor proposals and any required Planning permits (e.g., Design Review, Certificate of Appropriateness). Applicants for this program are exempt from Planning and Building permit fees by the City Administrator, who is authorized to waive City fees associated with the Program. This fee exemption does not apply to fees mandated by the State of California including, but not limited to, the California Green Building Standards fees.

3. **Application Review** - Staff reviews the application for conformance with the Program guidelines. Final approval is made by the City Administrator and Director of Development Services.

4. **Property Inspection** - A site visit will be arranged between City Staff and the property owner and/or business owner to undertake an inspection of the building and develop specifications for the Program. Staff will inspect the property to ensure that the building meets code requirements for the exterior of the building.

5. **Award of Grant** - Once the City approves the grant, a notice is provided to the applicant, generally within three weeks of the City receiving a complete application. Once an applicant

has received the award notice, work may proceed. The City will schedule a pre-construction meeting with the property/business owner, contractor, and City Staff.

6. **Start of Construction** - The City will issue a "Notice to Proceed" to the contractor, signed by the property/business owner(s) and the City. No work shall begin until all required permits have been issued by the City's Building and Safety Division.

7. **Reimbursement Processing** - Grant funds will only be disseminated to the contractor, not the applicant once the construction of the City-approved improvements has been completed and has been inspected and approved by City Staff. Grant funds will be disseminated upon the issuance of a Notice of Completion by City Staff. The City will process the request and provide the reimbursement, generally within four weeks of the request to the Contractor.

ENVIRONMENTAL ANALYSIS:

The California Environmental Quality Act (Section 21000, et. seq. of the California Public Resources Code, hereafter CEQA) requires analysis of agency approvals of discretionary "projects." A "project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." The Program is a project under CEQA. Staff has reviewed the Program to determine the required level of review under CEQA. The Program itself is exempt from CEQA under State CEQA Guidelines Section 15301 (Existing Facilities). This exemption applies to "the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination." The Program would provide grant funding for improvements to existing structures in Old Town Placentia. Candidate improvements include, but are not limited to, exterior alterations including painting and feature rehabilitation, building repair, and sign replacement or enhancement, which are similar to the listed example projects under the State CEQA Guidelines.

Although the Façade Improvement Program itself is exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines, the Program does not exempt projects from the City's Historic Resources Ordinance, which may require additional CEQA review for significant alterations to locally designated historic resources pursuant to the Placentia Municipal Code. However, CEQA review for projects that involve locally designated Historic Resources will be evaluated on a project specific basis.

1.

FISCAL IMPACT:

The fiscal impact in FY 2024-25 will be in the amount of $180,778 for the Program. A total of $180,778 in CDBG funds from the U.S. Department of Housing and Urban Development have been allocated to establish a Façade Improvement Program. No General Fund dollars will be used for the program.

Prepared by:

Kiana Louie
Senior Management Analyst - Economic Development

Reviewed and approved:

Jeannette Ortega
Deputy Director of Administrative Services

Reviewed and approved:

Joseph M. Lambert
Director of Development Services

Reviewed and approved:

Jennifer Lampman
Finance Director

Reviewed and approved:

Damien R. Arrula
City Administrator

Attachments:

1. Exhibit “A” - Guidelines and Application (Changes Highlighted)
2. Exhibit "B” - Guidelines and Application (Clean Version)

CITY OF PLACENTIA
ADMINISTRATION DEPARTMENT
401 EAST CHAPMAN AVENUE
PLACENTIA, CA 92870
(714) 993- 8277

OLD TOWN FAÇADE IMPROVEMENT PROGRAM

GUIDELINES AND APPLICATION

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SECTION I - OVERVIEW OF PROGRAM

A. Purpose, Goal and Objective of Program

The City of Placentia, in its continuing effort to support the development of the Old Town Placentia District, has created the Old Town Façade Improvement Program (Program) for all property owners within the District. The Program, in concert with the Old Town Placentia Revitalization Plan, will continue the process of creating a more inviting character for the Old Town area. The purpose of the Program is to enhance economic opportunities in the Old Town Placentia District, and to encourage additional investment in the City's historic downtown district. The Program will help create a pedestrian-friendly, aesthetically pleasing environment for residents, visitors, and tourists, and may also create substantial economic benefits for merchants and property owners as a result of increased interest and activity in the Old Town Area. The Program will provide financial assistance in the form of a grant to commercial property and/or business owners. to make façade improvements to commercial buildings located within Old Town Placentia District in the city of Placentia.

The goals of the Program are to:

- Facilitate commercial revitalization
- Stimulate private investment and customer patronage
- Preserve and beautify the Old Town Placentia District
- Generate shopping opportunities and create a pleasant walking environment by improving the visual aesthetics of commercial building façades.

The objective of the program is to assist in restoring, substantially beautifying, and/or enhancing the entire façade or elevation of a commercial building. Additionally, Program is intended to assist projects that promote retail activities, create an attractive environment, encourage neighborhood character and architectural design, use quality materials, and incorporate good design concepts.

B. Source of Funds

Funding for the Program will derive from the Community Development Block Grant (CDBG). The funding allocation for this program is based on annual allocations provided by the U.S. Department of Housing and Urban Development (HUD).

The Program will support property owner's investments in eligible improvements to the appearance of their building's exterior façade. The Program will only fund projects that significantly improve the visual appearance of the whole façade of the property from the street. Design and permit fees associated with the

construction are also eligible projects costs. The following provides the program's criteria for eligibility and the approval process.

C. Program Requirements

Only properties located in the Old Town Placentia District are eligible to apply for the Program.

Old Town Façade Improvement Program Boundary

- The applicant shall pay up to 50% of the cost with a grant amount determined by funding availability and existing conditions of the properties or areas that historically have been targeted for graffiti and/or are prone to blight. Any supplemental grant funding will be reviewed by the City Administrator on a case-by-case basis and will require City Council approval.
- Property owner must submit plans and elevations at the sole expense of the applicant upon receiving application approval by the City.
- All applicable Planning and Building permits must be obtained from City.
- Applicants for this program are exempt from Planning and Building permit fees by the City Administrator, who is authorized to waive City fees associated with this program. This fee exemption does not apply to fees mandated by the State of California including, but not limited to, the California Green Building Standards fees.
- Work should ideally be completed within six (6) months of the grant award. However, if structural issues or other conditions are discovered during the course of construction, then an additional six (6) months may be granted by

the City. All work should be completed within one (1) year of the grant award.

- Commercial buildings and mixed-use. No residential property.
- A payment of the grant fund will be made available at the conclusion of the construction.
- Only one grant will be awarded per building within a ten-year period.
- Only improvements to façades that directly front a public right-of-way are eligible for funding.
- Any building with a current zoning or building code violation is not eligible for the Program.
- The City Administrator and the Director of Development Services will have the discretion to determine the grant award to either property owner or business owner.

D. Program Priority

The following criteria will be considered as a basis for assigning priority to applications.

1) Properties or areas that historically have been targeted for graffiti and/or are prone to blight.

2) Projects that provided significant value to the Old Town Area or Placentia Metrolink Station.

3) Properties or areas adjacent to new public facilities such as the Parking Structure.

4) Projects that involve a historical restoration/renovation of a building.

5) Properties facing Santa Fe Avenue and/or Bradford Avenue.

SECTION II – APPLICANT ELIGIBILITY REQUIREMENTS

A. Property Ownership

The applicant(s) must be either the current property owner(s) or the current business owner(s) of the building to be rehabilitated in order to be eligible for Program assistance. Business owner(s) must obtain consent from current property owner. Individuals, partnerships, corporations, and other legal entities may apply for assistance. The existing grant deed must list all current owners of the property. Property owner(s) shall be construed to be any person(s) or legal entity that holds title to the subject property. In the case of multiple ownership, the signature of each titleholder is required on all appropriate documents. The City will verify property ownership and require all persons currently on title to give written consent to all work proposed to be performed on the property prior to initiating such work.

B. Program Limitations

If a building or qualified units is occupied by one tenant occupant, the maximum number of applications is one per façade. If a building has multiple independent units, each unit with a separate entrance, which has a wall that qualifies as an exterior façade, may submit a separate application on the basis of one application per façade. For buildings with multiple tenant spaces and one tenant has applied for grant funds under this program for a portion of the building, the proposed work should be consistent with the historic fabric of the building. If a portion of a building has been improved with Program funds, subsequent applications for the remaining portions of the building should be consistent with the prior grant work.

C. Program Exclusions

The following businesses are not eligible to receive Program assistance: residential, residential rental buildings (apartments), unless connected to mixed use building, home-based businesses, structures not facing the public right-of-way, churches, and other religious institutions.

D. Capacity

Property owners or current business owners must be of legal age and must have the capacity to enter into binding contracts.

E. Conflicts

No member of the City Council and any employee, official, or consultant who exercises any policy decision-making function about the program is eligible for program assistance.

SECTION III – PROPERTY ELIGIBILITY REQUIREMENTS

A. Eligible Commercial Properties

To be eligible for the Program assistance, the property to be rehabilitated must be in the Old Town Placentia District and meet the following requirements:

- Business must be located in the project boundary (see Section 1.C)
- Storefront/exterior of the building must be visible from Santa Fe Avenue or Bradford Avenue.

B. Minimum Property Rehabilitation Standards

All work performed under the provisions of this Program shall meet all applicable standards contained in the City's adopted zoning ordinance, local building, and safety codes. The City's Municipal Code can be viewed on the City's website at: http://qcode.us/codes/placentia/.

C. Eligible Property Improvements

The City has determined that the Program assistance may only be used for exterior rehabilitation items. Such exterior improvements may include, but are not limited to:

- Murals, if they are professionally done, provide an important aesthetic improvement and/or improve an expanse of wall or surface prone to graffiti
- Historic building restoration (removal of removal of non-historic materials or additions such as stucco and exposing original masonry/brick)
- Exterior façade treatments (stucco, brick veneer, paint removal, etc.)
- Colonnade replacement with awning, canopy, or other shade solution
- Exterior painting of buildings visible from public right-of-way
- Façade/brick cleaning
- Signage repair or replacement
- Exterior doors
- Window and window frame replacement
- Exterior lighting and electrical work
- Landscaping related to exterior features
- Permanent exterior signage.

The following improvements are ineligible under this program:

- Any improvements not visible from the public right-of-way or publicly owned space
- Parking Lot resurfacing
- Non-visible mechanical equipment screening

- Interior improvements/remodeling
- Temporary, portable, or non-permanent improvements
- New construction
- Business operations-related costs
- Property acquisition, debt refinancing, expansion of building area, or conversion of building use
- Normal maintenance and repair
- HVAC repair/improvements
- Plumbing repairs/improvements.

Applications for property improvements will be prioritized according to the following criteria:

1. Properties or areas that historically have been targeted for graffiti and/or are prone to blight.
2. Projects that provided significant value to the Old Town Placentia District or Placentia Metrolink Station.
3. Properties or areas that lead to new public facilities such as the Parking Structure.
4. Projects that involve a historical restoration/renovation of a building.
5. Properties facing Santa Fe Avenue and/or Bradford Avenue.

1. <u>Mural Projects</u>

   For those interested in pursuing a mural project, please see below the requirements for this type of project. All mural projects must be approved by the City Administrator and Director of Development Services.

   <u>Content:</u>

   The content/subject matter of the mural shall be of historical significance, reflecting the growth and development of the City of Placentia. Murals shall not focus on individuals, but on broad historical themes. Potential subject matter may include:

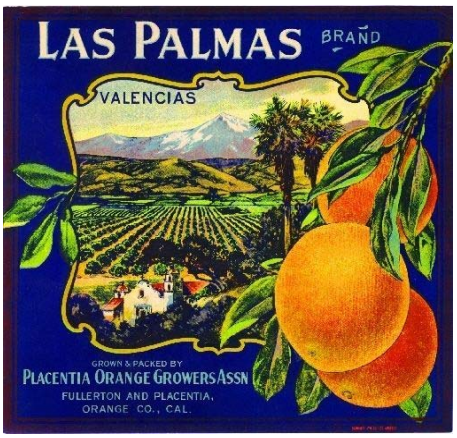
   - Images represent historic eras important to Placentia, such as the citrus industry period.
   - Significant buildings/structures
   - Significant events/activities.

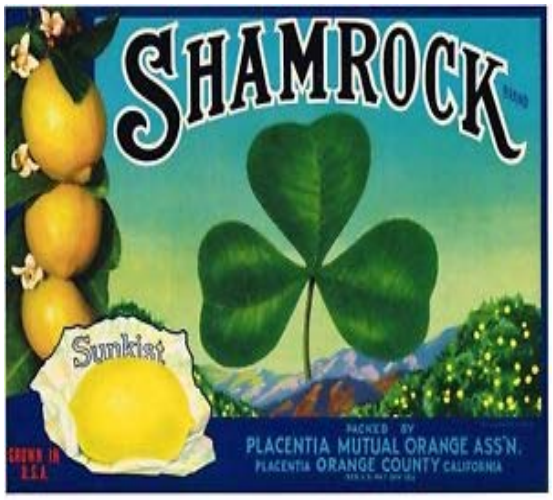
Construction:

Murals shall be of exceptional design and quality and should incorporate high quality materials that enhance the overall development and appearance of the selected site. In addition:

- Materials used for murals may include paint, tile or mosaic.
- The mural shall be designed and installed by a qualified artist/muralist.
- Advertising, political, and gang-affiliated type of messages along with content not suitable for persons under 18 years old incorporated into the mural image will be prohibited.
- If the mural should require special lighting or other related construction, all applicable city building permits will be required as part of the installation process.

Some examples of images or themes that meet eligibility requirements:





Additional examples can be seen in **Section V** of the guidelines.

The City reserves the right to reject any work of art that differs from the program guideline requirements or does not meet standards of overall development and appearance of selected site. Artwork may be recommended at the discretion of the City Administrator and Director of Development Services.

SECTION IV - PROGRAM PROCEDURES

A. Applicant Intake and Eligibility

1. Application and Required Documents

Applications are available at the Placentia City Hall or online at wwww.placentia.org. Each application must be completed in its entirety, signed and submitted with all required documents as listed in the application, including a grant deed, signed proof of ownership or lease agreement. Applications will be reviewed in the order in which they were received. The City will maintain a waiting list for all prospective participants. Incomplete applications will not be processed.

2. Review of application

All complete applications will be date stamped when received and processed in that order. Applications will be subject to review by the Façade Improvement Program Committee (Committee) which will consist of two (2) members of the City Council Housing, Community and Economic Development Committee, City Administrator, Director of Development Services, Deputy Director of Administrative Services, and Senior Management Analyst - Economic Development. Application may be subject to additional review by the Historical Committee, when applicable.

The Committee will evaluate the applications based on program's scoring criteria, which can be found in Appendix B.

Incomplete applications will not be processed until all requested information is submitted. A notification letter will be sent to applicants concerning the approval or denial of the Application. Eligible applicants will be contacted to enter into an agreement with the City and schedule a property inspection.

B. Property Inspection

1. Initial Inspection:

A site visit will be arranged between City Staff and the property owner and/or business owner to undertake an inspection of the building and to

develop specifications for the Program. Staff will inspect the property to ensure code requirements are met for the exterior of the building.

2. **Follow-Up Inspection:**

   If City Staff finds code violations during the initial inspection, the property owner and/or applicant will be required to correct those violations before continuing in the Program process. A follow-up inspection will be arranged between City Staff and the property owner and/or business owner to ensure the property is up to code.

C. Contractor Selection

1. **Procurement:**

   Applicants may select the contractor. The selected contractor must comply with the City's requirements. The City reserves the right to obtain additional bids/estimates to determine the validity of the proposed project.

2. **Contractor Requirements:**

   The City shall maintain a file for each contractor performing work pursuant to the terms and conditions of this program. The file shall include the following information:

   i. Scope of Insurance Coverages
      a. Commercial General Liability Insurance
      b. Business Automobile Liability Insurance
      c. Workers' Compensation and Employer's Liability Insurance
      d. Professional Errors and Omissions (E&O) Liability Insurance
      e. Standards for Insurance Companies
   ii. Current California contractor's license
   iii. City business license
   iv. Provide a subcontractor list as applicable

   Consultant shall obtain, maintain, and keep in full force and effect during the life of this Agreement, including any extension thereof, all of the listed minimum scope of insurance coverages. The commercial general liability insurance policy and business automobile liability policy shall be endorsed to contain the following: The City of Placentia, its officers, officials, agents, employees, and volunteers are additional insureds with respect to: liability arising out of activities performed by on or behalf of the Consultant pursuant to its contract with the City; products and completed operations of the Consultant; premises owned, occupied, or used by the Consultant; and automobiles owned, leased, hired, or borrowed by the Consultant.

Consultant agrees to waive and obtain endorsements from its workers' compensation insurer waiving subrogation rights under its workers' compensation insurance policy against the City, its officers, officials, agents, employees, and volunteers for losses arising from work performed by Consultant for the City.

Consultant shall require and verify that all subcontractors maintain insurance meeting all the insurance requirements, and Consultant shall ensure the City is an additional insured on insurance required from subcontractors.

All contractors shall be required to obtain a business license from the City prior to the issuance of a building permit.

Should the grantee elect to utilize a private contractor, prior approval must be obtained by the City Administrator and Director of Development Services, including approval of the proposed design.

In addition, the Contractor must provide a portfolio of relevant work performed within the last two years related to a façade improvement program or a historic building restoration project.

3. Ineligible Contractors:

- **i.** In accordance with CDBG guidelines, the City and the applicant(s) shall agree not to award any contract for rehabilitation work, to be paid for in whole or in part with proceeds from the Program to any contractor who does not have a valid state contractor's license, who cannot produce sufficient evidence of current worker's compensation and liability insurance coverage, or who is on the federal Housing and Urban Development's (HUD) Debarred Contractor list.
- **ii.** All owners/builders, or any member of the applicant's family or extended family, are considered ineligible, regardless of credentials or license. Any ineligible contractor found working at the job site will be removed immediately, without compensation.

D. Award of Grant

1. Notification:

The City shall notify the selected contractor of the award of the grant award and shall establish date, time, and place for the pre-construction conference. The pre-construction conference will include City Staff, property/business owner(s), and contractor.

2. **Agreement:**

   The agreement for the approved façade improvements shall be prepared by the City Attorney's Office and shall be entered between the property/business owner(s) and the City.

3. **Private Arrangements:**

   The City cautions the property/business owner and the contractor not to enter "side deals" for additional work or deviations from the approved scope of work.

4. **Pre-Construction Meeting:**

   Prior to construction, the City will arrange a pre-construction meeting which shall be attended by the contractor, the property/business owner(s), and representative City Staff. The purpose of this meeting is to explain all applicable HUD requirements, explain all Program requirements and procedures, coordinate, and schedule the work start date, and answer questions related to contract documents.

5. **Start of Construction:**

   No work shall commence until a "Notice to Proceed" has been issued to the contractor, signed by the property/business owner(s) and the City. In addition, no work shall commence until all required permits have been issued by the City's Building and Safety Division.

   1. The contractor shall contact the Development Services Department to obtain all requirements for plan submittal to obtain building permits for the City's Building and Safety Division. Plans will be reviewed by the City's Building and Safety and Planning Divisions. The contact information for the Development Services Department is as follows:

   City of Placentia
   Development Services Department
   401 East Chapman Avenue
   Placentia, CA 92870
   Phone: (714) 993-8124
   Hours: Monday - Thursday, 7:30 a.m. - 6:00 p.m.

   2. Applicants for this program are exempt from Planning and Building permit fees by the City Administrator, who is authorized to waive City fees associated with this program. This fee exemption does not apply to fees mandated by the State of California including, but not limited to, the California Green Building Standards fees.

E. Reimbursement Process

1. Upon approval, the City of Placentia will enter into agreement with the applicant and approved work may begin immediately after the agreement is fully executed.

2. Applicants are responsible for obtaining all necessary permits (including building permits) and authorities from the City.

3. Staff will inspect the project to ensure compliance with grant.

4. Work should ideally be completed within six (6) months of the grant award. However, if structural issues or other conditions are discovered during the course of construction, then an additional six (6) months may be granted by the City. All work should be completed within one (1) year of the grant award.

5. All work must comply with approved plans.

6. Grant funds will only be disseminated to the contractor, not the applicant, once the construction of the City-approved improvements have been completed and have been inspected by City Staff.

7. Grant funds will be disseminated upon the issuance of a Notice of Completion by City Staff.

F. Applicant Responsibilities:

1. Property Maintenance:

The property/business owner(s) is/are responsible for property maintenance during the rehabilitation work (contractor is responsible for keeping the property clean of all construction material). The property/business owner(s) is/are responsible for ensuring that the rehabilitation work is not impeded because of their actions or the actions of their tenant(s). The City shall encourage the contractor and his/her employees to provide adequate pedestrian and property protection at the construction site.

2. Property Tax Bills:

Current property tax bills for the subject property must be current. The property owner(s) is/are responsible for ensuring that the property taxes are current. The City will verify that the property taxes for the property are current. If the property's tax statement indicates a delinquency, at the time of the Program application, the City shall not proceed with grant

processing until it is supplied with a Certificate of Redemption from the Orange County Tax Assessor's Office or other appropriate documentation of proof of payment.

3. Notice of Completion:

The property/business owner(s) is/are responsible for scheduling a final job completed inspection with the City's Building and Safety Division. The City will verify that the project received a passing final inspection. After all requirements have been met, the City will issue a Notice of Completion to the property/business owner(s).

SECTION V: EXAMPLES OF FAÇADE IMPROVEMENT PROJECTS

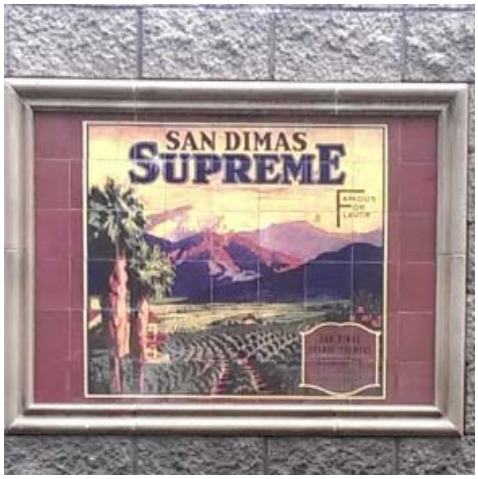
Example 1

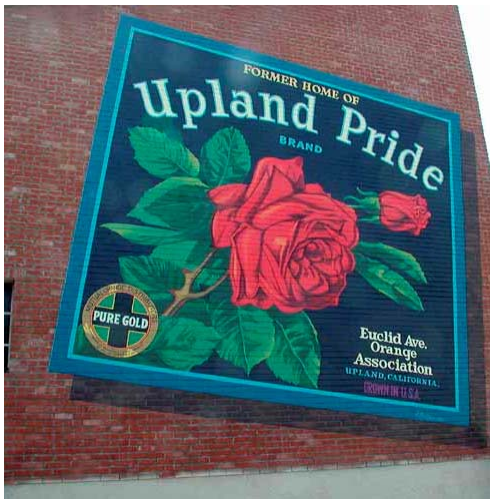
Type of Project: Mural

Description: These are examples of street walls decorated with faux painted advertising mural. This particular project is located within the Victoria Gardens shopping center in Rancho Cucamonga, CA.

Example 1

Type of Project: Mural/Artwork

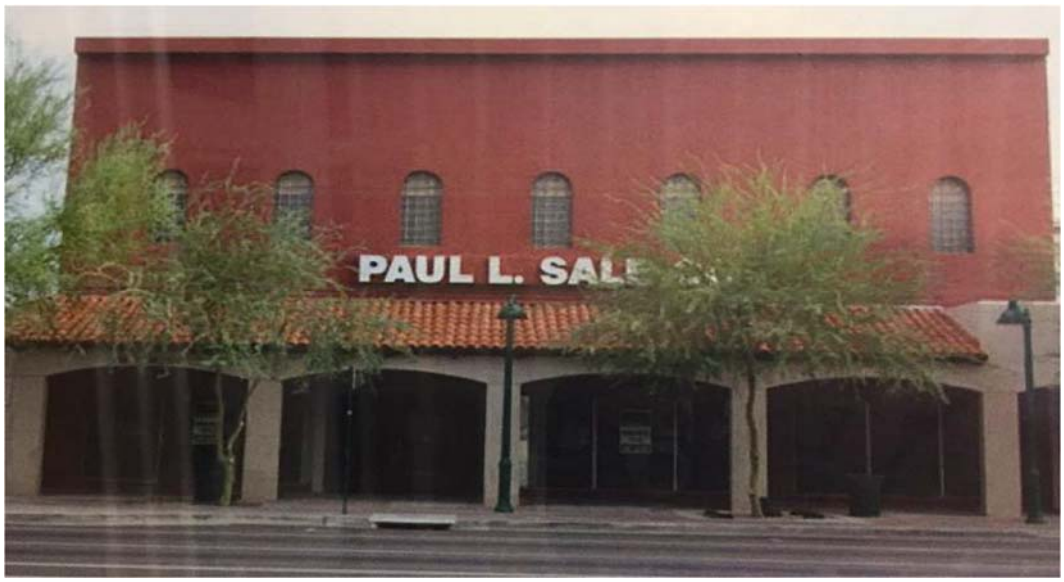




Example 2

Type of Project: Historic Building Restoration
Description: This is an example of a historic building restoration project located in the downtown area of Mesa, Arizona.

Before:



After:

Example 3

Type of Project: General Façade improvements

Description: This is an example of property improvement project that included new paint, cornice, siding, windows, doors, awning, detailing and other signage.

Before:

After:

SECTION VI – ADDITIONAL REQUIREMENTS

A. City of Placentia Business License

Applicants must have a current City of Placentia Business License to be eligible to apply for funding. To apply for a Business License or obtain more information, you may visit the Business License Division service counter in City Hall, Monday through Thursday from 7:30 a.m. to 6:00 p.m.

B. Fire and Flood Insurance Requirements

Applicants are obligated to carry sufficient fire insurance coverage on the subject property to be rehabilitated under the provisions of this Program. Prior to any grant assistance, minimum fire insurance coverage shall be provided in an amount which is equivalent to the value of the subject building or structure including the proposed rehabilitation improvements. Uninsured applicants must obtain coverage in the required amount prior to receiving grant assistance. Applicants in a "Flood Hazard Area" will be required to purchase flood hazard insurance.

C. Substitution of Contractor

In the event that the selected contractor shall fail or refuse to complete the work, in a professional and workman-like manner, as set forth in the Rehabilitation Construction Contract, including its General Conditions and Standard Specifications, or fails to use due diligence in performing the required work, the applicant may terminate the Rehabilitation Construction Contract, upon providing a written notice to the City and Contractor. The City shall assist the applicant in completing the necessary termination document(s) as needed. No further rehabilitation is to commence until an agreement releasing the original contractor from his/her contractual obligations is on file with the City, and a new contract is signed between the substitute contractor and the property owner(s).

D. Non-commencement by Original Contractor

The applicant shall notify the City in writing that the original selected contractor has failed to perform the rehabilitation work and the reason(s) why a substitute contractor has been requested. The applicant(s) shall obtain additional bids from contractors willing to perform the rehabilitation work. A new Rehabilitation Construction Contract, Notice to Proceed, and Waiver and Hold Harmless Agreement shall be prepared by the City and appropriately signed.

The City shall inspect the job site and compile a list of incomplete or unacceptable items to determine the extent of work to be completed by the substitute contractor.

A meeting shall be held between the City, the applicant(s) and the original contractor to establish an amount and method of payment for any work which has been completed in accordance with the agreement. Funds withheld from the original contractor shall be identified. Lien releases and invoices from the original contractor and subcontractor(s) shall be provided. The City shall prepare a revised work write-up, based upon the inspection findings, which shall contain only those items necessary to complete the job. The applicant(s) shall obtain bids from contractors willing to perform such work, and to the extent possible, ensure that the new contract does not exceed available grant funding. A new Rehabilitation Agreement and Notice to Proceed shall be prepared by the City and appropriately signed.

E. Maintenance Requirements

By accepting grant funds, the applicant(s) commits to properly maintain all improvements and to keep storefronts/the front exterior, as well as sides and back of buildings, clean and free of graffiti for a minimum of ten (10) years at the property/business owner(s)'s expense. Any damage to the façade is to be repaired immediately by the applicant so that the building remains in good condition and positively contributes to the business area. On an ongoing basis, the applicant is required to touch-up painted areas and perform any other repairs needed to maintain building appearance including the annual cleaning of awnings (if applicable) at the property/business owner(s)'s expense.

SECTION VII – AMENDMENTS

Amendments to these guidelines may be made from time to time by the City. Vested authority shall be granted to the City Administrator or his/her designee to grant a minor waiver or make minor amendments to these guidelines, with the exception of Federal regulations. All major amendments to these guidelines shall be approved by the City Council.

Appendix A

Old Town Façade Improvement Program Application

CITY OF PLACENTIA
OLD TOWN FAÇADE IMPROVEMENT PROGRAM
APPLICATION

CHECKLIST

Complete this checklist to ensure all required documents are included. Incomplete applications will not be considered.

☐	**Complete Old Town Façade Improvement Application**
☐	**Organizational Documentation.** (Articles of Incorporation, LLC Operating Agreement, etc.)
☐	**Personal Background Exhibits**
☐	**Owner's Signature on Application** - Required if Applicant is not the owner of the property.
☐	**List of All Tenants and Businesses in the Building.**
☐	**Copy of Applicant's City Business License.** ☐ Check here if not applicable.
☐	**Statement of Project Description.** A written statement of what the façade project will involve. Provide as much detail as possible, including what you are changing or replacing, type of new materials to be used, color, location on façade, etc.
☐	**Photographs of Existing Façade**. Submit several photos of your building in its current condition. If necessary, also take several photos of buildings in the area to demonstrate that your proposed improvements will maintain the character of the area. Be sure to label each photo and indicate the improvements you are proposing to make in each. Photos must be submitted electronically in JPEG format.
☐	**Drawings of Proposed Façade Improvements.** Include a concept drawing of what the site will look like after work is completed. For larger projects involving a major scope of work, include copies of your renovation plan containing elevations and site plans. For smaller projects, a simple sketch may be appropriate at the City's sole discretion. In addition to a conceptual drawing, include product sample sheets of design elements such as windows, doors, lighting, canopies, etc. showing colors, size, type of material, etc.
☐	**Detailed Cost Estimates Bids for Proposed Improvements.** You must submit a minimum of two cost estimates from qualified contractors. Estimates should include all details of the approved scope of work.
☐	**Other:**

Return all completed applications with all required attachments to:

City of Placentia
Administration Department
401 East Chapman Avenue
Placentia, CA 92870

PROJECT INFORMATION

Applicant Information
Name:
Phone:
Building Address for the Program:
Email:
Federal Tax ID#:

Property Owner Information

Name:		Years Owned:
Address:		Phone:
City:	State:	Zip:
Email:		
Type of Ownership:		
Property Owner's Signature - Improvements Approved: _____		

Business Owner Information

Name of Business:		Project Owner's Name:
Address:		Phone:
City:	State:	Zip:
Email:		
Type of Business:		
Business Owner's Signature - Improvements Approved: _____		

Contractor Information

Name of Business:		Contractor's Representative Name:
Address:		Phone:
City:	State:	Zip:
Email:		
Type of Business:		
Tax ID#:		
California State Contractor's License#:		
City of Placentia Business License#:		
Contractor's Signature - Improvements Approved: _____		

Statement of Project Description:

Please describe the scope of the proposed improvements below (include a summary of the building's current condition, areas to be improved and how, as well as any proposed materials or colors). You may attach additional sheets if necessary or use a separate page to provide a written statement.

_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____

Scope of Work:

You may attach additional sheets if necessary or use a separate page to complete the items below.

Proposed Improvement Budget

Item Description

_____ Cost: $_____

_____ Cost: $_____

_____ Cost: $_____

_____ Cost: $_____

_____ Cost: $_____

_____ Cost: $_____

_____ Cost: $_____

_____ Cost: $_____

_____ Cost: $_____

_____ Cost: $_____

_____ Cost: $_____

_____ Cost: $_____

_____ Cost: $_____

_____ Cost: $_____

_____ Cost: $_____

Grand Total Amount: $_____

Requested Façade Improvement Program Grant Amount: $_____

Project Timeline

DEMOGRAPHIC INFORMATION

The following information is ***required*** by the City of Placentia, a recipient of funds from the U.S. Department of Housing and Urban Development (HUD) for statistical purposes only (Section 570.506 (g) (2) of 24 CFR). The City of Placentia is ***required*** to submit Grantee Performance Reports for statistical information purposes to HUD. For your protection, the law provides that a lender may not discriminate on the basis of this information. Failure to provide this information, however, will result in the City of Placentia **not** funding your grant.

- The applicant and co-applicant are each to mark one box only.
- If you are of a single race, you will only check a box in Row A.
- If you are of multiple races, you will only check a box in Row B.
- If you are of Hispanic/Latina Ethnicity, you will only check a box in Row C.

Demographic Information for Grantee Performance Report			**Applicant**	**Co-Applicant**
A	**Single Race Category**	American Indian or Alaska Native	☐	☐
		Asian	☐	☐
		Black or African American	☐	☐
		Native Hawaiian or Pacific Islander	☐	☐
		White	☐	☐
B	**Multiple Race Combination**	American Indian/Alaska Native & White	☐	☐
		Asian & White	☐	☐
		Black or African American & White	☐	☐
		American Indian/Alaska Native & Black or African American	☐	☐
		Balance or Other	☐	☐
C	**Hispanic/Latino Ethnicity**	Mexican/Chicano	☐	☐
		Puerto Rican	☐	☐
		Cuban	☐	☐
		Other Hispanic/Latino	☐	☐

GENERAL CONDITIONS

- The applicant is solely responsible for all safety conditions and compliance with all municipal, county, state, and federal safety regulations, building codes, ordinances, labor and wage laws, and other applicable regulations.

- Work completed prior to final grant approval is not eligible for funding. The applicant will not seek to hold the City of Placentia and/or its agents, employees, officers, and/or directors liable for any property damage, personal injury, or other loss relating in any way to the Old Town Façade Improvement Program.

- The applicant agrees to maintain the property and improvements for a minimum of ten (10) years.

- The applicant authorizes the City of Placentia to promote an approved project, including but not limited to displaying a sign at the site, during and after construction, and using photographs and descriptions of the project in City of Placentia materials and press releases.

- The applicant understands the City of Placentia reserves the right to make changes in conditions of the Old Town Façade Grant Program as warranted.

- All agreements must include attachment of HUD Form #4010: "Federal Labor Standards Provisions", which can be obtained from Administration Staff, as well as the applicable prevailing wage rates for the project.

- If at any time you wish to withdraw your application, you must notify the City of Placentia Administration Department in writing at 401 East Chapman Avenue, Placentia, CA 92870, as soon as possible.

APPLICATION CERTIFICATION

Please read the statements below and certify that you understand:

☐ I/we certify that the building owner is the owner of the property.

☐ I/we certify that there are no current code enforcement actions pending against this property*.

☐ I/we have attached a copy of all current leases from the building to be rehabilitated.

☐ I/we have attached relevant photos of the building façade(s) to be included in this program.

☐ I/we have reviewed the program overview and guidelines, have familiarity with responsibilities of each party and understand that:

- The Old Town Façade Improvement is paid to the contractor as reimbursement of paid invoices.
- All services to be performed by contractors shall be the subject of agreement between applicant and contractor(s).
- The Agency shall not assume any liability for such agreements, except as specifically authorized by the program.

☐ I/we have read and understand the City of Placentia program guidelines, accept the qualifications and conditions and through signature(s) below, certify that I/we are qualified and will abide by such conditions set forth in this application and all reasonable conditions which may be issued by the City of Placentia in the implementation of this program. I understand that this is a voluntary program, under which the City of Placentia has the right to approve or deny any project or proposal or portions thereof.

Applicant(s) Signature _____ Date _____

Property Owner's Signature _____ Date _____
(if separate from applicant)

Appendix B
Scoring Criteria

Old Town Façade Improvement Program
Scoring Criteria

Applications to the Old Town Façade Improvement Program will be evaluated by the Façade Improvement Program Committee using this scoring system. The Committee will consist of two (2) members of the City Council Housing, Community and Economic Development Committee, City Administrator, Director of Development Services, Deputy Director of Administrative Services, and Senior Management Analyst - Economic Development. In addition to the Scoring Criteria, applicants must meet all other program requirements outlined in the Façade Improvement Guidelines to be considered for funding. Based on funding availability, the applicant(s) with the highest combined scores from Façade Improvement Program Committee will be awarded. A score of 4 is the highest for each category and a score of 1 is the lowest for each category.

APPLICANT: _____ PHONE NUMBER _____

ADDRESS: _____

RATER NAME: _____ DATE: _____

VISIBILITY: *Certain buildings and businesses are important to downtown's character because of their location, size, and/or architectural details.*	
The building is highly susceptible to graffiti.	1 2 3 4
Key, highly visible elements of the building will be improved.	1 2 3 4
The building is highly visible due to its location (prominent intersection, directly facing Bradford Avenue/Santa Fe Avenue, larger than surrounding properties, etc.).	1 2 3 4
Improvements will significantly impact revitalization efforts downtown.	1 2 3 4
DESIGN: *Some changes may benefit a property's aesthetics significantly.*	
The plan is consistent with Placentia's Old Town Revitalization Plan design guidelines and development standards.	1 2 3 4
Proposed improvements will enhance the aesthetics of the building and surrounding Old Town Placentia.	1 2 3 4
The proposed work complements neighboring property.	1 2 3 4
A professional designer contributed to the plan.	1 2 3 4
Historic characteristics are enhanced and/or restored.	1 2 3 4

SUSTAINABILITY/PERMANENCE: *Some improvements have a greater, lasting value than others and will remain relevant to the property over time. Priority will be given to project with significant permanence.*	
Improvements are more than temporary cosmetic touches. Improvements have lasting value and will enhance the integrity of the property.	1 2 3 4
Project includes a maintenance plan for the improvements.	1 2 3 4
Applicant owns the building and plans to invest in additional projects.	1 2 3 4
COMMUNITY CONTRIBUTIONS: *Businesses that focus on the community as a whole build a better place for people to live, visit, work, and play. Priority will be given to businesses that actively contribute to the community.*	
The property has no current code violations or past violations that have been documented.	1 2 3 4
Applicant keeps area around the business clean and free of debris on a consistent basis.	1 2 3 4
Applicant participates in downtown organizations and events that promote the community.	1 2 3 4
Applicant actively promotes the community and their business.	1 2 3 4
BONUS:	
The project overwhelming positively impacts economic activity in the community.	1 2 3 4

TOTAL _____

COMMENTS:

_____

_____

_____

_____

_____

_____

_____

RATER SIGNATURE: _____

Appendix C

Façade Improvement Program Grant Agreement
(Sample Only)

CITY OF PLACENTIA
Façade Improvement Program Grant Agreement

THIS AGREEMENT, entered into this _____ day of _____, _____, between the City of Placentia, CA (hereinafter referred to as "City") and the following designated OWNER/LESSEE, to witness:

Owner Name: _____

Lessee's Name: _____

Name of Business: _____

Business Tax ID#/Social Security#: _____

Address of Property to be improved: _____

WITNESSETH:

WHEREAS, the City of Placentia has established a Façade Improvement Program for application within the Old Town Placentia District ("District"); and

WHEREAS, said Façade Improvement Program is administered by the City with the advice of the City Council and is funded by the Community Development Block Grant Funds (CDBG) under the U.S. Department of Housing and Urban Development for the purposes of controlling and preventing blight and deterioration within the District; and

WHEREAS, pursuant to the Façade Improvement Program, the City has agreed to participate, subject to its sole discretion in reimbursing owners/lessees/contractor for eligible exterior improvements to commercial establishments within the District up to 50% of the cost with a grant amount determined by funding availability and existing conditions of the properties or areas that historically have been targeted for graffiti and/or are prone to blight; and

WHEREAS, the Owner/Lessee's property is located within the District, and the Owner/Lessee desires to participate in the Façade Improvement Program pursuant to the terms and provisions of this Agreement.

NOW THEREFORE, in consideration of the mutual covenants and agreements obtained herein, the City and the Owner/Lessee's do hereby agree as follows:

SECTION 1

With respect to the façade improvements to the structural elevation fronting a public roadway and related improvements, the City shall reimburse the CONTRACTOR up to 50% of

the cost with a grant amount determined by funding availability and existing conditions of the properties or areas that historically have been targeted for graffiti and/or are prone to blight.

The actual total reimbursement amounts per this Agreement shall not exceed up to 50% of the cost with a grant amount determined by funding availability and existing conditions of the properties or areas that historically have been targeted for graffiti and/or are prone to blight for façade improvements. The improvement costs, which are eligible for City reimbursement, include all labor, materials, equipment, and other contract items necessary for the proper execution of the work as shown on the plans, design drawings, specifications, and estimates approved by the City. Such plans, design drawings, specifications, and estimates are attached hereto as EXHIBIT A.

SECTION 2

No improvement work shall be undertaken until its design has been submitted to and approved by the City. Following approval, the OWNER/LESSEE shall contract for the work and shall commence and complete all such work within one hundred eighty days (180) from the date of such approval. The OWNER/LESSEE may request a ninety-day (90) extension provided there is a demonstrated hardship.

SECTION 3

The City shall periodically review the progress of the contractor's work on the façade improvements pursuant to the Agreement. Such inspections shall not replace any required permit inspection by the Building Inspectors. All work which is not in conformance with the approved plans, design drawings, and specifications shall be immediately remedied by the OWNER/LESSEE and deficient or improper work shall be replaced and made to comply with the approved plans, design drawings, and specifications and the terms of this Agreement.

SECTION 4

Upon completion of the improvements and upon their final inspection and approval by the City, the OWNER/LESSEE shall submit to the City a properly executed and notarized contractor statement showing the full cost of the work as well as each separate component amount due to the contractor and each and every subcontractor involved in furnishing labor, materials, or equipment necessary to complete the façade improvement related work. In addition, the OWNER/LESSEE shall submit to the City proof of payment of the contract cost pursuant to the contractor's statement and final lien waivers from all contractors and subcontractors. The OWNER/LESSEE shall also submit to the City a copy of the architect's statement of fees for professional services for preparation of plans and specifications for the façade improvements. The City shall, within forty-five (45) days of receipt of the contractor's statement, proof of payment, and lien waivers, and the architect's statement, issue a check to the contractor as reimbursement in the total grant amount stated in SECTION 1 of this Agreement.

SECTION 5

If the OWNER/LESSEE or the OWNER/LESSEE'S CONTRACTOR fails to complete the improvement work provided for herein in conformity with the approved plans, design drawings, and specifications and the terms of this Agreement, then upon written notice being given by the City to the OWNER/LESSEE, by certified mail to the address listed above, this

Agreement shall terminate and the financial obligation on the part of the City shall cease and become null and void.

SECTION 6

This Agreement shall be binding upon the City and upon the OWNER/LESSEE and its successors, to said property for a period of ten (10) years from and after the date of completion and approval of the façade improvements provided herein unless otherwise agreed upon by the parties in writing. It shall be the responsibility of the OWNER/LESSEE to inform subsequent OWNER(S)/LESSEE(S) of the provisions of this Agreement.

SECTION 7

The OWNER/LESSEE agrees to maintain the Improvements at his/her sole expense for a period of ten (10) years unless otherwise agreed upon by the parties in writing. In the event that the OWNER/LESSEE fails to maintain the Improvements, the City may issue a thirty-day written notice to the OWNER/LESSEE to correct any maintenance deficiencies. If the OWNER/LESSEE fails to correct the stated deficiencies within 30 days of the notice, the City may cause any maintenance or repair work to be performed at the OWNER's expense.

SECTION 8

In the event that the OWNER sells or conveys the property prior to the termination date of the Façade Improvement Grant Agreement, the OWNER/LESSEE shall declare the existing encumbrance to buyer and buyer must assume the remaining obligation and terms of the original Façade Improvement Grant Agreement. If the OWNER fails to obtain such agreement, the OWNER/LESSEE must repay the Reimbursement Amount to the City as follows:

a. If the OWNER sells or conveys the property within ten (10) years of execution of this Agreement, 100% of the Reimbursement Amount will become due to the City immediately upon sale or conveyance of the Property**.**

After ten (10) years of successful maintenance of all façade improvements, the OWNER/LESSEE will be relieved of all financial obligations to the City.

SECTION 9

The OWNER/LESSEE agrees to comply with all the requirements now in force, or which may hereafter be in force, of all municipal, county, state and federal laws, pertaining to the development and use of the Property and construction of the façade improvements, as well as operations conducted on the Property. The OWNER/LESSEE agrees that the City shall not be liable for, and covenants and agrees to protect, defend, indemnify, and hold free and harmless the City and its officers, officials, employees, agents, and volunteers, at the OWNER/LESSEE'S sole expense, from and against any and all losses, claims, damages, liabilities, demands, suits, expenses, or other legal proceedings of every conceivable kind, character and nature whatsoever arising out of, resulting from noncompliance with all municipal, county, state and federal laws. The OWNER/LESSEE will require any CONTRACTOR to comply with the above cited Local, State and Federal Laws, and will incorporate these laws in any written agreement between the OWNER/LESSEE and a CONTRACTOR.

SECTION 10

No member, official, agent, legal counsel or employee of the City shall be personally liable to the Participant, 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 OWNER/LESSEE or successor or on any obligation under the terms of this Agreement.

SECTION 11

The OWNER/LESSEE releases the City from, and covenants and agrees that the City shall not be liable for, and covenants and agrees to protect, defend, indemnify and hold free and harmless the City and its officers, officials, employees, agents, and volunteers, at the OWNER/LESSEE'S sole expense, from and against any and all losses, claims, damages, liabilities, expenses, or other legal proceedings of every conceivable kind, character and nature whatsoever arising out of, resulting from or in any way connected with directly or indirectly with the façade improvement(s). The OWNER/LESSEE further covenants and agrees to pay for or reimburse the City and its officers, officials, employees, agents, and volunteers for any and all costs, reasonable attorney's fees, liabilities, or expenses incurred in connection with investigating, defending against or otherwise in connection with any such losses, claims, damages, liabilities, or causes of action. The City shall have the right to select legal counsel and to approve any settlement in connection with such losses, claims, damages, liabilities, or causes of action. The provisions of this section shall survive the completion of said façade improvement(s).

SECTION 12

Nothing herein is intended to limit, restrict, or prohibit the OWNER/LESSEE from undertaking any other work in or about the subject premises, which is unrelated to the façade improvement provided for in this Agreement.

IN WITNESS THEREOF, the parties hereto have executed this Agreement on the date first appearing above.

PROPERTY OWNER	CITY OF PLACENTIA
_____	_____
Name	City Administrator
_____	_____
Signature	Signature
BUSINESS OWNER	CONTRACTOR [1]
_____	_____
Name	Name

[1] Contractor's signature is an acknowledgement by Contractor of its understanding and acceptance of the terms of payment under this agreement between the City and the OWNER/LESSEE.

_____	_____
Signature	Signature
	Tax ID#:_____
	Contractors State License#: _____

CITY OF PLACENTIA
ADMINISTRATION DEPARTMENT
401 EAST CHAPMAN AVENUE
PLACENTIA, CA 92870
(714) 993- 8277

OLD TOWN FAÇADE IMPROVEMENT PROGRAM

GUIDELINES AND APPLICATION

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SECTION I - OVERVIEW OF PROGRAM

A. Purpose, Goal and Objective of Program

The City of Placentia, in its continuing effort to support the development of the Old Town Placentia District, has created the Old Town Façade Improvement Program (Program) for all property owners within the District. The Program, in concert with the Old Town Placentia Revitalization Plan, will continue the process of creating a more inviting character for the Old Town area. The purpose of the Program is to enhance economic opportunities in the Old Town Placentia District, and to encourage additional investment in the City's historic downtown district. The Program will help create a pedestrian-friendly, aesthetically pleasing environment for residents, visitors, and tourists, and may also create substantial economic benefits for merchants and property owners as a result of increased interest and activity in the Old Town Area. The Program will provide financial assistance in the form of a grant to commercial property and/or business owners. to make façade improvements to commercial buildings located within Old Town Placentia District in the city of Placentia.

The goals of the Program are to:

- Facilitate commercial revitalization
- Stimulate private investment and customer patronage
- Preserve and beautify the Old Town Placentia District
- Generate shopping opportunities and create a pleasant walking environment by improving the visual aesthetics of commercial building façades.

The objective of the program is to assist in restoring, substantially beautifying, and/or enhancing the entire façade or elevation of a commercial building. Additionally, Program is intended to assist projects that promote retail activities, create an attractive environment, encourage neighborhood character and architectural design, use quality materials, and incorporate good design concepts.

B. Source of Funds

Funding for the Program will derive from the Community Development Block Grant (CDBG). The funding allocation for this program is based on annual allocations provided by the U.S. Department of Housing and Urban Development (HUD).

The Program will support property owner's investments in eligible improvements to the appearance of their building's exterior façade. The Program will only fund projects that significantly improve the visual appearance of the whole façade of the property from the street. Design and permit fees associated with the

construction are also eligible projects costs. The following provides the program's criteria for eligibility and the approval process.

C. Program Requirements

Only properties located in the Old Town Placentia District are eligible to apply for the Program.

Old Town Façade Improvement Program Boundary

- The applicant shall pay up to 50% of the cost with a grant amount determined by funding availability and existing conditions of the properties or areas that historically have been targeted for graffiti and/or are prone to blight. Any supplemental grant funding will be reviewed by the City Administrator on a case-by-case basis and will require City Council approval.
- Property owner must submit plans and elevations at the sole expense of the applicant upon receiving application approval by the City.
- All applicable Planning and Building permits must be obtained from City.
- Applicants for this program are exempt from Planning and Building permit fees by the City Administrator, who is authorized to waive City fees associated with this program. This fee exemption does not apply to fees mandated by the State of California including, but not limited to, the California Green Building Standards fees.
- Work should ideally be completed within six (6) months of the grant award. However, if structural issues or other conditions are discovered during the course of construction, then an additional six (6) months may be granted by

the City. All work should be completed within one (1) year of the grant award.

- Commercial buildings and mixed-use. No residential property.
- A payment of the grant fund will be made available at the conclusion of the construction.
- Only one grant will be awarded per building within a ten-year period.
- Only improvements to façades that directly front a public right-of-way are eligible for funding.
- Any building with a current zoning or building code violation is not eligible for the Program.
- The City Administrator and the Director of Development Services will have the discretion to determine the grant award to either property owner or business owner.

D. Program Priority

The following criteria will be considered as a basis for assigning priority to applications.

1) Properties or areas that historically have been targeted for graffiti and/or are prone to blight.

2) Projects that provided significant value to the Old Town Area or Placentia Metrolink Station.

3) Properties or areas adjacent to new public facilities such as the Parking Structure.

4) Projects that involve a historical restoration/renovation of a building.

5) Properties facing Santa Fe Avenue and/or Bradford Avenue.

SECTION II – APPLICANT ELIGIBILITY REQUIREMENTS

A. Property Ownership

The applicant(s) must be either the current property owner(s) or the current business owner(s) of the building to be rehabilitated in order to be eligible for Program assistance. Business owner(s) must obtain consent from current property owner. Individuals, partnerships, corporations, and other legal entities may apply for assistance. The existing grant deed must list all current owners of the property. Property owner(s) shall be construed to be any person(s) or legal entity that holds title to the subject property. In the case of multiple ownership, the signature of each titleholder is required on all appropriate documents. The City will verify property ownership and require all persons currently on title to give written consent to all work proposed to be performed on the property prior to initiating such work.

B. Program Limitations

If a building or qualified units is occupied by one tenant occupant, the maximum number of applications is one per façade. If a building has multiple independent units, each unit with a separate entrance, which has a wall that qualifies as an exterior façade, may submit a separate application on the basis of one application per façade. For buildings with multiple tenant spaces and one tenant has applied for grant funds under this program for a portion of the building, the proposed work should be consistent with the historic fabric of the building. If a portion of a building has been improved with Program funds, subsequent applications for the remaining portions of the building should be consistent with the prior grant work.

C. Program Exclusions

The following businesses are not eligible to receive Program assistance: residential, residential rental buildings (apartments), unless connected to mixed use building, home-based businesses, structures not facing the public right-of-way, churches, and other religious institutions.

D. Capacity

Property owners or current business owners must be of legal age and must have the capacity to enter into binding contracts.

E. Conflicts

No member of the City Council and any employee, official, or consultant who exercises any policy decision-making function about the program is eligible for program assistance.

SECTION III – PROPERTY ELIGIBILITY REQUIREMENTS

A. Eligible Commercial Properties

To be eligible for the Program assistance, the property to be rehabilitated must be in the Old Town Placentia District and meet the following requirements:

- Business must be located in the project boundary (see Section 1.C)
- Storefront/exterior of the building must be visible from Santa Fe Avenue or Bradford Avenue.

B. Minimum Property Rehabilitation Standards

All work performed under the provisions of this Program shall meet all applicable standards contained in the City's adopted zoning ordinance, local building, and safety codes. The City's Municipal Code can be viewed on the City's website at: http://qcode.us/codes/placentia/.

C. Eligible Property Improvements

The City has determined that the Program assistance may only be used for exterior rehabilitation items. Such exterior improvements may include, but are not limited to:

- Murals, if they are professionally done, provide an important aesthetic improvement and/or improve an expanse of wall or surface prone to graffiti
- Historic building restoration (removal of removal of non-historic materials or additions such as stucco and exposing original masonry/brick)
- Exterior façade treatments (stucco, brick veneer, paint removal, etc.)
- Colonnade replacement with awning, canopy, or other shade solution
- Exterior painting of buildings visible from public right-of-way
- Façade/brick cleaning
- Signage repair or replacement
- Exterior doors
- Window and window frame replacement
- Exterior lighting and electrical work
- Landscaping related to exterior features
- Permanent exterior signage.

The following improvements are ineligible under this program:

- Any improvements not visible from the public right-of-way or publicly owned space
- Parking Lot resurfacing
- Non-visible mechanical equipment screening

- Interior improvements/remodeling
- Temporary, portable, or non-permanent improvements
- New construction
- Business operations-related costs
- Property acquisition, debt refinancing, expansion of building area, or conversion of building use
- Normal maintenance and repair
- HVAC repair/improvements
- Plumbing repairs/improvements.

Applications for property improvements will be prioritized according to the following criteria:

1. Properties or areas that historically have been targeted for graffiti and/or are prone to blight.
2. Projects that provided significant value to the Old Town Placentia District or Placentia Metrolink Station.
3. Properties or areas that lead to new public facilities such as the Parking Structure.
4. Projects that involve a historical restoration/renovation of a building.
5. Properties facing Santa Fe Avenue and/or Bradford Avenue.

1. <u>Mural Projects</u>

   For those interested in pursuing a mural project, please see below the requirements for this type of project. All mural projects must be approved by the City Administrator and Director of Development Services.

   <u>Content:</u>

   The content/subject matter of the mural shall be of historical significance, reflecting the growth and development of the City of Placentia. Murals shall not focus on individuals, but on broad historical themes. Potential subject matter may include:

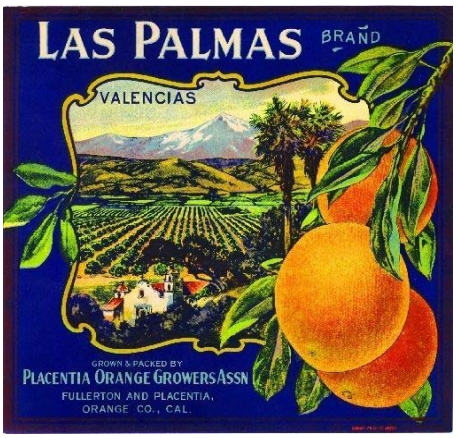
   - Images represent historic eras important to Placentia, such as the citrus industry period.
   - Significant buildings/structures
   - Significant events/activities.

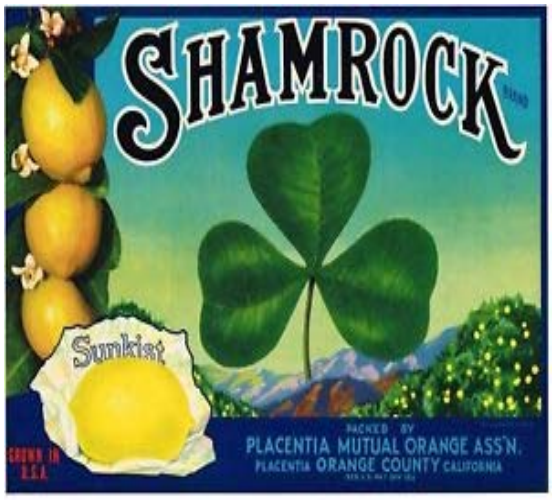
Construction:

Murals shall be of exceptional design and quality and should incorporate high quality materials that enhance the overall development and appearance of the selected site. In addition:

- Materials used for murals may include paint, tile or mosaic.
- The mural shall be designed and installed by a qualified artist/muralist.
- Advertising, political, and gang-affiliated type of messages along with content not suitable for persons under 18 years old incorporated into the mural image will be prohibited.
- If the mural should require special lighting or other related construction, all applicable city building permits will be required as part of the installation process.

Some examples of images or themes that meet eligibility requirements:





Additional examples can be seen in **Section V** of the guidelines.

The City reserves the right to reject any work of art that differs from the program guideline requirements or does not meet standards of overall development and appearance of selected site. Artwork may be recommended at the discretion of the City Administrator and Director of Development Services.

SECTION IV - PROGRAM PROCEDURES

A. Applicant Intake and Eligibility

1. Application and Required Documents

Applications are available at the Placentia City Hall or online at wwww.placentia.org. Each application must be completed in its entirety, signed and submitted with all required documents as listed in the application, including a grant deed, signed proof of ownership or lease agreement. Applications will be reviewed in the order in which they were received. The City will maintain a waiting list for all prospective participants. Incomplete applications will not be processed.

2. Review of application

All complete applications will be date stamped when received and processed in that order. Applications will be subject to review by the Façade Improvement Program Committee (Committee) which will consist of two (2) members of the City Council Housing, Community and Economic Development Committee, City Administrator, Director of Development Services, Deputy Director of Administrative Services, and Senior Management Analyst - Economic Development. Application may be subject to additional review by the Historical Committee, when applicable.

The Committee will evaluate the applications based on program's scoring criteria, which can be found in Appendix B.

Incomplete applications will not be processed until all requested information is submitted. A notification letter will be sent to applicants concerning the approval or denial of the Application. Eligible applicants will be contacted to enter into an agreement with the City and schedule a property inspection.

B. Property Inspection

1. Initial Inspection:

A site visit will be arranged between City Staff and the property owner and/or business owner to undertake an inspection of the building and to

develop specifications for the Program. Staff will inspect the property to ensure code requirements are met for the exterior of the building.

2. **Follow-Up Inspection:**

   If City Staff finds code violations during the initial inspection, the property owner and/or applicant will be required to correct those violations before continuing in the Program process. A follow-up inspection will be arranged between City Staff and the property owner and/or business owner to ensure the property is up to code.

C. Contractor Selection

1. **Procurement:**

   Applicants may select the contractor. The selected contractor must comply with the City's requirements. The City reserves the right to obtain additional bids/estimates to determine the validity of the proposed project.

2. **Contractor Requirements:**

   The City shall maintain a file for each contractor performing work pursuant to the terms and conditions of this program. The file shall include the following information:

   i. Scope of Insurance Coverages
      a. Commercial General Liability Insurance
      b. Business Automobile Liability Insurance
      c. Workers' Compensation and Employer's Liability Insurance
      d. Professional Errors and Omissions (E&O) Liability Insurance
      e. Standards for Insurance Companies
   ii. Current California contractor's license
   iii. City business license
   iv. Provide a subcontractor list as applicable

   Consultant shall obtain, maintain, and keep in full force and effect during the life of this Agreement, including any extension thereof, all of the listed minimum scope of insurance coverages. The commercial general liability insurance policy and business automobile liability policy shall be endorsed to contain the following: The City of Placentia, its officers, officials, agents, employees, and volunteers are additional insureds with respect to: liability arising out of activities performed by on or behalf of the Consultant pursuant to its contract with the City; products and completed operations of the Consultant; premises owned, occupied, or used by the Consultant; and automobiles owned, leased, hired, or borrowed by the Consultant.

Consultant agrees to waive and obtain endorsements from its workers' compensation insurer waiving subrogation rights under its workers' compensation insurance policy against the City, its officers, officials, agents, employees, and volunteers for losses arising from work performed by Consultant for the City.

Consultant shall require and verify that all subcontractors maintain insurance meeting all the insurance requirements, and Consultant shall ensure the City is an additional insured on insurance required from subcontractors.

All contractors shall be required to obtain a business license from the City prior to the issuance of a building permit.

Should the grantee elect to utilize a private contractor, prior approval must be obtained by the City Administrator and Director of Development Services, including approval of the proposed design.

In addition, the Contractor must provide a portfolio of relevant work performed within the last two years related to a façade improvement program or a historic building restoration project.

3. Ineligible Contractors:

- **i.** In accordance with CDBG guidelines, the City and the applicant(s) shall agree not to award any contract for rehabilitation work, to be paid for in whole or in part with proceeds from the Program to any contractor who does not have a valid state contractor's license, who cannot produce sufficient evidence of current worker's compensation and liability insurance coverage, or who is on the federal Housing and Urban Development's (HUD) Debarred Contractor list.
- **ii.** All owners/builders, or any member of the applicant's family or extended family, are considered ineligible, regardless of credentials or license. Any ineligible contractor found working at the job site will be removed immediately, without compensation.

D. Award of Grant

1. Notification:

The City shall notify the selected contractor of the award of the grant award and shall establish date, time, and place for the pre-construction conference. The pre-construction conference will include City Staff, property/business owner(s), and contractor.

2. **Agreement:**

   The agreement for the approved façade improvements shall be prepared by the City Attorney's Office and shall be entered between the property/business owner(s) and the City.

3. **Private Arrangements:**

   The City cautions the property/business owner and the contractor not to enter "side deals" for additional work or deviations from the approved scope of work.

4. **Pre-Construction Meeting:**

   Prior to construction, the City will arrange a pre-construction meeting which shall be attended by the contractor, the property/business owner(s), and representative City Staff. The purpose of this meeting is to explain all applicable HUD requirements, explain all Program requirements and procedures, coordinate, and schedule the work start date, and answer questions related to contract documents.

5. **Start of Construction:**

   No work shall commence until a "Notice to Proceed" has been issued to the contractor, signed by the property/business owner(s) and the City. In addition, no work shall commence until all required permits have been issued by the City's Building and Safety Division.

   1. The contractor shall contact the Development Services Department to obtain all requirements for plan submittal to obtain building permits for the City's Building and Safety Division. Plans will be reviewed by the City's Building and Safety and Planning Divisions. The contact information for the Development Services Department is as follows:

   City of Placentia
   Development Services Department
   401 East Chapman Avenue
   Placentia, CA 92870
   Phone: (714) 993-8124
   Hours: Monday - Thursday, 7:30 a.m. - 6:00 p.m.

   2. Applicants for this program are exempt from Planning and Building permit fees by the City Administrator, who is authorized to waive City fees associated with this program. This fee exemption does not apply to fees mandated by the State of California including, but not limited to, the California Green Building Standards fees.

E. Reimbursement Process

1. Upon approval, the City of Placentia will enter into agreement with the applicant and approved work may begin immediately after the agreement is fully executed.

2. Applicants are responsible for obtaining all necessary permits (including building permits) and authorities from the City.

3. Staff will inspect the project to ensure compliance with grant.

4. Work should ideally be completed within six (6) months of the grant award. However, if structural issues or other conditions are discovered during the course of construction, then an additional six (6) months may be granted by the City. All work should be completed within one (1) year of the grant award.

5. All work must comply with approved plans.

6. Grant funds will only be disseminated to the contractor, not the applicant, once the construction of the City-approved improvements have been completed and have been inspected by City Staff.

7. Grant funds will be disseminated upon the issuance of a Notice of Completion by City Staff.

F. Applicant Responsibilities:

1. Property Maintenance:

The property/business owner(s) is/are responsible for property maintenance during the rehabilitation work (contractor is responsible for keeping the property clean of all construction material). The property/business owner(s) is/are responsible for ensuring that the rehabilitation work is not impeded because of their actions or the actions of their tenant(s). The City shall encourage the contractor and his/her employees to provide adequate pedestrian and property protection at the construction site.

2. Property Tax Bills:

Current property tax bills for the subject property must be current. The property owner(s) is/are responsible for ensuring that the property taxes are current. The City will verify that the property taxes for the property are current. If the property's tax statement indicates a delinquency, at the time of the Program application, the City shall not proceed with grant

processing until it is supplied with a Certificate of Redemption from the Orange County Tax Assessor's Office or other appropriate documentation of proof of payment.

3. Notice of Completion:

The property/business owner(s) is/are responsible for scheduling a final job completed inspection with the City's Building and Safety Division. The City will verify that the project received a passing final inspection. After all requirements have been met, the City will issue a Notice of Completion to the property/business owner(s).

SECTION V: EXAMPLES OF FAÇADE IMPROVEMENT PROJECTS

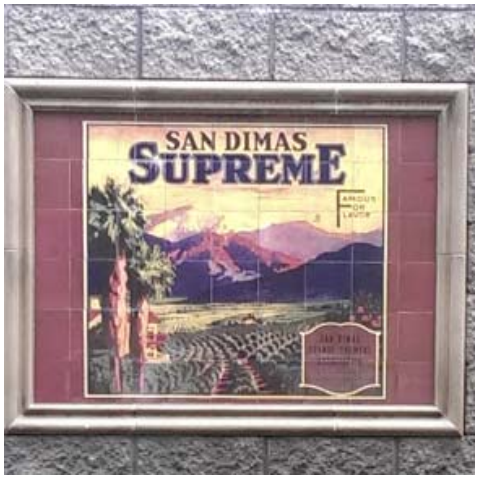
Example 1

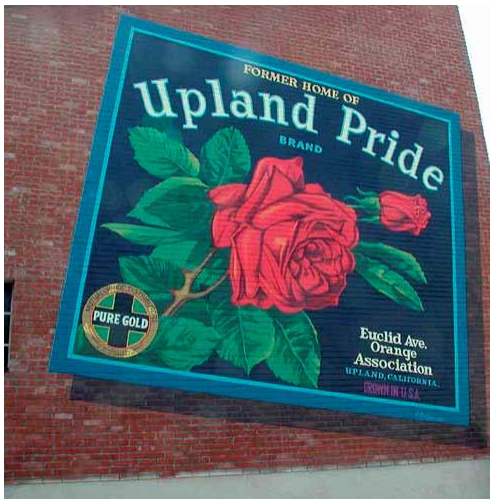
Type of Project: Mural

Description: These are examples of street walls decorated with faux painted advertising mural. This particular project is located within the Victoria Gardens shopping center in Rancho Cucamonga, CA.

Example 1

Type of Project: Mural/Artwork

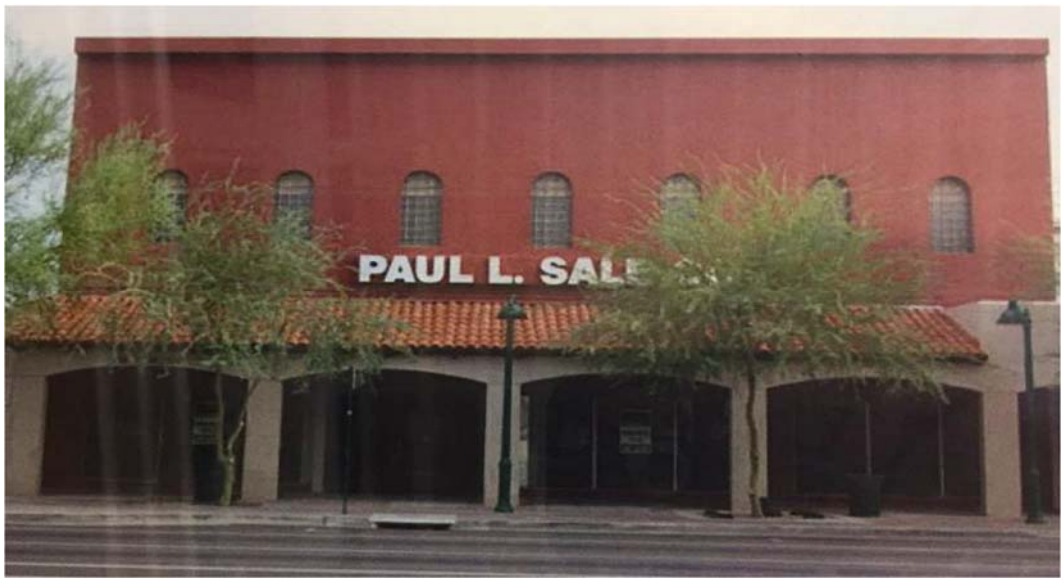




Example 2

Type of Project: Historic Building Restoration
Description: This is an example of a historic building restoration project located in the downtown area of Mesa, Arizona.

Before:



After:

Example 3

Type of Project: General Façade improvements

Description: This is an example of property improvement project that included new paint, cornice, siding, windows, doors, awning, detailing and other signage.

Before:

After:

SECTION VI – ADDITIONAL REQUIREMENTS

A. City of Placentia Business License

Applicants must have a current City of Placentia Business License to be eligible to apply for funding. To apply for a Business License or obtain more information, you may visit the Business License Division service counter in City Hall, Monday through Thursday from 7:30 a.m. to 6:00 p.m.

B. Fire and Flood Insurance Requirements

Applicants are obligated to carry sufficient fire insurance coverage on the subject property to be rehabilitated under the provisions of this Program. Prior to any grant assistance, minimum fire insurance coverage shall be provided in an amount which is equivalent to the value of the subject building or structure including the proposed rehabilitation improvements. Uninsured applicants must obtain coverage in the required amount prior to receiving grant assistance. Applicants in a "Flood Hazard Area" will be required to purchase flood hazard insurance.

C. Substitution of Contractor

In the event that the selected contractor shall fail or refuse to complete the work, in a professional and workman-like manner, as set forth in the Rehabilitation Construction Contract, including its General Conditions and Standard Specifications, or fails to use due diligence in performing the required work, the applicant may terminate the Rehabilitation Construction Contract, upon providing a written notice to the City and Contractor. The City shall assist the applicant in completing the necessary termination document(s) as needed. No further rehabilitation is to commence until an agreement releasing the original contractor from his/her contractual obligations is on file with the City, and a new contract is signed between the substitute contractor and the property owner(s).

D. Non-commencement by Original Contractor

The applicant shall notify the City in writing that the original selected contractor has failed to perform the rehabilitation work and the reason(s) why a substitute contractor has been requested. The applicant(s) shall obtain additional bids from contractors willing to perform the rehabilitation work. A new Rehabilitation Construction Contract, Notice to Proceed, and Waiver and Hold Harmless Agreement shall be prepared by the City and appropriately signed.

The City shall inspect the job site and compile a list of incomplete or unacceptable items to determine the extent of work to be completed by the substitute contractor.

A meeting shall be held between the City, the applicant(s) and the original contractor to establish an amount and method of payment for any work which has been completed in accordance with the agreement. Funds withheld from the original contractor shall be identified. Lien releases and invoices from the original contractor and subcontractor(s) shall be provided. The City shall prepare a revised work write-up, based upon the inspection findings, which shall contain only those items necessary to complete the job. The applicant(s) shall obtain bids from contractors willing to perform such work, and to the extent possible, ensure that the new contract does not exceed available grant funding. A new Rehabilitation Agreement and Notice to Proceed shall be prepared by the City and appropriately signed.

E. Maintenance Requirements

By accepting grant funds, the applicant(s) commits to properly maintain all improvements and to keep storefronts/the front exterior, as well as sides and back of buildings, clean and free of graffiti for a minimum of ten (10) years at the property/business owner(s)'s expense. Any damage to the façade is to be repaired immediately by the applicant so that the building remains in good condition and positively contributes to the business area. On an ongoing basis, the applicant is required to touch-up painted areas and perform any other repairs needed to maintain building appearance including the annual cleaning of awnings (if applicable) at the property/business owner(s)'s expense.

SECTION VII – AMENDMENTS

Amendments to these guidelines may be made from time to time by the City. Vested authority shall be granted to the City Administrator or his/her designee to grant a minor waiver or make minor amendments to these guidelines, with the exception of Federal regulations. All major amendments to these guidelines shall be approved by the City Council.

Appendix A

Old Town Façade Improvement Program Application

CITY OF PLACENTIA
OLD TOWN FAÇADE IMPROVEMENT PROGRAM
APPLICATION

CHECKLIST

Complete this checklist to ensure all required documents are included. Incomplete applications will not be considered.

☐	**Complete Old Town Façade Improvement Application**
☐	**Organizational Documentation.** (Articles of Incorporation, LLC Operating Agreement, etc.)
☐	**Personal Background Exhibits**
☐	**Owner's Signature on Application** - Required if Applicant is not the owner of the property.
☐	**List of All Tenants and Businesses in the Building.**
☐	**Copy of Applicant's City Business License.** ☐ Check here if not applicable.
☐	**Statement of Project Description.** A written statement of what the façade project will involve. Provide as much detail as possible, including what you are changing or replacing, type of new materials to be used, color, location on façade, etc.
☐	**Photographs of Existing Façade**. Submit several photos of your building in its current condition. If necessary, also take several photos of buildings in the area to demonstrate that your proposed improvements will maintain the character of the area. Be sure to label each photo and indicate the improvements you are proposing to make in each. Photos must be submitted electronically in JPEG format.
☐	**Drawings of Proposed Façade Improvements.** Include a concept drawing of what the site will look like after work is completed. For larger projects involving a major scope of work, include copies of your renovation plan containing elevations and site plans. For smaller projects, a simple sketch may be appropriate at the City's sole discretion. In addition to a conceptual drawing, include product sample sheets of design elements such as windows, doors, lighting, canopies, etc. showing colors, size, type of material, etc.
☐	**Detailed Cost Estimates Bids for Proposed Improvements.** You must submit a minimum of two cost estimates from qualified contractors. Estimates should include all details of the approved scope of work.
☐	**Other:**

Return all completed applications with all required attachments to:

City of Placentia
Administration Department
401 East Chapman Avenue
Placentia, CA 92870

PROJECT INFORMATION

Applicant Information
Name:
Phone:
Building Address for the Program:
Email:
Federal Tax ID#:

Property Owner Information

Name:		Years Owned:
Address:		Phone:
City:	State:	Zip:
Email:		
Type of Ownership:		
Property Owner's Signature - Improvements Approved: _____		

Business Owner Information

Name of Business:		Project Owner's Name:
Address:		Phone:
City:	State:	Zip:
Email:		
Type of Business:		
Business Owner's Signature - Improvements Approved: _____		

Contractor Information

Name of Business:		Contractor's Representative Name:
Address:		Phone:
City:	State:	Zip:
Email:		
Type of Business:		
Tax ID#:		
California State Contractor's License#:		
City of Placentia Business License#:		
Contractor's Signature - Improvements Approved: _____		

Statement of Project Description:

Please describe the scope of the proposed improvements below (include a summary of the building's current condition, areas to be improved and how, as well as any proposed materials or colors). You may attach additional sheets if necessary or use a separate page to provide a written statement.

_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____

Scope of Work:

You may attach additional sheets if necessary or use a separate page to complete the items below.

Proposed Improvement Budget

Item Description

_____ Cost: $_____

_____ Cost: $_____

_____ Cost: $_____

_____ Cost: $_____

_____ Cost: $_____

_____ Cost: $_____

_____ Cost: $_____

_____ Cost: $_____

_____ Cost: $_____

_____ Cost: $_____

_____ Cost: $_____

_____ Cost: $_____

_____ Cost: $_____

_____ Cost: $_____

_____ Cost: $_____

Grand Total Amount: $_____

Requested Façade Improvement Program Grant Amount: $_____

Project Timeline

DEMOGRAPHIC INFORMATION

The following information is ***required*** by the City of Placentia, a recipient of funds from the U.S. Department of Housing and Urban Development (HUD) for statistical purposes only (Section 570.506 (g) (2) of 24 CFR). The City of Placentia is ***required*** to submit Grantee Performance Reports for statistical information purposes to HUD. For your protection, the law provides that a lender may not discriminate on the basis of this information. Failure to provide this information, however, will result in the City of Placentia **not** funding your grant.

- The applicant and co-applicant are each to mark one box only.
- If you are of a single race, you will only check a box in Row A.
- If you are of multiple races, you will only check a box in Row B.
- If you are of Hispanic/Latina Ethnicity, you will only check a box in Row C.

Demographic Information for Grantee Performance Report			**Applicant**	**Co-Applicant**
A	**Single Race Category**	American Indian or Alaska Native	☐	☐
		Asian	☐	☐
		Black or African American	☐	☐
		Native Hawaiian or Pacific Islander	☐	☐
		White	☐	☐
B	**Multiple Race Combination**	American Indian/Alaska Native & White	☐	☐
		Asian & White	☐	☐
		Black or African American & White	☐	☐
		American Indian/Alaska Native & Black or African American	☐	☐
		Balance or Other	☐	☐
C	**Hispanic/Latino Ethnicity**	Mexican/Chicano	☐	☐
		Puerto Rican	☐	☐
		Cuban	☐	☐
		Other Hispanic/Latino	☐	☐

GENERAL CONDITIONS

- The applicant is solely responsible for all safety conditions and compliance with all municipal, county, state, and federal safety regulations, building codes, ordinances, labor and wage laws, and other applicable regulations.

- Work completed prior to final grant approval is not eligible for funding. The applicant will not seek to hold the City of Placentia and/or its agents, employees, officers, and/or directors liable for any property damage, personal injury, or other loss relating in any way to the Old Town Façade Improvement Program.

- The applicant agrees to maintain the property and improvements for a minimum of ten (10) years.

- The applicant authorizes the City of Placentia to promote an approved project, including but not limited to displaying a sign at the site, during and after construction, and using photographs and descriptions of the project in City of Placentia materials and press releases.

- The applicant understands the City of Placentia reserves the right to make changes in conditions of the Old Town Façade Grant Program as warranted.

- All agreements must include attachment of HUD Form #4010: "Federal Labor Standards Provisions", which can be obtained from Administration Staff, as well as the applicable prevailing wage rates for the project.

- If at any time you wish to withdraw your application, you must notify the City of Placentia Administration Department in writing at 401 East Chapman Avenue, Placentia, CA 92870, as soon as possible.

APPLICATION CERTIFICATION

Please read the statements below and certify that you understand:

☐ I/we certify that the building owner is the owner of the property.

☐ I/we certify that there are no current code enforcement actions pending against this property*.

☐ I/we have attached a copy of all current leases from the building to be rehabilitated.

☐ I/we have attached relevant photos of the building façade(s) to be included in this program.

☐ I/we have reviewed the program overview and guidelines, have familiarity with responsibilities of each party and understand that:

- The Old Town Façade Improvement is paid to the contractor as reimbursement of paid invoices.
- All services to be performed by contractors shall be the subject of agreement between applicant and contractor(s).
- The Agency shall not assume any liability for such agreements, except as specifically authorized by the program.

☐ I/we have read and understand the City of Placentia program guidelines, accept the qualifications and conditions and through signature(s) below, certify that I/we are qualified and will abide by such conditions set forth in this application and all reasonable conditions which may be issued by the City of Placentia in the implementation of this program. I understand that this is a voluntary program, under which the City of Placentia has the right to approve or deny any project or proposal or portions thereof.

Applicant(s) Signature _____ Date _____

Property Owner's Signature _____ Date _____
(if separate from applicant)

Appendix B
Scoring Criteria

Old Town Façade Improvement Program
Scoring Criteria

Applications to the Old Town Façade Improvement Program will be evaluated by the Façade Improvement Program Committee using this scoring system. The Committee will consist of two (2) members of the City Council Housing, Community and Economic Development Committee, City Administrator, Director of Development Services, Deputy Director of Administrative Services, and Senior Management Analyst - Economic Development. In addition to the Scoring Criteria, applicants must meet all other program requirements outlined in the Façade Improvement Guidelines to be considered for funding. Based on funding availability, the applicant(s) with the highest combined scores from Façade Improvement Program Committee will be awarded. A score of 4 is the highest for each category and a score of 1 is the lowest for each category.

APPLICANT: _____ PHONE NUMBER _____

ADDRESS: _____

RATER NAME: _____ DATE: _____

VISIBILITY: *Certain buildings and businesses are important to downtown's character because of their location, size, and/or architectural details.*	
The building is highly susceptible to graffiti.	1 2 3 4
Key, highly visible elements of the building will be improved.	1 2 3 4
The building is highly visible due to its location (prominent intersection, directly facing Bradford Avenue/Santa Fe Avenue, larger than surrounding properties, etc.).	1 2 3 4
Improvements will significantly impact revitalization efforts downtown.	1 2 3 4
DESIGN: *Some changes may benefit a property's aesthetics significantly.*	
The plan is consistent with Placentia's Old Town Revitalization Plan design guidelines and development standards.	1 2 3 4
Proposed improvements will enhance the aesthetics of the building and surrounding Old Town Placentia.	1 2 3 4
The proposed work complements neighboring property.	1 2 3 4
A professional designer contributed to the plan.	1 2 3 4
Historic characteristics are enhanced and/or restored.	1 2 3 4

SUSTAINABILITY/PERMANENCE: *Some improvements have a greater, lasting value than others and will remain relevant to the property over time. Priority will be given to project with significant permanence.*	
Improvements are more than temporary cosmetic touches. Improvements have lasting value and will enhance the integrity of the property.	1 2 3 4
Project includes a maintenance plan for the improvements.	1 2 3 4
Applicant owns the building and plans to invest in additional projects.	1 2 3 4
COMMUNITY CONTRIBUTIONS: *Businesses that focus on the community as a whole build a better place for people to live, visit, work, and play. Priority will be given to businesses that actively contribute to the community.*	
The property has no current code violations or past violations that have been documented.	1 2 3 4
Applicant keeps area around the business clean and free of debris on a consistent basis.	1 2 3 4
Applicant participates in downtown organizations and events that promote the community.	1 2 3 4
Applicant actively promotes the community and their business.	1 2 3 4
BONUS:	
The project overwhelming positively impacts economic activity in the community.	1 2 3 4

TOTAL _____

COMMENTS:

_____

_____

_____

_____

_____

_____

_____

RATER SIGNATURE: _____

Appendix C

Façade Improvement Program Grant Agreement
(Sample Only)

CITY OF PLACENTIA
Façade Improvement Program Grant Agreement

THIS AGREEMENT, entered into this _____ day of _____, _____, between the City of Placentia, CA (hereinafter referred to as "City") and the following designated OWNER/LESSEE, to witness:

Owner Name: _____

Lessee's Name: _____

Name of Business: _____

Business Tax ID#/Social Security#: _____

Address of Property to be improved: _____

WITNESSETH:

WHEREAS, the City of Placentia has established a Façade Improvement Program for application within the Old Town Placentia District ("District"); and

WHEREAS, said Façade Improvement Program is administered by the City with the advice of the City Council and is funded by the Community Development Block Grant Funds (CDBG) under the U.S. Department of Housing and Urban Development for the purposes of controlling and preventing blight and deterioration within the District; and

WHEREAS, pursuant to the Façade Improvement Program, the City has agreed to participate, subject to its sole discretion in reimbursing owners/lessees/contractor for eligible exterior improvements to commercial establishments within the District up to 50% of the cost with a grant amount determined by funding availability and existing conditions of the properties or areas that historically have been targeted for graffiti and/or are prone to blight; and

WHEREAS, the Owner/Lessee's property is located within the District, and the Owner/Lessee desires to participate in the Façade Improvement Program pursuant to the terms and provisions of this Agreement.

NOW THEREFORE, in consideration of the mutual covenants and agreements obtained herein, the City and the Owner/Lessee's do hereby agree as follows:

SECTION 1

With respect to the façade improvements to the structural elevation fronting a public roadway and related improvements, the City shall reimburse the CONTRACTOR up to 50% of

the cost with a grant amount determined by funding availability and existing conditions of the properties or areas that historically have been targeted for graffiti and/or are prone to blight.

The actual total reimbursement amounts per this Agreement shall not exceed up to 50% of the cost with a grant amount determined by funding availability and existing conditions of the properties or areas that historically have been targeted for graffiti and/or are prone to blight for façade improvements. The improvement costs, which are eligible for City reimbursement, include all labor, materials, equipment, and other contract items necessary for the proper execution of the work as shown on the plans, design drawings, specifications, and estimates approved by the City. Such plans, design drawings, specifications, and estimates are attached hereto as EXHIBIT A.

SECTION 2

No improvement work shall be undertaken until its design has been submitted to and approved by the City. Following approval, the OWNER/LESSEE shall contract for the work and shall commence and complete all such work within one hundred eighty days (180) from the date of such approval. The OWNER/LESSEE may request a ninety-day (90) extension provided there is a demonstrated hardship.

SECTION 3

The City shall periodically review the progress of the contractor's work on the façade improvements pursuant to the Agreement. Such inspections shall not replace any required permit inspection by the Building Inspectors. All work which is not in conformance with the approved plans, design drawings, and specifications shall be immediately remedied by the OWNER/LESSEE and deficient or improper work shall be replaced and made to comply with the approved plans, design drawings, and specifications and the terms of this Agreement.

SECTION 4

Upon completion of the improvements and upon their final inspection and approval by the City, the OWNER/LESSEE shall submit to the City a properly executed and notarized contractor statement showing the full cost of the work as well as each separate component amount due to the contractor and each and every subcontractor involved in furnishing labor, materials, or equipment necessary to complete the façade improvement related work. In addition, the OWNER/LESSEE shall submit to the City proof of payment of the contract cost pursuant to the contractor's statement and final lien waivers from all contractors and subcontractors. The OWNER/LESSEE shall also submit to the City a copy of the architect's statement of fees for professional services for preparation of plans and specifications for the façade improvements. The City shall, within forty-five (45) days of receipt of the contractor's statement, proof of payment, and lien waivers, and the architect's statement, issue a check to the contractor as reimbursement in the total grant amount stated in SECTION 1 of this Agreement.

SECTION 5

If the OWNER/LESSEE or the OWNER/LESSEE'S CONTRACTOR fails to complete the improvement work provided for herein in conformity with the approved plans, design drawings, and specifications and the terms of this Agreement, then upon written notice being given by the City to the OWNER/LESSEE, by certified mail to the address listed above, this

Agreement shall terminate and the financial obligation on the part of the City shall cease and become null and void.

SECTION 6

This Agreement shall be binding upon the City and upon the OWNER/LESSEE and its successors, to said property for a period of ten (10) years from and after the date of completion and approval of the façade improvements provided herein unless otherwise agreed upon by the parties in writing. It shall be the responsibility of the OWNER/LESSEE to inform subsequent OWNER(S)/LESSEE(S) of the provisions of this Agreement.

SECTION 7

The OWNER/LESSEE agrees to maintain the Improvements at his/her sole expense for a period of ten (10) years unless otherwise agreed upon by the parties in writing. In the event that the OWNER/LESSEE fails to maintain the Improvements, the City may issue a thirty-day written notice to the OWNER/LESSEE to correct any maintenance deficiencies. If the OWNER/LESSEE fails to correct the stated deficiencies within 30 days of the notice, the City may cause any maintenance or repair work to be performed at the OWNER's expense.

SECTION 8

In the event that the OWNER sells or conveys the property prior to the termination date of the Façade Improvement Grant Agreement, the OWNER/LESSEE shall declare the existing encumbrance to buyer and buyer must assume the remaining obligation and terms of the original Façade Improvement Grant Agreement. If the OWNER fails to obtain such agreement, the OWNER/LESSEE must repay the Reimbursement Amount to the City as follows:

a. If the OWNER sells or conveys the property within ten (10) years of execution of this Agreement, 100% of the Reimbursement Amount will become due to the City immediately upon sale or conveyance of the Property**.**

After ten (10) years of successful maintenance of all façade improvements, the OWNER/LESSEE will be relieved of all financial obligations to the City.

SECTION 9

The OWNER/LESSEE agrees to comply with all the requirements now in force, or which may hereafter be in force, of all municipal, county, state and federal laws, pertaining to the development and use of the Property and construction of the façade improvements, as well as operations conducted on the Property. The OWNER/LESSEE agrees that the City shall not be liable for, and covenants and agrees to protect, defend, indemnify, and hold free and harmless the City and its officers, officials, employees, agents, and volunteers, at the OWNER/LESSEE'S sole expense, from and against any and all losses, claims, damages, liabilities, demands, suits, expenses, or other legal proceedings of every conceivable kind, character and nature whatsoever arising out of, resulting from noncompliance with all municipal, county, state and federal laws. The OWNER/LESSEE will require any CONTRACTOR to comply with the above cited Local, State and Federal Laws, and will incorporate these laws in any written agreement between the OWNER/LESSEE and a CONTRACTOR.

SECTION 10

No member, official, agent, legal counsel or employee of the City shall be personally liable to the Participant, 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 OWNER/LESSEE or successor or on any obligation under the terms of this Agreement.

SECTION 11

The OWNER/LESSEE releases the City from, and covenants and agrees that the City shall not be liable for, and covenants and agrees to protect, defend, indemnify and hold free and harmless the City and its officers, officials, employees, agents, and volunteers, at the OWNER/LESSEE'S sole expense, from and against any and all losses, claims, damages, liabilities, expenses, or other legal proceedings of every conceivable kind, character and nature whatsoever arising out of, resulting from or in any way connected with directly or indirectly with the façade improvement(s). The OWNER/LESSEE further covenants and agrees to pay for or reimburse the City and its officers, officials, employees, agents, and volunteers for any and all costs, reasonable attorney's fees, liabilities, or expenses incurred in connection with investigating, defending against or otherwise in connection with any such losses, claims, damages, liabilities, or causes of action. The City shall have the right to select legal counsel and to approve any settlement in connection with such losses, claims, damages, liabilities, or causes of action. The provisions of this section shall survive the completion of said façade improvement(s).

SECTION 12

Nothing herein is intended to limit, restrict, or prohibit the OWNER/LESSEE from undertaking any other work in or about the subject premises, which is unrelated to the façade improvement provided for in this Agreement.

IN WITNESS THEREOF, the parties hereto have executed this Agreement on the date first appearing above.

PROPERTY OWNER	CITY OF PLACENTIA
_____	_____
Name	City Administrator
_____	_____
Signature	Signature
BUSINESS OWNER	CONTRACTOR [1]
_____	_____
Name	Name

[1] Contractor's signature is an acknowledgement by Contractor of its understanding and acceptance of the terms of payment under this agreement between the City and the OWNER/LESSEE.

_____	_____
Signature	Signature
	Tax ID#:_____
	Contractors State License#: _____

Placentia City Council
AGENDA REPORT

TO: CITY COUNCIL

VIA: CITY ADMINISTRATOR

FROM: INFORMATION TECHNOLOGY MANAGER

DATE: MARCH 19, 2024

SUBJECT: **RENEWAL AND UPGRADE OF MICROSOFT OFFICE 365 LICENSES TO INCLUDE DEVICE MANAGEMENT THROUGH INSIGHT PUBLIC SECTOR**

FISCAL IMPACT: EXPENSE: $ 79,777.03 ANNUALLY FOR THREE YEARS
BUDGETED: $500,000.00(101523-6136) FOR SOFTWARE MAINTENANCE

SUMMARY:

The City uses Microsoft Office 365 (O365) daily for its operations, utilizing products such as Outlook, Word, Excel, PowerPoint, OneDrive and Teams. The current subscription concluded year 3 of 3 in February of 2024 of its Microsoft Office 365 Enterprise Agreement. With the renewal, licenses are also being upgraded from O365 to Microsoft 365 (M365) G1 and G3 licenses.

The cost of the three-year agreement has increased due to the additional features and needs of business services such as Mobile Device Management and Advanced Security, Microsoft's change in license model for software access, and reflection of the increase in additional City full-time staff throughout the past three years. This action will provide the City with Office 365 services and advanced threat protection, advanced reporting, access to Microsoft Entra ID (Azure Active Directory) and Microsoft's Device Management tool, Intune, for the next 3 years.

RECOMMENDATION:

It is recommended that the City Council take the following actions:

1. Approve the agreement to upgrade and renew the Microsoft Enterprise Agreement with Insight Public Sector utilizing the County of Riverside Microsoft Enterprise Master Agreement, for a three-year period, beginning March 1, 2024, through February 27, 2027 in the amount not-to-exceed $239,331.09; and

2. Authorize the City Administrator and/or his designee to execute all necessary documents in a form approved by the City Attorney.

STRATEGIC PLAN STATEMENT:

There is no specific Strategic Plan Goal or Objective associated with this Council action.

1.k.
March 19, 2024

DISCUSSION:

Under the proposed renewal agreement, licenses will be upgraded from O365 to Microsoft 365 (M365) G1 and G3 licenses which includes the above mentioned, with advanced threat protection, reports, access to Microsoft Entra ID (Azure Active Directory) and Microsoft's Device Management tool, Intune.

The cost of the three-year agreement has increased due to the additional features and needs of business services such as Mobile Device Management and Advanced Security, Microsoft's change in license model for software access, and reflection of the increase in additional City full-time staff throughout the past three years.

The City will continue to utilize the current agreement known as the County of Riverside Microsoft Enterprise Master Agreement, which was used to purchase Microsoft products at a reduced rate. Staff has reviewed and selected Insight Public Sector to replace SoftwareOne as the Value-Added Reseller due to better contract pricing and customer service. The City can contract with Insight Public Sector using the County of Riverside Microsoft Enterprise Agreement #PSA-0001526/RIVCO-2020-RFQ-0000048 and benefit from the same terms and conditions. Under the City's Purchasing Policy and Procedures, this allows the City to procure these products without the need to engage in public bidding.

The renewal costs to upgrade and add additional Microsoft licenses from O365 to M365 through Insight Public Sector is a fixed cost of $79,777.03 per year for three years. The total cumulative cost of this three-year Microsoft Enterprise Agreement is $239,331.09.

FISCAL IMPACT:

The City has sufficient funds in the General Fund, Information Technology Software Maintenance account to cover the recommended action.

Prepared by:

Daniel Chang
Information Technology Manager

Reviewed and approved:

Rosanna Ramirez
Deputy City Administrator

Reviewed and approved:

Jennifer Lampman
Finance Director

Reviewed and approved:

Damien R. Arrula
City Administrator

Attachments:

1. County of Riverside Microsoft Agreement PSA-0001526/RIVCO-2020-RFQ-0000048
2. Insight Public Sector Licensing Quote

COUNTY OF RIVERSIDE MICROSOFT LSP AGREEMENT # PSA-0001526/RIVCO-2020-RFQ-0000048

COUNTY OF RIVERSIDE MICROSOFT LSP AGREEMENT # PSA-0001526/RIVCO-2020-RFQ-0000048

Browse products

Insight Public Sector is proud to hold the County of Riverside Microsoft Licensing Solutions Providers (LSP) Agreement Contract # PS A-0001526/RIVCO-2020-RFQ-0000048. Through this contract, Insight is able to offer Microsoft EA, Select Plus, Premier Support, Unified Support Services, and Consulting Services, plus labor rates for Insight-provided services to Local Government clients in the State of C alifornia.

For assistance with pricing, product information or any other questions related to this contract, please contact your dedicated Insight Sales Team. Thanks for choosing Insight!

Contract Information Center	
Contract Title	COUNTY OF RIVERSIDE MICROSOFT LSP AGREEMENT
Contract Number	# PSA-0001526/RIVCO-2020-RFQ-0000048
Start Date	11/01/2019
Current End Date	10/31/2024
Eligible Customers	This contract is open to County of Riverside and Local Government entities in the State of California.
Payment Terms	Net 60 Days
Delivery	3-5 days ARO.

City of Placentia

Quotation: 0324-City of Placentia 1-MSEA-SI
Date: March 7, 2024
Enrollment: New
Contract: PSA-0001526/RIVCO-2020-RFQ-0000048

Subscription Start Date: **3/1/2024**
Subscription End Date: **2/28/2027**

Year One: 12 Months

Part Number	Item Name	Level	Purchase Period	Pool	Product Type	Quantity	Term Price	Extended Price
Enterprise Products								
AAD-34704	M365 G3 Unified FUSL GCC Sub Per User	D	Non-Specific	Servers	Monthly Subscriptions-VolumeLicense	180	$383.01	$ 68,941.80
AAL-45735	M365 G5 GCC Sub Per User	D	Non-Specific	Servers	Monthly Subscriptions-VolumeLicense	1	$606.43	$ 606.43
U4S-00002	O365 G1 GCC Sub Per User	D	Non-Specific	Servers	Monthly Subscriptions-VolumeLicense	60	$98.05	$ 5,883.00
Additional Products								
3GU-00001	Defender O365 P1 GCC Sub Per User	D	Non-Specific	Applications	Monthly Subscriptions-VolumeLicense	120	$18.14	$ 2,176.80
3MS-00001	Exchange Online P1 GCC Sub Per User	D	Non-Specific	Servers	Monthly Subscriptions-VolumeLicense	60	$36.15	$ 2,169.00
						12 Month Total:		$ 79,777.03

Year Two: 12 Months

Enterprise Products								
AAD-34704	M365 G3 Unified FUSL GCC Sub Per User	D	Non-Specific	Servers	Monthly Subscriptions-VolumeLicense	180	$383.01	$ 68,941.80
AAL-45735	M365 G5 GCC Sub Per User	D	Non-Specific	Servers	Monthly Subscriptions-VolumeLicense	1	$606.43	$ 606.43
U4S-00002	O365 G1 GCC Sub Per User	D	Non-Specific	Servers	Monthly Subscriptions-VolumeLicense	60	$98.05	$ 5,883.00
Additional Products								
3GU-00001	Defender O365 P1 GCC Sub Per User	D	Non-Specific	Applications	Monthly Subscriptions-VolumeLicense	120	$18.14	$ 2,176.80
3MS-00001	Exchange Online P1 GCC Sub Per User	D	Non-Specific	Servers	Monthly Subscriptions-VolumeLicense	60	$36.15	$ 2,169.00
						12 Month Total:		$ 79,777.03

Year Three: 12 Months

Enterprise Products								
AAD-34704	M365 G3 Unified FUSL GCC Sub Per User	D	Non-Specific	Servers	Monthly Subscriptions-VolumeLicense	180	$383.01	$ 68,941.80
AAL-45735	M365 G5 GCC Sub Per User	D	Non-Specific	Servers	Monthly Subscriptions-VolumeLicense	1	$606.43	$ 606.43
U4S-00002	O365 G1 GCC Sub Per User	D	Non-Specific	Servers	Monthly Subscriptions-VolumeLicense	60	$98.05	$ 5,883.00
Additional Products								
3GU-00001	Defender O365 P1 GCC Sub Per User	D	Non-Specific	Applications	Monthly Subscriptions-VolumeLicense	120	$18.14	$ 2,176.80
3MS-00001	Exchange Online P1 GCC Sub Per User	D	Non-Specific	Servers	Monthly Subscriptions-VolumeLicense	60	$36.15	$ 2,169.00
						12 Month Total:		$ 79,777.03

36 Month Total: $ 239,331.09

Placentia City Council
AGENDA REPORT

TO: CITY COUNCIL

VIA: CITY ADMINISTRATOR

FROM: DIRECTOR OF COMMUNITY SERVICES

DATE: MARCH 19, 2024

SUBJECT: **AMENDMENT NO. 2 TO PROFESSIONAL SERVICES AGREEMENT WITH PEOPLE ASSISTING THE HOMELESS (PATH) FOR THE OPERATION OF FOUR MONTHS OF THE YEAR-ROUND NAVIGATION CENTER/EMERGENCY SHELTER LOCATED AT 731 S. MELROSE STREET**

FISCAL IMPACT: EXPENSE: $916,495 PLACENTIA REGIONAL NAVIGATION CENTER FUND
REVENUE: $916,495 NORTH SERVICE PLANNING AREA CITIES MOU

SUMMARY:

The North Orange County Service Planning Area ("North SPA") received Homeless Emergency Aid Program (HEAP) funding to open Navigation Centers in the Cities of Placentia and Buena Park. The North SPA is comprised of the Cities of Anaheim, Brea, Buena Park, Cypress, Fullerton, La Habra, La Palma, Los Alamitos, Orange, Placentia, Villa Park, Stanton, and Yorba Linda. The Placentia Navigation Center ("Center") is located at 731. S. Melrose Street. The Center is one of the two (2) facilities serving the North SPA. The Center along with the other North SPA site in Buena Park, addresses a comprehensive regional solution in North Orange County to provide supportive services to individuals experiencing homelessness.

The City of Placentia has released a formal Request for Proposals (RFP) for the selection of the Center Operator on February 5, 2024. As the RFP is still open, the City has determined that the current provider experienced in providing homeless services would be the most effective approach for the management of the daily operations of the Center for the duration of the RFP process.

Both parties have agreed to a limited four (4) month extension for up to six (6) months to streamline the transitionary period between the PATH departure and the hiring of a new service provider. The compensation paid for the four (4) month extension is a total cost not to exceed of $916,745. Should it be necessary to extend, the cost for the additional two (2) month extension would total an amount not to exceed $ 458,255.

RECOMMENDATION:

It is recommended that the City Council consider the following actions based upon staff's recommendation:

1. Approve Amendment No. 2 to the Professional Services Agreement with People Assisting the Homeless (PATH) for the operation and management services of the Placentia Navigation Center for an additional four (4) month term ending on July 31, 2024, in the amount not to exceed of $916,495; and

2. Authorize the City Administrator to approve eligible contract term extensions for two (2) month extensions up to six (6) months in an amount not to exceed $458,255, based upon contractor performance and at the discretion of the City; and

3. Adopt Resolution No. R- 2024-19, A Resolution of the City Council of the City of Placentia, California authorizing a budget amendment in Fiscal Year 2023-24 in compliance with City Charter of the City of Placentia §§1206 and 1209 pertaining to appropriations for actual expenditures; and

4. Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

DISCUSSION:

PATH made the decision to not exercise the option for the two (2) year extension, therefore the City released a Request for Proposals (RFP) on February 5, 2024. The City determined that the current provider experienced in providing homeless services would be the most effective approach for the management of the daily operations of the Center for the duration of the RFP process.

PATH provided the City with an extension option to continue services throughout the transitory period. The extension option is for four (4) months, with the option to go month to month for up to a total of six (6) months. This includes a one-month transitory period where PATH and the new provider selected through the RFP process will work collaboratively to transition services of the Navigation Center.

The cost of the PATH extension contract will be split between the 12 North SPA cities based upon the formula from the N-SPA MOU.

The table below depicts the current four (4) and six (6) month costs compared to the proposed four (4) and six (6) month cost with the percentage per the MOU.

City	City Program Cost Share Percentage per MOU	PATH - Current 6 Month Budget	PATH – 6-Month Budget	PATH- Current 4-month Budget	PATH - 4 Month Budget
Brea	5.92%	48,781	81,385	32,520	54,257
Buena Park	3.41%	28,098	46,879	18,732	31,252
Cypress	6.08%				

Cypress	6.08%	50,099	83,585	33,399	55,723
Fullerton	30.07%	247,776	413,387	165,184	275,590
La Habra	9.16%	75,478	125,927	50,319	83,951
La Palma	2.28%	18,787	31,344	12,525	20,896
Los Alamitos	1.95%	16,068	26,808	10,712	17,872
Orange	24.54%	202,209	337,364	134,806	224,908
Placentia	1.55%	12,772	21,309	8,515	14,206
Stanton	7.55%	62,212	103,794	41,475	69,195
Yorba Linda	6.91%	56,938	94,995	37,959	63,330
Villa Park	0.58%	4,779	7,974	3,186	5,316
Total	**100.00%**	**$823,998**	**$1,374,750**	**$549,332**	**$916,495**

FISCAL IMPACT:

As part of the North SPA Cities' MOU, they are responsible for the ongoing operational costs related to the Center. On April 2, 2019, the City Council approved a Memorandum of Understanding (MOU) for the North SPA to establish a multi-jurisdictional approach for the operation of "Navigation Centers." The compensation paid for the four (4) month extension is a total cost not to exceed of $916,745. Should it be necessary to extend, the cost for the additional two (2) month extension would total an amount not to exceed $ 458,255.

Prepared by:

Madelinne Villapando
Management Analyst

Reviewed and approved:

Karen Crocker
Director of Community Services

Reviewed and approved:

Jennifer Lampman
Director of Finance

Reviewed and approved:

Damien R. Arrula
City Administrator

Attachment:

1. Amendment No. 2 to the Professional Services Agreement with People Assisting the Homeless (PATH) for the operation of the Placentia Navigation Center
2. Resolution R-2024-19

AMENDMENT NO. 2 TO
PROFESSIONAL SERVICES AGREEMENT
PROVISION OF PROFESSIONAL SERVICES WITH PEOPLE ASSISTING THE HOMELESS (PATH)

This Amendment No. 2 ("Amendment") to Professional Services Agreement is made and entered into effective the 26th day of March, 2024 by and between the CITY OF PLACENTIA, a Charter City and Municipal Corporation ("CITY"), and PEOPLE ASSISTING THE HOMELESS (PATH), a non-profit corporation (hereinafter "CONTRACTOR"). CITY and CONTRACTOR are sometimes hereinafter individually referred to as "Party" and or collectively referred to as the "Parties."

A. Recitals.

(i). CITY and CONTRACTOR entered into a Professional Services Agreement ("Agreement") effective March 25, 2020 through which CONTRACTOR has been providing professional services as more fully explained in the Scope of Services attached to the Agreement as Exhibit "A."

(ii). As authorized in Section 4.1 of the Agreement, the Parties have mutually agreed to amend the Agreement to extend the term an additional four (4) Months until July 31, 2024, with a month to month contract after the four (4) initial months with the potential to extend up to six (6) months until September 30, 2024 and to also increase the compensation paid for a total cost not to exceed of $916,495 for the period of April 1, 2024 through July 31, 2024. If the contract is extended two additional months the compensation paid would total an amount not to exceed of $458,255 for the period of August 1, 2024 – September 30, 2024.

(iii). All legal prerequisites to the making of this Amendment have occurred.

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth herein, the Parties agree as follows:

B. Amendment to Agreement.

1. Section 2, Paragraph 1 of the Agreement is hereby amended to read as follows:

2.1 Compensation.
During the period of April 1, 2024 through July 31, 2024, Contractor's total compensation shall not exceed Nine Hundred and Sixteen Thousand, Four Hundred and Nintey Five and 00/100 Dollars ($916,495.00) per year. This compensation shall remain firm for the duration of the current contract term.

If an extension is done, for the period of August 1, 2024 through September 30, 2024, Contractor's total compensation for that period shall not exceed Four Hundred and Fifty Eight Thousand, Two Hundred and Fifty Five and 00/100 Dollars ($458,255).

The actual amount of compensation paid shall be based on actual costs as documented in monthly invoices.

2. Section 4, Paragraph 1 of the Agreement is hereby amended to read as follows:

4.1. Term.
The term of this Agreement originally commenced on March 25, 2020. The parties subsequently agreed to exercise an option to extend the Agreement for 2 additional years, with a new term ending March 25, 2024, as authorized in the Agreement.

The adoption of this amendment shall extend the term of the agreement for a period of four (4) months until July 31, 2024. At the election of the City the agreement may be extended up to 2 months ending on September 30, 2024.

3. Except as specifically modified herein, all of the terms, conditions and provisions of the Agreement shall remain in full force and effect.

4. The Agreement, together with Amendment No.1, this Amendment No. 2 and all Exhibits attached thereto, constitutes the entire Agreement between the Parties and supersedes all prior negotiations, arrangements, representations, and understandings, if any, made by or between the Parties with respect to the subject matter hereof. No amendment or other modification of the Agreement, as modified by this Amendment No. 2 shall be binding unless executed in writing by both Parties hereto, or their respective successors, assigns, or grantees.

5. Each of the undersigned represents and warrants that he or she is duly authorized to execute and deliver this Amendment No. 2 and that such execution is binding upon the entity for which he or she is executing this document.

IN WITNESS WHEREOF, the Parties have caused Amendment No.2 to the Consulting Services Agreement are to be executed as of the day and year first above written.

CONSULTANT

By: _____
Tescia Uribe
Chief Program Officer

CITY OF PLACENTIA

By: _____
Damian R. Arrula
City Administrator

ATTEST:

By: _____
Robert S. McKinnell, City Clerk

APPROVED AS TO FORM:

By: _____
Christian L. Bettenhausen, City Attorney

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 12/27/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Arthur J. Gallagher Risk Management Services, LLC
500 N Brand Boulevard, Suite 100
Glendale CA 91203

License#: 0D69293

CONTACT NAME: Michelle Gonzalez
PHONE (A/C, No, Ext): 818-539-8630 **FAX (A/C, No):**
E-MAIL ADDRESS: Michelle_Gonzalez@ajg.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Quality Comp Inc	
INSURER B : Nonprofits' Insurance Alliance of CA	10023
INSURER C : Travelers Casualty and Surety Co of America	31194
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
People Assisting the Homeless (PATH)
340 N. Madison Avenue
Los Angeles, CA 90004

PEOPASS-02

COVERAGES **CERTIFICATE NUMBER:** 1711564113 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	**COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY [ ] PRO-JECT [X] LOC OTHER:	Y		2023-01280	8/1/2023	8/1/2024	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 1,000,000 $ 500,000 $ 20,000 $ 1,000,000 $ 3,000,000 $ 3,000,000 $
B	**AUTOMOBILE LIABILITY** [X] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY	Y		2023-01280	8/1/2023	8/1/2024	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 1,000,000 $ $ $ $
B	[X] **UMBRELLA LIAB** [X] OCCUR **EXCESS LIAB** [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $			2023-01280-UMB	8/1/2023	8/1/2024	EACH OCCURRENCE AGGREGATE $	$ 4,000,000 $ 4,000,000 $
A	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] N / A **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	Y	0150451112	1/1/2024	1/1/2025	[X] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
C C B	Cyber Liability Crime Professional Liability			107150444 107150444 2023-01280	8/1/2023 8/1/2023 8/1/2023	8/1/2024 8/1/2024 8/1/2024	Aggregate: Limit: Limit: $1,000,000	$2,000,000 See below Agg.: $3,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Policy Name- Crime
Policy #- 107150444
Policy Term- 8/1/2023 to 8/1/2024
Carrier- Travelers Casualty and Surety Co of America.
Employee Theft- Limit: $2,000,000; Deductible: $15,000
ERISA- Limit: $2,000,000
Forgery or alteration- Limit: $2,000,000; Deductible: $15,000
Theft of money and securities- Limit: $2,000,000; Deductible: $15,000
See Attached...

CERTIFICATE HOLDER

City of Placentia
401 E. Chapman
Placentia, CA 92870

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Melissa Cuny

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AGENCY CUSTOMER ID: PEOPASS-02

LOC #:

ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
Arthur J. Gallagher Risk Management Services, LLC	People Assisting the Homeless (PATH) 340 N. Madison Avenue Los Angeles, CA 90004
POLICY NUMBER	
CARRIER / NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 **FORM TITLE:** CERTIFICATE OF LIABILITY INSURANCE

Money and securities- Limit: $2,000,000; Deductible: $15,000
Computer fraud- Limit: $2,000,000; Deductible: $15,000
Funds transfer fraud- Limit: $2,000,000; Deductible: $15,000
Money orders and counterfeit paper currency- Limit: $2,000,000; Deductible: $15,000
Employee Theft of Client's Property- Limit: $2,000,000; Deductible: $15,000

Policy Name- D&O/EPL
Policy #- 2023-01280-DO-NPO
Policy Term- 8/1/2023 to 8/1/2024
Carrier- Nonprofits' Insurance Alliance of CA.
Limit: $1,000,000; Aggregate: $2,000,000; Retention: $50,000

Policy Name- Improper Sexual Conduct and Physical Abuse Liability
Policy #- 2023-01280
Policy Term- 8/1/2023 to 8/1/2024
Carrier- Nonprofits' Insurance Alliance of CA.
Limit: $1,000,000; Aggregate: $3,000,000

Abuse Limits combined with a $1,000,000 umbrella limit (2023-01280-UMB) provides a Per claim $2,000,000 / Aggregate $4,000,000

RE: Grant# 800 Certificate holder is named additional on General Liability and Auto Liability insured with respect to the operations of the named insured. The insurance provided in the Commercial General Liability policies are primary and any other insurance shall be excess only and not contributing. Waiver of Subrogation on Worker Compensation applies in favor of certificate holder.

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RPS MONUMENT

QUALITY COMP

RE: Quality Comp, Inc.—Self-Insured Workers' Compensation Group

To Whom It May Concern:

As proof of workers' compensation coverage, I would like to provide you with the attached Certificate of Consent to Self-Insure issued to Quality Comp, Inc. by the California Department of Industrial Relations, Office of Self-Insurance Plans. This Certificate carries an effective date of December 1, 2004 and does not have an expiration date. The Quality Comp, Inc. program has excess insurance coverage with Safety National Casualty Corporation. Safety National is a fully licensed and admitted writer of Excess Workers' Compensation Insurance in the State of California (NAIC #15105). The company is rated "A++ Superior" Category "XV" by A.M. Best & Company.

Specific Excess Insurance

Excess Workers' Compensation: Statutory per occurrence excess of $500,000
Employers Liability: $1,000,000 Limit

Term of Coverage

Effective Date: January 1, 2024
Expiration: January 1, 2025

Please contact me if you have any questions or require additional information. Thank you.

Sincerely,

Jacqueline Harris

Jacqueline Harris
Director of Underwriting
RPS Monument

7 Great Valley Parkway | Suite 290
Malvern, PA 19355 | **T** 610.647.4466 | **F** 610.647.0662 | www.RPSins.com

STATE OF CALIFORNIA
DEPARTMENT OF INDUSTRIAL RELATIONS
OFFICE OF THE DIRECTOR

NUMBER 4515

CERTIFICATE OF CONSENT TO SELF-INSURE

THIS IS TO CERTIFY, That Quality Comp, Inc. (a CA corporation)
has complied with the requirements of the Director of Industrial Relations under the provisions of Sections 3700 to 3705, inclusive, of the Labor Code of the State of California and is hereby granted this Certificate of Consent to Self-Insure.

This certificate may be revoked at any time for good cause shown.*

EFFECTIVE:

THE 1st DAY OF December 2004

MARK T. JOHNSON MANAGER

DEPARTMENT OF INDUSTRIAL RELATIONS
OF THE STATE OF CALIFORNIA

JOHN M. REA DIRECTOR

*Revocation of Certificate.—"A certificate of consent to self-insure may be revoked by the Director of Industrial Relations at any time for good cause after a hearing. Such cause includes, among other things, the impairment of the solvency of such employer, the inability of the employer to fulfill his obligations, or the practice by such employer or his agent in charge of the administration of obligations under this division of any of the following: *(a)* Habitually and as a matter of practice and custom inducing claimants for compensation to accept less than the compensation due or making it necessary for them to resort to proceedings against the employer to secure the compensation due; *(b)* Discharging his compensation obligations in a dishonest manner; *(c)* Discharging his compensation obligations in such a manner as to cause injury to the public or those dealing with him." (Section 3702 of Labor Code.) The Certificate may be revoked for noncompliance with Title 8, California Administrative Code, Group 2—Administration of Self-Insurance.

STATE OF CALIFORNIA
Gavin Newsom, Governor

DEPARTMENT OF INDUSTRIAL RELATIONS
OFFICE OF SELF-INSURANCE PLANS
11050 Olson Drive, Suite 230
Rancho Cordova,CA 95670
Phone No. (916) 464-7000
FAX (916) 464-7007

CERTIFICATION OF SELF-INSURANCE OF WORKERS' COMPENSATION

TO WHOM IT MAY CONCERN:

This certifies that Certificate of Consent to Self-Insure No. **4515** was issued by the Director of Industrial Relations to:

Quality Comp, Inc.

under the provisions of Section 3700, Labor Code of California with an effective date of **December 1, 2004.** The certificate is currently in full force and effective.

Dated at Sacramento, California
This day the 13th of December 2023

Lyn Asio Booz, Chief

ORIG: Jackie Harris
Director Of Underwriting
Risk Placement Services | Rps Monument
7 Great Valley Parkway
Malvern, Pa 19355

NUMBER : **4515 - 0044**

STATE OF CALIFORNIA
DEPARTMENT OF INDUSTRIAL RELATIONS
OFFICE OF THE DIRECTOR

CERTIFICATE OF CONSENT TO SELF-INSURE

THIS IS TO CERTIFY, That

PATH

(Name of Affiliate)

STATE OF INCORPORATION **CA**

Quality Comp, Inc.

(Master CertificateHolder)

STATE OF INCORPORATION **CA**

has complied with the requirements of the Director of Industrial Relations under the provisions of Sections 3700 to 3705, inclusive, of the Labor Code of the State of California and is hereby granted this Certificate of Consent to Self-Insure, holder of Master Certificate No, 4515.

This certificate may be revoked at any time for good cause shown.*

EFFECTIVE DATE : **November 1, 2012**

DEPARTMENT OF INDUSTRIAL RELATIONS
OF THE STATE OF CALIFORNIA

Jon Wroten, Chief

Christine Baker, Director

*Revocation of Certificate.--"A certificate of consent to self-insure may be revoked by the Director of Industrial Relations at any time for good cause after a hearing. Good cause includes, among other things, the impairment of solvency of such employer, the inability of the employer to fulfill his obligations, or the practice of such employer or his agent in charge of the administration of obligations, under the this division of any of the following: (a) Habitually and as a matter of practice and custom inducing claimants for compensation to accept less than the compensation due or making it necessary for them to resort to proceedings against the employer to secure the compensation due; (b) Discharging his compensation obligations in a dishonest manner; (c) Discharging his compensation obligations in such a manner as to cause injury to the public or those dealing with him."(Section 3702 of Labor Code.) The Certificate may be revoked for non compliance with Title 8, California Administrative Code, Group 2 -- Administration of Self Insurance

RPS MONUMENT

QUALITY COMP

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS

Quality Comp, Inc. is a Group Self-Insurance Program authorized by the Office of Self-Insurance Plans to provide workers' compensation to approved members. The Board of Directors of Quality Comp, Inc. has authorized the Program Administrator to waive rights of subrogation in certain instances.

This change in coverage, effective 12:01 AM January 1, 2024, forms part of the member's coverage in Self-Insurance Group No. 4515.

Issued to PATH

By Quality Comp, Inc.

The Program has the right to recover our payments from anyone liable for an injury covered by this employer. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

The additional premium for this change shall be $2,500

Schedule

Person or Organization
ANY PERSON OR ORGANIZATION FOR WHOM THE NAMED INSURED HAS PROVIDED BY WRITTEN CONTRACT TO FURNISH THIS WAIVER

Job Description
BLANKET WAIVER OF SUBROGATION

Countersigned by Vicki Eberwein
Vicki Eberwein, Program Administrator, Authorized Representative

7 Great Valley Parkway | Suite 290
Malvern, PA 19355 | T 610.647.4466 | F 610.647.0662 |

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location(s) Of Covered Operations
Any person or organization that you are required to add as an additional insured on this policy, under a written contract or agreement currently in effect, or becoming effective during the term of this policy. The additional insured status will not be afforded with respect to liability arising out of or related to your activities as a real estate manager for that person or organization.	All insured premises and operations.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. **Section II – Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or

 © Insurance Services Office, Inc., 2012

2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance**:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or

2. Available under the applicable Limits of Insurance shown in the Declarations; whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

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NONPROFITS INSURANCE ALLIANCE OF CALIFORNIA

A Head for Insurance. A Heart for Nonprofits.

NONPROFITS INSURANCE ALLIANCE OF CALIFORNIA (NIAC)

www.insurancefornonprofits.org

BUSINESS AUTO COVERAGE
ADDITIONAL INSURED/LOSS PAYEE EXTENSION

POLICY NUMBER: **2023-01280-NPO**

Schedule AI

Page 1

NAME OF INSURED: People Assisting the Homeless; PATH Partners

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ADDITIONAL INSUREDS /
LOSS PAYEE

Additional Insured - CA2001/Loss Payee - CA9944

P.O. Box 16805
Saint Louis, MO 63105
As respects vehicle(s): ALL

Additional Insured - NIAC A1
Brookfield Properties
3200 Park Dr Ste 1000
Costa Mesa, CA 92626
As respects vehicle(s): N/A

Additional Insured - NIAC A1
City Of Carson
701 East Carson St.
Carson, CA 90745
As respects vehicle(s): ALL

Additional Insured - NIAC A1
City of Garden Grove, its officers, officials, agents, employees and volunteers
P.O. Box 100085-GV
Duluth, GA 30098
As respects vehicle(s): ALL

Additional Insured - NIAC A1
City of San Diego, the San Diego Housing Commission & the Housing Authority of the City of San Diego, and their employees & agents
1122 Broadway, Ste.300-c/o San Diego Housing Co
San Diego, CA 92101
As respects vehicle(s): ALL

Additional Insured - NIAC A1
City of San Jose - Finance Risk Management
200 E Santa Clara St., 14th Floor Tower
San Jose, CA 95113
As respects vehicle(s): ALL

COUNTERSIGNED: 8/4/2023 BY _____

(AUTHORIZED REPRESENTATIVE)

NONPROFITS INSURANCE ALLIANCE OF CALIFORNIA

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BUSINESS AUTO COVERAGE
ADDITIONAL INSURED/LOSS PAYEE EXTENSION

POLICY NUMBER: **2023-01280-NPO**

NAME OF INSURED: People Assisting the Homeless; PATH Partners

ADDITIONAL INSUREDS / LOSS PAYEE

Additional Insured - NIAC A1
City of San Jose, its officers, employees, agents and contractors
200 E Santa Clara St., 13th Floor
San Jose, CA 95113
As respects vehicle(s): ALL

Additional Insured - NIAC A1
Enterprise Community Partners, Inc.
70 Corporate Center
Columbia, MD 21044
As respects vehicle(s): ALL

Additional Insured - NIAC A1
Enterprise FM Trust
P.O. Box 16805.
Saint Louis, MO 63105
As respects vehicle(s): ALL

Loss Payee - CA9944
Hyundai Lease Titling Trust
P.O. Box 105299
Atlanta, GA 30348
As respects vehicle(s): 57

Additional Insured - NIAC A1
Maguire Properties - 755 S. Figueroa, LLC; Brookfield DTLA Fund Properties II, LLC;
3200 Park Dr., Ste 1000
Costa Mesa, CA 92626
As respects vehicle(s): ALL

Additional Insured - NIAC A1
Santa Barbara County, its officers, officials, employees, agents and volunteers
300 N San Antonio Rd, Bldg. 3
Santa Barbara, CA 93110
As respects vehicle(s): ALL

COUNTERSIGNED: 8/4/2023 BY _____

(AUTHORIZED REPRESENTATIVE)

NONPROFITS INSURANCE ALLIANCE OF CALIFORNIA

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NONPROFITS INSURANCE ALLIANCE
OF CALIFORNIA (NIAC)

www.insurancefornonprofits.org

BUSINESS AUTO COVERAGE
ADDITIONAL INSURED/LOSS PAYEE EXTENSION

POLICY NUMBER: 2023-01280-NPO

NAME OF INSURED: People Assisting the Homeless; PATH Partners

ADDITIONAL INSUREDS / LOSS PAYEE

Additional Insured - NIAC A1
The Cities of Placentia; Brea; Buena Park; Cypress; Fullerton; La Habra; La Palma; Los Alamitos; Orange; Stanton; Yorba Linda; Villa Park,
401 E. Chapman - Attn: City Administrator
Placentia, CA 92870
As respects vehicle(s): ALL

Additional Insured - NIAC A1
The City of Santa Barbara, its officers, employees and agents
P.O. Box 1990
Santa Barbara, CA 93102
As respects vehicle(s): ALL

Additional Insured - NIAC A1
The City of Santee, its City Council and each member thereof, its officers, employees, and agents
10601 Magnolia Ave.
Santee, CA 92071
As respects vehicle(s): ALL

COUNTERSIGNED: 8/4/2023 BY _____
(AUTHORIZED REPRESENTATIVE)

RESOLUTION NO. R-2024-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLACENTIA, CALIFORNIA AUTHORIZING A BUDGET AMENDMENT IN FISCAL YEAR 2023-24 IN COMPLIANCE WITH CITY CHARTER OF THE CITY OF PLACENTIA §§ 1206 AND 1209 PERTAINING TO APPROPRIATIONS FOR ACTUAL EXPENDITURES.

A. Recitals.

(i). The adopted budget for the 2023-24 Fiscal Year sets out estimated appropriations for City expenses throughout the year.

(ii). From time to time the adopted budget must be adjusted when precise expenditures are finally determined or when estimated expenditures exceed projected costs allocated.

(iii). City Charter of the City of Placentia § 1206 authorizes the City Council to amend or supplement the budget by motion adopted by the affirmative votes of at least three members so as to authorize the transfer of unused balances appropriated for one purpose to another purpose, or to appropriate available revenues not included in the budget. All other legal prerequisites to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PLACENTIA DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

1. In all respects as set forth in the Recitals, Part A., of this Resolution.

2. The adopted budget for Fiscal Year 2023-24, Resolution No. R-2023-42, is hereby amended to reflect the following expenditure of funds from the Account specified to the Account specified:

Fund	Description	Department	GL Account	Amount	Type
Special Revenue Funds	Placentia Navigation Center	Community Services	-6290	$916,495	Expense
Special Revenue Funds	Placentia Navigation Center	Community Services	-6290	$916,495	Revenue

3. The Mayor shall sign this resolution, and the City Clerk shall attest and certify to the passage and adoption thereof.

PASSED, ADOPTED AND APPROVED THIS 19th DAY OF MARCH 2024.

_____
Jeremy B. Yamaguchi, Mayor

ATTEST:

_____
Robert McKinnell, City Clerk

STATE OF CALIFORNIA
COUNTY OF ORANGE

I, Robert McKinnell, City Clerk of the City of Placentia, do hereby certify that the foregoing resolution was adopted at a regular meeting of the City Council of the City of Placentia held on the 19th day of March 2024 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Robert McKinnell, City Clerk

APPROVED AS TO FORM:

_____
Christian Bettenhausen, City Attorney

Placentia City Council
AGENDA REPORT

TO: CITY COUNCIL

VIA: CITY ADMINISTRATOR

FROM: DEPUTY CITY ADMINISTRATOR / PUBLIC SERVICES & INFRASTRUCTURE

DATE: MARCH 19, 2024

SUBJECT: **AWARD OF CONSTRUCTION CONTRACT TO BIG BEN ENGINEERING FOR SEWER REPAIR WORK IN OLD TOWN PLACENTIA**

FISCAL IMPACT:

EXPENSE:	$135,000	CONSTRUCTION CONTRACT
	$ 13,500	CONTINGENCY AMOUNT
	$148,500	TOTAL CONSTRUCTION COST
BUDGETED:	$148,500	TOTAL BUDGET
	$148,500	FY 23-24 CIP BUDGET (799800-6750 J/L 243301-6750)

SUMMARY:

The scope of work for this project consists of repairing two collapsed sewer lines identified by City Maintenance Staff within the Old Town area that need immediate repair. One location is on Center Street, east of Bradford Avenue, and the other location is on Camarillo Street. As a part of Golden State Water Company's (GSWC) Bradford Transmission Main Project, they are installing a new water transmission main on Bradford from Chapman to Santa Fe and a new distribution main at the alley to the west of Bradford from Chapman to Santa Fe. This action provides the City with an opportunity to advance much needed sewer repair work and achieve some cost efficiencies by utilizing GSWC's contractor, Big Ben Engineering whom is already mobilized on site, to perform sewer repairs near their project limits.

The construction cost for this work amounts to $135,000 and covers the cost of all sewer removals, replacement, and repairs. The total construction cost is $148,500 and includes the cost proposal provided by Big Ben Engineering and a construction contingency amount of 10%. Staff recommends that the City Council award a Public Works Agreement to Big Ben Engineering to complete this project.

RECOMMENDATION:

It is recommended that the City Council take the following actions:

1. Approve a Public Works Agreement for Project No. 3301 with Big Ben Engineering for an amount not-to-exceed $135,000; and

1.m.
March 19, 2024

2. Authorize the City Administrator to approve contract change orders up to 10% of the contract not-to-exceed amount, or $13,500; and

3. Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

STRATEGIC PLANNING STATEMENT

There is no specific Strategic Plan Goal or Objective associated with this agenda item.

DISCUSSION:

As part of the Golden State Water Company's (GSWC) Bradford Transmission Main Project, they are installing a new water transmission main on Bradford Avenue from Chapman Avenue to Santa Fe Avenue and a new distribution main at the alley to the west of Bradford Avenue from Chapman Avenue to Santa Fe Avenue. The water transmission main work includes approximately 1,450 feet of 12" polyvinyl chloride (PVC) pipe on Bradford and approximately 2,000 feet of 8" ductile iron pipe (DIP) at the alley just west of Bradford Avenue. This ongoing work provides an opportunity for the City to advance much needed sewer repair work by capturing economies of scale by allowing GSWC's contractor, Big Ben Engineering, to repair two collapsed sewer lines identified by City Maintenance Staff within the Old Town area that are in need of immediate attention. One location is on Center Street, east of Bradford Avenue, and the other location is on Camarillo Street. Given the sensitive nature of the sewer repairs, Staff recommends that these repairs be advanced as soon as possible.

The construction cost for this work amounts to $135,000. The total construction cost is $148,500 and includes the cost proposal provided by Big Ben Engineering and a construction contingency amount of 10%. Staff recommends that the City Council award a Public Works Agreement to Big Ben Engineering in the amount of $135,000 to complete this project.

FISCAL IMPACT:

The total construction cost for this work amounts to $148,500. This cost consists of the proposal submitted by Big Ben Engineering in the amount of $135,000 and a construction contingency in the amount of $13,500. Staff has carefully reviewed the cost proposal provided by the contractor and found it to be reasonable for the work to be provided. This project was exempt from following typical bidding procedures, pursuant to City Municipal code § 3.08.070, due to the emergency nature of the repair, which required the work to be performed by the nearest available source. Sufficient funds are budgeted and available in the FY 2023-24 CIP Budget to cover this expense. As such, sufficient funds exist for the recommended actions.

Prepared by:

Chris Tanio, P.E.
Deputy Director of Public Works/City Engineer

Reviewed and approved:

Jennifer Lampman
Director of Finance

Reviewed and approved:

Luis Estevez

Luis Estevez
Deputy City Administrator

Reviewed and approved:

Damien R. Arrula
City Administrator

Attachments:

1. Public Works Agreement with Big Ben Engineering
2. Proposal from Big Ben Engineering

CITY OF PLACENTIA
PUBLIC WORKS AGREEMENT FOR
BIG BEN ENGINEERING, INC.

THIS AGREEMENT (herein "Agreement") is made and entered into this 19th day of March, 2024 by and between the CITY OF PLACENTIA, a municipal corporation and charter city, (herein "City") and Big Ben Engineering, Inc. (herein "Contractor"). The parties hereto agree as follows:

W I T N E S S E T H :

A. WHEREAS, City requires the construction of Sewer Repairs in Old Town Placentia as set forth more fully in this Agreement.

B. WHEREAS, Contractor represents to City that Contractor is qualified to perform said work and has submitted a proposal to City for the same.

C. WHEREAS, City desires to have Contractor perform said services on the terms and conditions set forth herein.

D. WHEREAS, no official or employee of City has a financial interest, within the provisions of Sections 1090-1092 of the California Government Code, in the subject matter of this Agreement.

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions contained herein and for good and valuable consideration, the receipt and sufficiency of which is acknowledged by both parties, City and Contractor hereby agree as follows:

1.0 DEFINITIONS

1.1 Definitions. As used in this Agreement, the following definitions shall be applicable:

(a) Contractor. Contractor shall mean Big Ben Engineering a (California corporation, partnership, individual) located at 4790 Irvine Blvd, #105-404, Irvine, CA 92620

(b) City. City shall mean the City of Placentia, a Municipal Corporation and Charter City, located at 401 E. Chapman Ave., Placentia, California 92870.

(c) City Council. City Council shall mean the City Council of the City of Placentia.

(d) Contract Officer. Contract Officer shall mean the person designated by the City Administrator or City Engineer of City and shall have the duties set forth in Section 5.2.

(e) Services. Services shall mean the services to be performed by the Contractor pursuant to this Agreement.

(f) Satisfactory. Satisfactory shall mean satisfactory to the City Administrator or his/her designee.

2.0 SERVICES OF CONTRACTOR

2.1 Scope of Services. In compliance with all terms and conditions of this Agreement, the Contractor shall provide those services specified in the "Scope of Services" attached hereto as Exhibit "A" and incorporated herein by this reference, which services may be referred to herein as the "services" or "work" hereunder. As a material inducement to the City entering into this Agreement, Contractor represents and warrants that Contractor is a provider of first class work and services and Contractor is experienced in performing the work and services contemplated herein and, in light of such status and experience, Contractor covenants that it shall follow the highest professional standards in performing the work and services required hereunder and that all materials will be of good quality, fit for the purpose intended.

2.2 Documents Included in Contract. This contract consists of this Agreement and any Exhibits, which are incorporated herein by this reference. In the event of an inconsistency, the terms of this Agreement shall govern.

2.3 Compliance with Law. All 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 having jurisdiction in effect at the time service is rendered, including but not limited to, the claims procedure set forth in Public Contract Code Section 9204, a summary of which is attached to this agreement as Exhibit "E".

2.4 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 this Agreement, including registration with the Department of Industrial Relations of the State of California as required by Labor Code Section 1725.5 before commencing performance under this Agreement. Contractor shall have the sole obligation to pay for any fees, assessments, and taxes, plus applicable penalties and interest, which may be imposed by law and arise from or are necessary for the Contractor's performance of the services required by this Agreement, and shall indemnify, defend, and hold harmless City against any such fees, assessments, taxes penalties, or interest levied, assessed, or imposed against City hereunder. Contractor shall be responsible for all subcontractors' compliance with this Section 2.4.

2.5 Familiarity with Work. By executing this Contract, Contractor warrants that Contractor (a) has thoroughly investigated and considered the scope of services to be performed, (b) has carefully considered how the services should be performed, and (c) fully understands the facilities, difficulties, and restrictions attending performance of the services under this Agreement. If the services involve work upon any site, Contractor warrants that Contractor has or will investigate the site and is or will be fully acquainted with the conditions there existing, prior to commencement of services hereunder. Should Contractor discover any latent or unknown conditions, which will materially affect the performance of the services hereunder, Contractor shall immediately inform the City of such fact and shall not proceed except at Contractor's risk until written instructions are received from the Contract Officer.

2.6 Standard of Performance. Contractor, its subcontractors, and their employees, in the performance of Contractor's work under this Agreement, shall be responsible for exercising the

degree of skill and care required by customarily accepted good professional practices and procedures used in the Contractor's field.

Any costs for failure to meet the foregoing standard or to correct otherwise defective work that requires re-performance of the work, shall be borne in total by the Contractor and not by the City. The failure of a project to achieve the performance goals and objectives stated in this Agreement is not a basis for requesting re-performance unless the work conducted by Contractor and/or its subcontractors is deemed by the City to have failed the foregoing standard of performance.

In the event Contractor fails to perform in accordance with the above standard:

1. Contractor will re-perform, at its own expense, any task which was not performed to the reasonable satisfaction of City. Any work re-performed pursuant to this paragraph shall be completed within the time limitations originally set forth for the specific task involved. Contractor shall work any overtime required to meet the deadline for the task at no additional cost to the City;

2. The City shall provide a new schedule for the re-performance of any task pursuant to this paragraph in the event that re-performance of a task within the original time limitations is not feasible; and

3. The City shall have the option to direct Contractor not to re-perform any task which was not performed to the reasonable satisfaction of the City Project Manager pursuant to application of (1) and (2) above. In the event the City directs Contractor not to re-perform a task, the City shall negotiate a reasonable settlement for satisfactory work performed. No previous payment shall be considered a waiver of the City's right to reimbursement.

Nothing contained in this section is intended to limit any of the rights or remedies which the City may have under law.

2.7 Care of Work. The Contractor shall adopt reasonable methods during the life of the Agreement to furnish continuous protection to the work, and the equipment, materials, papers, documents, plans, studies, and/or other components thereof to prevent losses or damages, and shall be responsible for all such damages, to persons or property, until acceptance of the work by City, except such losses or damages as may be caused by City's own negligence.

2.8 Further Responsibilities of Parties. Both parties agree to use reasonable care and diligence to perform their respective obligations under this Agreement. Both parties agree to act in good faith to execute all instruments, prepare all documents and take all actions as may be reasonably necessary to carry out the purposes of this Agreement. Unless hereafter specified, neither party shall be responsible for the service of the other. Contractor shall require all subcontractors to comply with the provisions of this agreement.

2.9 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 change order is first given by the Contract Officer to the Contractor, incorporating therein any adjustment in (i) the Contract Sum as set forth in Section 3.1, and/or (ii) the time to perform this Agreement, which said adjustments are subject to the written approval of the Contractor. Any increase in compensation of ten percent (10%) or less of the Contract Sum, or in the time to perform of one hundred eighty (180) days or less, may be approved

by the Contract Officer. It is expressly understood by Contractor that the provisions of this Section shall not apply to services specifically set forth in the Scope of Services or reasonably contemplated therein. Contractor hereby acknowledges that it accepts the risk that the services to be provided pursuant to the Scope of Services may be more costly or time consuming than Contractor anticipates and that Contractor shall not be entitled to additional compensation therefore.

2.10 Prevailing Wage Laws. Contractor represents and warrants that it is registered with the Department of Industrial Relations as required by SB 854 and Labor Code 1725.5 and understands that this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations. Contractor shall ensure that its subcontractors comply with said requirements. Contractor shall comply with Labor Code Section 1771.4 and shall post all legally required job site notices. In accordance with Labor Code Section 1770 et seq., the Director of the Department of Industrial Relations of the State of California has ascertained a general prevailing rate of wages, which is the minimum amount, which shall be paid to all workers employed to perform the work pursuant to this Agreement. A copy of the general prevailing wage rate determination is on file in the Office of the City Clerk and is hereby incorporated by reference into this Agreement. In accordance with the provisions of Labor Code Section 1810 et seq., eight (8) hours is the legal working day. Contractor must forfeit to the City Twenty Five Dollars ($25.00) a day for each worker who works in excess of the minimum working hours when Contractor does not pay overtime. Contractor is required to post a copy of such wage rates at all times at the contract site. The statutory penalties for failure to pay prevailing wage or to comply with State wage and hour laws will be enforced. Contractor also shall comply with State law requirements to maintain payroll records and shall provide for certified records and inspection of records as required by California Labor Code Section 1770 et. seq., including Section 1776. Contractor shall comply with all statutory requirements relating to the employment of apprentices.

3.0 COMPENSATION

3.1 Contract Sum. For the services rendered pursuant to this Agreement, the Contractor shall be compensated as specified herein, but not exceeding the maximum contract amount of One Hundred Forty Eight Thousand Five Hundred Dollars ($ 148,500.00)(herein "Contract Sum"), except as provided in Section 2.9. The Contract Sum shall include the attendance of Contractor at all project meetings reasonably deemed necessary by the City; Contractor shall not be entitled to any additional compensation for attending said meetings.

3.2 Progress Payments. Prior to the first day of the month, during the progress of the work, commencing on the day and month specified in the Agreement, Contractor shall submit to the Contract Officer a complete itemized statement of all labor and materials incorporated into the work during the preceding month and the portion of the contract sum applicable thereto. Upon approval in writing by the Contract Officer, payment shall be made in thirty (30) days. City shall pay Contractor a sum based upon ninety-five percent (95%) of the contract price apportionment of the labor and materials incorporated into the work under the contract during the month covered by said statement. The remaining five percent (5%) thereof shall be retained as performance security. Refer to Section 8.4 of this Agreement for retention of funds.

4.0 PERFORMANCE SCHEDULE

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

4.2 Schedule of Performance. Contractor 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 "B", and incorporated herein by this reference. When requested by the Contractor, extensions to the time period(s) specified in the Scope of Services may be approved in writing by the Contract Officer.

4.3 Force Majeure. The time period(s) specified in the Scope of Services 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 Contractor, including, but not restricted to, acts of God or of the public enemy, unusually severe weather, fires, earthquakes, floods, epidemics, quarantine restrictions, riots, strikes, freight embargoes, wars, litigation, and/or acts of any governmental agency, including the City, if the Contractor shall within ten (10) days of the commencement of such delay notify the Contract Officer in writing of the causes for 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 Contract Officer such delay is justified. The Contract Officer's determination shall be final and conclusive upon the parties to this Agreement.

4.4 Term. Unless earlier terminated in accordance with Section 8.9 of this Agreement, this Agreement shall continue in full force and effect until final approval and acceptance of the project by the Contract Officer. Notwithstanding the foregoing, this Agreement shall terminate no later than March 19, 2025, unless the parties mutually agree in writing to extend the term.

5.0 COORDINATION OF WORK

5.1 Representative of Contractor. The following principals of Contractor are hereby designated as being the principals and representatives of Contractor authorized to act in its behalf with respect to the work specified herein and make all decisions in connection therewith:

Big Ben Engineering Inc.
4790 Irvine Blvd, #105-404
Irvine, CA 92620

It is expressly understood that the experience, knowledge, capability and reputation of the foregoing principals were a substantial inducement for City to enter into this Agreement. Therefore, the foregoing principals shall be responsible during the term of this Agreement for directing all activities of Contractor and devoting sufficient time to personally supervise the services hereunder. For purposes of this Agreement, the foregoing principals may not be replaced nor may their responsibilities be substantially reduced by Contractor without the express written approval of City.

5.2 Contract Officer. The Contract Officer shall be such person as may be designated by the City Administrator or City Engineer of City. It shall be the Contractor's responsibility to assure that the Contract Officer is kept informed of the progress of the performance of the services and the Contractor shall refer any decisions that must be made by City to the Contract Officer. Unless otherwise specified herein, any approval of City required hereunder shall mean the approval of the Contract Officer. The Contract Officer shall have authority to sign all documents on behalf of the City required hereunder to carry out the terms of this Agreement.

5.3 Prohibition Against Assignment. The experience, knowledge, capability, and reputation of Contractor, its principals and employees were a substantial inducement for the City to

enter into this Agreement. Neither this Agreement nor any interest herein may be transferred, assigned, conveyed, hypothecated, or encumbered voluntarily or by operation of law, whether for the benefit of creditors or otherwise, without the prior written approval of City. Transfers restricted hereunder shall include the transfer to any person or group of persons acting in concert of more than twenty five percent (25%) of the present ownership and/or control of Contractor, taking all transfers into account on a cumulative basis. In the event of any such unapproved transfer, including any bankruptcy proceeding, this Agreement shall be void. No approved transfer shall release the Contractor or any surety of Contractor of any liability hereunder without the express consent of City.

5.4 Independent Contractor. Neither the City nor any of its employees shall have any control over the manner, mode, or means by which Contractor, its subcontractors, agents, or employees, performs the services required herein, except as otherwise set forth herein. City shall have no voice in the selection, discharge, supervision, or control of Contractor's employees, subcontractors, servants, representatives, or agents, or in fixing their number, compensation, or hours of service. Contractor shall perform all services required herein as an independent contractor of City and shall remain at all times as to City a wholly independent contractor with only such obligations as are consistent with that role. Contractor shall not at any time or in any manner represent that it or any of its subcontractors, agents, or employees are agents or employees of City. City shall not in any way or for any purpose become or be deemed to be a partner of Contractor in its business or otherwise or a joint venture or a member of any joint enterprise with Contractor.

5.5 Identity of Persons Performing Work. Contractor represents that it employs or will employ at its own expense all personnel required for the satisfactory performance of any and all tasks and services set forth herein. Contractor represents that the tasks and services required herein will be performed by Contractor or under its direct supervision, and that all personnel engaged in such work shall be fully qualified and shall be authorized and permitted under applicable State and local law to perform such tasks and services.

5.6 Utility Relocation. City is responsible for removal, relocation, or protection of existing main or trunkline utilities to the extent such utilities were not identified in the invitation for bids or specifications. City shall reimburse contractor for any costs incurred in locating, repairing damage not caused by contractor, and removing or relocating such unidentified utility facilities, including equipment idled during such work. Contractor shall not be assessed liquidated damages for delay arising from the removal or relocation of such unidentified utility facilities.

5.7 Trenches or Excavations. Pursuant to California Public Contract Code Section 7104, in the event the work included in this Agreement requires excavations more than four (4) feet in depth, the following shall apply.

(a) Contractor shall promptly, and before the following conditions are disturbed, notify City, in writing, of any: (1) material that Contractor believes may be material that is hazardous waste, as defined in Section 25117 of the Health and Safety Code, that is required to be removed to a Class I, Class II, or Class III disposal site in accordance with provisions of existing law; (2) Subsurface or latent physical conditions at the site different from those indicated; or (3) Unknown physical conditions at the site of any unusual nature, different materially from those ordinarily encountered and generally recognized as inherent in work of the character provided for in the contract.

(b) City shall promptly investigate the conditions, and if it finds that the conditions do materially so differ, or do involve hazardous waste, and cause a decrease or increase in Contractor's cost of, or the time required for, performance of any part of the work shall issue a change order per Section 2.9 of this Agreement.

(c) That, in the event that a dispute arises between City and Contractor whether the conditions materially differ, or involve hazardous waste, or cause a decrease or increase in Contractor's cost of, or time required for, performance of any part of the work, Contractor shall not be excused from any scheduled completion date provided for by the contract, but shall proceed with all work to be performed under the contract. Contractor shall retain any and all rights provided either by contract or by law, which pertain to the resolution of disputes and protests between the contracting parties.

6.0 INSURANCE, INDEMNIFICATION, AND BONDS

6.1 Insurance. The Contractor and all subcontractors, if any, shall procure and maintain, at its sole cost and expense, in a form and content satisfactory to City, during the entire term of this Agreement, including any extension thereof, insurance as set forth in Exhibit "C" attached hereto and incorporated herein by this reference.

Conditions:
In accordance with Public Contract Code Section 20170, the insurance of surety companies who provide or issue the policy shall have been admitted to do business in the State of California with a credit rating of A- or better.

The City of Placentia, its officers, officials, employees, agents, and volunteers shall be named as additional insureds.

Prior to commencement of any work under this contract, Contractor shall deliver to the City insurance endorsements confirming the existence of the insurance required by this contract, and including the applicable clauses as set forth in Exhibit "C" attached hereto and incorporated herein by this reference.

Such endorsements shall be signed by an authorized representative of the insurance company and shall include the signatory's company affiliation and title. Should it be deemed necessary by the City, it shall be Contractor's responsibility to see that the City receives documentation, acceptable to the City, which sustains that the individual signing said endorsements is indeed authorized to do so by the insurance company.

If the Contractor fails to maintain the aforementioned insurance, or secure and maintain the aforementioned endorsement, the City may obtain such insurance, and deduct and retain the amount of the premiums for such insurance from any sums due under the agreement. However, procuring of said insurance by the City is an alternative to other remedies the City may have, and is not the exclusive remedy for failure of Contractor to maintain said insurance or secure said endorsement. In addition to any other remedies the City may have upon Contractor's failure to provide and maintain any insurance or policy endorsements to the extent and within the time herein required, the City shall have the right to order Contractor to stop work hereunder, and/or withhold any payment(s) which

became due to Contractor hereunder until Contractor demonstrates compliance with the requirements hereof.

Nothing herein contained shall be construed as limiting in any way the extent to which Contractor may be held responsible for payments of damages to persons or property resulting from Contractor's or its subcontractor's performance of the work covered under this agreement.

Each contract between the Contractor and any subcontractor shall require the subcontractor to maintain the same policies of insurance that the Contractor is required to maintain pursuant to this Section 6.1.

6.2 Certificates of Insurance. Contractor shall provide to City certificates of insurance showing the insurance coverages, as well as providing the City with the required endorsements, in a form and content approved by City, prior to performing any services under this Agreement. The certificates of insurance and endorsements shall be attached to this Agreement as Exhibit "D" and are incorporated herein by this reference.

6.3 Indemnification. Contractor shall protect, defend, indemnify, and hold free and harmless the City of Placentia, its officers, officials, employees, agents, and volunteers, at Contractor's sole expense, from and against any and all actions, suits, claims, damages to persons or property, losses, costs, penalties, obligations, errors, omissions, or liabilities (herein "claims or liabilities") that may be asserted or claimed by any person, firm, or entity arising or alleged to arise out of or in any way connected with the performance of the work, operations, or activities of Contractor, its agents, employees, subcontractors, or invitees, provided for herein, or arising or alleged to arise from the acts or omissions of Contractor hereunder, or arising or alleged to arise from Contractor's performance of or failure to perform any term, provision, covenant or condition of this Agreement including all acts or omissions, willful misconduct or negligent conduct, whether active or passive, on the part of the Contractor, its employees, and/or subcontractors.

(a) Contractor will defend any action or actions filed in connection with any of said claims or liabilities and will pay all costs and expenses, including legal costs and attorneys' fees incurred in connection therewith.

(b) Contractor will promptly pay any judgment rendered against the City, its officers, officials, employees, agents, or volunteers for any such claims or liabilities arising or alleged to arise out of or in connection with Contractor's (or its agents', employees', subcontractors', or invitees') negligent performance of or failure to perform such work, operations, or activities hereunder; and Contractor agrees to save and hold the City, its officers, officials, employees, agents, and volunteers harmless therefrom.

(c) In the event the City, its officers, officials, employees, agents, or volunteers are made a party to any action or proceeding filed or prosecuted against Contractor for such damages or other claims arising or alleged to arise out of or in connection with the performance of or failure to perform the work, operation or activities of Contractor hereunder, Contractor shall pay to the City, its officers, officials, employees, agents, or volunteers any and all costs and expenses incurred by the City, its officers, officials, employees, agents,

or volunteers in such action or proceeding, including but not limited to, legal costs and attorneys' fees for counsel selected by City.

(d) Contractor's duty to defend and indemnify as set out in this Section 6.3 shall include any claims, liabilities, obligations, losses, demands, actions, penalties, suits, costs, expenses or damages or injury to persons or property arising or alleged to arise from, in connection with, as a consequence of or pursuant to any State or Federal law or regulation regarding hazardous substances, including but not limited to the Federal Insecticide, Fungicide and Rodenticide Act ("FIFRA"), Comprehensive Environmental Response, Compensation and Liability Act of 1980 ("CERCLA"), Resource Conservation and Recovery Act of 1976 ("RCRA"), the Hazardous and Solid Waste Amendments of 1984, the Hazardous Material Transportation Act, the Toxic Substances control Act, the Clean Air Act, the Clean Water Act, the California Hazardous Substance Account Act, the California Hazardous Waste Control Law or the Porter-Cologne Water Quality Control Act, as any of those statutes may be amended from time to time.

Notwithstanding the foregoing, Contractor shall not be liable for the defense or indemnification of the City for claims, actions, complaints, or suits arising out of the sole active negligence or willful misconduct of the City.

The Contractor's indemnification obligations pursuant to this Section 6.3 shall survive the termination of this Agreement. Contractor shall require the same indemnification from all subcontractors.

6.4 Labor and Materials and Performance Bonds. Concurrently with execution of this Agreement, Contractor shall deliver to City a labor and materials bond and a performance bond each in the sum of the amount of this Agreement, in the forms provided by the City Clerk, which secures the faithful performance of this Agreement. The bonds shall contain the original notarized signature of an authorized officer of the surety and affixed thereto shall be a certified and current copy of his power of attorney. The bonds shall be unconditional and remain in force during the entire term of the Agreement and shall be null and void only if the Contractor promptly and faithfully performs all terms and conditions of this Agreement.

6.5 Sufficiency of Insurer or Surety. Insurance required by this Agreement shall be satisfactory only if issued by companies qualified to do business in California, rated "A-" or better in the most recent edition of Best's Key Rating Guide or in the Federal Register, and only if they are of a Financial Size Category Class VII or larger, unless such requirements are waived by the Risk Manager of the City due to unique circumstances. In the event the Project Manager and Risk Manager determine that the work or services to be performed under this Agreement creates an increased risk of loss to the City, the Contractor agrees that the minimum limits of the insurance policies required by this Section 6 may be changed accordingly upon receipt of written notice from the Project Manager provided that the Contractor shall have the right to appeal a determination of increased coverage by the Project Manager to the City Council of City within ten (10) days of receipt of notice from the Project Manager.

6.6 Substitution of Securities. Pursuant to California Public Contract Code Section 22300, substitution of eligible equivalent securities for any monies withheld to ensure performance

under the contract for the work to be performed will be permitted at the request and expense of the successful bidder.

7.0 RECORDS AND REPORTS

7.1 Reports. Contractor shall periodically prepare and submit to the Contract Officer such reports concerning the performance of the services required by this Agreement as the Contract Officer shall require. Contractor hereby acknowledges that the City is greatly concerned about the cost of work and services to be performed pursuant to this Agreement. For this reason, Contractor agrees that if Contractor becomes aware of any facts, circumstances, techniques, or events that may or will materially increase or decrease the cost of the work or services contemplated herein or, if Contractor is providing design services, the cost of the project being designed, Contractor shall promptly notify the Contract Officer of said fact, circumstance, technique or event and the estimated increased or decreased cost related thereto and, if Contractor is providing design services, the estimated increased or decreased cost estimate for the project being designed.

7.2 Records. Contractor shall keep, and require subcontractors to keep, such books and records (including but not limited to payroll records as required herein) as shall be necessary to perform the services required by this Agreement and enable the Contract Officer to evaluate the performance of such services. 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. Such records shall be maintained for a period of three (3) years following completion of the services hereunder, and the City shall have access to such records in the event any audit is required.

7.3 Ownership of Documents. All drawings, specifications, reports, records, documents, and other materials prepared by Contractor, its employees, subcontractors, and agents in the performance of this Agreement shall be the property of City and shall be delivered to City upon request of the Contract Officer or upon the termination of this Agreement, and Contractor shall have no claim for further employment or additional compensation as a result of the exercise by City of its full rights of ownership of the documents and materials hereunder. Contractor may retain copies of such documents for its own use. Contractor shall have an unrestricted right to use the concepts embodied therein. All subcontractors shall provide for assignment to City of any documents or materials prepared by them, and in the event Contractor fails to secure such assignment, Contractor shall indemnify City for all damages resulting therefrom.

7.4 Public Records Act Disclosure. Contractor has been advised and is aware that this Agreement and all reports, documents, information, and data, including, but not limited to, computer tapes, discs or files furnished or prepared by Contractor, or any of its subcontractors, pursuant to this Agreement and provided to City may be subject to public disclosure as required by the California Public Records Act (California Government Code Section 7920.000 *et seq.*). Exceptions to public disclosure may be those documents or information that qualify as trade secrets, as that term is defined in the California Government Code Section 7924.510, and of which Contractor informs City of such trade secret. The City will endeavor to maintain as confidential all information obtained by it that is designated as a trade secret. The City shall not, in any way, be liable or responsible for the disclosure of any trade secret including, without limitation, those records so marked if disclosure is deemed to be required by law or by order of the Court.

8.0 GENERAL PROVISIONS

8.1 Governing Law. This Agreement shall be construed and interpreted 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 Orange, State of California, or any other appropriate court in such county, and Contractor covenants and agrees to submit to the personal jurisdiction of such court in the event of such action.

8.2 Representatives. The City Administrator or his or her designee shall be the representative of City for purposes of this Agreement and may issue all consents, approvals, directives, and agreements on behalf of the City, called for by this Agreement, except as otherwise expressly provided in this Agreement.

The Principal set forth in Section 5.1 above shall be the representative for Contractor for purposes of this Agreement, and shall be authorized to issue all consents, approvals, directives, and agreements on behalf of Contractor called for by this Agreement, except as otherwise expressly provided in this Agreement.

8.3 Disputes. In the event either party fails to perform its obligations hereunder, the nondefaulting party shall provide the defaulting party written notice of such default. The defaulting party shall have ten (10) days to cure the default; provided that, if the default is not reasonably susceptible to being cured within said ten (10) day period, the defaulting party shall have a reasonable time to cure the default, not to exceed a maximum of thirty (30) days, so long as the defaulting party commences to cure such default within ten (10) days of service of such notice and diligently prosecutes the cure to completion; provided further that if the default is an immediate danger to the health, safety and general welfare, the defaulting party shall take such immediate action as may be necessary. Notwithstanding the foregoing, the nondefaulting party may, in its sole and absolute discretion, grant a longer cure period. Should the defaulting party fail to cure the default within the time period provided in this Section, the nondefaulting party shall have the right, in addition to any other rights the nondefaulting party may have at law or in equity, to terminate this Agreement. Compliance with the provisions of this Section 8.3 shall be a condition precedent to bringing any legal action, and such compliance shall not be a waiver of any party's right to take legal action in the event that the dispute is not cured.

8.4 Retention of Funds. Progress payments shall be made in accordance with the provisions of Section 3.2 of this Agreement. In accordance with said section, City shall pay Contractor a sum based upon ninety-five percent (95%) of the contract price apportionment of the labor and materials incorporated into the work under the contract during the month covered by said statement. The remaining five percent (5%) thereof shall be retained as performance security to be paid to the Contractor within sixty (60) days after final acceptance of the work by the City Council, after Contractor shall have furnished City with a release of all undisputed contract amounts if required by City. In the event there are any claims specifically excluded by Contractor from the operation of the release, the City may retain proceeds (per Public Contract Code 7107) of up to 150% of the amount in dispute. City's failure to deduct or withhold shall not affect Contractor's obligations hereunder.

8.5 Waiver. No delay or omission in the exercise of any right or remedy by a nondefaulting 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.

8.6 Rights and Remedies. Rights and Remedies are cumulative 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.

8.7 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.

8.8 Liquidated Damages. Since the determination of actual damages for any delay in performance of this Agreement would be extremely difficult or impractical to determine in the event of a breach of this Agreement, the Contractor and its sureties shall be liable for and shall pay to the City Five Hundred Dollars ($500.00) as liquidated damages for each working day of delay in the performance of any service required hereunder, as specified in the Scope of Services (Exhibit "A") or Schedule of Performance (Exhibit "B"). The City may withhold from any monies payable on account of services performed by the Contractor any accrued liquidated damages.

8.9 Termination for Default of Contractor. If termination is due to the failure of the Contractor to fulfill its obligations under this Agreement, Contractor shall vacate any City owned property which Contractor is permitted to occupy hereunder and City may, after compliance with the provisions of Section 8.3, take over the work and prosecute the same to completion by contract or otherwise, and the Contractor 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 Contractor for the purpose of setoff or partial payment of the amounts owed the City as previously stated.

8.10 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 person shall be in writing and shall be deemed to be given when served personally or deposited in the U.S. Mail, prepaid, first-class mail, return receipt requested, addressed as follows:

To City: City of Placentia
401 E. Chapman Ave.
Placentia, California 92870
Attn: Chris Tanio, Deputy Director of Public Works / City Engineer

To Contractor: Big Ben Engineering, Inc.
4790 Irvine Blvd, #105-404
Irvine, CA 92620
949-660-9400

8.11 Non-liability of City Officers and Employees. No officer or employee of the City shall be personally liable to the 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 Contractor or to its successor, or for breach of any obligation of the terms of this Agreement.

8.12 Conflict of Interest. The Contractor warrants that it has not paid or given and will not pay or give any third party any money or other consideration for obtaining this Agreement.

Contractor and its officers, employees, associates, and subcontractors, if any, will comply with all conflict of interest statutes of the State of California applicable to Contractor's services under this agreement, including, but not limited to, the Political Reform Act (Government Code Sections 81000, *et seq.*) and Government Code Section 1090. During the term of this Agreement, Contractor and its officers, employees, associates, and subcontractor shall not, without the prior written approval of the City Representative, perform work for another person or entity for whom Contractor is not currently performing work that would require Contractor or one of its officers, employees, associates, or subcontractors to abstain from a decision under this Agreement pursuant to a conflict of interest statute. Contractor's duties and services under this Agreement shall not include preparing or assisting the City with any portion of the City's preparation of a request for proposals, request for qualifications, or any other solicitation regarding a subsequent or additional contract with the City. The City shall at all times retain responsibility for public contracting, including with respect to any subsequent phase of this project. Contractor's participation in the planning, discussions, or drawing of project plans or specifications shall be limited to conceptual, preliminary, or initial plans or specifications. Contractor shall cooperate with the public entity to ensure that all bidders for a subsequent contract on any subsequent phase of this project, if any, have access to the same information, including all conceptual, preliminary, or initial plans or specifications prepared by Contractor pursuant to this Agreement.

8.13 Covenant Against Discrimination. Contractor 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. To the extent required by law, contractor shall take affirmative action to insure 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.

8.14 Interpretation. The terms of this Agreement shall be construed in accordance with the meaning of the language used and shall not be construed for or against either party by reason of the authorship of this Agreement or any other rule of construction which might otherwise apply.

8.15 Severability. In the event that any one or more of the phrases, sentences, clauses, paragraphs, or sections contained in 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 phrases, sentences, clauses, paragraphs, or sections 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.

8.16 Hiring of Illegal Aliens Prohibited. Contractor shall not hire or employ any person to perform work within the City of Placentia or allow any person to perform work required under this Agreement unless such person is properly documented and legally entitled to be employed within the United States. Further, Contractor shall comply with the following:

(a) Unauthorized Aliens. Contractor hereby represents and warrants that it will comply with all of the provisions of the Federal Immigration and Nationality Act, 8 U.S.C.A. §§ 1101, et seq., as amended, and in connection therewith, shall not employ unauthorized aliens as defined therein. Should Contractor so employ such unauthorized aliens for the performance of any work and/or services under this Agreement, and should any liability or sanctions be imposed against City for such use of unauthorized aliens, Contractor hereby agrees to reimburse City for any and all liabilities, actions, suits, claims, demands, losses, costs, judgments, arbitration awards, settlements, damages, demands, orders, or penalties which arise out of or are related to such employment, together with any and all costs, including attorneys' fees, incurred by City.

(b) E-Verify. If Contractor is not already enrolled in the U.S. Department of Homeland Security's E-Verify program, Contractor shall enroll in the E-Verify program within fifteen (15) days of the effective date of this Agreement to verify the employment authorization of employees assigned to perform work hereunder. Contractor shall verify employment authorization within three (3) days of hiring a new employee to perform work under this Agreement. Information pertaining to the E-Verify program can be found at http://www.uscis.gov, or access the registration page at https://e-verify.uscis.gov/enroll. Contractor shall certify its registration with E-Verify and provide City its registration number within sixteen days of the effective date of this Agreement. Failure to provide certification will result in withholding payment until full compliance is demonstrated.

8.17 Unfair Business Practices Claims. In entering into a public works contract or a subcontract to supply goods, services, or materials pursuant to a public works contract, the contractor or subcontractor offers and agrees to assign to the awarding body all rights, title, and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. Sec. 15) or under the Cartwright Act (Chapter 2, (commencing with Section 16700) of Part 2 of Division 7 of the Business and Professions Code), arising from purchases of goods, services, or materials pursuant to the public works contract or the subcontract. This assignment shall be made and become effective at the time the awarding body renders final payment to the contractor without further acknowledgment by the parties. (Sec. 7103.5, California Public Contract Code).

8.18 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.

8.19 PERS Eligibility Indemnification. In the event that Contractor or any employee, agent, or subcontractor of Contractor providing services under this Agreement claims or is determined by a court of competent jurisdiction or the California Public Employees Retirement System (PERS) to be eligible for enrollment in PERS as an employee of the City, Contractor shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions for PERS benefits on behalf of Contractor or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.

Notwithstanding any other agency, State, or Federal policy, rule, regulation, law, or ordinance to the contrary, Contractor and any of its employees, agents, and subcontractors providing service under this Agreement shall not qualify for or become entitled to, and hereby agree to waive any claims to, any compensation, benefit, or any incident of employment by City, including but not limited to eligibility to enroll in PERS as an employee of City and entitlement to any contribution to be paid by City for employer contribution and/or employee contributions for PERS benefits.

8.20 Cooperation. In the event any claim or action is brought against City relating to Contractor's performance or services rendered under this Agreement, Contractor shall render any reasonable assistance and cooperation which City might require.

8.21 Legal Responsibilities. The Contractor shall keep itself informed of City, State, and Federal laws, ordinances, and regulations, which may in any manner affect the performance of its services pursuant to this Agreement. The Contractor shall at all times observe and comply with all such laws, ordinances, and regulations. Neither the City, nor its officers, agents, or employees shall be liable at law or in equity as a result of the Contractor's failure to comply with this section.

8.22 Termination for Convenience. The City may terminate this Agreement without cause for convenience of the City upon giving contractor 30 days prior written notice of termination of the Agreement. Upon receipt of the notice of termination the Contractor shall cease all further work pursuant to the Agreement. Upon such termination by the City the Contractor shall not be entitled to any other remedies, claims, actions, profits, or damages except as provided in this paragraph. Upon the receipt of such notice of termination Contractor shall be entitled to the following compensation:

1. The contract value of the work completed to and including the date of receipt of the notice of termination, less the amount of progress payments received by contractor.

2. Actual move-off costs including labor, rental fees, equipment transportation costs, the costs of maintaining on-site construction office for supervising the mover-off.

3. The cost of materials custom made for this Agreement which cannot be used by the Contractor in the normal course of his business, and which have not been paid for by City in progress payments.

4. All costs shall not include any markups as might otherwise be allowed by any plans or specifications which were a part of the Agreement.

The provisions of this paragraph shall supersede any other provision of the Agreement or any provision of any plans, specification, addendums, or other documents which are or may become a part of this Agreement. City and Contractor agree that the provisions of this paragraph are a substantive part of the consideration for this Agreement.

8.23 Responsibility for Errors. Contractor shall be responsible for its work and results under this Agreement. Contractor, when requested, shall furnish clarification and/or explanation as may be required by the City's representative, regarding any services rendered under this Agreement at no additional cost to City. In the event that an error or omission attributable to Contractor occurs, then Contractor shall, at no cost to City, provide all necessary design drawings,

estimates, and other Contractor professional services necessary to rectify and correct the matter to the sole satisfaction of City and to participate in any meeting required with regard to the correction.

8.24 Order of Precedence. In the event of an inconsistency in this Agreement and any of the attached Exhibits, the terms set forth in this Agreement shall prevail. If, and to the extent this Agreement incorporates by reference any provision of any document, such provision shall be deemed a part of this Agreement. Nevertheless, if there is any conflict among the terms and conditions of this Agreement and those of any such provision or provisions so incorporated by reference, this Agreement shall govern over the document referenced.

8.25 Costs. Each party shall bear its own costs and fees incurred in the preparation and negotiation of this Agreement and in the performance of its obligations hereunder except as expressly provided herein.

8.26 No Third Party Beneficiary Rights. This Agreement is entered into for the sole benefit of City and Contractor and no other parties are intended to be direct or incidental beneficiaries of this Agreement and no third party shall have any right in, under or to this Agreement.

8.27 Headings. Paragraphs and subparagraph headings contained in this Agreement are included solely for convenience and are not intended to modify, explain or to be a full or accurate description of the content thereof and shall not in any way affect the meaning or interpretation of this Agreement.

8.28 Construction. The parties have participated jointly in the negotiation and drafting of this Agreement. In the event an ambiguity or question of intent or interpretation arises with respect to this Agreement, this Agreement shall be construed as if drafted jointly by the parties and in accordance with its fair meaning. There shall be no presumption or burden of proof favoring or disfavoring any party by virtue of the authorship of any of the provisions of this Agreement.

8.29 Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original. All counterparts shall be construed together and shall constitute one agreement.

8.30 Funding Source Conditions – Contractor's Obligation. Contractor acknowledges that the City may be paying for the Project by using funds it receives or will receive from various funding sources in the form of grants and/or subsidies, and the like under certain terms and conditions. Contractor warrants that it is not suspended or debarred from doing business with the United States government and can legally be paid from federal funds. Contractor acknowledges and agrees that any failure of the Contractor and/or its subcontractors to perform its obligations under the Contract, including, but not limited to, timely submitting accurate reports and records, that in any way results in the City not meeting the terms and conditions placed on the funds by the funding source, or forfeiting its entitlement to or, otherwise, not receiving, the funds, then the Contractor shall be liable to pay the City for the funds not granted to the City on the Project.

8.31 Entire Agreement. This Agreement constitutes the entire agreement between the parties with respect to any matter referenced herein and supersedes any and all other prior writings and oral negotiations. This Agreement may be modified only in writing, and signed by the parties in interest at the time of such modification. The terms of this Agreement shall prevail over any

inconsistent provision in any other contract document appurtenant hereto, including exhibits to this Agreement.

IN WITNESS WHEREOF, the parties have executed and entered into this Agreement as of the date first written above.

ATTEST:

CITY OF PLACENTIA,
A municipal corporation and Charter City

_____ Date: _____
Damien R. Arrula , City Administrator

ATTEST:

_____
Robert S. McKinnell, City Clerk

APPROVED AS TO FORM:

CONTRACTOR:

_____ Date: _____
Signature

_____
Name and Title

_____
Taxpayer ID Number

_____ Date: _____
Christian L. Bettenhausen, City Attorney

APPROVED AS TO INSURANCE:

_____ Date: _____

Krystle Murillo, Risk Manager

APPROVED AS TO CONTENT:

_____ Date: _____
Chris Tanio, Deputy Director of Public Works / City Engineer

DEPARTMENTAL APPROVAL:

_____ Date: _____
Luis Estevez, Deputy City Administrator

LABOR AND MATERIAL PAYMENT BOND
PUBLIC WORK (CALIFORNIA)

KNOW ALL MEN BY THESE PRESENT:

WHEREAS, _____, as Principal, has entered into a contract dated _____, with the City of Placentia (Obligee) referred to and made a part hereof to perform the following work, to wit: _____ _____ and all appurtenant work in accordance with PROJECT NO. _____, which requires Principal to file this bond to secure claims made in relation to the project.

NOW THEREFORE, we, _____, as Principal, and _____, a corporation organized under the laws of _____ and duly authorized to transact business in the State of California, as Surety, are held firmly bound unto the City of Placentia, as Obligee, and all sub-contractors, laborers, material persons and other persons employed in the performance of the referenced agreement, in the sum of _____ Dollars ($_____), lawful money of the United States of America, for the payment whereof well and truly to be made the Principal and Surety bind themselves, their heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

If the above bounden PRINCIPAL, his or its heirs, executors, administrators, successors, assigns, or any of his or its sub-contractors, fails to pay for any materials, provisions, provender, or other supplies, or teams, implements or machinery, used in, upon, for or about the performance of the work contracted to be done, or for any work or labor to persons named in Section 9100 or the Civil Code, thereon of any kind, or for amounts due under the Unemployment Insurance Code with respect to such work or labor deducted, withheld and paid over to the Employment Development Department from the wages of employees of the contractor and sub-contractors pursuant to Section 13020 of the Unemployment Insurance Code, that the SURETY on this bond will pay the same, in an amount not exceeding the sum specified in this bond, AND ALSO, in case suit is brought upon this bond, a reasonable attorney's fee, which shall be awarded by the court to the prevailing party in said suit, said attorney's fee to be taxed as costs in said suit and to be included in the judgment herein rendered.

As part of the obligation secured hereby, the SURETY shall not be exonerated or released from the obligation of the bond by any change, alteration, or modification in or of any contract, plans, specifications, or agreement pertaining or relating to any scheme or work of improvement or pertaining or relating to the furnishing of labor, materials, or equipment therefor, nor by any change or modification of any terms of payment or extension of the time for any payment pertaining or relating to any scheme of work of improvement, nor by any rescission or attempted rescission of the contract, agreement or bond, nor by any conditions precedent or subsequent in the bond attempting to limit the right of recovery of claimants otherwise entitled to recover under

any such contract or agreement, or under the bond, nor, where the bond is given for the benefit of claimants, by any fraud practiced by any person other than the claimant seeking to recover on the bond.

This bond shall inure to the benefit of any and all persons, companies and corporations entitled to file claims under the Civil Code so as to give them a right of action in a suit on this bond.

This bond is executed for the purpose of complying with the laws of the State of California and shall inure to the benefit of any of the persons named in Section 9100 of the Civil Code of the State of California.

IN WITNESS THEREOF, we have hereunto set our hands and seals this _____ day of _____, 20__.

(Corporate Seal)

_____
Principal

By_____

_____
Title

(Corporate Seal)

_____
Principal

By_____

_____
Title

APPROVED AS TO FORM:
/s/ Christian L. Bettenhausen
City Attorney

(Use of City Form is Required)

SUPPLEMENTAL INFORMATION TO BE COMPLETED BY PRINCIPAL

If an individual, so state. If a firm or co-partnership, state the firm and give the names of all individual co-partners composing the partnership. If a Corporation, state legal name of corporation; state also the names of the president, secretary, treasurer and manager thereof.

_____

_____

_____

Business Address:

_____

_____

_____

Telephone Number: _____

Date: _____

Print Name: _____
Principal

Signature: _____
Title

(Use of City Form is Required)

TAX IDENTIFICATION NUMBER

The Tax Equity and Fiscal Responsibility Act of 1982 requires the payer (City of Placentia) to report to the Internal Revenue Service taxable payments to payees.

You (as a payee) are required by law to provide us with your Taxpayer Identification Number (if an individual or partnership, your Social Security Number). If you do not provide us with your correct identification number, you may be subject to a penalty imposed by the Internal Revenue Service. The payments subject to withholdings may include, but are not limited to, interest, dividends, or other payments the City of Placentia and/or the Placentia Redevelopment Agency made to you. Other payments may include rents, royalties, commissions and fees for service of non-employees.

If you are exempt from income tax, we are still required, by law, to maintain a Tax Identification Number on file. **PLEASE PROVIDE YOUR TAX IDENTIFICATION NUMBER next to the appropriate listing below, sign, date and return to:**

CITY OF PLACENTIA FINANCE DEPARTMENT
401 E. Chapman Ave.
Placentia, CA 92870

Exempt: Yes____ No____ Telephone ( ) _____

CORPORATION:_____

U.S.A. OR ANY AGENCIES THEREOF:_____

IRS CODE #501 TAX-EXEMPT ORGANIZATION:_____

A NON-COMMISSIONED CITY OF PLACENTIA EMPLOYEE:_____

SOLE PROPRIETOR:_____

A PARTNERSHIP:_____

OTHER: _____ (Explain)

Signature/Title: _____ Date:_____

BID GUARANTEE

TO THE CITY OF PLACENTIA
PROJECT NO. _____

As a material inducement to the City to award the contract for Project No. _____ to _____, the undersigned ("Guarantor") has agreed to enter into this guarantee. The Guarantor hereby unconditionally guarantees to the fullest extent allowed by law the following work included in this project: _____ ("the work").

Guarantor guarantees that the materials and equipment used by itself and its subcontractors will be free from defects and that the work will conform to the plans and specifications. Should any of the materials or equipment prove defective or should the work as a whole, or any part thereof, prove defective for any reason whatsoever (except due to intentional torts by the City), or should the work as a whole or any part thereof fail to operate properly or fail to comply with the plans and specifications, Guarantor will, at the City's sole election: 1) reimburse the City, upon written demand, for all of the City's expenses incurred replacing or restoring any such equipment or materials, including the cost of any work necessary to make such replacement or repairs; or 2) replace any such defective material or equipment and repair said work completely, all without any cost to the City. Guarantor further guarantees that any such repair work will conform to the plans and specifications for the project. This guarantee will remain in effect for five years from the date on which the contracted for work is accepted for use by the City.

Guarantor understands and agrees that the City shall have the unqualified option to make any replacements or repairs itself or to have such replacement, repair, performed by the undersigned. The City shall have no obligation to consult with Guarantor before the City proceeds to perform any repair, replacement, or work itself. If the City elects to have Guarantor perform said repair, replacement, or work, Guarantor agrees that the repair, replacement, or work shall be performed within 15 days after receipt of a written demand from the City.

If the City elects to perform the replacement, repairs itself, Guarantor agrees to make reimbursement payment within 15 days after receipt of a written demand for payment from the City.

If the Guarantor fails or refuses to comply with this guarantee, the City shall be entitled to all costs and expenses, including attorneys and expert fees, reasonably incurred by reason of Guarantor's failure or refusal.

Guarantor Date:_____

Contractor:_____ By:_____

Title:_____

STATEMENT OF NON COLLUSION BY CONTRACTOR

The undersigned who submits herewith to the City of Placentia a bid or proposal does hereby certify:

a. That all statements of fact in such bid or proposal are true.

b. That such bid or proposal was not made in the interest of or on behalf of any undisclosed person, partnership, company, association, organization or corporation.

c. That such bid or proposal is genuine and not collusive or sham.

d. That said bidder has not, directly or indirectly by agreement, communication or conference with anyone, attempted to induce action prejudicial to the interest of the City of Placentia or of any other bidder or anyone else interested in the proposed procurement.

e. Did not, directly or indirectly, collude, conspire, connive or agree with anyone else that said bidder or anyone else would submit a false or sham bid or proposal, or that anyone should refrain from bidding or withdraw his bid or proposal.

f. Did not in any manner, directly or indirectly seek by agreement, communication or conference with anyone to raise or fix the bid or proposal price of said bidder or of anyone else, or to raise or fix any overhead, profit or cost element of his bid or proposal price, or that of anyone else.

g. Did not, directly or indirectly, submit his bid or proposal price or any breakdown thereof, or the contents thereof, or divulge information or data relative thereto, to any corporation, partnership, company, association, organization, bid depository, or to any member agent thereof, or to any individual or group of individuals, except to the City of Placentia, or to any person or persons who have a partnership or their financial interest with said bidder in his business.

h. Did not provide, directly or indirectly to any officer or employee of the City of Placentia any gratuity, entertainment, meals, or anything of value, whatsoever, which could be objectively construed as intending to invoke any form of reciprocation or favorable treatment.

i. That no officer or principal of the undersigned firm is related to any officer or employee of the city by blood or marriage within the third degree or is employed, either full or part time, by the City of Placentia either currently or within the last two (2) years.

j. That no officer or principal of the undersigned firm nor any subcontractor to be engaged by the principal has been convicted by a court of competent jurisdiction of any charge of fraud, bribery, collusion, conspiracy or any other act in violation of any State or Federal antitrust law in connection with the bidding upon award of, or performance of, any public work contract, with any public entity, within the last three years.

I certify, under penalty of perjury under the laws of the State of California, that the foregoing is true and correct and that this certification was executed:

On_____at_____California.

Firm_____ _____
(Signature)

Street_____ _____
(Print Name & Title)

City_____State_____Zip_____

EXHIBIT B

SCHEDULE OF PERFORMANCE

EXHIBIT C

INSURANCE REQUIREMENTS

EXHIBIT D

CERTIFICATES OF INSURANCE AND ENDORSEMENTS

BIGBENC-01 KVINOKUR

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 3/14/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # 0M70471 Orion Risk Management Insurance Services, An Alera Group Insurance Agency, LLC 1600 Quail Street, Suite 110 Newport Beach, CA 92660	CONTACT NAME: Karin Vinokur PHONE (A/C, No, Ext): (949) 942-1100 FAX (A/C, No): (949) 263-8860 E-MAIL ADDRESS: kvinokur@orionrisk.com
INSURED Big Ben, Inc. 4790 Irvine Blvd. #105-404 Irvine, CA 92620	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : Starr Surplus Lines Ins. Co. — 13604 INSURER B : Depositors Insurance Company — 42587 INSURER C : Starr Indemnity & Liability Company — 38318 INSURER D : NATIONWIDE MUTUAL INSURANCE COMPANY — 23787 INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:	X	X	1000066896231	4/5/2023	4/5/2024	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 5,000 $ 2,000,000 $ 2,000,000 $ 2,000,000
B	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS HIRED AUTOS ONLY NON-OWNED AUTOS ONLY	X	X	ACPBA3120135937	7/1/2023	7/1/2024	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
C	UMBRELLA LIAB X OCCUR X EXCESS LIAB CLAIMS-MADE DED RETENTION $			1000337275231	4/5/2023	4/5/2024	EACH OCCURRENCE AGGREGATE	$ 9,000,000 $ 9,000,000
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N N / A If yes, describe under DESCRIPTION OF OPERATIONS below		X	ACPWC3120135937	7/1/2023	7/1/2024	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
City of Placentia is included as additional insured on a primary basis per the terms of the attached General Liability and Auto Liability endorsements. Waiver of Subrogation applies in favor of additional insured per the terms of the attached General Liability, Auto Liability and Workers Compensation endorsements.

CERTIFICATE HOLDER

City of Placentia
Public Works - Engineering Services
401 East Chapman Avenue
Placentia, CA 92870

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Karin Vinokur

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – AUTOMATIC STATUS FOR OTHER PARTIES WHEN REQUIRD IN WRITTEN CONSTRUCTION AGREEMENT

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

A. Section II – Who Is An Insured is amended to include as an additional insured:

1. Any person or organization for whom you are performing operations when you and such person or organization have agreed in writing in a contract or agreement that such person or organization be added as an additional insured on your policy; and

2. Any other person or organization you are required to add as an additional insured under the contract or agreement described in Paragraph **1.** above.

Such person(s) or organization(s) is an additional insured only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

a. our acts or omissions; or

b. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured.

However, the insurance afforded to such additional insured described above:

a. Only applies to the extent permitted by law; and

b. Will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

A person's or organization's status as an additional insured under this endorsement ends when your operations for the person or organization described in Paragraph **1.** above are completed.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to:

1. Bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of, or the failure to render, any professional architectural, engineering or surveying services, including:

a. The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or

b. Supervisory, inspection, architectural or engineering activities.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage", or the offense which caused the "personal and advertising injury", involved the rendering of, or the failure to render, any professional architectural, engineering or surveying services.

2. Bodily injury" or "property damage" occurring after:

a. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or

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b. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

The most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement described in Paragraph **A.1.**; or

2. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):	Location And Description Of Completed Operations
Where Required By Written Contract	Where Required By Written Contract
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the Schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

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Big Ben, Inc.

POLICY NUMBER: ACPWC3110135937

Effective: 07/01/2023 - 07/01/2024

WC 00 03 13

(Ed. 4-84)

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT
WORKERS COMPENSATION AND EMPLOYERS LIABILITY INSURANCE POLICY

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

This agreement shall not operate directly or indirectly to benefit anyone not named in the Schedule.

Schedule

Name:	Any person or organization from whom you are required to waive your right to recover under a written contract or agreement in effect prior to any loss or damage
Address:	4790 Irvine Blvd. #105-404 Irvine, CA 92620
Description of Waiver:	Any person or organization from whom you are required to waive your right to recover under a written contract or agreement in effect prior to any loss or damage
JobID:	

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.

(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective 7/01/2023 - 7/01/2024 Policy No. ACP WC 3120135937 Endorsement No.
Insured Big Ben Inc. Premium

Insurance Company Nationwide Mutual Insurance Countersigned by_____

WC 00 03 13

© 1983 National Council on Compensation Insurance.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BUSINESS AUTO PROTECTION - PLATINUM

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

SUMMARY OF COVERAGES

A. Effect of This Endorsement
B. Newly Acquired of Formed Entities
C. Employees as insureds – Nonowned Autos
D. Additional Insured by Contract, Permit or Agreement
E. Supplementary Payments – Bail Bonds
F. Supplementary Payments – Loss of Earnings
G. Personal Effects and Property of Others Extension
H. Prejudgment Interest Coverage
I. Fellow Employees
J. Hired Auto Physical Damage
K. Temporary Substitute Autos – Physical Damage Coverage
L. Expanded Towing Coverage
M. Auto Loan or Lease Coverage
N. Original Equipment Manufacturer Parts – Leased Private Passenger Types
O. Deductible Amendments
P. Expanded Transportation Expense
Q. Extra Expense – Stolen Autos
R. Physical Damage Limit of Insurance
S. New Vehicle Replacement Cost
T. Physical Damage Coverage Extensions
U. Business Income and Extra Expense Coverage
V. Transfer of Rights Of Recovery Against Others To Us
W. Section IV – Business Auto Conditions – Notice of and Knowledge of Occurrence
X. Hired Car Coverage Territory
Y. Emergency Lockout
Z. Cancellation Condition

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A. EFFECT OF THIS ENDORSEMENT

Coverage provided under this policy is modified by the provisions of this endorsement. If there is any conflict between the provisions of this endorsement and the provision(s) of any state-specific endorsement also attached to this policy, then the provision(s) of the state-specific endorsement shall apply instead of the provisions of this endorsement that are in conflict, but only to the extent of the conflict, and only to the extent necessary to bring such provisions into conformance with the state requirement(s) contained in the provision(s) of the state-specific endorsement.

B. NEWLY ACQUIRED OR FORMED ENTITIES

The Named Insured shown in the Declarations is amended to include any organization you newly acquire or form, other than a partnership, joint venture, or limited liability company, and over which you maintain ownership or majority (more than 50%) interest; if there is no other similar insurance available to that organization. Coverage under this provision is afforded until the 180th day after you acquire or form the organization or the end of the policy period, whichever is later.

C. EMPLOYEES AS INSUREDS – NONOWNED AUTOS

The following is added to paragraph A.1. Who Is An Insured of SECTION II – COVERED AUTOS LIABILITY COVERAGE:

d. Any "employee" of yours is an "insured" while using a covered "auto" you don't own, hire or borrow in your business or your personal affairs.

D. ADDITIONAL INSURED BY CONTRACT, PERMIT OR AGREEMENT

The following is added to A.1. Who Is An Insured of SECTION II – COVERED AUTOS LIABILITY COVERAGE:

Any person or organization that you are required to name as an additional insured in a written contract or agreement that is executed or signed by you prior to a "bodily injury" or "property damage" occurrence is an "insured" for Covered Auto Liability coverage. However, with respect to covered "autos", such person or organization is an insured only to the extent that person or organization qualifies as an "insured" under A.1. Who is an Insured of SECTION II – COVERED AUTOS LIABILITY COVERAGE:

If specifically required by the written contract or agreement referenced in the paragraph above, any coverage provided by this endorsement to an additional insured shall be primary and any other valid and collectible insurance available to the additional insured shall be non-contributory with this insurance. If the written contract does not require this coverage to be primary and the additional insured's coverage to be non-contributory, then this insurance will be excess over any other valid and collectible insurance available to the additional insured.

E. SUPPLEMENTARY PAYMENTS – BAIL BONDS

Supplementary Payments of SECTION II – COVERED AUTOS LIABILITY COVERAGE is revised as follows:

(2) Up to $3,000 for cost of bail bonds (including bonds for related traffic law violations) required because of an "accident" we cover. We do not have to furnish these bonds.

F. SUPPLEMENTARY PAYMENTS – LOSS OF EARNINGS

Supplementary Payments of SECTION II – COVERED AUTOS LIABILITY COVERAGE is revised as follows:

(4) All reasonable expenses incurred by the "insured" at our request, including actual loss of earnings up to $1,000 a day because of time off from work.

G. PERSONAL EFFECTS AND PROPERTY OF OTHERS EXTENSION

1. The Care, Custody or Control Exclusion of SECTION II – COVERED AUTOS LIABILITY COVERAGE, does not apply to "property damage" to property, other than your property, up to an amount not exceeding $500 in any one "accident". Coverage is excess over any other valid and collectible insurance.

2. The following paragraph is added to A.4. Coverage Extensions of SECTION III - PHYSICAL DAMAGE COVERAGE:

c. We will pay up to $1,000 for your property that is lost or damaged as a result of a covered "loss", without applying a deductible. Coverage is excess over any other valid and collectible insurance.

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H. PREJUDGMENT INTEREST COVERAGE

The following paragraph is added to SECTION II – COVERED AUTOS LIABILITY COVERAGE, 2. Coverage Extensions, a. Supplementary Payments:

(7) Prejudgment interest awarded against the "insured" on that part of the judgment we pay. If we make an offer to pay the applicable limit of insurance, we will not pay any prejudgment interest based on that period of time after the offer.

I. FELLOW EMPLOYEE

The Fellow Employee Exclusion of SECTION II - COVERED AUTOS LIABILITY COVERAGE, does not apply if the "bodily Injury" results from the use of a covered "auto" you own or hire. The insurance provided under this provision is excess over any other collectible insurance.

J. HIRED AUTO PHYSICAL DAMAGE

If covered "auto" designation symbols 1 or 8 apply to Liability Coverage and if at least one "auto" you own is covered by this policy for Comprehensive, Specified Causes of Loss, or Collision coverages, then the Physical Damage coverages provided are extended to "autos" you lease, hire, rent or borrow without a driver; and provisions in the Business Auto Coverage Form applicable to Hired Auto Physical Damage apply up to a limit of $125,000. The deductible will be equal to the largest deductible applicable to any owned "auto" for that coverage. Any Comprehensive deductible does not apply to fire or lightning.

K. TEMPORARY SUBSTITUTE AUTOS – PHYSICAL DAMAGE COVERAGE

The following is added to paragraph C. Certain Trailers, Mobile Equipment And Temporary Substitute Autos of SECTION I – COVERED AUTOS:

If Physical Damage Coverage is provided by this Coverage Form, the following types of vehicles are also covered "autos" for Physical Damage Coverage:

Any "auto" you do not own while used with the permission of its owner as a temporary substitute for a covered "auto" you own that is out of service because of its:

a. Breakdown;
b. Repair;
c. Servicing;
d. "Loss"; or
e. Destruction

The coverage that applies is the same as the coverage provided for the vehicle being replaced.

L. EXPANDED TOWING COVERAGE

1. We will pay up to:
   a. $150 for a covered "auto" you own of the private passenger type, or
   b. $750 for a covered "auto" you own that is not of the private passenger type,

   for towing and labor costs incurred each time the covered "auto" is disabled. However, the labor must be performed at the place of disablement.
2. This coverage applies only for an "auto" covered on this policy for Comprehensive or Specified Causes of Loss Coverage and Collision Coverages.
3. Payment applies in addition to the otherwise applicable amount of each coverage you have on a covered "auto".

M. AUTO LOAN OR LEASE COVERAGE

1. In the event of a total "loss" to a covered "auto", we will pay any unpaid amount due on the loan or lease, including up to a maximum of $500 for early termination fees or penalties, for your covered "auto" less:
   a. The amount paid under SECTION III – PHYSICAL DAMAGE COVERAGE of this policy; and
   b. Any:
      1) Overdue lease/loan payments at the time of the "loss";
      2) Financial penalties imposed under a lease for excessive use, abnorma wear and tear or high mileage;
      3) Security deposits not refunded by a lessor;
      4) Costs of extended warranties, Credit Life insurance, Health, Accident, or Disability insurance purchased with the lease; and
      5) Carry-over balances from previous leases.
2. This coverage only applies to a "loss" which is also covered under this policy for Comprehensive, Specified Causes of Loss, or Collision coverage.

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3. Coverage does not apply to any unpaid amount due on a loan for which the covered "auto" is not the sole collateral.

N. ORIGINAL EQUIPMENT MANUFACTURER PARTS – LEASED PRIVATE PASSENGER TYPES

Under Paragraph C. Limit of Insurance of SECTION III – PHYSICAL DAMAGE COVERAGE, Section 4 is added as follows:

4. We will use new original equipment vehicle manufacturer parts for any private passenger type covered "auto" where required by the lease agreement which has a term of at least six months. If a new original equipment vehicle manufacturer part is not in production or distribution we may use a like, kind and quality replacement part.

O. DEDUCTIBLE AMENDMENTS

The following are added to the Deductible provision of SECTION III – PHYSICAL DAMAGE COVERAGE:

If another policy or coverage form that is not an automobile policy or coverage form issued by this company applies to the same "accident", the following applies:

1. If the deductible under this coverage is the smaller (or smallest) deductible, it will be waived:
2. If the deductible under this coverage is not the smaller (or smallest) deductible, it will be reduced by the amount of the smaller (or smallest) deductible.

If a Comprehensive or Specified Causes of Loss Coverage "loss" from one "accident" involves two or more covered "autos", only the highest deductible applicable to those coverages will be applied to the "accident," if the cause of the loss is covered for those vehicles. This provision only applies if you carry Comprehensive or Specified Causes of Loss Coverage for those vehicles, and does not extend coverage to any covered "autos" for which you do not carry such coverage.

No deductible applies to glass if the glass is repaired, in a manner acceptable to us, rather than replaced.

P. EXPANDED TRANSPORTATION EXPENSE

Paragraph A.4.a. of SECTION III – PHYSICAL DAMAGE COVERAGE is replaced by the following:

We will pay up to $50 per day to a maximum of $1500 for temporary transportation expense incurred by you because of the total theft of a covered "auto" of the private passenger type.

We will only pay for those covered "autos" for which you carry Comprehensive or Specified Causes of Loss Coverage. We will pay for temporary transportation expenses incurred during the period beginning 24 hours after the theft and ending, regardless of the policy's expiration, when the covered "auto" is returned to use or we pay for its "loss".

Q. EXTRA EXPENSE – STOLEN AUTOS

The following paragraph is added to Section A.4. of SECTION III – PHYSICAL DAMAGE COVERAGE:

c. We will pay for up to $5,000 for the expense of returning a stolen covered "auto" to you. We will pay only for those covered "autos" for which you carry Comprehensive or Specified Causes of Loss Coverage.

R. PHYSICAL DAMAGE LIMIT OF INSURANCE

Under SECTION III – PHYSICAL DAMAGE COVERAGE, Paragraph C., Limit of Insurance is replaced by the following:

C. Limit Of Insurance

1. The most we will pay for "loss" in any one "accident" is the lesser of:
   a. The actual cash value of the damaged or stolen property as of the time of the "loss", or
   b. The cost of repairing or replacing the damaged or stolen property.
2. $2000 is the most we will pay for "loss" in any one "accident" to all electronic equipment that reproduces, receives or transmits audio, visual or data signals which, at the time of "loss", is:
   a. Permanently installed in or upon the covered "auto" in a housing, opening or other location that is not normally used by the "auto" manufacturer for the installation of such equipment.
   b. Removable from a permanently installed housing unit as described in Paragraph 2.a. above or is an integral part of that equipment; or
   c. An integral part of such equipment.
3. An adjustment for depreciation and physica condition will be made in determining actua cash value in the event of a total "loss".
4. The cost of repairing or replacing may:

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a. Be based on an estimate which includes parts furnished by the original equipment manufacturer or other sources including non-original equipment manufacturers and

b. If a repair or replacement results in better than like kind or quality, we will not pay for the amount of the net improvement.

5. If we offer to pay the actual cash value of the damaged or stolen property, we will value auto advertising wraps, paint customization, and similar business related advertising modifications, in addition to the actual cash value of the property. Auto advertising wraps, paint customization, and similar business related advertising modifications will be valued at the cost to replace them with an adjustment made for depreciation and physical condition.

S. NEW VEHICLE REPLACEMENT COST

The following is added to the Limit of Insurance provision of SECTION III – PHYSICAL DAMAGE COVERAGE:

5. The provisions of paragraphs 1.and 3. do not apply to a covered "auto" of the private passenger type or a vehicle with a gross vehicle weight rating of 20,000 pounds or less which is a "new vehicle."

   In the event of a total "loss" to your "new vehicle" to which this coverage applies, we wil pay at your option:

   a. The verifiable "new vehicle" purchase price you paid for your damaged vehicle, not including any insurance or warranties purchased;

   b. If it is available, the purchase price, as negotiated by us, of a "new vehicle" of the same make, model, and equipment or the most similar model available, not including any furnishings, parts, or equipment not installed by the manufacturer or manufacturers' dealership; or .

   c. The market value of your damaged vehicle, not including any furnishings, parts, or equipment not installed by the manufacturer or manufacturer's dealership.

   We will not pay for initiation or set up costs associated with loans or leases

   As used in this endorsement, a "new vehicle" means an "auto" of which you are the original owner that has not been previously titled and which you purchased less than 365 days before the date of the "loss".

T. PHYSICAL DAMAGE COVERAGE EXTENSIONS

Under SECTION III – PHYSICAL DAMAGE COVERAGE, A. Coverage, 4. Coverage Extensions, b. Loss of Use Expenses is replaced by the following:

b. Loss of Use Expenses

   For Hired Auto Physical Damage, we wil pay expenses for which an "insured" becomes legally responsible to pay for loss of use of a vehicle rented or hired without a driver, under a written rental contract or agreement. We will pay for loss of use expenses if caused by:

   (1) Other than collision if the Declarations indicate that Comprehensive Coverage is provided for any covered "auto";

   (2) Specified Causes of Loss only if the Declarations indicate that Specified Causes of Loss Coverage is provided for any covered "auto"; or

   (3) Collision only if the Declarations indicate that Collision Coverage is provided for any covered "auto."

   However, the most we will pay for any expenses for loss of use is $50 per day, to a maximum of $1,500. The insurance provided by this provision is excess over any other collectible insurance.

U. BUSINESS INCOME AND EXTRA EXPENSE COVERAGE

1. Business Income Coverage

We will pay the actual loss of business income sustained by you as a result of the necessary suspension of your business during the period of restoration due to "loss" to a covered "auto" used in your business. The loss must be caused by a cause of loss covered under item A1 of Physical Damage Coverage in this Coverage Part.

2. Extra Expense Coverage

We will pay the necessary and reasonable extra expenses that you incur during the period of restoration that you would not have incurred had there been no "loss" to a covered "auto" used in your business. The loss

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must be caused by a cause of loss listed under item A1 of Physical Damage Coverage in this Coverage Part. Extra Expenses means those expenses you incur to avoid or minimize the suspension of business and to continue your business operations.

3. **Additional Conditions**

We will not pay for "loss" or expenses caused by suspension, lapse or cancellation of any license, lease or contract. But if the suspension, lapse or cancellation is directly caused by the suspension of your business, we will cover such "loss" that affects your business income. We will not pay under this coverage if you do not repair or replace the covered "auto". You must resume all or part of your business as quickly as possible. If you have other autos you can use to reduce the amount of loss payable under this coverage, you are required to use them. We wil pay for expenses you incur to reduce the amount that otherwise would have been payable under this coverage. We will not pay more than the amount by which you actually reduce the business income loss or extra expense incurred.

4. **Limit**

The most we will pay for "loss" arising out of one covered "auto" is $10,000 per loss with an annual aggregate of $20,000. Payment applies in addition to the otherwise applicable amount of each coverage you have on a covered "auto".

5. **Definitions**

a. "Business Income" means the:

1.). Net income (Net profit or loss before income taxes) that would have been earned or incurred if no loss would have occurred; and

2.). Continuing normal operating expenses incurred, including payroll.

b. "Period of Restoration" means the period of time that:

1.). Begins:

(a) 24 hours after the time of loss for Business Income Coverage; or

(b) Immediately after the time of loss for Extra Expense Coverage; and

2.) Ends at the earliest of:

(a) The time required to resume your normal business operations; or

(b) The time that is reasonably necessary to repair or replace the covered auto with a maximum time period of 180 days. Period of Restoration does not include any increased period required due to the enforcement of any ordinance or law that requires any insured or others to test for, monitor, clean up, remove, contain, treat, detoxify or neutralize or in any way respond to or assess the effects of pollutants. The expiration date of this policy will not cut short the period of restoration.

V. TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US

The following is added to the Transfer Of Rights Of Recovery Against Others To Us Condition:

We waive any right of recovery we may have against any person or organization to the extent required of you by a written contract executed prior to any "accident" because of payments we make for damages under this coverage form.

W. NOTICE OF AND KNOWLEDGE OF OCCURRENCE

SECTION IV – BUSINESS AUTO CONDITIONS, Paragraph A is amended as follows:

6. NOTICE OF AND KNOWLEDGE OF OCCURRENCE

a. Your obligation in the Duties in the Event of Accident, Claim, Suit or Loss Condition relative to notification requirements applies only when the "accident" or "loss" is known to:

(1) You, if you are an individual;

(2) A partner, if you are a partnership;

(3) A member, if you are a limited liability company; or

(4) An executive officer or insurance manager, if you are a corporation.

b. Your obligation in the. Duties in the Event of Accident, Claim, Suit or Loss Condition relative to providing us with documents concerning a claim or "suit" will not be

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considered breached unless the breach occurs after such claim or "suit" is known to:

(1) You, if you are an individual;

(2) A partner, if you are a partnership;

(3) A member, if you are a limited liability company; or

(4) An executive officer or insurance manager, if you are a corporation.

X. HIRED CAR – COVERAGE TERRITORY

Item (5) of the Policy Period, Coverage Territory General Condition is replaced by the following:

(5) Anywhere in the world if a covered "auto" is leased, hired, rented or borrowed without a driver for a period of 30 days or less; and

Y. EMERGENCY LOCKOUT

We will reimburse you up to $100 for reasonable expense incurred for the services of a locksmith to gain entry into your covered "auto" subject to these provisions:

1. Your door key, electronic key or key entry pad has been lost, stolen or locked in your covered "auto" and you are unable to enter such "auto" , or
2. Your keyless entry device battery dies and you are unable to enter such "auto" as a result,
3. Your key, electronic key or key entry pad has been lost or stolen and you have changed the lock to prevent an unauthorized entry; and
4. Original copies of receipts for services of a locksmith must be provided before reimbursement is payable.

Z. CANCELLATION CONDITION

Paragraph A.2. of the COMMON POLICY CONDITION – CANCELLATION applies except as follows:

If we cancel for any reason other than nonpayment of premium, we will mail or deliver to the First Named Insured written notice of cancellation at least 60 days before the effective date of cancellation. This provision does not apply in those states that require more than 60 days prior notice of cancellation.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – STATE OR GOVERNMENTAL AGENCY OR SUBDIVISION OR POLITICAL SUBDIVISION – PERMITS OR AUTHORIZATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

State Or Governmental Agency Or Subdivision Or Political Subdivision:
AS REQUIRED BY WRITTEN CONTRACT SIGNED BY BOTH PARTIES PRIOR TO LOSS
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. **Section II – Who Is An Insured** is amended to include as an additional insured any state or governmental agency or subdivision or political subdivision shown in the Schedule, subject to the following provisions:

1. This insurance applies only with respect to operations performed by you or on your behalf for which the state or governmental agency or subdivision or political subdivision has issued a permit or authorization.

   However:

   a. The insurance afforded to such additional insured only applies to the extent permitted by law; and

   b. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

2. This insurance does not apply to:

   a. "Bodily injury", "property damage" or "personal and advertising injury" arising out of operations performed for the federal government, state or municipality; or

   b. "Bodily injury" or "property damage" included within the "products-completed operations hazard".

B. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

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Starr Surplus Lines Insurance Company

Chicago, IL 1-646-227-6300

Primary and Non-contributory, Additional Insured and Waiver of Subrogation

Policy Number: 1000066896231 **Effective Date:** April 5, 2023 at 12:01 A.M.
Named Insured: Big Ben, Inc.

This endorsement modifies the insurance coverage form(s) listed below that have been purchased by you and evidenced as such on the Declarations page. Please read the endorsement and respective policy(ies) carefully.

Commercial General Liability Coverage Form
Owners and Contractors Protective Liability Coverage Form
Products/Completed Operations Liability Coverage Form
Contractors Pollution Liability Coverage Form
Professional Liability Coverage Form
Site Pollution Liability Coverage Form

SCHEDULE

Where Required By Written Contract

A. **SECTION II - WHO IS AN INSURED** is amended to include as an insured the person or organization shown in the schedule of this endorsement, but only with respect to liability arising out of "your work" for that insured by or for you.

B. As respects additional insureds as defined above, this insurance also applies to "bodily injury" or "property damage" arising out of your negligence when the following written contract requirements are applicable:

1. Coverage available under this coverage part shall apply as primary insurance. Any other insurance available to these additional insured's shall apply as excess and not contribute as primary to the insurance afforded by this endorsement.

2. We waive any right of recovery we may have against these additional insured's because of payments we make for injury or damage arising out of "your work" done under a written contract with the additional insured.

3. The term insured is used separately and not collectively, but the inclusion of more than one insured shall not increase the limits or coverage provided by this insurance.

Insureds and Agents are advised that certificates of insurance should be used only to provide evidence of insurance in lieu of an actual copy of the applicable insurance policy. Certificates should not be used to amend, expand or otherwise alter the terms of the actual policy.

All other terms and conditions of this Policy remain unchanged.

Signed for STARR SURPLUS LINES INSURANCE COMPANY

Steve Blakey
Steve Blakey, President

Nehemiah E. Ginsburg
Nehemiah E. Ginsburg, General Counsel

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BIG BEN ENGINEERING **PROPOSAL:** PL-2024-02

To: Mr. Joel Cardenas **Date: 03/01/24**

Job Name: Sewer Main and Manhole Repair

Location: Center St. & Camarillo St.

Owner: City of Placentia

We submit the following: ☐ ESTIMATE ☐ SCHEDULE OF COSTS

In response to: ☐ Quotation request ☐ Verbal request ☐ Order to proceed

TITLE: **Sewer Repairs**

We propose to provide all material, labor, equipment, and services to complete the following project in a substantial and workmanlike manner according to standard practices.

ITEM NO.	LOCATION	Quantity	UNIT	UNIT PRICE	TOTAL AMOUNT
1	**CENTER STREET REPAIR** **Remove and replace up to 8-Feet section of existing 8-Inch vcp sewer main. Location of repair right outside of manhole. Depth of sewer main to be approximately 12-Feet Deep. Remove and replace concrete driveway as needed.**	1	**LS**	$ 45,000.00	**$ 45,000.00**
2	**CAMARILLO St. MANHOLE REPAIR** **Remove and replace up to 8-Feet section of existing 18-Inch vcp sewer main. Location of repair right outside of manhole. Depth of sewer main to be approximately 11-Feet Deep. Remove and replace manhole bottom base. Remove and replace curb and gutter as needed.**	1	**LS**	$ 90,000.00	**$ 90,000.00**

KEY NOTES:

1) Backfill above pipe zone to be with native backfill only.
2) All permit fees by Owner.

PROVISIONS

Notes:

1. This estimate will remain in effect for 30 days only.
2. Work to be done during normal business hours of 7:00 AM - 5:00 PM
3. Surveying, testing, and permitting to be provided by City if needed.

Exclusions:

1. Permits, licenses and permission from all authorities and private landowners prior to commencement of any work.
2. Any costs related to testing, permit or inspection fees.
3. This proposal is based on One (1) Move - In. Any additional will be $3,000 each.
4. Any engineering, testing or inspection.
5. Bonding
6. Repair to any existing unknown or unmarked conduits.
7. Striping
8. Ground Water Removal
9. Surveying

Placentia City Council
AGENDA REPORT

TO: CITY COUNCIL

VIA: CITY ADMINISTRATOR

FROM: DEPUTY CITY ADMINISTRATOR / PUBLIC SERVICES & INFRASTRUCTURE

DATE: MARCH 19, 2024

SUBJECT: **STREETSCAPE DESIGN OPTIONS FOR THE 100 BLOCK OF SANTA FE AVENUE**

FISCAL IMPACT: There is no specific fiscal impact associated with the recommended actions.

SUMMARY:

On May 17, 2022, the Placentia City Council held a study session to discuss the potential for a permanent closure of the 100 block of Santa Fe Avenue and its conversion into a public plaza space. The City Council's direction to Staff was to reopen the street to one-way traffic while still allowing space for outdoor dining uses. Pursuant to Council direction, the City reopened the street in August 2022.

At the September 6, 2022 City Council meeting, public comments related to the street reopening were received by Council and Staff was directed to agendize a discussion item regarding the street closure for the September 20, 2022 City Council meeting. At this meeting the City Council directed Staff to remove the k-rail barriers from the street, reintroduce on-street parking and pursue the construction of new outdoor dining platforms, which was subsequently completed.

The Old Town Streetscape Improvement Project is being funded by the City/County Enhanced Infrastructure Financing District and is currently in the final engineering phase. Based upon the current project cost estimate it appears that the cost to permanently close the 100 block of Santa Fe and construct a permanent plaza space will exceed available project funding. Staff has applied for several grants and federal earmarks to cover the cost of a permanent plaza space however has been unsuccessful in securing additional funding. In addition, the City has received positive feedback during the last year with the current configuration. This temporary design option has functioned well within the Old Town and allowed patrons to experience outdoor dining while also allowing one-way traffic to progress along Santa Fe Avenue.

Accordingly, Staff is now recommending that the City pursue the original design intent of the 100 block of Santa Fe as illustrated in the City Council-adopted Old Town Streetscape Master Plan. The adopted plan includes amenities that will allow the City to temporarily close the street to traffic for special events and the City could still pursue a permanent closure and public plaza space in the future should funding become available and the desire to pursue that option exists.

RECOMMENDATION:

It is recommended that the City Council receive and file this report and proceed with designing and constructing the streetscape improvements for the 100 block of Santa Fe Avenue as designed in the adopted streetscape master plan.

STRATEGIC PLAN STATEMENT:

There is no specific strategic planning goal or objective associated with this agenda item.

DISCUSSION:

On July 21, 2020, the City Council approved a temporary closure of the 100 block of Santa Fe Avenue in response to the COVID-19 pandemic and the subsequent closure of indoor dining throughout the State. The street closure was well received by the community and Old Town Merchants with the merchants reporting record sales because of the street closure. In June 2021, the City Council unanimously approved an extension of the street closure through June 30, 2022.

On May 17, 2022, the City Council conducted a study session to consider the potential for a permanent street closure on Santa Fe Avenue and the creation of a new public plaza space. The City Council's direction to Staff was to reopen the street to one-way traffic allowing space on either side of the travel lane to accommodate outdoor dining. That effort was completed in mid-August 2022.

At the September 20, 2022 City Council meeting, the Council directed staff to remove the k-rails from the street, reintroduce on-street parking and to construct outdoor dining platforms for the merchants to use that was subsequently completed. The Old Town Streetscape Improvement Project is being funded by the City/County Enhanced Infrastructure Financing District and is currently in the final engineering phase. Based upon the current project cost estimate it appears that the cost to permanently close the 100 block of Santa Fe and construct a permanent plaza space will exceed available project funding. Staff have applied for several grants and Federal Earmarks to cover the cost of a permanent plaza space however has been unsuccessful in securing additional funding.

Accordingly, Staff is now recommending that the City pursue the original design intent of the 100 block of Santa Fe as illustrated in the City Council-adopted Old Town Streetscape Master Plan. The adopted plan includes amenities that will allow the City to temporarily close the street to traffic for special events and the City could still pursue a permanent closure and public plaza space in the future should funding become available and the desire to pursue that option exists.

FISCAL IMPACT:

There is no direct fiscal impact associated with the recommended actions.

Prepared by:

Luis Estevez

Luis Estevez
Deputy City Administrator

Approved by:

Jeannette Ortega
Deputy Director of Administrative Services

Approved by:

Damien Arrula
City Administrator

Attachment:
Presentation

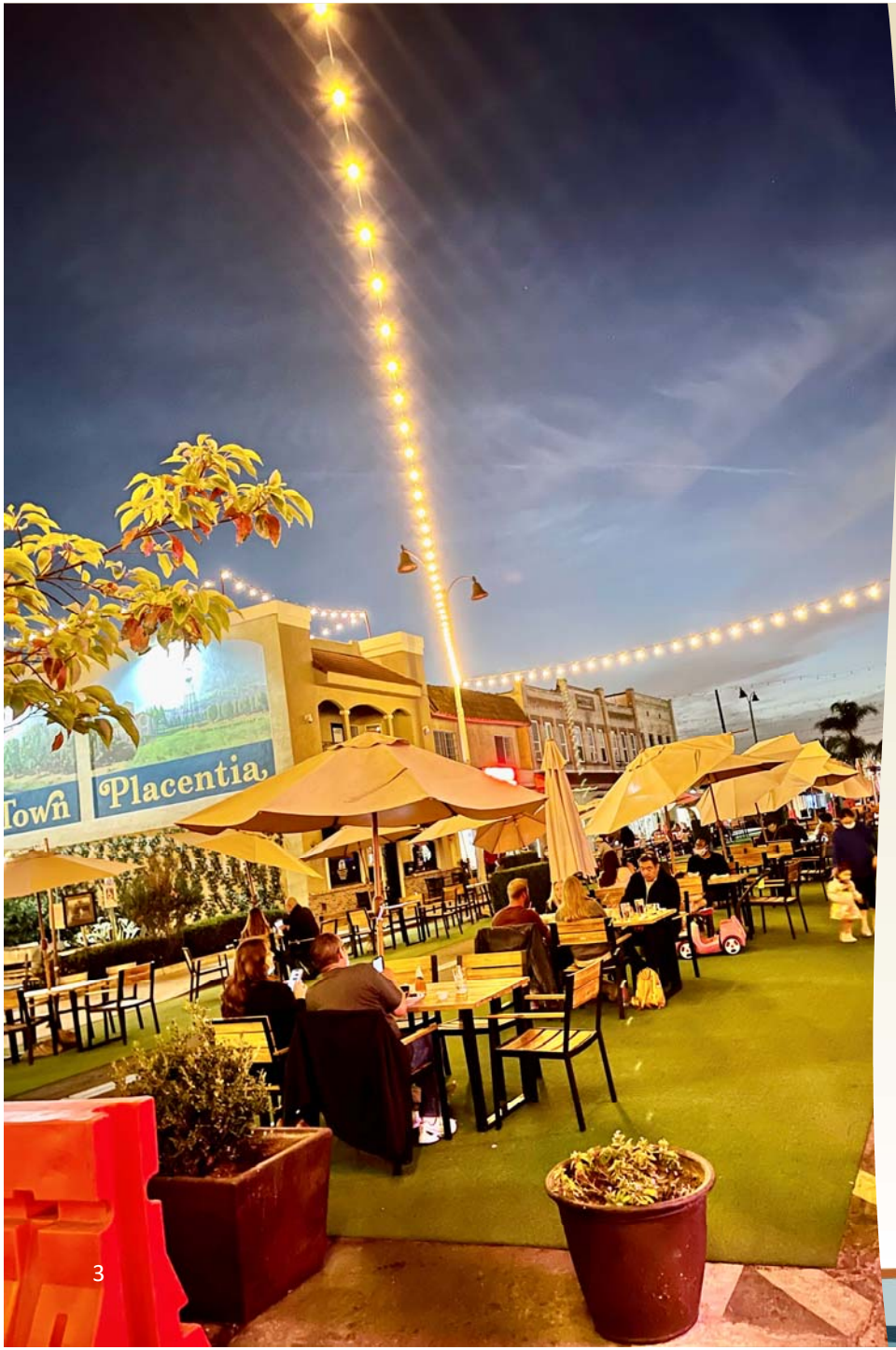
Streetscape Design Options for the 100 Block of Santa Fe Avenue

City Council Study Session

March 19, 2024

Presentation Outline

1. Background
2. Conceptual Plans
3. Policy Considerations
4. Options and Recommendations



Background

- July 1, 2020 - As a result of COVID-19, Orange County restaurants were required to close indoor dining
- July 21, 2020 – City Council approved a temporary closure of Santa Fe Avenue between Bradford Avenue and Main Street to allow for outdoor dining and installation of public amenities within the closure
- Street closure designed to assist local restaurants and businesses located along Santa Fe Avenue during the COVID-19 pandemic related closures
- June 1, 2021 – City Council approves an extension of the street closure through June 30, 2022. City Council also directed staff to examine traffic impacts and obtain resident and business feedback

3

Background, cont.

- Parking and traffic circulation data collected and analyzed in August 2021 to study the street closure's impact on surrounding streets and parking areas
- Parking and traffic impacts shared with Old Town community in March 2022
- Council study session held on May 2, 2023, to discuss the existing configuration and the opportunity to reestablish on-street parking
- Street reopened with one-way traffic configuration in August 2023 with on-street parking and dining platforms

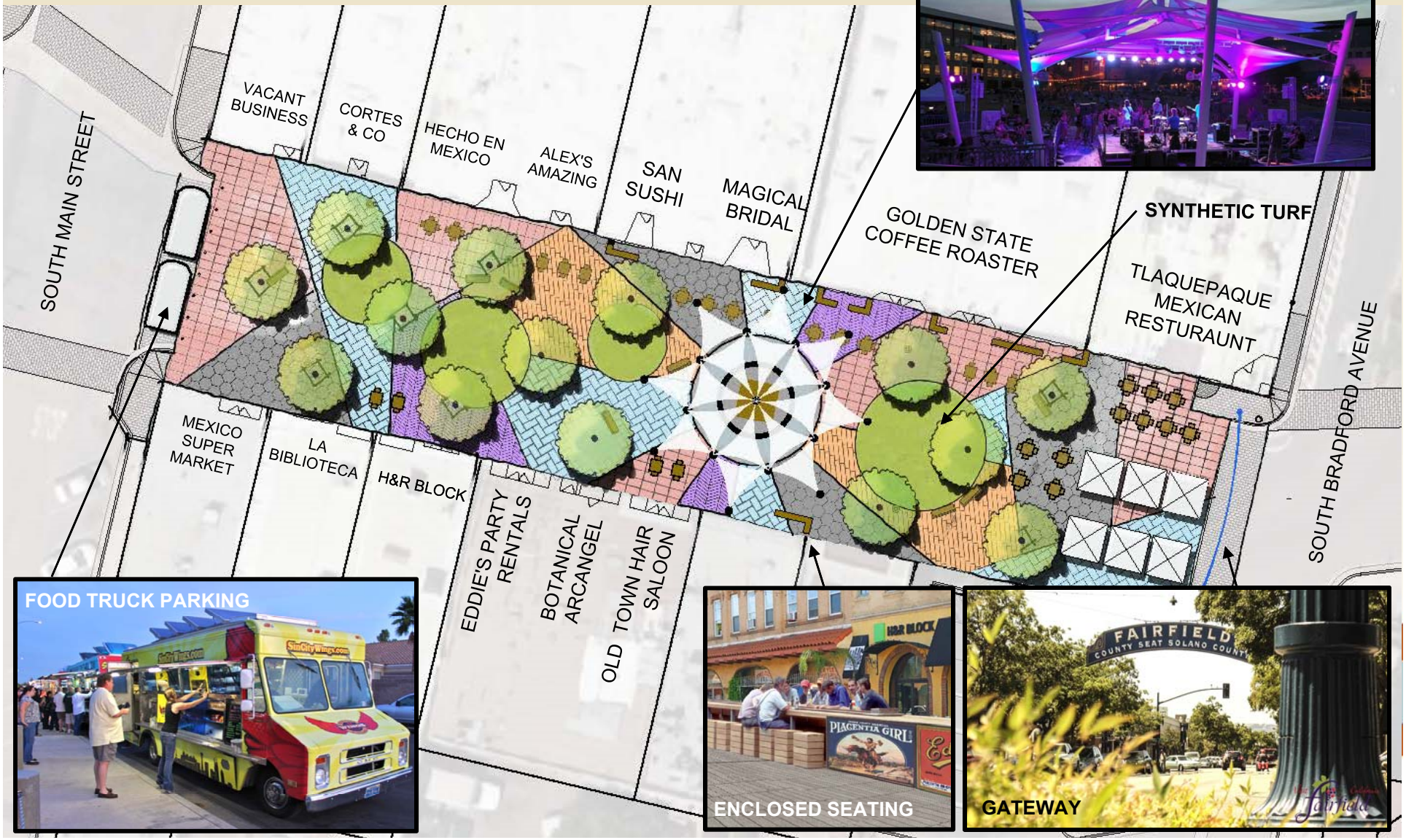
4

Plaza Space Design Options and Adopted Streetscape Plan

Option 1

SCULPTURAL FOUNTAIN
SYNTHETIC TURF
SOUTH MAIN STREET
VACANT BUSINESS
CORTES & CO
HECHO EN MEXICO
ALEX'S AMAZING
SAN SUSHI
MAGICAL BRIDAL
GOLDEN STATE COFFEE ROASTER
TLAQUEPAQUE MEXICAN RESTURAUNT
SOUTH BRADFORD AVENUE
MEXICO SUPER MARKET
LA BIBLIOTECA
H&R BLOCK
EDDIE'S PARTY RENTALS
BOTANICAL ARCANGEL
OLD TOWN HAIR SALOON
EL CANTARITO
STAGE SPACE
SHADE SAILS
GATEWAY FEATURE
FAIRFIELD
COUNTY SEAT SOLANO COUNTY

Option 2


STAGE SPACE
SYNTHETIC TURF
SOUTH MAIN STREET
VACANT BUSINESS
CORTES & CO
HECHO EN MEXICO
ALEX'S AMAZING
SAN SUSHI
MAGICAL BRIDAL
GOLDEN STATE COFFEE ROASTER
TLAQUEPAQUE MEXICAN RESTURAUNT
SOUTH BRADFORD AVENUE
MEXICO SUPER MARKET
LA BIBLIOTECA
H&R BLOCK
EDDIE'S PARTY RENTALS
BOTANICAL ARCANGEL
OLD TOWN HAIR SALOON
FOOD TRUCK PARKING
ENCLOSED SEATING
GATEWAY
FAIRFIELD
COUNTY SEAT SOLANO COUNTY

Adopted Streetscape Master Plan for 100 Block of Santa Fe

Recommendation

- Options 1 and 2 are estimated to cost $1.5 million
- Based upon current cost estimates for the Old Town Streetscape Improvement Project (funded by City/County Enhanced Infrastructure Financing District) Staff recommends proceeding with the original master planned improvements
- The project will include removable traffic bollards which will allow the City to easily close this street and/or others in the future for special events

Questions?